

2000 COMMERCIAL

Parcel Number	Acct Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperly Clau	ilding Dep
03-028-10	3072 RAVE	06/29/20	\$215,000	LC	04-BUYERS INTEREST	\$215,000	\$93,800	43.63	\$221,654	\$110,260	\$104,740	\$153,859	0.681	4,200	\$24.94	2000	4.6074	AUTO	\$109,055		201	0
03-051-00	1665 BUSH	11/17/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700	53.34	\$539,105	\$301,218	\$213,782	\$328,573	0.651	9,132	\$23.41	2000	7.6190	WHS TRAN	\$221,201		201	0
03-769-05	1417 MICH	10/01/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,100	45.46	\$151,655	\$47,944	\$82,056	\$143,247	0.573	2,570	\$31.93	2000	15.3999	STORE RET/	\$37,867		201	0
03-770-00	650 HUROI	04/09/21	\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200	56.79	\$305,281	\$43,676	\$224,324	\$361,333	0.621	2,180	\$102.90	2000	10.6003	MEDICAL	\$33,459		201	0
03-773-00	1871 GRAT	04/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500	58.31	\$359,757	\$133,081	\$191,919	\$311,049	0.617	3,116	\$61.59	2000	10.9822	COLONIAL	\$104,809		201	75
03-773-00	1238 MICH	11/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$160,989	\$22,701	\$107,299	\$176,613	0.608	1,917	\$55.97	2001	11.9290	STORE RET/	\$16,464		201	0
03-773-01	1501 GRAT	03/04/21	\$910,000	WD	33-TO BE DETERMINE	\$910,000	\$344,100	37.81	\$797,504	\$266,332	\$643,668	\$733,663	0.877	2,781	\$231.45	2000	15.0508	REST FAST	\$199,124		201	0
03-958-00	782 HUROI	05/14/21	\$400,000	MLC	04-BUYERS INTEREST	\$400,000	\$135,000	33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764	\$212.15	2001	23.0435	OFC CONDC	\$22,000	03-958-0003-000	207	0
03-958-00	782 HUROI	05/14/21	\$400,000	MLC	04-BUYERS INTEREST	\$400,000	\$135,000	33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764	\$212.15	2001	23.0435	OFC CONDC	\$22,000	03-958-0002-000	207	0
Totals:			\$3,425,000			\$3,293,000	\$1,430,700		\$3,076,135		\$2,316,312	\$2,990,280			\$106.28		4.7787					
						Sale. Ratio =>		43.45				E.C.F. =>	0.775			Std. Deviat	0.157331					
						Std. Dev. =>		9.77				Ave. E.C.F. =>	0.727			Ave. Variar	13.5862	Coefficient	18.69246226			

3000 INDUSTRIAL

Parcel Number	Acct Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperly Clau	ilding Dep
03-051-00	495 CUTTLI	12/22/20	\$325,000	MLC	03-ARM'S LENGTH	\$325,000	\$172,900	53.20	\$384,559	\$77,863	\$247,137	\$465,396	0.531	7,164	\$34.50	3000	14.7335	IND LIGHT	\$64,659		301	0
03-052-00	2700 WILL	05/16/22	\$6,100,000	CD	33-TO BE DETERMINE	\$6,100,000	\$1,957,800	32.10	\$4,605,558	\$297,801	\$5,802,199	\$6,536,809	0.888	108,767	\$53.35	3000	20.9260	IND VAC	\$233,390	03-052-0039-350	301	0
03-053-00	2900 BUSH	01/07/22	\$28,600,000	CD	33-TO BE DETERMINE	\$28,600,000	\$12,897,100	45.09	\$31,201,672	\$6,109,746	\$22,490,254	\$38,075,760	0.591	682,515	\$32.95	3000	8.7689	IND HEAVY	\$3,615,795		301	0
03-092-00	2527 MILLS	01/31/20	\$190,000	MLC	04-BUYERS INTEREST	\$190,000	\$28,400	14.95	\$152,795	\$21,103	\$168,897	\$199,836	0.845	25,894	\$6.52	3000	16.6818	IND LIGHT	\$21,103		301	0
03-092-00	2551 VICKS	10/11/19	\$140,000	MLC	04-BUYERS INTEREST	\$140,000	\$72,900	52.07	\$160,396	\$49,948	\$90,052	\$167,599	0.537	7,200	\$12.51	3000	14.1055	WHS STG	\$49,948		301	0
Totals:			\$35,355,000			\$35,355,000	\$15,129,100		\$36,504,980		\$28,798,539	\$45,445,401			\$27.96		4.4664					
						Sale. Ratio =>		42.79				E.C.F. =>	0.634			Std. Deviat	0.173861					
						Std. Dev. =>		16.08				Ave. E.C.F. =>	0.678			Ave. Variar	15.0431	Coefficient	22.17571046			

4000 SUBDIVISION E

Parcel Number	Acct Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperly Clau	ilding Dep	
03-768-00	273 OREG	01/26/22	\$320,415	WD	03-ARM'S LENGTH	\$320,415	\$10,000	3.12	\$307,195	\$50,000	\$270,415	\$353,290	0.765	1,555	\$173.90	4000	1.8989	RANCH	RESIDENTIA	\$50,000		402	99
03-768-00	263 OREG	11/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$10,000	3.51	\$279,041	\$50,000	\$235,000	\$314,617	0.747	1,405	\$167.26	4000	0.0510	RANCH	RESIDENTIA	\$50,000		402	99
03-771-00	740 RANGE	01/07/22	\$305,134	WD	03-ARM'S LENGTH	\$273,900	\$0	0.00	\$292,887	\$50,000	\$223,900	\$333,636	0.671	1,477	\$151.59	4000	7.5340	RANCH	RESIDENTIA	\$50,000		402	99
03-771-00	750 RANGE	03/24/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$251,360	\$50,000	\$215,000	\$276,593	0.777	1,323	\$162.51	4000	3.0884	RANCH	RESIDENTIA	\$50,000		402	99
03-771-00	818 RANGE	03/16/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$0	0.00	\$279,332	\$50,000	\$243,000	\$315,016	0.771	1,353	\$179.60	4000	2.4958	RANCH	RESIDENTIA	\$50,000		402	99
Totals:			\$1,468,549			\$1,437,315	\$20,000		\$1,409,815		\$1,187,315	\$1,593,152			\$166.97		0.1169						
						Sale. Ratio =>		1.39				E.C.F. =>	0.745			Std. Deviat	0.043628						
						Std. Dev. =>		1.82				Ave. E.C.F. =>	0.746			Ave. Variar	3.0136	Coefficient	4.037348701				

4400 RIVERVIEW TERRACE CONDOS

Parcel Number	Acct Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperly Clau	ilding Dep	
03-975-00	2500 RIVEF	10/07/21	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$76,700	30.94	\$208,946	\$29,350	\$218,550	\$215,601	1.014	2,044	\$106.92	4400	18.2234	OTHER	RESIDENTIA	\$29,350		407	68
03-975-00	2500 RIVEF	02/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$0	0.00	\$156,715	\$29,350	\$155,650	\$152,899	1.018	1,326	\$117.38	4400	18.6549	OTHER	RESIDENTIA	\$29,350		407	68
03-977-00	2500 RIVEF	01/21/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,000	47.33	\$200,735	\$29,350	\$120,650	\$226,102	0.534	1,273	\$94.78	4401	29.7832	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	10/01/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$75,600	35.16	\$201,964	\$29,350	\$185,650	\$227,723	0.815	1,273	\$145.84	4401	1.6197	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	02/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,000	34.63	\$201,964	\$29,350	\$175,650	\$227,723	0.771	1,273	\$137.98	4401	6.0110	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	08/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,800	35.36	\$201,964	\$29,350	\$190,650	\$227,723	0.837	1,273	\$149.76	4401	0.5759	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	10/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$72,600	33.00	\$203,889	\$36,688	\$183,312	\$220,582	0.831	1,273	\$144.00	4401	0.0403	OTHER	RESIDENTIA	\$36,688		407	77
Totals:			\$1,442,900			\$1,442,900	\$444,700		\$1,376,177		\$1,230,112	\$1,498,353			\$128.09		1.0466						
						Sale. Ratio =>		30.82				E.C.F. =>	0.821			Std. Deviat	0.163617						
						Std. Dev. =>		14.61				Ave. E.C.F. =>	0.831			Ave. Variar	10.7012	Coefficient	12.87067441				

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03-977-00	2500 RIVEF	01/21/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,000	47.33	\$200,735	\$29,350	\$120,650	\$226,102	0.534	1,273	\$94.78	4401	22.4076	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	10/01/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$75,600	35.16	\$201,964	\$29,350	\$185,650	\$227,723	0.815	1,273	\$145.84	4401	5.7560	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	02/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,000	34.63	\$201,964	\$29,350	\$175,650	\$227,723	0.771	1,273	\$137.98	4401	1.3647	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	08/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,800	35.36	\$201,964	\$29,350	\$190,650	\$227,723	0.837	1,273	\$149.76	4401	7.9516	OTHER	RESIDENTIA	\$29,350		407	77
03-977-00	2500 RIVEF	10/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$72,600	33.00	\$203,889	\$36,688	\$183,312	\$220,582	0.831	1,273	\$144.00	4401	7.3353	OTHER	RESIDENTIA	\$36,688		407	77
Totals:			\$1,010,000			\$1,010,000	\$368,000																

4405 VIKING COVE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Dep
03-987-00	1918 RIVEF	04/27/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,900	36.05	\$171,304	\$30,000	\$175,000	\$157,705	1.110	1,080	\$162.04	4405 15.2370	OTHER	RESIDENTIA	\$30,000		407	77
03-987-00	1922 RIVEF	06/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,500	46.55	\$159,200	\$19,500	\$125,500	\$155,915	0.805	1,080	\$116.20	4405 15.2370	OTHER	RESIDENTIA	\$19,500		407	77
Totals:			\$350,000			\$350,000	\$141,400		\$330,504		\$300,500	\$313,621			\$139.12							
							Sale. Ratio =>	40.40				E.C.F. =>	0.958		Std. Deviat	0.215483						
							Std. Dev. =>	7.43				Ave. E.C.F. =>	0.957		Ave. Variar	15.2370	Coefficient	15.91669859				

4420 RIVERSIDE PLAT #1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Dep
03-678-00	45 GRATI	06/11/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,900	49.15	\$242,335	\$94,297	\$145,603	\$172,538	0.844	1,324	\$109.97	4420 3.5231	RANCH	RESIDENTIA	\$94,297		408	66
03-678-00	85 GRATI	06/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,700	54.35	\$222,760	\$85,138	\$114,862	\$172,028	0.668	1,003	\$114.52	4420 21.1423	BUNGALOW	RESIDENTIA	\$85,138		408	79
03-678-00	109 GRATI	07/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,200	54.48	\$278,286	\$83,214	\$166,786	\$227,357	0.734	1,561	\$106.85	4420 14.5531	COLONIAL	RESIDENTIA	\$83,214		408	65
03-678-00	115 GRATI	05/07/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$81,700	35.54	\$181,914	\$77,024	\$152,876	\$122,249	1.251	798	\$191.57	4420 37.1407	RANCH	RESIDENTIA	\$77,024		408	68
03-678-00	125 GRATI	09/17/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$90,400	43.46	\$206,800	\$85,138	\$122,862	\$138,884	0.885	896	\$137.12	4420 0.5522	ONE-STORY	RESIDENTIA	\$85,138		408	68
03-678-00	133 GRATI	06/29/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$100,000	50.51	\$203,479	\$86,352	\$111,648	\$133,707	0.835	840	\$132.91	4420 4.4096	ONE-STORY	RESIDENTIA	\$86,352		408	80
03-678-00	135 GRATI	08/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,800	41.73	\$211,030	\$85,247	\$134,753	\$143,588	0.938	1,342	\$100.41	4420 5.9352	ONE-STORY	RESIDENTIA	\$85,247		408	65
Totals:			\$1,545,800			\$1,545,800	\$726,700		\$1,546,604		\$949,390	\$1,110,350			\$127.62							
							Sale. Ratio =>	47.01				E.C.F. =>	0.855		Std. Deviat	0.187333						
							Std. Dev. =>	7.05				Ave. E.C.F. =>	0.879		Ave. Variar	12.4652	Coefficient	14.1791735				

4440 CRYSTAL VILLAGE RIVERFRONT CONDOS
2023-MINIMAL SALES DATA-ADJ DUE TO CURRENT OVER ALL MARKET CONDITIONS

4450 ASSESSORS MILLS-HOFFMAN PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Dep
03-098-00	1018 RIVEF	10/27/21	\$450,000	WD	03-ARM'S LENGTH	\$400,000	\$151,300	37.83	\$362,255	\$128,183	\$271,817	\$297,046	0.915	2,720	\$99.93	4450 5.4782	TWO-STORY	RESIDENTIA	\$128,183		408	75
03-098-00	1040 RIVEF	08/30/21	\$531,000	WD	03-ARM'S LENGTH	\$531,000	\$211,200	39.77	\$598,129	\$170,270	\$360,730	\$443,377	0.814	1,786	\$201.98	4450 4.6690	RANCH	RESIDENTIA	\$170,270		408	92
03-098-00	1050 RIVEF	01/11/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,300	47.60	\$449,809	\$231,394	\$193,606	\$277,176	0.698	3,204	\$60.43	4450 16.1792	TWO-STORY	RESIDENTIA	\$231,394		408	51
03-098-00	1070 RIVEF	11/05/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$121,300	34.76	\$292,944	\$152,312	\$196,688	\$193,975	1.014	1,266	\$155.36	4450 15.3700	ONE-STORY	RESIDENTIA	\$152,312		408	64
Totals:			\$1,755,000			\$1,705,000	\$686,100		\$1,703,137		\$1,022,841	\$1,211,574			\$129.42							
							Sale. Ratio =>	40.24				E.C.F. =>	0.844		Std. Deviat	0.135378						
							Std. Dev. =>	5.48				Ave. E.C.F. =>	0.860		Ave. Variar	10.4241	Coefficient	12.1170021				

