

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
R0120 MAPLE HILLS OCCP 627																
50-22-01-101-079	41401 CLINTON	02/28/25	WD	03-ARM'S LENGTH	\$325,000	\$159,370	49.04	\$318,738	\$62,073	\$262,927	\$208,671	1.260	1,260	\$208.67	TWO STORY B	62
50-22-01-101-109	41442 CORNELL	11/12/24	PTA	03-ARM'S LENGTH	\$352,000	\$154,930	44.01	\$309,867	\$62,102	\$289,898	\$201,435	1.439	1,260	\$230.08	TWO STORY B	65
50-22-01-101-102	41561 CORNELL	10/01/24	PTA	03-ARM'S LENGTH	\$280,000	\$131,920	47.11	\$263,845	\$62,102	\$217,898	\$164,019	1.328	1,160	\$187.84	TWO STORY B	65
50-22-01-101-039	31040 EAGLE	08/29/24	PTA	03-ARM'S LENGTH	\$345,800	\$162,050	46.86	\$324,102	\$62,073	\$283,727	\$213,032	1.332	1,347	\$210.64	ONE STORY B	62
50-22-01-101-050	41500 BELDEN	07/26/24	PTA	03-ARM'S LENGTH	\$293,000	\$126,970	43.33	\$253,941	\$62,073	\$230,927	\$155,990	1.480	1,160	\$199.08	TWO STORY B	62
50-22-01-101-096	41482 CORNELL	07/17/24	PTA	03-ARM'S LENGTH	\$325,000	\$143,600	44.18	\$287,207	\$62,102	\$262,898	\$183,012	1.437	1,260	\$208.65	TWO STORY B	64
50-22-01-101-091	41522 CORNELL	06/21/24	PTA	03-ARM'S LENGTH	\$322,000	\$139,850	43.43	\$279,700	\$63,855	\$258,145	\$175,484	1.471	1,323	\$195.12	TWO STORY D	63
50-22-01-101-071	41423 BELDEN	05/20/24	WD	03-ARM'S LENGTH	\$290,000	\$135,310	46.66	\$270,626	\$62,073	\$227,927	\$169,555	1.344	1,323	\$172.28	TWO STORY D	62
50-22-01-101-022	31128 COLUMBIA	05/17/24	PTA	03-ARM'S LENGTH	\$300,000	\$135,730	45.24	\$271,455	\$62,073	\$237,927	\$170,229	1.398	1,260	\$188.83	TWO STORY B	62
50-22-01-101-126	41305 CORNELL	04/30/24	PTA	03-ARM'S LENGTH	\$332,000	\$162,250	48.87	\$324,508	\$62,102	\$269,898	\$213,338	1.265	1,452	\$185.88	TWO STORY B	64
50-22-01-101-064	41388 BELDEN	04/22/24	PTA	03-ARM'S LENGTH	\$345,000	\$164,910	47.80	\$329,811	\$62,073	\$282,927	\$217,673	1.300	1,347	\$210.04	ONE STORY B	62
50-22-01-101-021	31120 COLUMBIA	03/29/24	PTA	03-ARM'S LENGTH	\$275,000	\$139,330	50.67	\$278,660	\$62,073	\$212,927	\$176,087	1.209	1,323	\$160.94	TWO STORY D	62
50-22-01-101-001	31245 COLUMBIA	08/07/23	PTA	03-ARM'S LENGTH	\$265,000	\$137,610	51.93	\$275,210	\$62,073	\$202,927	\$173,282	1.171	1,323	\$153.38	TWO STORY D	62
50-22-01-101-096	41482 CORNELL	06/30/23	WD	03-ARM'S LENGTH	\$280,000	\$143,600	51.29	\$287,207	\$62,102	\$217,898	\$183,012	1.191	1,260	\$172.93	TWO STORY B	64
50-22-01-101-009	31113 COLUMBIA	05/24/23	PTA	03-ARM'S LENGTH	\$285,000	\$146,590	51.44	\$293,178	\$62,073	\$222,927	\$187,890	1.186	1,260	\$176.93	TWO STORY B	62
					\$4,614,800	\$2,184,020		\$4,368,055		\$3,681,778	\$2,792,710		1,288	\$190.75		
USE 1.250 ECF FOR ALL STYLES												ECF =>	1.318			
												Avg ECF =>	1.321			
R0121 HAVERHILL FARMS OCCP 912																
50-22-01-105-006	40784 KINGSLEY	11/21/24	WD	03-ARM'S LENGTH	\$670,000	\$319,280	47.65	\$638,554	\$117,595	\$552,405	\$643,159	0.859	3,324	\$166.19	TWO STORY	71
50-22-01-126-014	31250 KINGSLEY	10/18/24	PTA	03-ARM'S LENGTH	\$585,000	\$259,410	44.34	\$518,810	\$122,684	\$462,316	\$489,044	0.945	2,847	\$162.39	TWO STORY	71
50-22-01-105-010	40724 KINGSLEY	12/01/23	WD	03-ARM'S LENGTH	\$570,000	\$280,980	49.29	\$561,957	\$109,930	\$460,070	\$558,058	0.824	3,018	\$152.44	TWO STORY	78
50-22-01-102-001	31121 CHATSFORD	06/09/23	PTA	03-ARM'S LENGTH	\$550,000	\$248,710	45.22	\$497,412	\$108,972	\$441,028	\$479,556	0.920	2,865	\$153.94	TWO STORY	72
					\$2,375,000	\$1,108,380		\$2,216,733		\$1,915,819	\$2,169,817		3,014	\$158.74		
USE 0.880 ECF FOR ALL STYLES												ECF =>	0.883			
												Avg ECF =>	0.887			
R0122 LENOX PARK OCCP 1693																
50-22-01-326-117	40638 LENOX PARK	01/07/25	WD	03-ARM'S LENGTH	\$450,000	\$195,860	43.52	\$391,711	\$83,149	\$366,851	\$342,847	1.070	1,816	\$202.01	TWO STORY	80
50-22-01-326-021	40748 LENOX PARK	06/07/24	WD	03-ARM'S LENGTH	\$435,000	\$206,410	47.45	\$412,819	\$83,415	\$351,585	\$366,004	0.961	1,826	\$192.54	TWO STORY	79
50-22-01-326-008	40807 LENOX PARK	03/06/24	PTA	03-ARM'S LENGTH	\$440,000	\$203,010	46.14	\$406,020	\$83,415	\$356,585	\$358,450	0.995	1,804	\$197.66	TWO STORY	79
50-22-01-326-181	40637 LENOX PARK	02/29/24	PTA	03-ARM'S LENGTH	\$439,000	\$221,380	50.43	\$442,752	\$83,415	\$355,585	\$399,263	0.891	1,816	\$195.81	TWO STORY	80
50-22-01-326-166	40521 LENOX PARK	12/04/23	PTA	03-ARM'S LENGTH	\$425,000	\$224,140	52.74	\$448,289	\$83,149	\$341,851	\$405,711	0.843	1,824	\$187.42	TWO STORY	84
50-22-01-326-027	40778 LENOX PARK	09/18/23	WD	03-ARM'S LENGTH	\$400,000	\$192,000	48.00	\$384,008	\$83,415	\$316,585	\$333,992	0.948	1,826	\$173.38	TWO STORY	79
50-22-01-326-050	40826 LENOX PARK	08/18/23	PTA	03-ARM'S LENGTH	\$439,900	\$218,620	49.70	\$437,232	\$83,415	\$356,485	\$393,130	0.907	1,826	\$195.23	TWO STORY	79
										\$2,445,527	\$2,599,398					
USE 0.90 ECF FOR ALL STYLES EXCEPT ONE STY												ECF =>	0.941			
												Avg ECF =>	0.945			
50-22-01-326-225	40622 LENOX PARK	10/11/24	WD	03-ARM'S LENGTH	\$428,000	\$217,990	50.93	\$435,981	\$83,149	\$344,851	\$371,402	0.929	1,528	\$225.69	ONE STORY	86
50-22-01-326-051	40832 LENOX PARK	09/04/24	PTA	03-ARM'S LENGTH	\$420,000	\$197,630	47.05	\$395,261	\$83,415	\$336,585	\$328,259	1.025	1,516	\$222.02	ONE STORY	79
50-22-01-326-206	30216 VIEWCREST	06/21/24	PTA	03-ARM'S LENGTH	\$430,000	\$215,460	50.11	\$430,918	\$83,415	\$346,585	\$365,793	0.947	1,538	\$225.35	ONE STORY	86
50-22-01-326-088	40492 LENOX PARK	05/13/24	WD	03-ARM'S LENGTH	\$440,000	\$205,440	46.69	\$410,883	\$83,415	\$356,585	\$344,703	1.034	1,528	\$233.37	ONE STORY	82
50-22-01-326-179	40627 LENOX PARK	02/16/24	WD	03-ARM'S LENGTH	\$420,000	\$196,730	46.84	\$393,461	\$83,415	\$336,585	\$326,364	1.031	1,528	\$220.28	ONE STORY	80

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50-22-01-326-144	30242 VIEWCREST	12/07/23	PTA	03-ARM'S LENGTH	\$435,000	\$211,800	48.69	\$423,607	\$83,552	\$351,448	\$357,953	0.982	1,526	\$230.31	ONE STORY	80
50-22-01-326-216	40578 LENOX PARK	10/31/23	WD	03-ARM'S LENGTH	\$438,500	\$213,900	48.78	\$427,801	\$83,149	\$355,351	\$362,792	0.979	1,538	\$231.05	ONE STORY	85
50-22-01-326-225	40622 LENOX PARK	09/22/23	PTA	03-ARM'S LENGTH	\$446,000	\$217,990	48.88	\$435,981	\$83,149	\$362,851	\$371,402	0.977	1,528	\$237.47	ONE STORY	86
50-22-01-326-235	30141 BRIGHTWOOD	07/07/23	WD	03-ARM'S LENGTH	\$436,000	\$205,240	47.07	\$410,476	\$83,415	\$352,585	\$344,275	1.024	1,538	\$229.25	ONE STORY	87
50-22-01-326-005	40831 LENOX PARK	04/27/23	PTA	03-ARM'S LENGTH	\$405,000	\$201,600	49.78	\$403,191	\$83,415	\$321,585	\$336,606	0.955	1,538	\$209.09	ONE STORY	79

					\$4,298,500	\$2,083,780		\$4,167,560		\$3,465,011	\$3,509,548		1,531	\$226.39		
USE 0.950 ECF FOR ONE STORY, B, C, D												ECF =>	0.987			
												Avg ECF =>	0.988			

R0150ACREAGE SEC 1

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS:

R0450, R1050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY B	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY C	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY B	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY C	1.000	1.050	1.100	1.150	1.200	1.250
BI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
TRI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
CUSTOM	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY D	1.000	1.050	1.100	1.150	1.200	1.250
OTHER	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY D	1.000	1.050	1.100	1.150	1.200	1.250

R0201WOODS OF NOVI																
50-22-02-381-011	29655 ENGLISH	01/22/25	WD	03-ARM'S LENGTH	\$565,000	\$244,820	43.33	\$489,635	\$91,856	\$473,144	\$472,450	1.001	2,361	\$200.40	TWO STORY	75
50-22-02-382-043	29606 ENGLISH	01/08/25	WD	03-ARM'S LENGTH	\$410,000	\$196,220	47.86	\$392,431	\$94,094	\$315,906	\$355,446	0.889	2,082	\$151.73	TWO STORY	65
					\$975,000	\$441,040		\$882,066		\$789,050	\$827,896		2,222	\$176.07		

USE 0.90 ECF FOR ALL STYLES												ECF =>	0.953			
												Avg ECF =>	0.945			

R0202EAST LAKE RESIDENTIAL

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.600	1.600	1.650	1.750	1.750	1.750
ONE STORY B	1.600	1.600	1.650	1.750	1.750	1.750
ONE STORY C	1.600	1.600	1.650	1.750	1.750	1.750
TWO STORY	1.600	1.600	1.650	1.750	1.750	1.750
TWO STORY B	1.600	1.600	1.650	1.750	1.750	1.750
TWO STORY C	1.600	1.600	1.650	1.750	1.750	1.750

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TWO STORY C	1.600	1.600	1.650	1.750	1.750	1.750										
BI-LEVEL	1.600	1.600	1.650	1.750	1.750	1.750										
TRI-LEVEL	1.600	1.600	1.650	1.750	1.750	1.750										
CUSTOM	1.600	1.600	1.650	1.750	1.750	1.750										
TWO STORY D	1.600	1.600	1.650	1.750	1.750	1.750										
OTHER	1.600	1.600	1.650	1.750	1.750	1.750										
ONE STORY D	1.600	1.600	1.650	1.750	1.750	1.750										

R0203LAKEVIEW HILLS

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY B	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY C	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY B	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY C	1.100	1.150	1.250	1.350	1.550	1.600
BI-LEVEL	1.100	1.150	1.250	1.350	1.550	1.600
TRI-LEVEL	1.100	1.150	1.250	1.350	1.550	1.600
CUSTOM	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY D	1.100	1.150	1.250	1.350	1.550	1.600
OTHER	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY D	1.100	1.150	1.250	1.350	1.550	1.600

R0204CENAQUA SHORES

50-22-02-359-038	235 ENDWELL	05/03/23	PTA	03-ARM'S LENGTH	\$235,000	\$99,820	42.48	\$199,632	\$70,552	\$164,448	\$64,540	2.548	960	\$171.30	ONE STORY	46
					\$235,000	\$113,970		\$227,949		\$164,448	\$64,540		1,100	\$180.36		
USE 1.50-2.20 ECF FOR ALL ONE STORY												ECF =>	2.548			
												Avg ECF =>	2.548			

USE 1.50-2.20 ECF FOR ALL ONE STORY

50-22-02-358-010	224 ENDWELL	11/12/24	PTA	03-ARM'S LENGTH	\$235,000	\$113,970	48.50	\$227,949	\$36,604	\$198,396	\$89,719	2.211	1,100	\$180.36	TWO STORY B	58
										\$198,396	\$89,719					
USE 1.50-2.00 ECF FOR ALL OTHER STYLES												ECF =>	2.211			
												Avg ECF =>	2.211			

USE 1.50-2.00 ECF FOR ALL OTHER STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.500	1.600	1.700	1.900	2.000	2.200
ONE STORY B	1.500	1.600	1.700	1.900	2.000	2.200
ONE STORY C	1.500	1.600	1.700	1.900	2.000	2.200
TWO STORY	1.500	1.600	1.700	1.800	1.900	2.000
TWO STORY B	1.500	1.600	1.700	1.800	1.900	2.000
TWO STORY C	1.500	1.600	1.700	1.800	1.900	2.000

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BI-LEVEL	1.500	1.600	1.700	1.800	1.900	2.000											
TRI-LEVEL	1.500	1.600	1.700	1.800	1.900	2.000											
CUSTOM	1.500	1.600	1.700	1.800	1.900	2.000											
TWO STORY D	1.500	1.600	1.700	1.800	1.900	2.000											
OTHER	1.500	1.600	1.700	1.800	1.900	2.000											
ONE STORY D	1.500	1.600	1.700	1.800	2.000	2.200											
	1.500	1.600	1.700	1.800	1.900	2.000											