ACG01 HURON WOODS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Dep
03-959-00	1217 11TH	10/29/21	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$45,100	35.65	\$99,690	\$6,525	\$119,975	\$162,308	0.739	1,144	\$104.87	ACG01 3.2154	TWO-STORY	RESIDENTIA	\$6,525		407	84
03-959-00	1201 11TH	08/02/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$45,000	37.19	\$99,651	\$6,525	\$114,475	\$162,240	0.706	1,144	\$100.07	ACG01 6.5745	TWO-STORY	RESIDENTIA	\$6,525		407	84
03-961-00	1350 HURC	01/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,300	43.74	\$146,546	\$14,060	\$100,940	\$150,381	0.671	1,056	\$95.59	ACG01 10.0107	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1348 HURC	06/30/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$51,100	43.31	\$148,960	\$14,060	\$103,940	\$153,121	0.679	1,056	\$98.43	ACG01 9.2526	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1342 HURC	01/07/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$49,900	36.16	\$148,960	\$14,060	\$123,940	\$153,121	0.809	1,056	\$117.37	ACG01 3.8089	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1334 HURC	01/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,100	36.50	\$148,960	\$14,060	\$125,940	\$153,121	0.822	1,056	\$119.26	ACG01 5.1151	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1332 HURC	09/22/21	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$61,600	40.93	\$148,863	\$14,060	\$136,440	\$153,011	0.892	1,056	\$129.20	ACG01 12.0365	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1330 HURC	09/25/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$49,800	34.11	\$145,254	\$14,060	\$131,940	\$148,915	0.886	1,056	\$124.94	ACG01 11.4676	COLONIAL	RESIDENTIA	\$14,060		407	84
03-961-00	1316 HURC	11/19/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$51,100	40.24	\$148,960	\$14,060	\$112,940	\$153,121	0.738	1,056	\$106.95	ACG01 3.3749	COLONIAL	RESIDENTIA	\$14,060		407	84
Totals:			\$1,182,000			\$1,182,000	\$455,000		\$1,235,844		\$1,070,530	\$1,389,342			\$110.74							
							Sale. Ratio =>	38.49				E.C.F. =>	0.771		Std. Deviat	0.084249						
							Std. Dev. =>	3.50				Ave. E.C.F. =>	0.771		Ave. Variar	7.2062	Coefficient	9.342580746				

ACG 03 WHISPERING WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Dep
03-994-00	1440 WHIS	07/31/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,800	49.39	\$116,519	\$14,000	\$101,000	\$148,578	0.680	1,076	\$93.87	ACG03 2.0993	COLONIAL	RESIDENTIA	\$14,000		407	80
03-994-00	1436 WHIS	08/20/20	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$54,900	46.92	\$116,339	\$14,000	\$103,000	\$148,317	0.694	1,076	\$95.72	ACG03 0.6313	COLONIAL	RESIDENTIA	\$14,000		407	80
03-994-00	1449 WHIS	06/26/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,400	45.12	\$115,740	\$14,000	\$111,000	\$147,449	0.753	1,076	\$103.16	ACG03 5.2031	COLONIAL	RESIDENTIA	\$14,000		407	80
03-994-00	1441 WHIS	11/12/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$54,700	48.84	\$112,362	\$14,000	\$98,000	\$142,554	0.687	1,076	\$91.08	ACG03 1.3309	COLONIAL	RESIDENTIA	\$14,000		407	80
03-994-00	1433 WHIS	09/21/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,700	49.30	\$112,705	\$14,000	\$101,000	\$143,051	0.706	1,076	\$93.87	ACG03 0.5274	COLONIAL	RESIDENTIA	\$14,000		407	80
03-994-00	1417 WHIS	08/06/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,700	47.57	\$115,874	\$14,000	\$101,000	\$147,643	0.684	1,076	\$93.87	ACG03 1.6689	COLONIAL	RESIDENTIA	\$14,000		407	80
Totals:			\$699,000			\$699,000	\$334,200		\$689,539		\$615,000	\$877,593			\$95.26							
							Sale. Ratio =>	47.81				E.C.F. =>	0.701		Std. Deviat	0.027097						
							Std. Dev. =>	1.67				Ave. E.C.F. =>	0.701		Ave. Variar	1.9102	Coefficient	2.725813071				

ACG04 BIRCHVIEW CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Clauilding Dep		
03-915-00	2055 PAUL	02/07/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,300	39.71	\$160,740	\$10,400	\$161,600	\$176,455	0.916	1,170	\$138.12	ACG04	5.6772	COLONIAL	RESIDENTIA	\$10,400	407	91
03-915-00	2095 PAUL	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$65,200	44.05	\$160,740	\$10,400	\$137,600	\$176,455	0.780	1,170	\$117.61	ACG04	7.9239	COLONIAL	RESIDENTIA	\$10,400	407	91
03-915-00	2015 PAUL	09/15/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$65,200	42.89	\$160,556	\$10,400	\$141,600	\$176,239	0.803	1,170	\$121.03	ACG04	5.5587	COLONIAL	RESIDENTIA	\$10,400	407	91
03-915-00	1965 PAUL	03/09/22	\$205,000	CD	03-ARM'S LENGTH	\$205,000	\$76,800	37.46	\$180,550	\$10,400	\$194,600	\$199,707	0.974	1,170	\$166.32	ACG04	11.5390	COLONIAL	RESIDENTIA	\$10,400	407	91
03-915-00	2080 PAUL	09/18/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$64,400	41.02	\$162,405	\$10,400	\$146,600	\$178,410	0.822	1,170	\$125.30	ACG04	3.7335	COLONIAL	RESIDENTIA	\$10,400	407	91
Totals:			\$834,000			\$834,000	\$339,900		\$824,991		\$782,000	\$907,266			\$133.68		0.2890					
							Sale. Ratio =>	40.76				E.C.F. =>	0.862			Std. Deviat	0.082615					
							Std. Dev. =>	2.60				Ave. E.C.F. =>	0.859			Ave. Variar	6.8865	Coefficient	8.016488986			

APT01 LOST WHALE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Clauilding Dep		
03-965-00	1660 RIVEF	10/16/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,900	46.60	\$172,698	\$20,000	\$130,000	\$212,376	0.612	1,769	\$73.49	APT01	11.6239	OTHER	RESIDENTIA	\$20,000	407	66
03-965-00	1660 RIVEF	06/17/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,200	43.25	\$157,122	\$9,400	\$150,600	\$205,455	0.733	1,769	\$88.28	APT01	0.4646	OTHER	RESIDENTIA	\$9,400	407	66
03-965-00	1660 RIVEF	09/17/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$54,300	42.42	\$121,458	\$20,000	\$108,000	\$141,110	0.765	1,056	\$102.27	APT01	3.6999	OTHER	RESIDENTIA	\$20,000	407	66
03-965-00	1660 RIVEF	12/31/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$48,700	44.68	\$121,458	\$20,000	\$89,000	\$141,110	0.631	1,056	\$84.28	APT01	9.7648	OTHER	RESIDENTIA	\$20,000	407	66
03-965-00	1660 RIVEF	06/09/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,200	43.36	\$120,498	\$20,000	\$105,000	\$139,775	0.751	1,056	\$99.43	APT01	2.2847	OTHER	RESIDENTIA	\$20,000	407	66
03-965-00	1660 RIVEF	11/16/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$65,600	36.46	\$149,368	\$21,500	\$158,400	\$177,841	0.891	1,379	\$114.87	APT01	16.2319	OTHER	RESIDENTIA	\$21,500	407	66
03-966-00	1660 RIVEF	12/17/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,600	40.50	\$120,498	\$20,000	\$100,000	\$139,775	0.715	1,056	\$94.70	APT01	1.2925	OTHER	RESIDENTIA	\$20,000	407	66
Totals:			\$971,900			\$971,900	\$410,500		\$963,100		\$841,000	\$1,157,441			\$93.90		0.1759					
							Sale. Ratio =>	42.24				E.C.F. =>	0.727			Std. Deviat	0.092622					
							Std. Dev. =>	3.25				Ave. E.C.F. =>	0.728			Ave. Variar	6.4803	Coefficient	8.897115343			

APT03 MARINERS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Clauilding Dep		
03-970-00	1900 RIVEF	04/02/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300	38.11	\$91,696	\$10,650	\$79,350	\$89,356	0.888	1,023	\$77.57	APT03	1.8259	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	09/01/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,300	35.91	\$99,995	\$10,650	\$104,350	\$98,506	1.059	1,023	\$102.00	APT03	15.3047	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	11/13/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$34,300	36.88	\$95,033	\$10,650	\$82,350	\$93,035	0.885	1,023	\$80.50	APT03	2.1131	OTHER	RESIDENTIA	\$10,650	407	60
03-970-00	1900 RIVEF	03/23/22	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$38,000	38.19	\$92,132	\$10,650	\$88,850	\$89,837	0.989	1,140	\$77.94	APT03	8.2737	OTHER	RESIDENTIA	\$10,650	407	53
03-970-00	1900 RIVEF	12/14/20	\$80,500	WD	03-ARM'S LENGTH	\$80,200	\$34,000	42.39	\$90,852	\$10,650	\$69,550	\$88,426	0.787	1,010	\$68.86	APT03	11.9742	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	03/18/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$37,400	34.79	\$90,852	\$10,650	\$96,850	\$88,426	1.095	1,010	\$95.89	APT03	18.8993	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	12/11/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,000	42.50	\$90,852	\$10,650	\$69,350	\$88,426	0.784	1,010	\$68.66	APT03	12.2003	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	03/30/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$34,000	40.48	\$90,852	\$10,650	\$73,350	\$88,426	0.830	1,010	\$72.62	APT03	7.6768	OTHER	RESIDENTIA	\$10,650	407	58
03-970-00	1900 RIVEF	11/20/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$34,500	44.23	\$92,132	\$10,650	\$67,350	\$89,837	0.750	1,140	\$59.08	APT03	15.6586	OTHER	RESIDENTIA	\$10,650	407	53
03-970-00	1900 RIVEF	06/30/21	\$94,250	WD	03-ARM'S LENGTH	\$94,250	\$38,000	40.32	\$92,132	\$10,650	\$83,600	\$89,837	0.931	1,140	\$73.33	APT03	2.4297	OTHER	RESIDENTIA	\$10,650	407	53
03-970-00	1900 RIVEF	11/04/21	\$115,000	CD	03-ARM'S LENGTH	\$115,000	\$38,000	33.04	\$92,132	\$10,650	\$104,350	\$89,837	1.162	1,140	\$91.54	APT03	25.5272	OTHER	RESIDENTIA	\$10,650	407	53
03-970-00	1900 RIVEF	08/05/20	\$94,000	WD	03-ARM'S LENGTH	\$74,000	\$34,000	45.95	\$90,852	\$10,650	\$63,350	\$88,426	0.716	1,010	\$62.72	APT03	18.9857	OTHER	RESIDENTIA	\$10,650	407	58
Totals:			\$1,130,750			\$1,110,450	\$431,800		\$1,109,512		\$982,650	\$1,082,373			\$77.56		0.1588					
							Sale. Ratio =>	38.89				E.C.F. =>	0.908			Std. Deviat	0.144033					
							Std. Dev. =>	3.93				Ave. E.C.F. =>	0.906			Ave. Variar	11.7391	Coefficient	12.95306539			

APT04 ST CLAIR RIVER CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Clauilding Dep		
03-980-00	125 CUTTLI	06/02/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,500	36.40	\$99,980	\$9,460	\$115,540	\$96,916	1.192	1,248	\$92.58	APT04	27.1738	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	07/07/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,000	46.67	\$98,531	\$9,460	\$80,540	\$95,365	0.845	1,248	\$64.54	APT04	7.5878	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	12/18/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$42,200	45.38	\$101,490	\$9,460	\$83,540	\$98,533	0.848	1,248	\$66.94	APT04	7.2586	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	11/17/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$42,000	46.72	\$98,651	\$9,460	\$80,440	\$95,494	0.842	1,248	\$64.46	APT04	7.8062	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	05/13/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,700	41.31	\$122,430	\$9,460	\$120,540	\$115,276	1.046	1,230	\$98.00	APT04	12.5247	ONE-STORY	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	01/28/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$42,500	51.20	\$99,860	\$9,460	\$73,540	\$96,788	0.760	1,248	\$58.93	APT04	16.0617	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	03/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,600	53.25	\$99,980	\$9,460	\$70,540	\$96,916	0.728	1,248	\$56.52	APT04	19.2579	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	10/15/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$46,600	40.35	\$101,192	\$9,460	\$106,040	\$98,214	1.080	1,248	\$84.97	APT04	15.9260	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	06/04/21	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$46,300	43.47	\$100,535	\$9,460	\$97,040	\$97,511	0.995	1,248	\$77.76	APT04	7.4751	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	07/31/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,800	38.91	\$100,535	\$9,460	\$100,540	\$97,511	1.031	1,248	\$80.56	APT04	11.0644	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	01/28/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$42,800	47.03	\$99,085	\$9,460	\$81,540	\$95,958	0.850	1,248	\$65.34	APT04	7.0678	OTHER	RESIDENTIA	\$9,460	407	63
03-980-00	125 CUTTLI	08/14/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$42,500	43.81	\$99,778	\$9,460	\$87,540	\$96,700	0.90									

APT05 SNUG HARBOR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other	Parcels in Sale	ropey	Clauiliding	Dep
03-981-00	1700 RIVEF	10/04/21	\$121,525	WD	03-ARM'S LENGTH	\$121,525	\$40,500	33.33	\$101,696	\$9,060	\$112,465	\$144,744	0.777	946	\$118.88	APT05 11.5856	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	08/30/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$40,500	36.16	\$101,696	\$9,060	\$102,940	\$144,744	0.711	946	\$108.82	APT05 5.0050	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	03/15/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$38,300	41.41	\$101,696	\$9,060	\$83,440	\$144,744	0.576	946	\$88.20	APT05 8.4671	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	06/30/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$38,300	43.52	\$101,696	\$9,060	\$78,940	\$144,744	0.545	946	\$83.45	APT05 11.5760	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	10/14/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,300	48.74	\$122,703	\$9,060	\$85,940	\$177,567	0.484	1,164	\$73.83	APT05 17.7152	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	11/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,000	40.00	\$122,703	\$9,060	\$115,940	\$177,567	0.653	1,164	\$99.60	APT05 0.8202	OTHER	RESIDENTIA	\$9,060				407	73
03-981-00	1700 RIVEF	02/28/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$48,900	29.55	\$122,703	\$9,060	\$156,440	\$177,567	0.881	1,164	\$134.40	APT05 21.9881	OTHER	RESIDENTIA	\$9,060				407	73
Totals:			\$799,525			\$799,525	\$302,800		\$774,893		\$736,105	\$1,111,677			\$101.03				0.1019					
								Sale. Ratio =>	37.87				E.C.F. =>	0.662		Std. Deviat	0.139221							
								Std. Dev. =>	6.48				Ave. E.C.F. =>	0.661		Ave. Variar	11.0225	Coefficient	16.67194419					