R0221	MAPLE GREENS OCCP 628															
50-22-02-226-118	30709 SANDALWOOD	03/05/25	OTH	03-ARM'S LENGTH	\$382,500	\$182,900	47.82	\$365,809	\$77,130	\$305,370	\$283,019	1.079	1,644	\$185.75	ONE STORY B	73
50-22-02-226-110	41575 KENILWORTH	02/06/25	WD	03-ARM'S LENGTH	\$416,400	\$215,050	51.65	\$430,099	\$77,130	\$339,270	\$346,048	0.980	1,827	\$185.70	ONE STORY B	66
50-22-02-226-215	30718 TANGLEWOOD	10/21/24	PTA	03-ARM'S LENGTH	\$325,000	\$157,330	48.41	\$314,652	\$77,130	\$247,870	\$232,865	1.064	1,404	\$176.55	ONE STORY B	68
50-22-02-226-120	30725 SANDALWOOD	10/01/24	PTA	03-ARM'S LENGTH	\$370,000	\$187,040	50.55	\$374,088	\$77,130	\$292,870	\$291,135	1.006	2,034	\$143.99	ONE STORY B	66
50-22-02-226-067	41645 CHARLESTON	08/28/24	PTA	03-ARM'S LENGTH	\$327,500	\$177,800	54.29	\$355,593	\$77,130	\$250,370	\$273,003	0.917	1,798	\$139.25	ONE STORY B	65
50-22-02-226-108	41582 KENILWORTH	08/15/24	PTA	03-ARM'S LENGTH	\$360,000	\$183,560	50.99	\$367,120	\$77,130	\$282,870	\$284,304	0.995	1,530	\$184.88	ONE STORY B	66
50-22-02-226-075	30943 SAVANNAH	07/12/24	PTA	03-ARM'S LENGTH	\$395,000	\$188,930	47.83	\$377,868	\$77,130	\$317,870	\$294,841	1.078	1,644	\$193.35	ONE STORY B	65
50-22-02-226-209	30764 TANGLEWOOD	07/02/24	PTA	03-ARM'S LENGTH	\$411,000	\$193,910	47.18	\$387,816	\$77,130	\$333,870	\$304,594	1.096	1,644	\$203.08	ONE STORY B	68
50-22-02-226-114	41681 KENILWORTH	06/03/24	WD	03-ARM'S LENGTH	\$315,000	\$152,820	48.51	\$305,645	\$77,130	\$237,870	\$224,034	1.062	1,390	\$171.13	ONE STORY B	66
50-22-02-226-158	31044 SILVERDALE	04/09/24	WD	03-ARM'S LENGTH	\$440,000	\$218,790	49.73	\$437,571	\$77,130	\$362,870	\$353,374	1.027	1,895	\$191.49	ONE STORY B	68
50-22-02-226-001	31197 BARRINGTON	03/13/24	PTA	03-ARM'S LENGTH	\$399,999	\$197,770	49.44	\$395,534	\$77,130	\$322,869	\$312,161	1.034	1,761	\$183.34	ONE STORY B	64
50-22-02-226-089	41503 CYPRESS	09/01/23	PTA	03-ARM'S LENGTH	\$332,000	\$161,140	48.54	\$322,284	\$77,130	\$254,870	\$240,347	1.060	1,390	\$183.36	ONE STORY B	65
50-22-02-226-144	31045 SENECA	09/01/23	PTA	03-ARM'S LENGTH	\$338,000	\$160,260	47.41	\$320,514	\$77,130	\$260,870	\$238,612	1.093	1,450	\$179.91	ONE STORY B	67
50-22-02-226-099	41670 KENILWORTH	08/25/23	OTH	03-ARM'S LENGTH	\$425,000	\$216,440	50.93	\$432,874	\$77,130	\$347,870	\$348,769	0.997	1,888	\$184.25	ONE STORY B	66
50-22-02-226-220	30987 TANGLEWOOD	06/26/23	PTA	03-ARM'S LENGTH	\$470,000	\$228,510	48.62	\$457,015	\$77,130	\$392,870	\$372,436	1.055	1,705	\$230.42	ONE STORY B	71
50-22-02-226-096	41694 KENILWORTH	09/06/24	PTA	03-ARM'S LENGTH	\$420,000	\$216,660	51.59	\$433,321	\$77,130	\$342,870	\$349,207	0.982	2,310	\$148.43	TWO STORY B	67
50-22-02-226-059	31092 ARLINGTON	07/14/23	PTA	03-ARM'S LENGTH	\$391,000	\$194,950	49.86	\$389,897	\$77,130	\$313,870	\$306,634	1.024	1,687	\$186.05	TWO STORY B	74
					\$6,518,399	\$3,233,860		\$6,467,700		\$5,207,189	\$5,055,382		1,706	\$180.64		
USE 1.02 ECF FOR ALL STYLES												ECF =>	1.030			
												Avg ECF =>	1.032			

outlier

50-22-02-226-005	31231 BARRINGTON	08/21/24	WD	03-ARM'S LENGTH	\$499,000	\$202,800	40.64	\$405,600	\$77,130	\$421,870	\$322,029	1.310	2,064	\$204.39	ONE STORY B	64
50-22-02-226-079	41526 CYPRESS	11/12/24	PTA	03-ARM'S LENGTH	\$487,000	\$200,880	41.25	\$401,762	\$77,130	\$409,870	\$318,267	1.288	1,798	\$227.96	ONE STORY B	66
50-22-02-226-105	41622 KENILWORTH	07/31/24	PTA	03-ARM'S LENGTH	\$450,000	\$194,000	43.11	\$387,991	\$77,130	\$372,870	\$304,766	1.223	1,644	\$226.81	ONE STORY B	73
50-22-02-226-145	41665 CHARLESTON	08/30/24	PTA	03-ARM'S LENGTH	\$391,000	\$176,410	45.12	\$352,817	\$77,130	\$313,870	\$270,281	1.161	1,942	\$161.62	TWO STORY B	68
50-22-02-226-011	31146 SENECA	03/18/24	PTA	03-ARM'S LENGTH	\$400,000	\$184,840	46.21	\$369,684	\$77,130	\$322,870	\$286,818	1.126	1,450	\$222.67	ONE STORY B	65
50-22-02-226-044	31091 AUGUSTA	11/04/24	PTA	03-ARM'S LENGTH	\$396,000	\$184,550	46.60	\$369,092	\$77,130	\$318,870	\$286,237	1.114	1,991	\$160.16	ONE STORY B	65

R0222	MAPLE POINTE OCCP 709															
50-22-02-202-154	30896 JASPER	03/18/25	WD	03-ARM'S LENGTH	\$255,000	\$132,680	52.03	\$265,365	\$56,438	\$198,562	\$204,830	0.969	1,356	\$146.43	ONE STORY B	68
50-22-02-202-044	41840 CANTEBURY	12/12/24	WD	03-ARM'S LENGTH	\$289,900	\$144,120	49.71	\$288,235	\$56,438	\$233,462	\$227,252	1.027	1,500	\$155.64	ONE STORY B	65
50-22-02-202-209	41778 WEBSTER	10/15/24	PTA	03-ARM'S LENGTH	\$301,000	\$141,620	47.05	\$283,244	\$56,438	\$244,562	\$222,359	1.100	1,357	\$180.22	TWO STORY B	69
50-22-02-202-231	30997 CENTENNIAL	08/23/24	PTA	03-ARM'S LENGTH	\$298,000	\$141,410	47.45	\$282,827	\$56,438	\$241,562	\$221,950	1.088	1,356	\$178.14	ONE STORY B	68
50-22-02-202-074	30664 VINE	08/16/24	PTA	03-ARM'S LENGTH	\$284,000	\$132,860	46.78	\$265,720	\$56,438	\$227,562	\$205,178	1.109	1,224	\$185.92	ONE STORY B	66
50-22-02-202-302	31179 LIVINGSTON	04/01/24	PTA	03-ARM'S LENGTH	\$314,000	\$162,690	51.81	\$325,383	\$56,438	\$257,562	\$263,672	0.977	1,516	\$169.90	ONE STORY B	71
50-22-02-202-168	41767 WEBSTER	02/29/24	PTA	03-ARM'S LENGTH	\$285,000	\$137,010	48.07	\$274,021	\$56,438	\$228,562	\$213,317	1.071	1,385	\$165.03	ONE STORY B	68

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-02-202-233	41765 PRIMROSE	01/11/24	WD	03-ARM'S LENGTH	\$326,000	\$153,880	47.20	\$307,753	\$56,438	\$269,562	\$246,387	1.094	1,500	\$179.71	ONE STORY B	69
50-22-02-202-202	41692 MAGNOLIA	12/28/23	PTA	03-ARM'S LENGTH	\$302,000	\$152,090	50.36	\$304,172	\$56,438	\$245,562	\$242,876	1.011	1,356	\$181.09	ONE STORY B	68
50-22-02-202-025	41609 BLAIR	11/20/23	PTA	03-ARM'S LENGTH	\$279,000	\$137,960	49.45	\$275,923	\$56,438	\$222,562	\$215,181	1.034	1,224	\$181.83	ONE STORY B	65
50-22-02-202-027	41613 BLAIR	09/28/23	PTA	03-ARM'S LENGTH	\$240,000	\$118,680	49.45	\$237,359	\$56,438	\$183,562	\$177,374	1.035	1,154	\$159.07	ONE STORY B	65
50-22-02-202-128	41872 CANTEBURY	09/22/23	PTA	03-ARM'S LENGTH	\$291,000	\$137,580	47.28	\$275,167	\$56,438	\$234,562	\$214,440	1.094	1,385	\$169.36	ONE STORY B	67
50-22-02-202-288	31137 CENTENNIAL	08/31/23	WD	03-ARM'S LENGTH	\$287,500	\$143,780	50.01	\$287,566	\$56,438	\$231,062	\$226,596	1.020	1,500	\$154.04	ONE STORY B	69
50-22-02-202-037	41995 ARROWHEAD	07/31/23	WD	03-ARM'S LENGTH	\$269,500	\$125,360	46.52	\$250,717	\$56,438	\$213,062	\$190,470	1.119	1,041	\$204.67	ONE STORY B	65
50-22-02-202-131	41858 CANTEBURY	06/26/23	WD	03-ARM'S LENGTH	\$285,000	\$147,440	51.73	\$294,873	\$56,438	\$228,562	\$233,760	0.978	1,352	\$169.05	TWO STORY B	76
50-22-02-202-123	41907 CANTEBURY	06/07/23	PTA	03-ARM'S LENGTH	\$298,500	\$143,630	48.12	\$287,260	\$56,438	\$242,062	\$226,296	1.070	1,224	\$197.76	ONE STORY B	67
50-22-02-202-194	41675 MAGNOLIA	05/01/23	WD	03-ARM'S LENGTH	\$309,500	\$157,520	50.89	\$315,047	\$56,438	\$253,062	\$253,538	0.998	1,500	\$168.71	ONE STORY B	68
50-22-02-202-039	41999 ARROWHEAD	04/27/23	PTA	03-ARM'S LENGTH	\$258,000	\$131,080	50.81	\$262,165	\$56,438	\$201,562	\$201,693	0.999	1,224	\$164.67	ONE STORY B	65
50-22-02-202-103	41853 CANTEBURY	04/20/23	PTA	03-ARM'S LENGTH	\$250,000	\$136,820	54.73	\$273,636	\$56,438	\$193,562	\$212,939	0.909	1,356	\$142.74	ONE STORY B	67
50-22-02-202-294	31155 LIVINGSTON	04/14/23	PTA	03-ARM'S LENGTH	\$250,000	\$136,890	54.76	\$273,786	\$56,438	\$193,562	\$213,086	0.908	1,356	\$142.74	ONE STORY B	71

\$5,672,900 \$2,815,100 \$5,630,219 \$4,544,140 \$4,413,195 1,343 \$169.84

USE 1.02 ECF FOR ALL STYLES

ECF => 1.030

Avg ECF => 1.031

outlier

50-22-02-202-143	30895 JASPER	01/17/25	PTA	03-ARM'S LENGTH	\$270,000	\$118,460	43.87	\$236,927	\$56,438	\$213,562	\$176,950	1.207	1,154	\$185.06	ONE STORY B	68
50-22-02-202-064	41816 INDEPENDENCE	05/09/25	WD	03-ARM'S LENGTH	\$335,000	\$132,870	39.66	\$265,739	\$56,438	\$278,562	\$205,197	1.358	1,422	\$195.89	ONE STORY B	66
50-22-02-202-201	41694 MAGNOLIA	07/10/24	PTA	03-ARM'S LENGTH	\$330,000	\$133,720	40.52	\$267,437	\$56,438	\$273,562	\$206,862	1.322	1,385	\$197.52	ONE STORY B	68
50-22-02-202-067	41810 INDEPENDENCE	09/03/24	PTA	03-ARM'S LENGTH	\$305,000	\$123,870	40.61	\$247,746	\$56,438	\$248,562	\$187,557	1.325	1,224	\$203.07	ONE STORY B	66
50-22-02-202-193	41703 MAGNOLIA	06/06/24	PTA	03-ARM'S LENGTH	\$284,000	\$118,090	41.58	\$236,177	\$56,438	\$227,562	\$176,215	1.291	1,154	\$197.19	ONE STORY B	68
50-22-02-202-304	31187 LIVINGSTON	03/08/24	PTA	03-ARM'S LENGTH	\$317,000	\$136,970	43.21	\$273,941	\$56,438	\$260,562	\$213,238	1.222	1,356	\$192.15	ONE STORY B	71
50-22-02-202-003	41695 JUNIPER	01/31/24	PTA	03-ARM'S LENGTH	\$285,000	\$126,350	44.33	\$252,709	\$56,438	\$228,562	\$192,423	1.188	1,356	\$168.56	ONE STORY B	65

R0223	MAPLE HEIGHTS OCCP 750															
50-22-02-251-022	41649 SLEEPY HOLLOV	07/03/24	PTA	03-ARM'S LENGTH	\$328,000	\$154,960	47.24	\$309,925	\$62,263	\$265,737	\$245,210	1.084	1,396	\$190.36	ONE STORY B	67
50-22-02-251-040	41701 SLEEPY HOLLOV	01/10/24	PTA	03-ARM'S LENGTH	\$355,000	\$170,950	48.15	\$341,901	\$62,263	\$292,737	\$276,869	1.057	2,096	\$139.66	TWO STORY B	67
50-22-02-251-025	41666 SLEEPY HOLLOV	10/27/23	PTA	03-ARM'S LENGTH	\$330,000	\$171,480	51.96	\$342,968	\$62,263	\$267,737	\$277,926	0.963	1,774	\$150.92	ONE STORY B	67
50-22-02-251-028	41667 SLEEPY HOLLOV	05/19/23	PTA	03-ARM'S LENGTH	\$400,000	\$184,230	46.06	\$368,451	\$62,263	\$337,737	\$303,156	1.114	1,768	\$191.03	ONE STORY B	67
50-22-02-251-020	41643 SLEEPY HOLLOV	05/02/23	PTA	03-ARM'S LENGTH	\$291,000	\$136,260	46.82	\$272,525	\$62,263	\$228,737	\$208,180	1.099	1,492	\$153.31	TWO STORY	67
50-22-02-251-027	41672 SLEEPY HOLLOV	04/28/23	WD	03-ARM'S LENGTH	\$340,000	\$176,930	52.04	\$353,857	\$62,263	\$277,737	\$288,707	0.962	2,089	\$132.95	TWO STORY B	67

\$2,044,000 \$994,810 \$1,989,627 \$1,670,422 \$1,600,049 1,769 \$159.71

USE 1.035 ECF FOR ALL STYLES

ECF => 1.044

Avg ECF => 1.047

R0224	MORGAN CREEK ESTATES OCCP 1370															
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USE 1.00 ECF FOR ALL STYLES

Similar ECF with adjacent R0221, R0223
review 2026 with R0221 and R0223

R0230	SEC 2 LAKEFRONT															
50-22-02-151-019	1258 EAST LAKE	06/08/23	WD	03-ARM'S LENGTH	\$180,000	\$91,100	50.61	\$182,207	\$162,324	\$17,676	\$9,248	1.911	0	\$0.00	OTHER	89
50-22-02-151-028	1294 EAST LAKE	05/09/23	PTA	03-ARM'S LENGTH	\$550,000	\$256,190	46.58	\$512,389	\$243,793	\$306,207	\$99,480	3.078	1,223	\$250.37	ONE STORY	45

See below; similar to adjacent R0221, R0223, R0330

R0240	SEC 2 EAST SIDE - OFF-LAKE															
50-22-02-127-022	1197 EAST LAKE	03/28/25	WD	LTI PARCEL ARM'S LI	\$1,100,000	\$606,890	55.17	\$1,213,779	\$359,555	\$740,445	\$488,128	1.517	2,943	\$251.60	TWO STORY B	69
50-22-02-376-010	1515 EAST LAKE	06/21/24	PTA	LTI PARCEL ARM'S LI	\$715,000	\$315,570	44.14	\$641,702	\$185,964	\$529,036	\$268,081	1.973	1,523	\$347.36	TWO STORY C	72

USE 1.50-1.95 ECF FOR ALL STYLES

50-22-02-127-018	1217 EAST LAKE	08/15/24	PTA	LTI PARCEL ARM'S LI	\$1,280,000	\$441,960	34.53	\$878,272	\$282,845	\$997,155	\$350,251	2.847	2,595	\$384.26	TWO STORY B	75
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R0250	SEC 2 ACREAGE
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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ECFs BASED ON SIMILAR ECF NEIGHBORHOODS:
R0450, R1050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY B	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY C	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY B	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY C	1.000	1.050	1.100	1.150	1.200	1.250
BI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
TRI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
CUSTOM	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY D	1.000	1.050	1.100	1.150	1.200	1.250
OTHER	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY D	1.000	1.050	1.100	1.150	1.200	1.250

R0301	HAWTHORN/ LAKE WALL															
50-22-03-126-010	130 NORTH HAVEN	06/20/25	WD	03-ARM'S LENGTH	\$360,000	\$199,680	55.47	\$399,368	\$104,579	\$255,421	\$203,303	1.256	1,912	\$133.59	TWO STORY	69
50-22-03-129-008	1506 LEBENTA	09/20/24	PTA	03-ARM'S LENGTH	\$159,000	\$73,480	46.21	\$146,964	\$48,323	\$110,677	\$68,028	1.627	860	\$128.69	ONE STORY C	45
50-22-03-128-005	139 REXTON	07/02/24	LC	03-ARM'S LENGTH	\$210,000	\$100,610	47.91	\$201,218	\$62,189	\$147,811	\$95,882	1.542	1,344	\$109.98	ONE STORY C	51
50-22-03-202-001	135 NORTH HAVEN	06/14/24	PTA	03-ARM'S LENGTH	\$425,000	\$214,070	50.37	\$428,134	\$105,378	\$319,622	\$222,590	1.436	2,400	\$133.18	TWO STORY C	69
					\$1,154,000	\$587,840		\$1,175,684		\$833,531	\$589,803		1,629	\$126.36		
												ECF =>	1.413			
												Avg ECF =>	1.465			

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.300	1.350	1.350	1.350	1.450	1.450
ONE STORY B	1.300	1.350	1.350	1.350	1.450	1.450
ONE STORY C	1.300	1.350	1.350	1.350	1.450	1.450
TWO STORY	1.300	1.350	1.350	1.350	1.450	1.450
TWO STORY B	1.300	1.350	1.350	1.350	1.450	1.450
TWO STORY C	1.300	1.350	1.350	1.350	1.450	1.450
BI-LEVEL	1.300	1.350	1.350	1.350	1.450	1.450
TRI-LEVEL	1.300	1.350	1.350	1.350	1.450	1.450
CUSTOM	1.300	1.350	1.350	1.350	1.450	1.450
TWO STORY D	1.300	1.350	1.350	1.350	1.450	1.450
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.300	1.350	1.350	1.350	1.450	1.450