APT06 WILDWOOD CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other	Parcels in Sale	ropey	Clauiliding	Dep
03-990-00	1875 MICH	08/13/20	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$13,700	39.14	\$36,692	\$4,800	\$30,200	\$45,560	0.663	632	\$47.78	APT06 5.2574	OTHER	RESIDENTIA	\$4,800				407	57
03-990-00	1875 MICH	12/30/20	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$17,900	41.63	\$46,896	\$5,145	\$37,855	\$59,644	0.635	784	\$48.28	APT06 8.0757	OTHER	RESIDENTIA	\$5,145				407	63
03-990-00	1875 MICH	02/04/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$14,100	33.57	\$37,534	\$4,800	\$37,200	\$46,763	0.796	654	\$56.88	APT06 8.0067	OTHER	RESIDENTIA	\$4,800				407	57
03-990-00	1875 MICH	12/30/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,000	30.00	\$37,259	\$4,525	\$45,475	\$46,763	0.972	654	\$69.53	APT06 25.7023	OTHER	RESIDENTIA	\$4,525				407	57
03-990-00	1875 MICH	09/13/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,100	50.33	\$37,534	\$4,800	\$25,200	\$46,763	0.539	654	\$38.53	APT06 17.6547	OTHER	RESIDENTIA	\$4,800				407	57
03-990-00	1875 MICH	06/04/21	\$48,378	LC	04-BUYERS INTEREST	\$48,378	\$18,800	38.86	\$48,368	\$4,525	\$43,853	\$62,633	0.700	784	\$55.93	APT06 1.5277	OTHER	RESIDENTIA	\$4,525				407	63
03-990-00	1875 MICH	12/30/20	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$17,700	41.16	\$48,368	\$4,525	\$38,475	\$62,633	0.614	784	\$49.08	APT06 10.1142	OTHER	RESIDENTIA	\$4,525				407	63
03-990-00	1875 MICH	12/30/20	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$13,900	37.57	\$37,037	\$5,145	\$31,855	\$45,560	0.699	632	\$50.40	APT06 1.6249	OTHER	RESIDENTIA	\$5,145				407	57
03-990-00	1875 MICH	11/16/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$17,900	38.91	\$46,896	\$5,145	\$40,855	\$59,644	0.685	784	\$52.11	APT06 3.0459	OTHER	RESIDENTIA	\$5,145				407	63
03-990-00	1875 MICH	05/11/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,800	37.60	\$46,276	\$4,525	\$45,475	\$59,644	0.762	784	\$58.00	APT06 4.7000	OTHER	RESIDENTIA	\$4,525				407	63
03-990-00	1875 MICH	05/14/21	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$18,800	35.81	\$46,276	\$4,525	\$47,975	\$59,644	0.804	784	\$61.19	APT06 8.8915	OTHER	RESIDENTIA	\$4,525				407	63
Totals:			\$476,878			\$476,878	\$181,700		\$469,136		\$424,418	\$595,251			\$53.43				0.2430					
								Sale. Ratio =>	38.10				E.C.F. =>	0.713		Std. Deviat	0.116059							
								Std. Dev. =>	5.13				Ave. E.C.F. =>	0.715		Ave. Variar	8.6001	Coefficient	12.02077662					

APT07 MAYWOOD MANOR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other	Parcels in Sale	ropey	Clauiliding	Dep
03-968-00	275 MAYW	01/31/22	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$30,000	45.45	\$73,735	\$2,500	\$63,500	\$106,004	0.599	1,050	\$60.48	APT07 16.3122	OTHER	RESIDENTIA	\$2,500				407	75
03-968-00	275 MAYW	07/29/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$32,100	34.89	\$73,735	\$2,500	\$89,500	\$106,004	0.844	1,050	\$85.24	APT07 8.2151	OTHER	RESIDENTIA	\$2,500				407	75
03-968-00	275 MAYW	08/31/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$32,100	34.89	\$73,860	\$2,625	\$89,375	\$106,004	0.843	1,050	\$85.12	APT07 8.0971	OTHER	RESIDENTIA	\$2,625				407	75
Totals:			\$250,000			\$250,000	\$94,200		\$221,330		\$242,375	\$318,013			\$76.94				0.0000					
								Sale. Ratio =>	37.68				E.C.F. =>	0.762		Std. Deviat	0.141269							
								Std. Dev. =>	6.10				Ave. E.C.F. =>	0.762		Ave. Variar	10.8748	Coefficient	14.26852329					

APT08 GREENVIEW CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other	Parcels in Sale	ropey	Clauiliding	Dep
03-960-00	1975 MICH	12/03/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$30,900	53.74	\$88,336	\$6,900	\$50,600	\$103,476	0.489	1,055	\$47.96	APT08 28.0972	OTHER	RESIDENTIA	\$6,900				407	70
03-960-00	1975 MICH	03/11/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$30,900	30.59	\$88,336	\$6,900	\$94,100	\$103,476	0.909	1,055	\$89.19	APT08 13.9413	OTHER	RESIDENTIA	\$6,900				407	70
03-960-00	1975 MICH	04/29/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$30,900	37.45	\$77,864	\$6,900	\$75,600	\$90,170	0.838	1,055	\$71.66	APT08 6.8442	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	06/23/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$32,100	45.21	\$77,864	\$6,900	\$64,100	\$90,170	0.711	1,055	\$60.76	APT08 5.9095	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	12/30/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,900	40.13	\$77,864	\$6,900	\$70,100	\$90,170	0.777	1,055	\$66.45	APT08 0.7446	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	08/02/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$31,400	36.09	\$79,172	\$6,900	\$80,100	\$91,832	0.872	1,055	\$75.92	APT08 10.2270	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	06/18/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,900	40.13	\$77,864	\$6,900	\$70,100	\$90,170	0.777	1,055	\$66.45	APT08 0.7446	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	07/30/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$30,900	37.45	\$77,864	\$6,900	\$75,600	\$90,170	0.838	1,055	\$71.66	APT08 6.8442	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	03/24/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,900	41.20	\$77,864	\$6,900	\$68,100	\$90,170	0.755	1,055	\$64.55	APT08 1.4734	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	02/18/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,100	47.21	\$77,864	\$6,900	\$61,100	\$90,170	0.678	1,055	\$57.91	APT08 9.2365	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	10/19/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$30,900	34.72	\$77,864	\$6,900	\$82,100	\$90,170	0.910	1,055	\$77.82	APT08 14.0528	OTHER	RESIDENTIA	\$6,900				407	61
03-960-00	1975 MICH	08/19/20	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$32,100	46.86	\$77,864	\$6,900	\$61,600	\$90,170	0.683	1,055	\$58.39	APT08 8.6820	OTHER	RESIDENTIA	\$6,900				407	61
Totals:			\$936,000			\$936,000	\$374,900		\$956,620		\$853,200	\$1,110,318			\$67.39				0.1543					
								Sale. Ratio =>	40.05				E.C.F. =>	0.768		Std. Deviat	0.11979							
								Std. Dev. =>	6.41				Ave. E.C.F. =>	0.770		Ave. Variar	8.8998	Coefficient	11.5585668					

APT10 MARYSVILLE MANOR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other	Parcels in Sale	ropey	Clauiliding	Dep
03-969-00	950 BUNCE	07/17/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,500	36.67	\$116,061	\$10,000	\$95,000	\$110,365	0.861	1,115	\$85.20	APT10 4.9451	OTHER	RESIDENTIA	\$10,000				407	76
03-969-00	950 BUNCE	03/07/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,200	31.74	\$130,890	\$10,000	\$145,000	\$125,796	1.153	1,320	\$109.85	APT10 24.2430								

Std. Dev. => #DIV/0! Ave. E.C.F. => 0.560 Ave. Variar 0.0000 Coefficient 0

ARG01 MARYSVILLE MEADOWS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Class	uilding Dep	
03-953-00	1020 HUNT	09/02/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$72,500	38.77	\$159,895	\$4,175	\$182,825	\$178,989	1.021	1,102	\$165.90	ARG01	0.1033	RANCH	RESIDENTIA	\$4,175		407	85
03-953-00	1488 11TH	10/06/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,000	38.18	\$188,375	\$4,175	\$215,825	\$211,724	1.019	1,296	\$166.53	ARG01	0.1033	RANCH	RESIDENTIA	\$4,175		407	90
Totals:						\$407,000	\$156,500		\$348,270		\$398,650	\$390,713			\$166.22								
						Sale. Ratio =>	38.45					E.C.F. =>	1.020		Std. Deviat	0.00146							
						Std. Dev. =>	0.42					Ave. E.C.F. =>	1.020		Ave. Variar	0.1033	Coefficient	0.101208113					

ARG02 MARYSVILLE MANOR II CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Class	uilding Dep	
03-969-00	956 ST JOS	06/01/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,900	46.00	\$193,217	\$14,000	\$151,000	\$207,667	0.727	1,380	\$109.42	ARG02	8.7493	RANCH	RESIDENTIA	\$14,000		407	80
03-969-00	986 ST JOS	10/30/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,900	44.65	\$191,339	\$14,000	\$156,000	\$205,491	0.759	1,380	\$113.04	ARG02	5.5461	RANCH	RESIDENTIA	\$14,000		407	80
03-969-00	1006 ST JO	09/09/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,900	42.11	\$196,602	\$14,000	\$171,000	\$211,590	0.808	1,380	\$123.91	ARG02	0.6450	RANCH	RESIDENTIA	\$14,000		407	80
03-969-00	1010 ST JO	04/03/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,900	42.17	\$191,339	\$14,000	\$166,000	\$205,491	0.808	1,380	\$120.29	ARG02	0.6797	RANCH	RESIDENTIA	\$14,000		407	80
03-969-00	1042 ST JO	02/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$78,100	35.50	\$197,122	\$14,000	\$206,000	\$212,192	0.971	1,380	\$149.28	ARG02	15.6200	RANCH	RESIDENTIA	\$14,000		407	80
Totals:						\$920,000	\$383,700		\$969,619		\$850,000	\$1,042,432			\$123.19								
						Sale. Ratio =>	41.71					E.C.F. =>	0.815		Std. Deviat	0.093831							
						Std. Dev. =>	4.04					Ave. E.C.F. =>	0.815		Ave. Variar	6.2480	Coefficient	7.669872766					

ARG04 CUTTLE CREEK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty Class	uilding Dep	
03-940-00	1998 MICH	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300	41.39	\$163,894	\$11,200	\$153,800	\$146,962	1.047	1,075	\$143.07	ARG04	2.1064	RANCH	RESIDENTIA	\$11,200		407	73
03-940-00	1996 MICH	02/19/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$65,300	38.64	\$165,404	\$11,200	\$157,800	\$148,416	1.063	1,075	\$146.79	ARG04	3.7767	RANCH	RESIDENTIA	\$11,200		407	73
03-940-00	1962 MICH	08/17/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,800	40.00	\$164,951	\$11,200	\$160,800	\$147,980	1.087	1,075	\$149.58	ARG04	6.1173	RANCH	RESIDENTIA	\$11,200		407	73
03-940-00	1912 MICH	05/21/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,800	44.46	\$176,784	\$11,200	\$145,800	\$159,369	0.915	1,220	\$119.51	ARG04	11.0602	RANCH	RESIDENTIA	\$11,200		407	73
03-940-00	1906 MICH	10/01/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,700	42.61	\$183,811	\$11,200	\$168,800	\$166,132	1.016	1,220	\$138.36	ARG04	0.9402	RANCH	RESIDENTIA	\$11,200		407	73
Totals:						\$843,000	\$348,900		\$854,844		\$787,000	\$768,859			\$139.46								
						Sale. Ratio =>	41.39					E.C.F. =>	1.024		Std. Deviat	0.066958							
						Std. Dev. =>	2.26					Ave. E.C.F. =>	1.025		Ave. Variar	4.8001	Coefficient	4.680959122					

ARG05 DEER WOODS CONDOS

Parcel Numb	reet	Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clau	ilding	Dep
03-943-00		108 DAVIS	10/02/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$60,200	39.35	\$172,336	\$12,000	\$141,000	\$200,420	0.704	1,273	\$110.76	ARG05 0.0000	RANCH	RESIDENTIA	\$12,000				407	80
Totals:				\$153,000			\$153,000	\$60,200		\$172,336		\$141,000	\$200,420			\$110.76		0.0000							
							Sale. Ratio =>	39.35					E.C.F. =>	0.704		0.755	Std. Deviat	#DIV/0!							
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.704			Ave. Variar	0.0000	Coefficient						0

2023 market adj made based on over all market, not 1 sale

ARG06 CRYSTAL VILLAGE MANOR CONDOS

Parcel Numb	reet	Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clau	ilding	Dep
03-926-00		844 CRYST	10/09/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,100	36.13	\$224,550	\$56,995	\$173,005	\$221,049	0.783	1,360	\$127.21	ARG06 9.0488	RANCH	RESIDENTIA	\$56,995				407	84
03-926-00		880 CRYST	03/31/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,500	45.75	\$225,965	\$45,515	\$154,485	\$238,061	0.649	1,550	\$99.67	ARG06 4.3236	RANCH	RESIDENTIA	\$45,515				407	87
03-926-00		870 CRYST	11/13/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,300	49.06	\$217,669	\$45,515	\$134,485	\$227,116	0.592	1,430	\$94.05	ARG06 10.0025	RANCH	RESIDENTIA	\$45,515				407	87
03-926-00		812 CRYST	04/19/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,600	45.73	\$223,059	\$45,515	\$174,485	\$234,227	0.745	1,430	\$122.02	ARG06 5.2773	RANCH	RESIDENTIA	\$45,515				407	87
Totals:				\$830,000			\$830,000	\$363,500		\$891,243		\$636,460	\$920,453			\$110.74		0.0703							
							Sale. Ratio =>	43.80					E.C.F. =>	0.691			Std. Deviat	0.087269							
							Std. Dev. =>	5.58					Ave. E.C.F. =>	0.692			Ave. Variar	7.1630	Coefficient						10.34872758