R0302	SEC 3 SOUTH SIDE - RESIDENTIAL															
50-22-03-451-012	130 MAUDLIN	04/17/23	PTA	03-ARM'S LENGTH	\$160,000	\$83,310	52.07	\$166,614	\$54,044	\$105,956	\$57,728	1.835	894	\$118.52	ONE STORY C	48
50-22-03-379-012	142 EUBANK	04/24/24	PTA	03-ARM'S LENGTH	\$318,000	\$150,630	47.37	\$301,267	\$63,725	\$254,275	\$118,771	2.141	1,804	\$140.95	TWO STORY C	59

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-03-376-008	155 BUFFINGTON	05/24/24	PTA	03-ARM'S LENGTH	\$600,000	\$300,390	50.07	\$600,786	\$136,722	\$463,278	\$244,244	1.897	1,730	\$267.79	ONE STORY B	63
50-22-03-380-006	135 EUBANK	04/14/23	PTA	03-ARM'S LENGTH	\$322,500	\$172,980	53.64	\$345,969	\$72,361	\$250,139	\$144,004	1.737	1,400	\$178.67	TWO STORY C	70
50-22-03-381-014	915 LEMAY	06/20/23	PTA	03-ARM'S LENGTH	\$470,000	\$221,530	47.13	\$443,050	\$74,141	\$395,859	\$223,581	1.771	1,374	\$288.11	TWO STORY	85
					\$1,870,500	\$928,840		\$1,857,686		\$1,469,507	\$788,329		1,440	\$198.81		
												ECF =>	1.864			
												Avg ECF =>	1.876			

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.500	1.650	1.750	1.900	2.000	2.100
ONE STORY B	1.500	1.650	1.750	1.900	2.000	2.100
ONE STORY C	1.500	1.650	1.750	1.900	2.000	2.100
TWO STORY	1.500	1.650	1.750	1.900	2.000	2.100
TWO STORY B	1.500	1.650	1.750	1.900	2.000	2.100
TWO STORY C	1.500	1.650	1.750	1.900	2.000	2.100
BI-LEVEL	1.500	1.650	1.750	1.900	2.000	2.100
TRI-LEVEL	1.500	1.650	1.750	1.900	2.000	2.100
CUSTOM	1.500	1.650	1.750	1.900	2.000	2.100
TWO STORY D	1.500	1.650	1.750	1.900	2.000	2.100
OTHER	1.500	1.650	1.750	1.900	2.000	2.100
ONE STORY D	1.500	1.650	1.750	1.900	2.000	2.100
	1.000	1.000	1.000	1.000	1.000	1.000

R0303 LILLEY POND																
50-22-03-351-036	29740 LILLEY	11/05/24	PTA	03-ARM'S LENGTH	\$573,000	\$237,210	41.40	\$474,411	\$104,534	\$468,466	\$423,606	1.106	2,329	\$201.14	TWO STORY	73
												ECF =>	1.106			
												Avg ECF =>	1.106			

USE 1.05 ECF FOR ALL STYLES

R0304		BLOMFIELD SUB														
50-22-03-152-003	159 PENHILL	01/31/25	WD	03-ARM'S LENGTH	\$274,500	\$144,960	52.81	\$289,924	\$60,454	\$214,046	\$117,677	1.819	1,302	\$164.40	ONE STORY C	59
50-22-03-153-010	2000 SOUTH LAKE	09/13/24	WD	03-ARM'S LENGTH	\$295,000	\$145,090	49.18	\$290,171	\$108,547	\$186,453	\$90,812	2.053	1,388	\$134.33	ONE STORY C	45
					\$569,500	\$290,050		\$580,095		\$400,499	\$208,489		1,345	\$149.36		
												ECF =>	1.921			
												Avg ECF =>	1.936			

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.400	1.500	1.700	1.800	1.900	2.000
ONE STORY B	1.400	1.500	1.700	1.800	1.900	2.000
ONE STORY C	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY B	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY C	1.400	1.500	1.700	1.800	1.900	2.000
BI-LEVEL	1.400	1.500	1.700	1.800	1.900	2.000
TRI-LEVEL	1.400	1.500	1.700	1.800	1.900	2.000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
CUSTOM	1.400	1.500	1.700	1.800	1.900	2.000										
TWO STORY D	1.400	1.500	1.700	1.800	1.900	2.000										
OTHER	1.000	1.000	1.000	1.000	1.000	1.000										
ONE STORY D	1.400	1.500	1.700	1.800	1.900	2.000										

R0305NORTH HAVEN WOODS

USE .76 ECF FOR ALL STYLES

R0320	WINDWARD BAY OCCP 669															
50-22-03-126-014	45000 BAYVIEW	03/27/24	PTA	03-ARM'S LENGTH	\$194,000	\$91,420	47.12	\$182,846	\$35,000	\$159,000	\$125,293	1.269	930	\$170.97	ONE STORY	64
50-22-03-126-052	44900 BAYVIEW	03/08/24	WD	03-ARM'S LENGTH	\$190,250	\$95,600	50.25	\$191,200	\$35,000	\$155,250	\$132,373	1.173	981	\$158.26	ONE STORY B	70
					\$384,250	\$187,020		\$374,046		\$314,250	\$257,666		956	\$164.61		
											ECF =>	1.220				
											Avg ECF =>	1.221				

USE 1.20 ECF FOR ALL STYLES

R0321	HARBOR COVE OCCP 439															
50-22-03-131-049	1681 HARBOR	02/23/24	PTA	03-ARM'S LENGTH	\$317,000	\$158,410	49.97	\$316,814	\$50,317	\$266,683	\$136,665	1.951	1,562	\$170.73	TWO STORY	56
					\$317,000	\$158,410		\$316,814		\$266,683	\$136,665		1,562	\$170.73		
											ECF =>	1.951				
											Avg ECF =>	1.951				

USE 1.95 ECF FOR ALL STYLES

R0322	SOUTH POINTE OCCP 687															
50-22-03-383-037	1127 SOUTH LAKE	02/04/25	WD	03-ARM'S LENGTH	\$199,900	\$99,960	50.01	\$199,922	\$35,000	\$164,900	\$109,948	1.500	910	\$181.21	ONE STORY B	66
50-22-03-383-025	1127 SOUTH LAKE	07/09/24	PTA	03-ARM'S LENGTH	\$170,000	\$78,980	46.46	\$157,951	\$49,000	\$121,000	\$77,822	1.555	629	\$192.37	ONE STORY	66
50-22-03-383-021	1127 SOUTH LAKE	04/29/24	PTA	03-ARM'S LENGTH	\$189,900	\$96,370	50.75	\$192,743	\$35,000	\$154,900	\$105,162	1.473	910	\$170.22	ONE STORY B	66
50-22-03-383-006	1127 SOUTH LAKE	12/01/23	PTA	03-ARM'S LENGTH	\$193,000	\$96,370	49.93	\$192,743	\$35,000	\$158,000	\$105,162	1.502	910	\$173.63	ONE STORY B	66
50-22-03-383-010	1127 SOUTH LAKE	09/21/23	WD	03-ARM'S LENGTH	\$135,000	\$71,140	52.70	\$142,275	\$35,000	\$100,000	\$76,625	1.305	629	\$158.98	ONE STORY	66
50-22-03-383-037	1127 SOUTH LAKE	06/16/23	PTA	03-ARM'S LENGTH	\$199,900	\$99,960	50.01	\$199,922	\$35,000	\$164,900	\$109,948	1.500	910	\$181.21	ONE STORY B	66
50-22-03-383-033	1127 SOUTH LAKE	05/19/23	PTA	03-ARM'S LENGTH	\$134,000	\$71,980	53.72	\$143,951	\$35,000	\$99,000	\$77,822	1.272	629	\$157.39	ONE STORY	66
					\$1,221,700	\$614,760		\$1,229,507		\$962,700	\$662,489		790	\$173.57		
											ECF =>	1.453				
											Avg ECF =>	1.444				

USE 1.45 ECF FOR ALL STYLES

outlier																
50-22-03-383-041	1127 SOUTH LAKE	06/25/25	WD	03-ARM'S LENGTH	\$177,000	\$99,880	56.43	\$199,768	\$35,000	\$142,000	\$109,845	1.293	910	\$156.04	ONE STORY B	66
50-22-03-383-038	1127 SOUTH LAKE	05/06/24	PTA	03-ARM'S LENGTH	\$200,000	\$74,420	37.21	\$148,831	\$35,000	\$165,000	\$81,308	2.029	629	\$262.32	ONE STORY	66
50-22-03-383-031	1127 SOUTH LAKE	06/14/23	WD	03-ARM'S LENGTH	\$180,000	\$97,270	54.04	\$194,539	\$35,000	\$145,000	\$106,359	1.363	910	\$159.34	ONE STORY B	66
50-22-03-383-041	1127 SOUTH LAKE	05/23/23	WD	03-ARM'S LENGTH	\$183,000	\$99,880	54.58	\$199,768	\$35,000	\$148,000	\$109,845	1.347	910	\$162.64	ONE STORY B	66
50-22-03-383-035	1127 SOUTH LAKE	04/28/23	PTA	03-ARM'S LENGTH	\$162,000	\$97,270	60.04	\$194,539	\$35,000	\$127,000	\$106,359	1.194	910	\$139.56	ONE STORY B	66

R0323	SOUTH POINTE 2 OCCP 687															
50-22-03-383-047	1155 SOUTH LAKE	03/28/25	WD	03-ARM'S LENGTH	\$185,000	\$95,830	51.80	\$191,666	\$35,000	\$150,000	\$130,555	1.149	1,010	\$148.51	ONE STORY B	73
50-22-03-383-071	1155 SOUTH LAKE	12/18/24	PTA	03-ARM'S LENGTH	\$190,000	\$96,630	50.86	\$193,255	\$35,000	\$155,000	\$131,879	1.175	1,010	\$153.47	ONE STORY B	73

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
					\$375,000	\$192,460		\$384,921		\$305,000	\$262,434		1,010	\$150.99		
USE 1.15 ECF FOR ONE STORY B																
50-22-03-383-062	1155 SOUTH LAKE	07/12/24	PTA	03-ARM'S LENGTH	\$145,000	\$73,040	50.37	\$146,072	\$35,000	\$110,000	\$96,584	1.139	720	\$152.78	ONE STORY	73
											Avg ECF =>	1.139				
R0324 SUMMERLIN OCCP 1460																
50-22-03-134-012	44758 LARKSPUR	02/07/24	PTA	03-ARM'S LENGTH	\$515,000	\$252,330	49.00	\$504,660	\$105,527	\$409,473	\$530,057	0.773	2,525	\$162.17	TWO STORY	77
					\$515,000	\$252,330		\$504,660		\$409,473	\$530,057		2,525	\$162.17		
												ECF =>	0.773			
												Avg ECF =>	0.773			
R0325 SCENIC PINES ESTATES OCCP 2391																
USE 1.00 ECF FOR ALL-new construction																
R0330 SEC 3 W SIDE - LAKE																
50-22-03-155-008	2011 WEST LAKE	07/18/25	WD	03-ARM'S LENGTH	\$900,000	\$370,550	41.17	\$741,095	\$196,640	\$703,360	\$330,794	2.126	2,275	\$309.17	TWO STORY	80
50-22-03-131-004	1529 WEST LAKE	05/05/25	WD	03-ARM'S LENGTH	\$450,000	\$215,920	47.98	\$431,841	\$222,698	\$227,302	\$102,021	2.228	1,432	\$158.73	TWO STORY C	45
50-22-03-131-002	1517 WEST LAKE	07/18/24	WD	03-ARM'S LENGTH	\$712,500	\$288,980	40.56	\$577,951	\$317,192	\$395,308	\$144,853	2.729	1,386	\$285.22	TWO STORY C	61
50-22-03-155-015	2109 WEST LAKE	06/27/23	PTA	03-ARM'S LENGTH	\$808,000	\$425,140	52.62	\$850,278	\$237,918	\$570,082	\$314,031	1.815	2,156	\$264.42	TWO STORY C	69
					\$2,870,500	\$1,300,590		\$2,601,165		\$1,896,052	\$891,699		1,812	\$254.38		
												ECF =>	2.126			
												Avg ECF =>	2.225			
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
ONE STORY	1.700	1.850	1.950	2.000	2.050	2.050										
ONE STORY B	1.700	1.850	1.950	2.000	2.050	2.050										
ONE STORY C	1.700	1.850	1.950	2.000	2.050	2.050										
TWO STORY	1.700	1.850	1.950	2.000	2.050	2.050										
TWO STORY B	1.700	1.850	1.950	2.000	2.050	2.050										
TWO STORY C	1.700	1.850	1.950	2.000	2.050	2.050										
BI-LEVEL	1.700	1.850	1.950	2.000	2.050	2.050										
TRI-LEVEL	1.700	1.850	1.950	2.000	2.050	2.050										
CUSTOM	0.950	0.950	0.950	0.950	0.950	0.950										
TWO STORY D	1.700	1.850	1.950	2.000	2.050	2.050										
OTHER	1.700	1.850	1.950	2.000	2.050	2.050										
ONE STORY D	1.700	1.850	1.950	2.000	2.050	2.050										
R0332 SEC 3 SHAWOOD LAKE																
50-22-03-483-009	209 CHARLOTTE	06/11/24	WD	03-ARM'S LENGTH	\$485,000	\$259,560	53.52	\$519,118	\$175,743	\$309,257	\$190,764	1.621	1,783	\$173.45	ONE STORY C	60
50-22-03-481-003	315 ELM	05/12/23	PTA	03-ARM'S LENGTH	\$260,000	\$147,210	56.62	\$294,415	\$104,798	\$155,202	\$105,343	1.473	1,080	\$143.71	ONE STORY C	63

USE 1.45-1.80 ECF FOR ONE STORY C

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.450	1.550	1.650	1.800	1.800	1.800
TWO STORY	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY B	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY D	1.000	1.000	1.000	1.000	1.000	1.000
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.000	1.000	1.000	1.000	1.000	1.000

R0341 SEC 3 S SIDE - OFF LAKE																
50-22-03-477-002	425 SOUTH LAKE	07/01/24	WD	LTI PARCEL ARM'S LI	\$1,413,750	\$699,110	49.45	\$1,390,434	\$312,172	\$1,101,578	\$718,841	1.532	3,581	\$307.62	TWO STORY B	75
					\$1,413,750	\$699,110		\$1,390,434		\$1,101,578	\$718,841		3,581	\$307.62		
												ECF =>	1.532			
												Avg ECF =>	1.532			

R0350	SEC 3 ACREAGE
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY B	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY C	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY B	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY C	1.000	1.100	1.200	1.250	1.350	1.450
BI-LEVEL	1.000	1.100	1.200	1.250	1.350	1.450
TRI-LEVEL	1.000	1.100	1.200	1.250	1.350	1.450
CUSTOM	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY D	1.000	1.100	1.200	1.250	1.350	1.450
OTHER	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY D	1.000	1.100	1.200	1.250	1.350	1.450

R0401/R0402/R0403 BRISTOL CORNERS WEST, NORTH, & SOUTH																
50-22-04-403-004	30319 STERLING	12/27/24	WD	03-ARM'S LENGTH	\$700,000	\$309,030	44.15	\$618,065	\$126,936	\$573,064	\$598,938	0.957	3,419	\$167.61	TWO STORY	76
50-22-04-251-011	45692 BRISTOL	10/17/24	WD	03-ARM'S LENGTH	\$650,000	\$307,950	47.38	\$615,900	\$129,341	\$520,659	\$593,365	0.877	3,008	\$173.09	TWO STORY	72
50-22-04-402-003	30370 BALFOUR	10/16/24	PTA	03-ARM'S LENGTH	\$750,000	\$327,780	43.70	\$655,558	\$116,394	\$633,606	\$657,517	0.964	3,308	\$191.54	TWO STORY	74
50-22-04-402-008	45686 BALFOUR	08/19/24	PTA	03-ARM'S LENGTH	\$660,000	\$296,360	44.90	\$592,718	\$129,341	\$530,659	\$565,094	0.939	3,152	\$168.36	TWO STORY	75
50-22-04-403-016	45625 SOUTH LAKE	07/31/24	PTA	03-ARM'S LENGTH	\$625,000	\$276,810	44.29	\$553,623	\$121,227	\$503,773	\$527,312	0.955	2,794	\$180.31	TWO STORY	76
50-22-04-430-006	30211 PENNINGTON	02/16/24	PTA	03-ARM'S LENGTH	\$755,000	\$351,910	46.61	\$703,818	\$115,314	\$639,686	\$717,688	0.891	3,447	\$185.58	TWO STORY	78
50-22-04-253-008	45651 MARLBOROUGH	08/07/23	PTA	03-ARM'S LENGTH	\$670,000	\$315,610	47.11	\$631,224	\$150,211	\$519,789	\$586,601	0.886	3,050	\$170.42	TWO STORY	73
50-22-04-403-009	30245 STERLING	06/16/23	WD	03-ARM'S LENGTH	\$625,000	\$292,200	46.75	\$584,400	\$132,883	\$492,117	\$550,631	0.894	2,380	\$206.77	TWO STORY	77
50-22-04-403-015	45637 SOUTH LAKE	05/25/23	PTA	03-ARM'S LENGTH	\$753,750	\$325,030	43.12	\$650,058	\$130,734	\$623,016	\$633,322	0.984	3,216	\$193.72	TWO STORY	76
50-22-04-429-021	30316 PENNINGTON	05/23/23	PTA	03-ARM'S LENGTH	\$720,000	\$329,010	45.70	\$658,011	\$134,006	\$585,994	\$639,031	0.917	2,992	\$195.85	TWO STORY	78
50-22-03-154-010	30495 PENNINGTON	04/03/23	PTA	03-ARM'S LENGTH	\$554,000	\$276,570	49.92	\$553,134	\$118,224	\$435,776	\$530,378	0.822	2,941	\$148.17	TWO STORY	78