ARG07 FOX DEN CONDOS

Parcel Numb	reet	Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clau	ilding	Dep
03-950-00		109 JOAN	07/06/20	\$110,000	MLC	04-BUYERS INTEREST	\$110,000	\$40,100	36.45	\$106,873	\$10,120	\$99,880	\$114,096	0.875	808	\$123.61	ARG07 6.2246	RANCH	RESIDENTIA	\$10,120				407	73
03-950-00		113 JOAN	08/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,900	29.93	\$109,830	\$10,120	\$129,880	\$117,583	1.105	808	\$160.74	ARG07 16.6933	RANCH	RESIDENTIA	\$10,120				407	73
03-950-00		118 JOAN	11/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,900	33.52	\$111,232	\$10,120	\$114,880	\$119,236	0.963	808	\$142.18	ARG07 2.5816	RANCH	RESIDENTIA	\$10,120				407	73
03-950-00		118 JOAN	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,900	31.04	\$111,232	\$10,120	\$124,880	\$119,236	1.047	808	\$154.55	ARG07 10.9683	RANCH	RESIDENTIA	\$10,120				407	73
03-950-00		129 JOAN	07/29/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,800	44.00	\$111,331	\$10,120	\$84,880	\$119,353	0.711	808	\$105.05	ARG07 22.6483	RANCH	RESIDENTIA	\$10,120				407	73
03-950-00		137 JOAN	12/14/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$41,600	34.70	\$110,876	\$10,120	\$109,780	\$118,816	0.924	808	\$135.87	ARG07 1.3703	RANCH	RESIDENTIA	\$10,120				407	73
Totals:				\$724,900			\$724,900	\$249,200		\$661,374		\$664,180	\$708,318			\$137.00		0.0033							
							Sale. Ratio =>	34.38					E.C.F. =>	0.938			Std. Deviat	0.138506							
							Std. Dev. =>	5.04					Ave. E.C.F. =>	0.938			Ave. Variar	10.0811	Coefficient						10.75138499

ARG08 LIGHTHOUSE CONDOMINIUM

Parcel Numb	reet	Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clau	ilding	Dep
03-955-00		964 LIGHT	04/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,200	35.47	\$147,378	\$13,660	\$136,340	\$183,679	0.742	1,062	\$128.38	ARG08 1.3076	RANCH	RESIDENTIA	\$13,660				407	91
03-955-00		925 LIGHT	08/11/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$54,400	37.39	\$145,692	\$13,660	\$131,840	\$181,363	0.727	1,062	\$124.14	ARG08 2.8410	RANCH	RESIDENTIA	\$13,660				407	90
03-955-00		912 LIGHT	11/10/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$52,500	35.02	\$140,928	\$13,660	\$136,240	\$174,819	0.779	1,062	\$128.29	ARG08 2.3971	RANCH	RESIDENTIA	\$13,660				407	90
03-955-00		902 LIGHT	08/20/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$55,600	36.34	\$140,928	\$13,660	\$139,340	\$174,819	0.797	1,062	\$131.21	ARG08 4.1703	RANCH	RESIDENTIA	\$13,660				407	90
03-955-00		940 LIGHT	06/03/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$55,600	35.19	\$140,928	\$13,660	\$144,340	\$174,819	0.826	1,062	\$135.91	ARG08 7.0304	RANCH	RESIDENTIA	\$13,660				407	90
03-955-00		940 LIGHT	05/20/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,500	43.75	\$140,928	\$13,660	\$106,340	\$174,819	0.608	1,062	\$100.13	ARG08 14.7064	RANCH	RESIDENTIA	\$13,660				407	90
03-955-00		936 LIGHT	10/12/21	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$55,600	35.89	\$140,928	\$13,660	\$141,240	\$174,819	0.808	1,062	\$132.99	ARG08 5.2572	RANCH	RESIDENTIA	\$13,660				407	90
Totals:				\$1,031,300			\$1,031,300	\$379,400		\$997,710		\$935,680	\$1,239,135			\$125.86		0.0244							
							Sale. Ratio =>	36.79					E.C.F. =>	0.755			Std. Deviat	0.073741							
							Std. Dev. =>	3.08					Ave. E.C.F. =>	0.755			Ave. Variar	5.3871	Coefficient						7.1319634

NG010 507 MARYSVILLE ESTATES SUB.

Parcel Numb	reet	Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clau	ilding	Dep
03-507-00		556 MICH	10/11/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,799	43.84	\$178,549	\$50,352	\$74,648	\$128,583	0.581	1,470	\$50.78	NG010 39.3474	ONE-STORY	RESIDENTIA	\$50,352				401	54
03-507-00		526 MICH	10/22/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$44,697	30.00	\$151,657	\$48,415	\$100,585	\$93,686	1.074	900	\$111.76	NG010 9.9621	RANCH	RESIDENTIA	\$48,415				401	56
03-508-00		191 CARDI	01/28/22	\$239,000	WD	03-ARM'S LENGTH	\$238,000	\$65,520	27.53	\$207,683	\$53,257	\$184,743	\$161,365	1.145	1,400	\$131.96	NG010 17.0860	BI-LEVEL	RESIDENTIA	\$53,257				401	55
03-508-00		425 CARDI	07/30/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$69,042	30.28	\$211,908	\$48,415	\$179,585	\$141,308	1.271	1,436	\$125.06	NG010 29.6861	BUNGALOW	RESIDENTIA	\$48,415				401	56
03-509-00		330 6TH	02/17/21	\$190,550	WD	03-ARM'S LENGTH	\$190,550	\$62,885	33.00	\$188,830	\$48,415	\$142,135	\$127,418	1.115	1,144	\$124.24	NG010 14.1480	RANCH	RESIDENTIA	\$48,415				401	55
03-509-00		470 6TH	01/20/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,420	56.75	\$190,512	\$50,352	\$59,648	\$127,187	0.469	1,370	\$43.54	NG010 50.5039	RANCH	RESIDENTIA	\$50,352				401	52
03-509-00		470 6TH	03/11/21	\$150,350	WD	03-ARM'S LENGTH	\$150,350	\$62,420	41.52	\$190,512	\$50,352	\$99,998	\$127,187	0.786	1,370	\$72.99	NG010 18.7790	RANCH	RESIDENTIA	\$50,352				401	52
03-509-00		688 6TH	02/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,252	31.75	\$192,742	\$50,352	\$164,648	\$184,443	0.893	1,902	\$86.57	NG010 8.1342	TRI-LEVEL	RESIDENTIA	\$50,352				401	55
03-509-00		738 6TH	06/14/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$71,508	32.21	\$216,290	\$50,352	\$171,648	\$150,579	1.140	1,324	\$129.64	NG010 16.5902	RANCH	RESIDENTIA	\$50,352				401	54
03-509-00		850 6TH	06/26/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$46,882	34.99	\$123,596	\$46,478	\$87,522	\$77,350	1.132	968	\$90.42	NG010 15.7487	ONE-STORY	RESIDENTIA	\$46,478				401	55
03-509-00		960 6TH	06/02/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,655	33.77	\$133,010	\$46,478	\$103,522	\$86,792	1.193	968	\$106.94	NG010 21.8736	ONE-STORY	RESIDENTIA	\$46,478				401	50
03-510-00		342 SANDP	07/20/20	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$80,174	46.21	\$222,499	\$48,415	\$125,085	\$225,497	0.555	1,593	\$78.52	NG010 41.9311	TRI-LEVEL	RESIDENTIA	\$48,415				401	62
03-510-00		320 5TH	01/14/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,114	31.20	\$236,293	\$48,415	\$211,585	\$178,422	1.186	1,848	\$114.49	NG010 21.1852	COLONIAL	RESIDENTIA	\$48,415				401	59
03-842-00		532 CENTR	06/25/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$72,105	30.17	\$216,151	\$46,478	\$192,522	\$177,297	1.086	1,756	\$109.64	NG010 11.1856	COLONIAL	RESIDENTIA	\$46,478				401	61
03-842-00		532 CENTR	01/05/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$72,105	30.17	\$216,151	\$46,478	\$192,522	\$177,297	1.086	1,756	\$109.64	NG010 11.1856	COLONIAL	RESIDENTIA	\$46,478				401	61
03-842-00		542 CENTR	08/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$67,575	30.72	\$199,668	\$46,478	\$173,522	\$198,433	0.874	1,478	\$117.40	NG010 9.9555	TRI-LEVEL	RESIDENTIA	\$46,478				401	62
Totals:				\$3,044,400			\$3,043,400	\$1,032,153		\$3,076,051		\$2,263,918	\$2,362,843			\$100.22		1.5885							
							Sale. Ratio =>	33.91																	

NG020 BROOKWOOD SUB.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property	Class	Building Dep	
03-152-00	540 CONNI	09/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,206	33.60	\$189,254	\$40,790	\$159,210	\$167,756	0.949	1,324	\$120.25	NG020	3.1348	RANCH	RESIDENTIA	\$40,790			401	64
03-152-00	510 CONNI	08/24/21	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$67,213	29.29	\$196,049	\$39,158	\$190,342	\$177,278	1.074	1,348	\$141.20	NG020	15.5983	RANCH	RESIDENTIA	\$39,158			401	66
03-152-00	535 CONNI	11/11/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$65,434	33.38	\$217,934	\$39,158	\$156,842	\$196,457	0.798	1,526	\$102.78	NG020	11.9357	TRI-LEVEL	RESIDENTIA	\$39,158			401	64
03-152-00	521 CONNI	08/06/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$86,092	38.09	\$248,046	\$39,158	\$186,842	\$246,040	0.759	1,896	\$98.55	NG020	15.8313	COLONIAL	RESIDENTIA	\$39,158			401	65
03-152-00	730 5TH	07/08/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,436	30.86	\$202,315	\$39,158	\$185,842	\$184,358	1.008	1,412	\$131.62	NG020	9.0339	RANCH	RESIDENTIA	\$39,158			401	64
Totals:			\$1,076,500			\$1,076,500	\$355,381		\$1,053,598		\$879,078	\$971,889			\$118.88				1.3205					
							Sale. Ratio =>	33.01					E.C.F. =>	0.905	Std. Deviat	0.134892								
2023-further ecf adjustments due to style & age							Std. Dev. =>	3.35					Ave. E.C.F. =>	0.918	Ave. Variar	11.1068	Coefficient	12.10273763						

NG030 PRESIDENTIAL ESTATES #1 SUB.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property	Class	Building Dep	
03-629-00	280 4TH	05/10/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$84,793	31.40	\$228,813	\$40,960	\$229,040	\$221,264	1.035	2,064	\$110.97	NG030	14.6753	COLONIAL	RESIDENTIA	\$40,960			401	66
03-629-00	327 CONST	11/15/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$78,027	26.72	\$217,095	\$40,960	\$251,040	\$207,462	1.210	1,792	\$140.09	NG030	32.1664	COLONIAL	RESIDENTIA	\$40,960			401	64
03-629-00	380 CONST	12/31/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$87,808	40.46	\$226,514	\$40,960	\$176,040	\$218,556	0.805	2,062	\$85.37	NG030	8.2922	COLONIAL	RESIDENTIA	\$40,960			401	64
03-630-00	725 ARLINK	05/13/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,003	36.16	\$278,490	\$40,960	\$219,040	\$265,100	0.826	2,060	\$106.33	NG030	6.2138	COLONIAL	RESIDENTIA	\$40,960			401	74
03-630-00	705 ARLINK	08/13/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$98,602	41.52	\$257,230	\$40,960	\$196,540	\$278,340	0.706	2,242	\$87.66	NG030	18.2275	COLONIAL/2ST	RESIDENTIA	\$40,960			401	74
03-630-00	702 4TH	02/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,205	41.62	\$301,489	\$40,960	\$219,040	\$290,769	0.753	2,304	\$95.07	NG030	13.5078	COLONIAL	RESIDENTIA	\$40,960			401	76
03-631-00	497 CONGF	04/26/21	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$84,982	29.98	\$240,678	\$40,960	\$242,540	\$257,037	0.944	2,016	\$120.31	NG030	5.5208	COLONIAL/2ST	RESIDENTIA	\$40,960			401	77
03-631-00	713 CONGF	11/04/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,329	31.72	\$325,113	\$39,322	\$270,678	\$318,963	0.849	2,006	\$135.34	NG030	3.9772	COLONIAL	RESIDENTIA	\$39,322			401	76
03-631-00	781 CONGF	07/13/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$113,392	34.90	\$365,321	\$39,322	\$285,578	\$363,838	0.785	2,528	\$112.97	NG030	10.3487	COLONIAL	RESIDENTIA	\$39,322			401	77
03-631-00	788 CONGF	08/04/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,969	31.92	\$257,837	\$39,322	\$245,678	\$281,229	0.874	2,160	\$113.74	NG030	1.4804	COLONIAL/2ST	RESIDENTIA	\$39,322			401	80
03-632-00	747 4TH	11/12/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$108,436	27.66	\$304,745	\$40,960	\$351,040	\$330,972	1.061	2,136	\$164.34	NG030	17.2241	RANCH	RESIDENTIA	\$40,960			401	78
03-632-00	483 COLOR	03/25/22	\$393,500	WD	03-ARM'S LENGTH	\$393,500	\$140,678	35.75	\$412,690	\$40,960	\$352,540	\$414,877	0.850	3,330	\$105.87	NG030	3.8645	COLONIAL	RESIDENTIA	\$40,960			401	68
03-634-00	430 INDEPI	09/13/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$112,593	31.72	\$328,212	\$40,960	\$314,040	\$368,745	0.852	2,004	\$156.71	NG030	3.6744	RANCH	RESIDENTIA	\$40,960			401	85
Totals:			\$3,880,400			\$3,880,400	\$1,300,817		\$3,744,227		\$3,352,834	\$3,817,153			\$118.06				1.0031					
							Sale. Ratio =>	33.52					E.C.F. =>	0.878	Std. Deviat	0.140024								
2023-further ecf adjustments due to style & age							Std. Dev. =>	4.96					Ave. E.C.F. =>	0.888	Ave. Variar	10.7056	Coefficient	12.05059178						