\$6,058,139\$6,599,876

ECF =>0.918

Avg ECF =>0.917

USE 0.920 ECF FOR ALL STYLES

outlier																
50-22-04-253-009	45643 MARLBOROUGH	08/02/24	PTA	03-ARM'S LENGTH	\$885,000	\$337,490	38.13	\$674,986	\$160,886	\$724,114	\$626,951	1.155	3,327	\$217.65	TWO STORY	74
50-22-04-429-017	30364 PENNINGTON	07/15/24	WD	03-ARM'S LENGTH	\$799,900	\$311,860	38.99	\$623,713	\$141,433	\$658,467	\$588,146	1.120	3,166	\$207.98	TWO STORY	78
50-22-04-404-007	45588 SOUTH LAKE	09/16/24	PTA	03-ARM'S LENGTH	\$630,000	\$325,480	51.66	\$650,953	\$161,820	\$468,180	\$596,504	0.785	3,103	\$150.88	TWO STORY	74

R0420	POINTE PARK OCCP 1417															
50-22-04-101-035	30701 ARDMORE	10/18/24	PTA	03-ARM'S LENGTH	\$230,000	\$107,930	46.93	\$215,860	\$42,837	\$187,163	\$157,294	1.190	1,257	\$148.90	ONE STORY B	78
50-22-04-101-051	30661 ARDMORE	08/12/24	PTA	03-ARM'S LENGTH	\$222,000	\$110,190	49.64	\$220,377	\$42,837	\$179,163	\$161,400	1.110	1,257	\$142.53	ONE STORY B	77
					\$452,000	\$218,120		\$436,237		\$366,326	\$318,694		1,257	\$145.71		

USE 1.15 ECF FOR ALL STYLES EXCEPT ONE STORY C AND TWO STORY

ECF =>1.149

Avg ECF =>1.150

50-22-04-101-030	30786 ARDMORE	08/12/24	PTA	03-ARM'S LENGTH	\$205,000	\$104,050	50.76	\$208,106	\$43,045	\$161,955	\$103,163	1.570	1,104	\$146.70	ONE STORY C	78
50-22-04-101-032	30709 ARDMORE	05/10/24	PTA	03-ARM'S LENGTH	\$225,000	\$103,950	46.20	\$207,898	\$42,837	\$182,163	\$103,163	1.766	1,104	\$165.00	ONE STORY C	78

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-04-101-044	30687 ARDMORE	07/26/23	PTA	03-ARM'S LENGTH	\$220,000	\$100,950	45.89	\$201,903	\$43,045	\$176,955	\$99,286	1.782	1,104	\$160.29	ONE STORY C	77
50-22-04-101-018	30764 ARDMORE	04/28/23	PTA	03-ARM'S LENGTH	\$205,000	\$104,050	50.76	\$208,106	\$43,045	\$161,955	\$103,163	1.570	1,104	\$146.70	ONE STORY C	78
					\$855,000	\$413,000		\$826,013		\$683,028	\$408,776		1,104	\$154.67		
USE 1.65 ECF FOR ONE STORY C											ECF =>	1.671				
											Avg ECF =>	1.672				
50-22-04-101-050	30667 ARDMORE	10/18/24	PTA	03-ARM'S LENGTH	\$262,000	\$123,580	47.17	\$247,158	\$42,837	\$219,163	\$157,170	1.394	1,848	\$118.59	TWO STORY	77

USE 1.35 ECF FOR TWO STORY

R0421	WESTPARK PLACE OCCP 1706
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USE .77 ECF FOR ALL STYLES

adjusted based on adjacent /Bristol Corners RR0401, R0402, R0403

R0450	SEC 4 ACREAGE
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similar to R0150, R1050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY B	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY C	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY B	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY C	1.000	1.050	1.100	1.150	1.200	1.250
BI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
TRI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
CUSTOM	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY D	1.000	1.050	1.100	1.150	1.200	1.250
OTHER	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY D	1.000	1.050	1.100	1.150	1.200	1.250

R1001	SHAWOOD - RESIDENTIAL															
50-22-10-276-005	2453 SHAWOOD	05/14/24	WD	03-ARM'S LENGTH	\$432,000	\$210,400	48.70	\$420,799	\$78,127	\$353,873	\$207,680	1.704	1,613	\$219.39	ONE STORY B	62
50-22-10-278-008	2400 OLD NOVI	07/09/24	PTA	03-ARM'S LENGTH	\$510,000	\$247,990	48.63	\$495,977	\$113,463	\$396,537	\$283,344	1.399	2,040	\$194.38	TWO STORY	75
50-22-10-277-025	2270 CROWN	07/08/24	PTA	03-ARM'S LENGTH	\$333,000	\$160,720	48.26	\$321,445	\$63,197	\$269,803	\$184,463	1.463	2,032	\$132.78	TWO STORY B	69
					\$1,275,000	\$619,110		\$1,238,221		\$1,020,213	\$675,487		1,895	\$182.18		

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.350	1.450	1.550	1.650	1.650	1.650
ONE STORY B	1.350	1.450	1.550	1.650	1.650	1.650
ONE STORY C	1.350	1.450	1.550	1.650	1.650	1.650
TWO STORY	1.250	1.250	1.350	1.350	1.350	1.350

ECF => 1.510
Avg ECF => 1.522

Parcel Number	Street Address		Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
TWO STORY B	1.250	1.250	1.350		1.450	1.500											
TWO STORY C	1.250	1.250	1.350		1.450	1.500											
BI-LEVEL	1.350	1.450	1.550		1.650	1.650											
TRI-LEVEL	1.250	1.350	1.450		1.450	1.500											
CUSTOM	1.250	1.250	1.250		1.250	1.250											
TWO STORY D	1.250	1.250	1.350		1.450	1.500											
OTHER	1.250	1.250	1.250		1.250	1.250											
ONE STORY D	1.350	1.450	1.550		1.650	1.650											