NG050 MARYSVILLE GARDENS SUB.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	Property	Class	Building Dep	
03-515-00	2610 GRAT	08/18/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$176,024	\$35,365	\$104,635	\$138,444	0.756	1,342	\$77.97	NG050	19.3829	BUNGALOW	RESIDENTIA	\$35,365			401	55
03-515-00	2604 GRAT	11/06/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$60,700	41.01	\$142,140	\$33,436	\$114,564	\$109,913	1.042	980	\$116.90	NG050	9.2693	ONE-STORY	RESIDENTIA	\$33,436			401	55
03-515-00	954 COLOR	08/23/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$63,800	32.89	\$145,294	\$35,365	\$158,635	\$119,358	1.329	1,144	\$138.67	NG050	37.9443	RANCH	RESIDENTIA	\$35,365			401	55
03-515-00	735 6TH	07/06/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,800	48.00	\$203,782	\$36,930	\$148,070	\$168,708	0.878	1,512	\$97.93	NG050	7.1951	ONE-STORY	RESIDENTIA	\$36,930			401	55
03-515-00	731 6TH	05/07/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,000	43.13	\$154,506	\$37,149	\$122,851	\$127,423	0.964	1,517	\$80.98	NG050	1.4494	RANCH	RESIDENTIA	\$37,149			401	55
03-515-00	614 NEW H	10/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,400	48.38	\$173,695	\$36,973	\$123,027	\$148,450	0.829	1,453	\$84.67	NG050	12.0876	RANCH	RESIDENTIA	\$36,973			401	55
03-515-00	715 COLOR	03/04/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,400	39.48	\$105,100	\$36,973	\$78,027	\$73,971	1.055	852	\$91.58	NG050	10.5215	RANCH	RESIDENTIA	\$36,973			401	55
03-515-00	951 COLOR	04/16/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$72,200	37.22	\$171,014	\$35,365	\$158,635	\$137,158	1.157	1,384	\$114.62	NG050	20.6966	ONE-STORY	RESIDENTIA	\$35,365			401	55
03-515-00	2008 GRAT	09/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,200	45.58	\$181,781	\$35,365	\$129,635	\$148,044	0.876	1,460	\$88.79	NG050	7.3973	ONE-STORY	RESIDENTIA	\$35,365			401	55
03-515-00	630 MICHK	12/21/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$66,800	34.08	\$226,347	\$35,365	\$160,635	\$207,364	0.775	1,965	\$81.75	NG050	17.4969	RANCH	RESIDENTIA	\$35,365			401	55
03-515-01	689 NEW H	10/12/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,800	54.06	\$202,562	\$36,973	\$118,027	\$162,981	0.724	1,912	\$61.73	NG050	22.5447	BUNGALOW	RESIDENTIA	\$36,973			401	55
03-515-01	701 NEW H	11/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,200	39.10	\$194,200	\$35,365	\$164,635	\$156,334	1.053	1,528	\$107.75	NG050	10.3478	BUNGALOW	RESIDENTIA	\$35,365			401	55
03-767-00	640 OREGC	03/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,500	44.77	\$247,255	\$30,864	\$189,136	\$257,302	0.735	1,552	\$121.87	NG050	21.4548	RANCH	RESIDENTIA	\$30,864			401	91
03-767-00	660 OREGC	04/23/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$97,000	44.11	\$234,136	\$32,150	\$187,750	\$240,174	0.782	1,322	\$142.02	NG050	16.7896	RANCH	VACANT PR	\$32,150			402	99
03-767-00	655 OREGC	07/06/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$40,400	18.37	\$235,210	\$30,864	\$189,036	\$242,980	0.778	1,310	\$144.30	NG050	17.1631	RANCH	VACANT PR	\$30,864			402	99
03-767-00	720 MONT	12/11/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$73,000	36.14	\$212,670	\$34,656	\$167,344	\$151,244	1.106	1,307	\$128.04	NG050	15.6830	RANCH	RESIDENTIA	\$34,656			401	63
03-767-00	785 MONT	09/19/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,900	46.21	\$220,068	\$29,254	\$210,746	\$191,966	1.098	1,776	\$118.66	NG050	14.8209	COLONIAL	RESIDENTIA	\$29,254	03-767-0090-400		401	63
03-767-00	745 MONT	12/11/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$89,900	42.41	\$180,714	\$29,254	\$182,746	\$164,630	1.110	1,376	\$132.81	NG050	16.0416	TRI-LEVEL	RESIDENTIA	\$29,254	03-767-0090-200		401	77
03-767-01	559 MONT	06/04/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,800	43.80	\$194,835	\$30,265	\$174,735	\$175,261	0.997	1,412	\$123.75	NG050	4.7377	RANCH	RESIDENTIA	\$30,265	03-767-0106-700		401	73
Totals:			\$3,530,800			\$3,530,800	\$1,452,400		\$3,601,333		\$2,882,869	\$3,121,704			\$108.15				2.6130					
							Sale. Ratio =>	41.14					E.C.F. =>	0.923	Std. Deviat	0.173186								
2023-further ecf adjustments due to style & age							Std. Dev. =>	7.91					Ave. E.C.F. =>	0.950	Ave. Variar	14.8960	Coefficient	15.6823554						

NG090 AREA NORTH RURAL ACREAGE

Parcel Number	Acct	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale Property	Clauilding	Dep	
03-028-10	28	GRATIO	08/26/21	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$52,300	70.49	\$120,871	\$33,264	\$40,936	\$95,432	0.429	1,411	\$29.01	NG090	42.3992	COLONIAL	RESIDENTIA	\$33,264		408	39
03-029-20	145	ST JAM	01/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$306,170	\$36,036	\$238,964	\$278,489	0.858	2,324	\$102.82	NG090	0.5130	COLONIAL	RESIDENTIA	\$36,036		401	79
03-029-20	145	ST JAM	10/26/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,500	40.52	\$306,170	\$36,036	\$253,964	\$278,489	0.912	2,324	\$109.28	NG090	5.8992	COLONIAL	RESIDENTIA	\$36,036		401	79
03-029-40	557	MICHIK	08/11/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$60,700	54.20	\$151,428	\$48,249	\$63,751	\$112,764	0.565	1,256	\$90.76	NG090	28.7595	RANCH	RESIDENTIA	\$48,249		401	55
03-029-40	495	MICHIK	04/20/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,300	55.30	\$148,814	\$49,060	\$50,940	\$104,564	0.487	1,168	\$43.61	NG090	36.5778	ONE-STORY	RESIDENTIA	\$49,060		401	55
03-106-00	3921	RAVE	01/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,200	42.78	\$124,695	\$40,435	\$74,565	\$88,323	0.844	880	\$84.73	NG090	0.8712	ONE-STORY	RESIDENTIA	\$40,435		401	55
03-106-00	3665	RAVE	07/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,100	37.20	\$169,191	\$37,910	\$137,090	\$143,477	0.955	1,336	\$102.61	NG090	10.2543	RANCH	RESIDENTIA	\$37,910		401	55
03-106-00	3665	RAVE	06/04/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$66,800	35.18	\$169,191	\$37,910	\$151,990	\$143,477	1.059	1,336	\$113.76	NG090	20.6393	RANCH	RESIDENTIA	\$37,910		401	55
03-106-00	116	MICHIK	10/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$156,238	\$46,384	\$113,616	\$125,118	0.908	884	\$128.52	NG090	5.5123	ONE-STORY	RESIDENTIA	\$46,384		401	67
03-106-00	150	MICHIK	02/23/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$81,600	45.59	\$185,759	\$66,359	\$112,641	\$125,157	0.900	1,152	\$97.78	NG090	4.7052	ONE-STORY	RESIDENTIA	\$66,359		401	55
03-106-00	145	MICHIK	08/04/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,400	46.50	\$183,769	\$46,384	\$113,616	\$156,475	0.726	1,446	\$78.57	NG090	12.6847	ONE-STORY	RESIDENTIA	\$46,384		401	67
03-106-00	181	MICHIK	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,800	61.89	\$142,577	\$54,112	\$40,888	\$100,300	0.408	975	\$41.94	NG090	44.5289	BUNGALOW	RESIDENTIA	\$54,112		401	55
03-106-00	181	MICHIK	11/17/21	\$150,000	LC	04-BUYERS INTEREST	\$150,000	\$58,800	39.20	\$142,577	\$54,112	\$95,888	\$100,300	0.956	975	\$98.35	NG090	10.3063	BUNGALOW	RESIDENTIA	\$54,112		401	55
03-106-00	175	MICHIK	10/21/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,200	43.59	\$146,334	\$49,321	\$95,679	\$101,691	0.941	1,642	\$58.27	NG090	8.7937	ONE-STORY	RESIDENTIA	\$49,321		401	41
03-106-00	305	MICHIK	08/31/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$204,800	62.06	\$483,171	\$54,394	\$275,606	\$442,038	0.623	3,696	\$74.57	NG090	22.9455	COLONIAL	RESIDENTIA	\$54,394		401	80
03-426-00	30	CONNEL	02/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,900	39.93	\$143,901	\$46,384	\$93,616	\$106,576	0.878	896	\$104.48	NG090	2.5453	RANCH	RESIDENTIA	\$46,384		401	55
03-426-00	4195	RAVE	03/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,000	30.86	\$131,931	\$37,910	\$137,090	\$106,600	1.286	1,275	\$107.52	NG090	43.3081	BUNGALOW	RESIDENTIA	\$37,910		401	55
03-426-00	70	CONNEL	08/21/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$57,100	58.27	\$145,096	\$49,060	\$48,940	\$108,884	0.449	1,170	\$41.83	NG090	40.3477	BUNGALOW	RESIDENTIA	\$49,060		401	55
03-426-00	154	CONNEL	09/21/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,900	33.17	\$208,648	\$51,290	\$213,710	\$164,946	1.296	1,377	\$155.20	NG090	44.2696	ONE-STORY	RESIDENTIA	\$51,290		401	59
03-426-00	87	CONNEL	11/30/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$54,000	42.86	\$127,861	\$46,384	\$79,616	\$85,406	0.932	896	\$88.86	NG090	7.9265	ONE-STORY	RESIDENTIA	\$46,384		401	57
03-426-00	69	CONNEL	11/02/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$119,297	\$46,384	\$68,616	\$76,429	0.898	904	\$75.90	NG090	4.4833	ONE-STORY	RESIDENTIA	\$46,384		401	59
03-668-00	3985	RAVE	09/09/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,400	33.36	\$204,612	\$37,910	\$212,090	\$189,005	1.122	1,557	\$136.22	NG090	26.9198	BUNGALOW	RESIDENTIA	\$37,910		401	55
03-767-00	851	RANGE	03/31/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$76,600	39.90	\$200,653	\$29,453	\$162,547	\$166,052	0.979	1,274	\$127.59	NG090	12.5946	RANCH	RESIDENTIA	\$29,453		401	70
03-767-00	400	RANGE	09/23/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,400	29.20	\$215,124	\$35,453	\$164,547	\$174,269	0.944	1,588	\$103.62	NG090	9.1270	RANCH	RESIDENTIA	\$35,453		401	68
03-767-00	540	RANGE	10/22/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,600	50.59	\$227,193	\$34,650	\$150,350	\$211,353	0.711	1,273	\$118.11	NG090	14.1577	RANCH	RESIDENTIA	\$34,650		401	88
03-767-00	564	RANGE	03/29/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$78,500	41.76	\$189,676	\$29,453	\$158,547	\$175,876	0.901	1,098	\$144.40	NG090	4.8526	RANCH	RESIDENTIA	\$29,453		401	83
03-767-00	528	OREGC	09/25/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$104,000	45.41	\$265,188	\$33,264	\$195,736	\$251,544	0.778	1,760	\$111.21	NG090	7.4808	COLONIAL	RESIDENTIA	\$33,264		401	85
03-767-00	528	OREGC	11/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,500	41.61	\$265,188	\$33,264	\$246,736	\$251,544	0.981	1,760	\$140.19	NG090	12.7940	COLONIAL	RESIDENTIA	\$33,264		401	85
03-767-00	544	OREGC	01/22/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$102,000	44.37	\$257,138	\$33,264	\$196,636	\$242,813	0.810	1,669	\$117.82	NG090	4.3121	COLONIAL	RESIDENTIA	\$33,264		401	86
03-767-00	1620	HURC	07/13/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,000	42.63	\$211,594	\$34,650	\$155,350	\$206,710	0.752	1,648	\$94.27	NG090	10.1409	QUAD-LEVEL	RESIDENTIA	\$34,650		401	75
03-767-00	579	OREGC	04/06/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,500	49.21	\$218,716	\$34,650	\$155,350	\$202,048	0.769	1,363	\$113.98	NG090	8.4069	RANCH	RESIDENTIA	\$34,650		401	82
03-768-00	4435	RAVE	08/03/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$59,300	41.47	\$144,245	\$50,600	\$92,400	\$98,160	0.941	1,290	\$71.63	NG090	8.8372	ONE-STORY	RESIDENTIA	\$50,600		401	55
03-768-01	116	ST CLA	09/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,000	36.59	\$206,075	\$46,384	\$158,616	\$157,486	1.007	1,685	\$94.13	NG090	15.4230	BI-LEVEL	RESIDENTIA	\$46,384		401	66
03-768-01	97	ST CLAIF	04/14/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$81,000	52.29	\$189,437	\$46,384	\$108,516	\$155,831	0.696	1,536	\$70.65	NG090	15.6575	COLONIAL	RESIDENTIA	\$46,384		401	65
03-768-01	83	ST CLAIF	09/30/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$93,200	56.52	\$221,997	\$46,384	\$118,516	\$181,044	0.655	1,456	\$81.40	NG090	19.8320	COLONIAL	RESIDENTIA	\$46,384		401	75
03-768-01	47	ST CLAIF	06/01/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$91,700	40.94	\$229,810	\$46,384	\$177,616	\$223,963	0.793	1,596	\$111.29	NG090	5.9886	RANCH	RESIDENTIA	\$46,384		401	71
03-768-01	4329	RAVE	10/11/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$77,100	41.70	\$176,958	\$50,197	\$134,703	\$132,873	1.014	1,244	\$108.28	NG090	16.0827	ONE-STORY	RESIDENTIA	\$50,197		401	60
03-768-01	103	CAROL	05/24/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$107,000	47.35	\$256,238	\$46,384	\$179,616	\$256,232	0.701	2,026	\$88.66	NG090	15.1955	RANCH	RESIDENTIA	\$46,384		401	77
03-768-01	65	CAROLI	09/29/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,300	41.61	\$190,845	\$39,792	\$165,208	\$150,451	1.098	1,132	\$145.94	NG090	24.5139	RANCH	RESIDENTIA	\$39,792	03-768-0190-150	401	69
03-768-01	55	CAROLI	12/29/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,800	43.14	\$166,393	\$34,320	\$150,680	\$152,638	0.987	1,292	\$116.63	NG090	13.4229	COLONIAL	RESIDENTIA	\$34,320	03-768-0190-130	401	84
03-768-01	4291	RAVE	06/30/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$171,552	\$42,816	\$127,184	\$124,865	1.019	1,040	\$122.29	NG090	16.5626	RANCH	RESIDENTIA	\$42,816		401	70
Totals:							\$7,465,700	\$7,465,700	\$3,145,500		\$8,022,321	\$5,712,666	\$6,749,695			\$97.72	0.6585							
									Sale. Ratio =>	42.13			E.C.F. =>	0.846	Std. Deviat	0.20692								
2023-further ecf adjustments due to style & age									Std. Dev. =>	11.12			Ave. E.C.F. =>	0.853	Ave. Variar	16.1115	Coefficient	18.88931842						

NG110 BROOKWOOD II VILLAGE CONDOS

Parcel Number	Acct	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale Property	Clauilding	Dep	
03-919-00	555	COLOR	05/27/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$98,323	34.80	\$295,458	\$28,800	\$253,700	\$402,199	0.631	2,086	\$121.62	NG110	5.7827	COLONIAL	RESIDENTIA	\$28,800		407	87
03-919-00	545	KARLA	04/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,650	32.76	\$345,754	\$31,200	\$318,800	\$449,363	0.709	2,097	\$152.03	NG110	2.0840	RANCH	RESIDENTIA	\$31,200		407	83
03-919-00	508	KARLA	11/20/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$94,398	40.51	\$249,257	\$30,000	\$203,000	\$309,685	0.656	1,954	\$103.89	NG110	3.3105	COLONIAL/2ST	RESIDENTIA	\$30,000		401	83
03-919-00	522	KARLA	03/11/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$117,063	38.51	\$308,275	\$30,000	\$274,000	\$419,721	0.653	2,440	\$112.30	NG110	3.5795	COLONIAL	RESIDENTIA				

NG120 HEMLOCK FOREST CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-963-00	360 HEMLC	09/29/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$117,100	33.94	\$268,942	\$43,000	\$302,000	\$283,847	1.064	1,982	\$152.37	NG120	19.0720	RANCH	RESIDENTIA	\$43,000		407	76
03-963-00	400 HEMLC	07/06/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,600	42.75	\$271,904	\$43,000	\$197,000	\$261,306	0.754	2,016	\$97.72	NG120	11.9329	COLONIAL/2ST	RESIDENTIA	\$43,000		407	78
03-963-00	465 HEMLC	02/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,100	55.32	\$242,511	\$31,720	\$158,280	\$266,824	0.593	1,874	\$84.46	NG120	28.0034	COLONIAL	RESIDENTIA	\$31,720		407	76
03-963-00	307 FORES	03/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,700	37.25	\$226,374	\$43,000	\$222,000	\$230,369	0.964	1,410	\$157.45	NG120	9.0436	RANCH	RESIDENTIA	\$43,000		407	78
03-963-00	414 FORES	10/19/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,900	42.34	\$283,658	\$41,280	\$253,720	\$306,808	0.827	2,336	\$108.61	NG120	4.6266	COLONIAL	RESIDENTIA	\$41,280		407	79
03-963-00	342 FORES	03/18/22	\$315,499	WD	03-ARM'S LENGTH	\$315,499	\$104,600	33.15	\$272,767	\$41,280	\$274,219	\$264,255	1.038	2,016	\$136.02	NG120	16.4473	COLONIAL/2ST	RESIDENTIA	\$41,280		407	78
Totals:						\$1,650,499	\$1,650,499	\$653,000	\$1,566,156		\$1,407,219	\$1,613,408			\$122.77							0.1032	
							Sale. Ratio =>	39.56					E.C.F. =>	0.872	Std. Deviat	0.18243							
							Std. Dev. =>	8.19					Ave. E.C.F. =>	0.873	Ave. Variar	14.8543	Coefficient	17.01068799					

NG130 WALTVIEW CONDOMINIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-989-00	62 RELLA R	06/22/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$115,100	39.28	\$304,718	\$40,851	\$252,149	\$342,684	0.736	1,746	\$144.42	NG130	4.5140	RANCH	RESIDENTIA	\$40,851		407	87
03-989-00	103 RELLA	08/07/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$365,216	\$40,851	\$284,149	\$405,456	0.701	2,410	\$117.90	NG130	8.0132	COLONIAL	RESIDENTIA	\$40,851		407	89
03-989-00	101 RELLA	09/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$114,900	32.37	\$307,779	\$40,851	\$314,149	\$346,660	0.906	1,767	\$177.79	NG130	12.5272	RANCH	RESIDENTIA	\$40,851		407	87
Totals:						\$973,000	\$973,000	\$380,300	\$977,713		\$850,447	\$1,094,800			\$146.70							0.4140	
							Sale. Ratio =>	39.09					E.C.F. =>	0.777	Std. Deviat	0.10989							
							Std. Dev. =>	6.94					Ave. E.C.F. =>	0.781	Ave. Variar	8.3515	Coefficient	10.69404974					

NG140 KOULA ESTATES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-967-00	730 KOULA	07/27/20	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$143,700	52.27	\$379,102	\$40,000	\$234,900	\$423,878	0.554	2,529	\$92.88	NG140	31.0718	COLONIAL	RESIDENTIA	\$40,000		407	86
03-967-00	740 KOULA	06/24/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,000	37.14	\$239,437	\$40,000	\$240,000	\$231,903	1.035	1,618	\$148.33	NG140	17.0025	BUNGALOW	RESIDENTIA	\$40,000		407	86
03-967-00	655 KOULA	08/06/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$104,900	34.98	\$246,766	\$40,000	\$259,900	\$258,458	1.006	1,662	\$156.38	NG140	14.0693	COLONIAL	RESIDENTIA	\$40,000		407	87
Totals:						\$854,800	\$854,800	\$352,600	\$865,305		\$734,800	\$914,238			\$132.53							6.1159	
							Sale. Ratio =>	41.25					E.C.F. =>	0.804	Std. Deviat	0.269489							
							Std. Dev. =>	9.42					Ave. E.C.F. =>	0.865	Ave. Variar	20.7146	Coefficient	23.95057428					

NG150 PRESIDENTIAL ESTATES NO 7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-979-02	222 LIBERT	03/01/21	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$0	0.00	\$255,680	\$45,100	\$253,400	\$322,975	0.785	1,647	\$153.86	NG150	9.7720	RANCH	RESIDENTIA	\$45,100		407	86
03-982-02	120 CAPITC	03/18/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$0	0.00	\$298,987	\$57,750	\$277,250	\$387,218	0.716	1,678	\$165.23	NG150	2.9144	RANCH	RESIDENTIA	\$57,750		402	98
03-982-02	10 CAPITOI	12/18/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$328,183	\$49,500	\$250,500	\$447,324	0.560	2,178	\$115.01	NG150	12.6864	RANCH	RES 1 FAMII	\$49,500		401	97
Totals:						\$933,500	\$933,500	\$0	\$882,850		\$781,150	\$1,157,518			\$144.70							1.2011	
							Sale. Ratio =>	0.00					E.C.F. =>	0.675	Std. Deviat	0.115093							
							Std. Dev. =>	0.00					Ave. E.C.F. =>	0.687	Ave. Variar	8.4576	Coefficient	12.31339512					

NG160 KASSIES COVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-957-00	1335 ROBE	09/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$101,600	35.03	\$231,035	\$42,350	\$247,650	\$234,101	1.058	1,113	\$222.51	NG160	19.0881	RANCH	RESIDENTIA	\$42,350		407	99
03-957-00	1314 MADI	07/09/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$136,900	48.72	\$327,170	\$40,656	\$240,344	\$355,476	0.676	2,027	\$118.57	NG160	19.0881	RANCH	RESIDENTIA	\$40,656		407	99
Totals:						\$571,000	\$571,000	\$238,500	\$558,205		\$487,994	\$589,577			\$170.54							3.9296	
							Sale. Ratio =>	41.77					E.C.F. =>	0.828	Std. Deviat	0.269946							
							Std. Dev. =>	9.68					Ave. E.C.F. =>	0.867	Ave. Variar	19.0881	Coefficient	22.01624641					

NG180 SPARROW POINTE SUB.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-700-00	276 ROSEV	11/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,700	48.68	\$304,641	\$58,760	\$191,240	\$374,819	0.510	1,854	\$103.15	NG180	11.5855	COLONIAL	RESIDENTIA	\$58,760		401	83
03-845-00	640 VICTOI	04/28/21	\$281,700	WD	03-ARM'S LENGTH	\$281,700	\$123,500	43.84	\$276,709	\$58,760	\$222,940	\$332,239	0.671	1,776	\$125.53	NG180	4.4947	RANCH	RESIDENTIA	\$58,760		401	75
03-845-00	735 VICTOI	10/16/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$95,100	41.37	\$229,310	\$58,760	\$171,140	\$259,985	0.658	1,606	\$106.56	NG180	3.2195	RANCH	RESIDENTIA	\$58,760		401	68
03-845-00	725 VICTOI	09/24/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$147,200	44.88	\$324,441	\$58,760	\$269,240	\$405,002	0.665	2,286	\$117.78	NG180	3.8713	COLONIAL	RESIDENTIA	\$58,760		401	77
Totals:						\$1,089,600	\$1,089,600	\$487,500	\$1,135,101		\$854,560	\$1,372,044			\$113.25							0.3238	
							Sale. Ratio =>	44.74					E.C.F. =>	0.623	Std. Deviat	0.077412							
							Std. Dev. =>	3.04					Ave. E.C.F. =>	0.626	Ave. Variar	5.7927	Coefficient	9.252464052					

NG200 EMERALD POND CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	ropery	Clauilding	Dep
03-946-00	613 LOMA	08/07/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$172,500	38.76	\$465,304	\$66,550	\$378,450	\$645,233	0.587	3,645	\$103.83	NG200	3.7065	COLONIAL	RESIDENTIA	\$66,550		407	82
03-946-00	663 LOMA	12/11/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$138,300	36.88	\$404,646	\$62,920	\$312,080	\$552,955	0.564	2,984	\$104.58	NG200	5.9211	COLONIAL	RESIDENTIA	\$62,920		407	82
03-946-00	753 LOMA	11/30/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$142,800	30.71	\$408,613	\$66,550	\$398,450	\$553,500	0.720	2,689	\$148.18	NG200	9.6276	COLONIAL	RESIDENTIA	\$66,550		407	83
Totals:						\$1,285,000	\$1,285,000	\$453,600	\$1,278,563		\$1,088,980	\$1,751,688			\$118.86							0.1923	
							Sale. Ratio =>	35.30					E.C.F. =>	0.622	Std. Deviat	0.08411							
							Std. Dev. =>	4.21					Ave. E.C.F. =>	0.624	Ave. Variar	6.4184	Coefficient	10.29255846					

SB001 WOOD & HOLBROOKS PLAT OF SOUTH P.H.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale Property	Clauilding	Dep	
03-101-000	403 GRATI	08/14/20	\$116,900	WD	03-ARM'S LENGTH	\$116,900	\$41,733	35.70	\$130,806	\$18,092	\$98,808	\$118,025	0.837	1,060	\$93.22	SB001	1.4569	ONE-STORY	RESIDENTIA	\$18,092		401	65
03-111-000	565 ST JAM	08/20/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,100	32.73	\$146,058	\$22,615	\$127,385	\$129,260	0.985	1,104	\$115.38	SB001	13.3750	ONE-STORY	RESIDENTIA	\$22,615		401	65
03-111-000	579 ST JAM	12/30/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$48,229	29.23	\$142,791	\$21,710	\$143,290	\$126,786	1.130	924	\$155.08	SB001	27.8422	ONE-STORY	RESIDENTIA	\$21,710		401	67
03-111-000	586 MYRTL	07/17/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$52,247	39.58	\$164,439	\$23,520	\$108,480	\$147,559	0.735	954	\$113.71	SB001	11.6584	ONE-STORY	RESIDENTIA	\$23,520		401	64
03-111-000	568 MYRTL	08/07/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$51,255	37.41	\$143,641	\$21,710	\$115,290	\$131,960	0.874	1,176	\$98.04	SB001	2.1928	BUNGALOW	RESIDENTIA	\$21,710		401	62
03-111-000	571 ST PAL	05/04/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$50,750	40.28	\$154,868	\$21,710	\$104,290	\$144,110	0.724	1,214	\$85.91	SB001	12.8065	BUNGALOW	RESIDENTIA	\$21,710		401	68
03-111-000	586 ST JAM	09/10/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$46,523	38.80	\$121,977	\$21,710	\$98,190	\$111,905	0.877	1,122	\$87.51	SB001	2.5693	BUNGALOW	RESIDENTIA	\$21,710		401	60
03-111-000	540 ST JAM	10/16/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$0	0.00	\$173,817	\$21,710	\$137,290	\$161,472	0.850	960	\$143.01	SB001	0.1508	RANCH	RESIDENTIA	\$21,710		401	99
03-111-000	575 ST BER	03/08/21	\$175,950	WD	03-ARM'S LENGTH	\$175,950	\$49,959	28.39	\$159,921	\$21,710	\$154,240	\$144,724	1.066	1,530	\$100.81	SB001	21.4009	ONE-STORY	RESIDENTIA	\$21,710		401	65
03-111-000	580 ST PAL	07/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,460	33.64	\$154,018	\$21,710	\$128,290	\$143,190	0.896	1,359	\$94.40	SB001	4.4193	BUNGALOW	RESIDENTIA	\$21,710		401	68
03-111-000	564 ST PAL	01/12/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$56,428	45.18	\$166,917	\$21,710	\$103,190	\$157,150	0.657	1,430	\$72.16	SB001	19.5115	BUNGALOW	RESIDENTIA	\$21,710		401	65
03-111-000	580 ST BER	09/11/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,517	57.08	\$108,308	\$21,710	\$63,290	\$103,959	0.609	880	\$71.92	SB001	24.2950	ONE-STORY	RESIDENTIA	\$21,710		401	59
03-865-000	626 ST PAL	11/09/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$43,952	34.88	\$119,214	\$21,710	\$104,290	\$108,821	0.958	1,196	\$87.20	SB001	10.6612	COLONIAL	RESIDENTIA	\$21,710		401	62
03-865-000	606 ST JAM	11/08/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,164	34.11	\$148,143	\$21,710	\$128,290	\$141,108	0.909	1,386	\$92.56	SB001	5.7414	TWO-STORY	RESIDENTIA	\$21,710		401	64
03-865-000	1223 MAYI	12/18/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,867	42.87	\$111,486	\$21,710	\$78,290	\$107,774	0.726	1,050	\$74.56	SB001	12.5321	ONE-STORY	RESIDENTIA	\$21,710		401	60
03-865-000	1215 MAYI	07/27/21	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$46,783	51.69	\$104,117	\$21,710	\$68,790	\$98,928	0.695	968	\$71.06	SB001	15.6392	ONE-STORY	RESIDENTIA	\$21,710		401	55
03-865-000	717 ST JAM	03/17/21	\$125,000	LC	04-BUYERS INTEREST	\$125,000	\$49,572	39.66	\$100,564	\$21,710	\$103,290	\$94,663	1.091	1,120	\$92.22	SB001	23.9391	ONE-STORY	RESIDENTIA	\$21,710		401	52
03-865-000	971 GREEN	07/31/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$50,370	43.42	\$122,407	\$21,710	\$94,290	\$115,877	0.814	864	\$109.13	SB001	3.8038	RANCH	RESIDENTIA	\$21,710		401	78
03-865-000	845 ST BER	02/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,746	33.87	\$173,847	\$21,710	\$178,290	\$175,071	1.018	1,233	\$144.60	SB001	16.6638	RANCH	RESIDENTIA	\$21,710		401	78
03-865-000	810 ST JAM	07/07/20	\$58,900	WD	03-ARM'S LENGTH	\$58,900	\$33,563	56.98	\$80,400	\$21,710	\$37,190	\$70,456	0.528	644	\$57.75	SB001	32.3901	ONE-STORY	RESIDENTIA	\$21,710		401	59
03-865-000	840 ST JAM	11/25/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,720	40.32	\$178,350	\$21,710	\$141,290	\$185,154	0.763	1,572	\$89.88	SB001	8.8651	TRI-LEVEL	RESIDENTIA	\$21,710		401	70
03-865-000	863 ST JAM	09/16/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$60,422	34.14	\$190,360	\$21,710	\$155,290	\$172,092	0.902	1,386	\$112.04	SB001	5.0620	BUNGALOW	RESIDENTIA	\$21,710		401	76
03-865-010	884 ST JAM	09/20/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$56,567	33.77	\$141,768	\$21,710	\$145,790	\$151,397	0.963	1,469	\$99.24	SB001	11.1217	BI-LEVEL	RESIDENTIA	\$21,710		401	78
03-865-010	888 ST JAM	03/01/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$65,037	31.12	\$188,183	\$22,615	\$186,385	\$190,527	0.978	1,710	\$109.00	SB001	12.6513	RANCH	RESIDENTIA	\$22,615		401	66
03-865-010	896 ST JAM	02/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,838	43.80	\$196,084	\$23,520	\$156,480	\$228,865	0.684	1,874	\$83.50	SB001	16.8024	QUAD-LEVEL	RESIDENTIA	\$23,520		401	75
03-865-010	1007 BUNC	07/31/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,198	35.41	\$186,501	\$23,520	\$146,480	\$187,550	0.781	1,264	\$115.89	SB001	7.0728	RANCH	RESIDENTIA	\$23,520		401	73
03-865-010	885 ST BER	10/27/20	\$157,250	CD	03-ARM'S LENGTH	\$157,250	\$62,952	40.03	\$170,101	\$21,710	\$135,540	\$170,761	0.794	1,210	\$112.02	SB001	5.8004	RANCH	RESIDENTIA	\$21,710		401	78
03-865-010	961 BUNCE	12/28/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,337	34.53	\$174,147	\$23,520	\$171,480	\$173,334	0.989	1,152	\$148.85	SB001	13.7559	RANCH	RESIDENTIA	\$23,520		401	78
03-865-010	895 ST LAV	10/14/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$58,769	35.00	\$187,214	\$21,710	\$146,190	\$168,882	0.866	1,368	\$106.86	SB001	1.3889	BUNGALOW	RESIDENTIA	\$21,710		401	76
Totals:						\$4,194,700	\$4,194,700	\$1,507,058	\$4,340,447		\$3,559,678	\$4,161,361			\$101.29		0.3665						
							Sale. Ratio =>	35.93				E.C.F. =>	0.855		Std. Deviat	0.147887							
2023-further ecf adjustments due to style & age							Std. Dev. =>	10.13				Ave. E.C.F. =>	0.852		Ave. Variar	11.9162	Coefficient	13.9903187					

SG010 SUBDIVISION C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale Property	Clauilding	Dep	
03-520-000	1250 MINN	08/13/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,000	31.58	\$130,361	\$30,202	\$159,798	\$91,054	1.755	948	\$168.56	SG010	64.6294	ONE-STORY	RESIDENTIA	\$30,202	03-520-0030-000	401	55
03-766-010	1680 GEOR	06/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,700	38.26	\$166,995	\$28,100	\$161,900	\$142,749	1.134	1,204	\$134.47	SG010	2.5463	RANCH	RESIDENTIA	\$28,100		401	55
03-766-010	1522 GEOR	06/28/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$105,700	41.94	\$234,086	\$37,076	\$214,924	\$190,348	1.129	1,519	\$141.49	SG010	2.0418	RANCH	RESIDENTIA	\$37,076		401	62
03-766-010	1230 14TH	10/14/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$141,700	54.52	\$314,683	\$32,315	\$227,585	\$277,103	0.821	3,160	\$72.02	SG010	28.7393	ONE-STORY	RESIDENTIA	\$32,315		401	59
03-766-010	1735 GEOR	09/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$63,200	30.83	\$139,415	\$28,100	\$176,900	\$114,404	1.546	1,152	\$153.56	SG010	43.7582	RANCH	RESIDENTIA	\$28,100		401	55
03-766-010	1727 GEOR	01/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,400	33.79	\$197,905	\$28,100	\$206,900	\$174,517	1.186	1,512	\$136.84	SG010	7.6864	RANCH	RESIDENTIA	\$28,100		401	60
03-766-010	1107 16TH	09/27/20	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$177,400	77.84	\$312,482	\$55,260	\$172,640	\$249,488	0.692	3,440	\$50.19	SG010	41.6716	RANCH	RESIDENTIA	\$55,260	03-766-0184-000	401	55
03-766-010	1107 16TH	06/15/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$78,100	34.10	\$178,825	\$28,100	\$200,900	\$154,908	1.297	1,720	\$116.80	SG010	18.8209	RANCH	RESIDENTIA	\$28,100		401	55
03-766-010	1533 GEOR	10/23/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,400	46.71	\$188,572	\$29,224	\$140,776	\$156,377	0.900	1,386	\$101.57	SG010	20.8458	ONE-STORY	RESIDENTIA	\$29,224		401	55
03-766-010	1521 GEOR	06/28/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$89,700	42.31	\$200,813	\$28,100	\$183,900	\$177,506	1.036	1,596	\$115.23	SG010	7.2671	RANCH	RESIDENTIA	\$28,100		401	57
03-766-020	1471 GEOR	02/12/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$65,700	41.85	\$155,974	\$28,100	\$128,900	\$131,422	0.981	1,255	\$102.71	SG010	12.7887	RANCH	RESIDENTIA	\$28,100		401	55
03-766-020	1325 GEOR	11/05/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,700	44.56	\$162,813	\$26,976	\$98,024												

SG020 SUBDIVISION J

Parcel	Number	Street	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale Property	Claudding	Dep
03-062-00	1320	CONN	03/11/22	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$59,800	34.27	\$135,342	\$25,469	\$149,031	\$106,776	1.396	1,056	\$141.13	SG020	28.5514	RANCH	RESIDENTIA	\$25,469		401	55
03-062-00	1311	CONN	03/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$187,234	\$27,591	\$172,409	\$159,803	1.079	1,232	\$139.94	SG020	3.1329	ONE-STORY	RESIDENTIA	\$27,591		401	63
03-769-00	1745	COLO	10/30/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$60,400	35.12	\$175,190	\$25,469	\$146,531	\$141,916	1.033	1,018	\$143.94	SG020	7.7693	RANCH	RESIDENTIA	\$25,469		401	72
03-769-00	1745	COLO	06/16/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$65,500	31.04	\$175,190	\$25,469	\$185,531	\$141,916	1.307	1,018	\$182.25	SG020	19.7118	RANCH	RESIDENTIA	\$25,469		401	72
03-769-00	1750	WISC	06/30/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,000	43.50	\$210,651	\$27,591	\$172,409	\$161,003	1.071	1,874	\$92.00	SG020	3.9369	ONE-STORY	RESIDENTIA	\$27,591		401	55
03-769-00	1529	COLO	07/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,100	33.55	\$156,918	\$25,469	\$174,531	\$127,744	1.366	1,075	\$162.35	SG020	25.6037	RANCH	RESIDENTIA	\$25,469		401	55
03-769-00	1475	COLO	01/19/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$45,800	33.68	\$112,324	\$25,469	\$110,531	\$86,942	1.271	1,056	\$104.67	SG020	16.1105	ONE-STORY	RESIDENTIA	\$25,469		401	65
03-769-00	805	14TH	06/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,400	42.00	\$168,105	\$25,469	\$144,531	\$155,208	0.931	1,336	\$108.18	SG020	17.9005	TRI-LEVEL	RESIDENTIA	\$25,469		401	56
03-769-00	1442	WISC	12/11/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,100	40.09	\$102,214	\$25,469	\$84,531	\$74,582	1.133	768	\$110.07	SG020	2.3180	RANCH	RESIDENTIA	\$25,469		401	55
03-769-00	1460	WISC	10/30/20	\$199,990	WD	03-ARM'S LENGTH	\$199,990	\$101,700	50.85	\$236,541	\$27,591	\$172,399	\$227,367	0.758	2,445	\$70.51	SG020	35.1973	BI-LEVEL	RESIDENTIA	\$27,591		401	58
03-769-00	1341	COLO	08/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,400	40.58	\$222,438	\$25,469	\$214,531	\$229,835	0.933	1,604	\$133.75	SG020	17.6804	COLONIAL	RESIDENTIA	\$25,469		401	81
03-769-00	1300	WISC	07/07/20	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$53,300	41.80	\$124,626	\$25,469	\$102,031	\$105,151	0.970	1,000	\$102.03	SG020	13.9883	RANCH	RESIDENTIA	\$25,469		401	65
03-769-00	1352	WISC	12/03/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$58,900	37.28	\$149,983	\$25,469	\$132,531	\$109,511	1.210	1,116	\$118.76	SG020	9.9992	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-00	1360	WISC	10/15/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$59,400	33.18	\$142,358	\$27,591	\$151,409	\$100,233	1.511	1,101	\$137.52	SG020	40.0353	BUNGALOW	RESIDENTIA	\$27,591		401	55
03-769-00	1738	NEW	08/20/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$59,300	46.33	\$155,658	\$25,469	\$102,531	\$114,502	0.895	1,248	\$82.16	SG020	21.4765	ONE-STORY	RESIDENTIA	\$25,469		401	52
03-769-00	1669	WISC	03/10/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$58,300	35.99	\$141,763	\$25,469	\$136,531	\$101,567	1.344	932	\$146.49	SG020	23.4033	BUNGALOW	RESIDENTIA	\$25,469		401	55
03-769-00	777	WASHI	05/01/20	\$183,000	OTH	03-ARM'S LENGTH	\$183,000	\$97,900	53.50	\$218,034	\$27,591	\$155,409	\$185,076	0.840	1,643	\$94.59	SG020	27.0510	RANCH	RESIDENTIA	\$27,591		401	55
03-769-00	753	WASHI	08/24/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$74,500	41.05	\$166,100	\$25,469	\$156,031	\$136,668	1.142	1,322	\$118.03	SG020	3.1467	RANCH	RESIDENTIA	\$25,469		401	55
03-769-00	1638	NEW	04/30/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,000	36.84	\$88,732	\$25,469	\$69,531	\$55,640	1.250	728	\$95.51	SG020	13.9437	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-00	1465	WISC	10/19/20	\$153,100	WD	03-ARM'S LENGTH	\$153,100	\$51,000	33.31	\$148,873	\$25,469	\$127,631	\$108,535	1.176	1,000	\$127.63	SG020	6.5731	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1417	WISC	10/15/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$45,800	33.43	\$108,540	\$25,469	\$111,531	\$73,062	1.527	872	\$127.90	SG020	41.6320	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1450	NEW	08/25/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$38,000	37.25	\$98,693	\$25,469	\$76,531	\$64,401	1.188	754	\$101.50	SG020	7.8135	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1310	NEW	08/25/21	\$115,868	WD	03-ARM'S LENGTH	\$115,868	\$47,400	40.91	\$112,700	\$25,469	\$90,399	\$76,720	1.178	815	\$110.92	SG020	6.8078	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1330	NEW	04/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,900	37.95	\$184,368	\$25,469	\$174,531	\$159,058	1.097	1,176	\$148.41	SG020	1.2936	ONE-STORY	RESIDENTIA	\$25,469		401	63
03-769-01	1360	NEW	03/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,500	33.87	\$130,107	\$25,469	\$129,531	\$91,387	1.417	900	\$143.92	SG020	30.7176	BUNGALOW	RESIDENTIA	\$25,469		401	55
03-769-01	1749	NEW	01/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,400	34.94	\$153,550	\$25,469	\$144,531	\$112,648	1.283	1,044	\$138.44	SG020	17.2815	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1634	CONN	12/30/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$82,200	43.29	\$191,929	\$25,469	\$164,431	\$195,147	0.843	1,140	\$144.24	SG020	26.7612	RANCH	RESIDENTIA	\$25,469		401	92
03-769-01	1680	CONN	09/21/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,900	35.75	\$108,401	\$25,469	\$94,531	\$72,939	1.296	912	\$103.65	SG020	18.5808	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1421	NEW	02/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,200	38.43	\$111,547	\$26,530	\$88,470	\$74,773	1.183	780	\$113.42	SG020	7.2965	ONE-STORY	RESIDENTIA	\$26,530		401	55
03-769-01	1430	CONN	11/23/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,500	41.61	\$141,932	\$25,469	\$129,531	\$105,875	1.223	1,212	\$106.87	SG020	11.3213	TWO-STORY	RESIDENTIA	\$25,469		401	55
03-769-01	1454	CONN	12/08/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,300	34.29	\$127,352	\$26,530	\$143,470	\$91,656	1.565	1,152	\$124.54	SG020	45.5088	TWO-STORY	RESIDENTIA	\$26,530		401	55
03-769-01	1346	CONN	11/20/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$67,200	43.08	\$175,001	\$26,530	\$129,470	\$145,989	0.887	1,456	\$88.92	SG020	22.3368	COLONIAL	RESIDENTIA	\$26,530		401	57
03-769-02	1323	NEW	09/03/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$62,800	45.18	\$156,914	\$25,469	\$113,531	\$114,799	0.989	1,292	\$87.87	SG020	12.1261	BUNGALOW	RESIDENTIA	\$25,469		401	55
03-769-02	1317	NEW	11/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,100	41.45	\$148,550	\$25,469	\$119,531	\$107,494	1.112	1,115	\$107.20	SG020	0.1760	BUNGALOW	RESIDENTIA	\$25,469		401	55
03-769-02	1737	CONN	08/12/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,800	56.77	\$165,837	\$26,530	\$103,470	\$135,381	0.764	1,336	\$77.45	SG020	34.5927	RANCH	RESIDENTIA	\$26,530		401	55
03-769-02	1550	NEW	06/01/20	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$56,200	45.00	\$148,469	\$25,469	\$99,431	\$108,179	0.919	1,197	\$83.07	SG020	19.1084	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	1558	NEW	12/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,600	34.06	\$139,847	\$26,530	\$148,470	\$103,015	1.441	1,072	\$138.50	SG020	33.1025	TWO-STORY	RESIDENTIA	\$26,530		401	55
03-769-02	1566	NEW	04/02/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,200	41.29	\$155,330	\$25,469	\$144,531	\$118,055	1.224	1,336	\$108.18	SG020	11.4049	TWO-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	1455	CONN	08/26/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,200	51.83	\$156,271	\$25,469	\$94,531	\$115,041	0.822	1,200	\$78.78	SG020	28.8502	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	1445	CONN	08/20/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$72,500	52.16	\$181,741	\$26,530	\$112,470	\$139,956	0.804	1,182	\$95.15	SG020	30.6604	BUNGALOW	RESIDENTIA	\$26,530		401	71
03-769-02	1413	CONN	09/02/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$66,200	35.40	\$145,824	\$25,469	\$161,531	\$109,414	1.476	1,152	\$140.22	SG020	36.6118	TWO-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	505	14TH	07/30/21	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$79,300	38.59	\$180,084	\$25,469	\$180,031	\$150,258	1.198	1,324	\$135.98	SG020	8.7935	RANCH	RESIDENTIA	\$25,469		401	55
03-769-02	1416	NEW	08/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$61,700	37.39	\$152,027	\$27,591	\$137,409	\$109,442	1.256	1,040	\$132.12	SG020	14.5322	ONE-STORY	RESIDENTIA	\$27,591		401	55
03-769-02	1354	NEW	12/28/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$73,000	47.71	\$183,103	\$25,469	\$127,531	\$138,640	0.920	1,323	\$96.40	SG020	19.0345	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	1344	NEW	09/28/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,200	41.62	\$211,356	\$25,469	\$174,431	\$168,988	1.032	1,832	\$95.21	SG020	7.8007	TWO-STORY	RESIDENTIA	\$25,469		401	57
03-769-02	1322	NEW	08/04/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,300	43.50	\$157,167	\$25,469	\$131,531	\$119,725	1.099	1,283	\$102.52	SG020	1.1610	TWO-STORY	RESIDENTIA	\$25,469		401	55
03-769-02	1739	NEW	02/05/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$63,900	37.15	\$160,694	\$25,469	\$146,531	\$118,931	1.232	1,407	\$104.14	SG020	12.1848	ONE-STORY	RESIDENTIA	\$25,469		401	55
03-769-03	1622	VERM	02/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,400	45.57	\$130,753	\$25,469	\$89,531	\$102,317	0.875	1,266	\$70.72	SG020	23.517						

SG030 SUBDIVISION P

Table with 22 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Adj. Sal, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area v. by Mean, Building Style, Use Code, Land Value, Other Parcels in Sale Property, Clauilding Dep. Includes summary rows for totals and adjustments.

SG050 CASTLE WOODS #1 SUB.

Table with 22 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Adj. Sal, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area v. by Mean, Building Style, Use Code, Land Value, Other Parcels in Sale Property, Clauilding Dep. Includes summary rows for totals and adjustments.

SG100 NORTHWOOD FARMS CONDOS

Table with 22 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Adj. Sal, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area v. by Mean, Building Style, Use Code, Land Value, Other Parcels in Sale Property, Clauilding Dep. Includes summary rows for totals and adjustments.

SG120 EMERALD FOREST CONDO

Table with 22 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Adj. Sal, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area v. by Mean, Building Style, Use Code, Land Value, Other Parcels in Sale Property, Clauilding Dep. Includes summary rows for totals and adjustments.

SG150 WHITE OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clauilding	Dep	
03-995-00:1000	JOAN	09/09/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,500	43.19	\$259,286	\$55,536	\$179,464	\$287,783	0.624	1,836	\$97.75	SG150	2.1347	COLONIAL	RESIDENTIA	\$55,536			407	80
03-995-00:1005	JOAN	12/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,700	47.26	\$370,300	\$55,536	\$284,464	\$444,582	0.640	2,935	\$96.92	SG150	0.5111	COLONIAL	RESIDENTIA	\$55,536			407	81
03-995-00:1165	JOAN	01/11/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$156,600	45.72	\$358,137	\$55,536	\$286,964	\$427,403	0.671	2,747	\$104.46	SG150	2.6457	COLONIAL	RESIDENTIA	\$55,536			407	81
Totals:			\$917,500			\$917,500	\$418,800		\$987,723		\$750,892	\$1,159,767			\$99.71								0.2494	
							Sale. Ratio =>	45.65				E.C.F. =>	0.647			Std. Deviat	0.024308							
							Std. Dev. =>	2.06				Ave. E.C.F. =>	0.645			Ave. Variar	1.7638	Coefficient	2.734786927					

ST01 STIEBERS GREENBRIER SUB.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clauilding	Dep	
03-745-00:659	CAROL	01/19/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$63,500	39.94	\$141,519	\$26,224	\$132,776	\$103,311	1.285	912	\$145.59	ST01	12.0332	ONE-STORY	RESIDENTIA	\$26,224	03-745-0027-000		401	59
03-745-00:667	CAROL	12/04/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$56,600	41.62	\$144,028	\$33,024	\$102,976	\$101,652	1.013	912	\$112.91	ST01	15.1851	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-00:737	CAROL	01/27/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$60,600	47.53	\$126,899	\$26,224	\$101,276	\$90,211	1.123	912	\$111.05	ST01	4.2213	ONE-STORY	RESIDENTIA	\$26,224	03-745-0019-000		401	59
03-745-00:785	CAROL	09/17/21	\$155,000	WD	03-ARM'S LENGTH	\$150,000	\$63,100	42.07	\$133,370	\$26,224	\$123,776	\$96,009	1.289	912	\$135.72	ST01	12.4338	ONE-STORY	RESIDENTIA	\$26,224	03-745-0014-000		401	59
03-745-00:831	CAROL	09/16/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$60,000	36.81	\$145,892	\$33,024	\$129,976	\$103,359	1.258	912	\$142.52	ST01	9.2645	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-00:922	CAROL	08/06/20	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$55,900	42.51	\$143,625	\$33,024	\$98,476	\$101,283	0.972	912	\$107.98	ST01	19.2589	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:629	GEORC	12/30/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$66,900	37.58	\$167,961	\$33,024	\$144,976	\$123,569	1.173	1,112	\$130.37	ST01	0.8367	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:655	GEORC	01/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,200	35.27	\$146,458	\$33,024	\$131,976	\$103,877	1.270	872	\$151.35	ST01	10.5624	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:701	GEORC	10/30/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$61,100	39.17	\$154,772	\$33,024	\$122,976	\$111,491	1.103	960	\$128.10	ST01	6.1861	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:711	GEORC	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,800	39.27	\$164,347	\$33,024	\$131,976	\$120,259	1.097	1,235	\$106.86	ST01	6.7445	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:901	GEORC	09/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,800	45.23	\$149,663	\$33,024	\$96,976	\$106,812	0.908	980	\$98.96	ST01	25.6965	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:911	GEORC	02/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000	33.68	\$155,487	\$33,024	\$156,976	\$112,146	1.400	920	\$170.63	ST01	23.4876	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-745-01:929	GEORC	11/04/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$56,200	32.49	\$138,253	\$33,024	\$139,976	\$96,364	1.453	1,004	\$139.42	ST01	28.7707	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-767-01:718	GEORC	07/31/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,900	38.65	\$157,277	\$33,024	\$121,976	\$113,785	1.072	972	\$125.49	ST01	9.2887	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-767-01:748	GEORC	11/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,000	33.16	\$162,413	\$33,024	\$156,976	\$118,488	1.325	1,000	\$156.98	ST01	15.9950	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-767-01:774	GEORC	09/15/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$63,800	40.13	\$160,102	\$33,024	\$125,976	\$116,372	1.083	1,000	\$125.98	ST01	8.2345	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-767-01:788	GEORC	04/02/21	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$74,000	37.97	\$176,030	\$33,024	\$161,876	\$130,958	1.236	1,207	\$134.11	ST01	7.1217	ONE-STORY	RESIDENTIA	\$33,024			401	59
03-767-01:630	GEORC	07/10/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,900	44.92	\$137,628	\$33,024	\$86,976	\$95,791	0.908	955	\$91.07	ST01	25.6901	ONE-STORY	RESIDENTIA	\$33,024			401	59
Totals:			\$2,847,900			\$2,842,900	\$1,104,300		\$2,705,724		\$2,268,868	\$1,945,736			\$128.62								0.1197	
							Sale. Ratio =>	38.84				E.C.F. =>	1.166			Std. Deviat	0.160164							
							Std. Dev. =>	4.22				Ave. E.C.F. =>	1.165			Ave. Variar	13.3895	Coefficient	11.49437418					

ST02 LOST OAKS CONDOMINIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clauilding	Dep	
03-954-00:1090	APRIL	04/30/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,200	43.06	\$177,352	\$21,120	\$148,880	\$173,014	0.861	1,040	\$143.15	ST02	0.4563	ONE-STORY	RESIDENTIA	\$21,120			407	88
03-954-00:1045	APRIL	07/15/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,400	40.28	\$160,033	\$21,120	\$133,780	\$153,835	0.870	1,040	\$128.63	ST02	0.4563	ONE-STORY	RESIDENTIA	\$21,120			407	88
Totals:			\$324,900			\$324,900	\$135,600		\$337,385		\$282,660	\$326,849			\$135.89								0.0268	
							Sale. Ratio =>	41.74				E.C.F. =>	0.865			Std. Deviat	0.006453							
							Std. Dev. =>	1.96				Ave. E.C.F. =>	0.865			Ave. Variar	0.4563	Coefficient	0.527506194					

ST04 RIVERWOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clauilding	Dep	
03-978-00:155	HARBC	11/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,500	35.48	\$195,519	\$31,700	\$178,300	\$191,377	0.932	1,144	\$155.86	ST04	4.1939	ONE-STORY	RESIDENTIA	\$31,700			407	90
03-978-00:265	HARBC	07/06/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,800	41.65	\$194,795	\$31,700	\$138,300	\$190,532	0.726	1,092	\$126.65	ST04	16.3864	ONE-STORY	RESIDENTIA	\$31,700			407	90
03-978-00:265	HARBC	07/21/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900	35.19	\$194,795	\$31,700	\$178,300	\$190,532	0.936	1,092	\$163.28	ST04	4.6075	ONE-STORY	RESIDENTIA	\$31,700			407	90
03-978-00:230	HARBC	08/26/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$80,100	34.10	\$211,984	\$32,968	\$201,932	\$209,131	0.966	1,118	\$180.62	ST04	7.5849	ONE-STORY	RESIDENTIA	\$32,968			407	90
Totals:			\$824,900			\$824,900	\$299,300		\$797,093		\$696,832	\$781,571			\$156.60								0.1850	
							Sale. Ratio =>	36.28				E.C.F. =>	0.892			Std. Deviat	0.110282							
							Std. Dev. =>	3.41				Ave. E.C.F. =>	0.890			Ave. Variar	8.1932	Coefficient	9.208650143					

ST05 ORCHARD VIEW CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Use Code	Land Value	Other Parcels in Sale	roperty	Clauilding	Dep	
03-973-00:771	APPLEE	09/08/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$62,093	39.30	\$170,245	\$28,176	\$129,824	\$161,442	0.804	960	\$135.23	ST05	15.8622	ONE-STORY	RESIDENTIA	\$28,176			407	79
03-973-00:717	APPLEE	03/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,349	32.56	\$145,078	\$28,176	\$141,824	\$132,843	1.068	960	\$147.73	ST05	10.4831	ONE-STORY	RESIDENTIA	\$28,176			407	79
03-973-00:660	HEATH	03/23/22	\$185,000	WD	03-																			