R1020		CARLTON FOREST OCCP 1241															
50-22-10-401-052	28460 CARLTON WAY	01/31/24	PTA	03-ARM'S LENGTH	\$312,000	\$158,170	50.70	\$316,333	\$61,243	\$250,757	\$255,090	0.983	1,491	\$168.18	ONE STORY	77	
50-22-10-451-040	28231 CARLTON WAY	01/12/24	PTA	03-ARM'S LENGTH	\$316,100	\$154,840	48.98	\$309,689	\$61,227	\$254,873	\$248,462	1.026	1,491	\$170.94	ONE STORY	75	
50-22-10-401-001	28322 CARLTON WAY	09/18/23	PTA	03-ARM'S LENGTH	\$324,900	\$157,840	48.58	\$315,671	\$61,243	\$263,657	\$254,428	1.036	1,491	\$176.83	ONE STORY	77	
50-22-10-401-055	28522 CARLTON WAY	08/18/23	PTA	03-ARM'S LENGTH	\$330,000	\$157,840	47.83	\$315,671	\$61,243	\$268,757	\$254,428	1.056	1,491	\$180.25	ONE STORY	77	
50-22-10-451-010	28138 CARLTON WAY	07/20/23	PTA	03-ARM'S LENGTH	\$327,000	\$153,240	46.86	\$306,470	\$61,330	\$265,670	\$245,140	1.084	1,491	\$178.18	ONE STORY	74	
50-22-10-451-058	28139 CARLTON WAY	07/19/23	PTA	03-ARM'S LENGTH	\$320,000	\$153,190	47.87	\$306,377	\$61,227	\$258,773	\$245,150	1.056	1,491	\$173.56	ONE STORY	74	
50-22-10-401-034	28323 CARLTON WAY	06/30/23	PTA	03-ARM'S LENGTH	\$315,500	\$157,840	50.03	\$315,671	\$61,243	\$254,257	\$254,428	0.999	1,491	\$170.53	ONE STORY	77	
					\$2,245,500	\$1,092,960		\$2,185,882		\$1,816,744	\$1,757,126						
USE 1.020 ECF FOR ALL STYLES EXCEPT ONE STY B, C												ECF =>	1.034				
												Avg ECF =>	1.034				
outlier																	
50-22-10-401-088	28465 CARLTON WAY	04/07/23	WD	03-ARM'S LENGTH	\$278,000	\$157,840	56.78	\$315,671	\$61,243	\$216,757	\$254,428	0.852	1,491	\$145.38	ONE STORY	77	
50-22-10-451-070	28067 CARLTON WAY	10/11/23	WD	03-ARM'S LENGTH	\$333,000	\$153,240	46.02	\$306,480	\$61,330	\$271,670	\$245,150	1.108	1,491	\$182.21	ONE STORY	74	
50-22-10-451-035	28255 CARLTON WAY	01/22/25	WD	03-ARM'S LENGTH	\$315,000	\$152,790	48.50	\$305,571	\$61,227	\$253,773	\$187,957	1.350	1,579	\$160.72	ONE STORY B	75	
50-22-10-451-071	28071 CARLTON WAY	07/01/24	WD	03-ARM'S LENGTH	\$335,000	\$151,210	45.14	\$302,416	\$61,330	\$273,670	\$185,451	1.476	1,579	\$173.32	ONE STORY B	74	
50-22-10-451-038	28247 CARLTON WAY	12/05/23	PTA	03-ARM'S LENGTH	\$328,000	\$152,790	46.58	\$305,571	\$61,227	\$266,773	\$187,957	1.419	1,579	\$168.95	ONE STORY B	75	
50-22-10-401-020	28373 CARLTON WAY	07/25/23	PTA	03-ARM'S LENGTH	\$312,000	\$156,050	50.02	\$312,103	\$61,243	\$250,757	\$192,969	1.299	1,579	\$158.81	ONE STORY B	77	
50-22-10-401-068	28560 CARLTON WAY	03/20/25	WD	03-ARM'S LENGTH	\$322,000	\$156,050	48.46	\$312,103	\$61,243	\$260,757	\$192,969	1.351	1,579	\$165.14	ONE STORY C	77	
50-22-10-401-083	28523 CARLTON WAY	03/29/24	PTA	03-ARM'S LENGTH	\$335,000	\$156,050	46.58	\$312,103	\$61,243	\$273,757	\$192,969	1.419	1,579	\$173.37	ONE STORY C	77	
50-22-10-451-033	28305 CARLTON WAY	11/06/23	WD	03-ARM'S LENGTH	\$325,000	\$143,950	44.29	\$287,902	\$61,227	\$263,773	\$174,365	1.513	1,504	\$175.38	ONE STORY C	75	
					\$2,272,000	\$1,068,890		\$2,137,769		\$1,843,260	\$1,314,638			1,568	\$167.96		
USE 1.350 ECF FOR ONE STORY B, C												ECF =>	1.402				
												Avg ECF =>	1.404				
outlier																	
50-22-10-451-003	28030 CARLTON WAY	04/17/24	WD	03-ARM'S LENGTH	\$335,000	\$142,490	42.53	\$284,982	\$61,330	\$273,670	\$172,040	1.591	1,504	\$181.96	ONE STORY C	74	
50-22-10-451-066	28101 CARLTON WAY	09/11/23	PTA	03-ARM'S LENGTH	\$328,000	\$141,070	43.01	\$282,141	\$61,227	\$266,773	\$169,934	1.570	1,488	\$179.28	ONE STORY C	74	
50-22-10-401-024	28385 CARLTON WAY	08/21/23	PTA	03-ARM'S LENGTH	\$337,000	\$144,060	42.75	\$288,128	\$61,243	\$275,757	\$174,527	1.580	1,488	\$185.32	ONE STORY C	76	
50-22-10-401-033	28339 CARLTON WAY	08/19/24	WD	03-ARM'S LENGTH	\$332,500	\$145,560	43.78	\$291,114	\$61,243	\$271,257	\$176,824	1.534	1,488	\$182.30	ONE STORY C	77	
R1021		CHARNETH FEN OCCP 1655															
50-22-10-426-049	28463 TRACI	03/01/24	PTA	03-ARM'S LENGTH	\$380,000	\$178,970	47.10	\$357,946	\$62,205	\$317,795	\$256,097	1.241	1,648	\$192.84	TWO STORY	89	
					\$380,000	\$178,970		\$357,946		\$317,795	\$256,097			1,648	\$192.84		
USE 1.22 ECF FOR ALL STYLES												ECF =>	1.241				

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr	
adjusted similar to adjacent R1020, R1025, R1022											Avg ECF =>	1.241					
R1022	LIBERTY PARK OCCP 1703																
50-22-10-301-124	45101 BARTLETT	11/26/24	WD	03-ARM'S LENGTH	\$646,000	\$297,510	46.05	\$595,013	\$112,989	\$533,011	\$438,204	1.216	2,654	\$200.83	TWO STORY	84	
50-22-10-301-001	44819 STOCKTON	10/04/24	WD	03-ARM'S LENGTH	\$596,700	\$282,750	47.39	\$565,504	\$114,252	\$482,448	\$410,229	1.176	2,282	\$211.41	TWO STORY	88	
50-22-10-301-053	44943 PAINE	07/31/24	PTA	03-ARM'S LENGTH	\$725,000	\$310,850	42.88	\$621,707	\$114,252	\$610,748	\$461,323	1.324	2,977	\$205.16	TWO STORY	79	
50-22-10-301-237	45168 BARTLETT	05/06/24	PTA	03-ARM'S LENGTH	\$650,000	\$297,090	45.71	\$594,171	\$110,000	\$540,000	\$440,155	1.227	2,612	\$206.74	TWO STORY	81	
50-22-10-301-242	45138 BARTLETT	04/24/23	PTA	03-ARM'S LENGTH	\$605,000	\$346,640	57.30	\$693,272	\$111,306	\$493,694	\$529,060	0.933	3,130	\$157.73	TWO STORY	86	
50-22-10-301-245	45120 BARTLETT	02/16/24	PTA	03-ARM'S LENGTH	\$570,237	\$296,350	51.97	\$592,706	\$110,000	\$460,237	\$438,824	1.049	2,261	\$203.55	TWO STORY	85	
50-22-10-301-042	44896 PAINE	01/24/24	PTA	03-ARM'S LENGTH	\$500,000	\$251,740	50.35	\$503,476	\$114,252	\$385,748	\$353,840	1.090	2,261	\$170.61	TWO STORY	79	
50-22-10-301-073	44875 REVERE	12/20/23	WD	03-ARM'S LENGTH	\$586,000	\$272,090	46.43	\$544,177	\$114,252	\$471,748	\$390,841	1.207	2,528	\$186.61	TWO STORY	79	
50-22-10-301-237	45168 BARTLETT	10/16/23	PTA	03-ARM'S LENGTH	\$620,000	\$297,090	47.92	\$594,171	\$110,000	\$510,000	\$440,155	1.159	2,612	\$195.25	TWO STORY	81	
50-22-10-301-075	44887 REVERE	06/28/23	PTA	03-ARM'S LENGTH	\$571,000	\$283,410	49.63	\$566,813	\$115,361	\$455,639	\$410,411	1.110	2,624	\$173.64	TWO STORY	79	
50-22-10-301-091	44892 LAFAYETTE	06/23/23	PTA	03-ARM'S LENGTH	\$525,000	\$254,630	48.50	\$509,265	\$114,252	\$410,748	\$359,103	1.144	2,300	\$178.59	TWO STORY	79	
					\$6,594,937	\$3,190,150			\$6,380,275	\$5,354,021	\$4,672,145			2,567	\$190.01		
USE 1.12 ECF FOR ALL TWO STORY												ECF =>	1.146				
												Avg ECF =>	1.149				
R1023	TOWNES AT LIBERTY PARK OCCP 1705																
50-22-10-376-088	44771 ELLERY	06/25/25	WD	03-ARM'S LENGTH	\$275,000	\$116,610	42.40	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	79	
50-22-10-376-058	44628 GWINNETT	05/06/25	WD	03-ARM'S LENGTH	\$275,000	\$116,610	42.40	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	79	
50-22-10-376-024	27944 DECLARATION	06/14/24	PTA	03-ARM'S LENGTH	\$275,000	\$116,610	42.40	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	79	
50-22-10-376-040	44744 GWINNETT	04/18/25	WD	03-ARM'S LENGTH	\$249,000	\$114,280	45.90	\$228,551	\$61,366	\$187,634	\$139,321	1.347	1,051	\$178.53	TWO STORY B	80	
50-22-10-376-086	44767 ELLERY	02/20/24	PTA	03-ARM'S LENGTH	\$243,000	\$113,610	46.75	\$227,220	\$61,366	\$181,634	\$138,212	1.314	1,051	\$172.82	TWO STORY B	79	
50-22-10-376-051	44706 GWINNETT	12/08/23	WD	03-ARM'S LENGTH	\$250,000	\$112,970	45.19	\$225,936	\$61,366	\$188,634	\$137,142	1.375	1,039	\$181.55	TWO STORY B	79	
50-22-10-376-050	44708 GWINNETT	06/30/23	PTA	03-ARM'S LENGTH	\$227,000	\$113,610	50.05	\$227,220	\$61,366	\$165,634	\$138,212	1.198	1,051	\$157.60	TWO STORY B	79	
50-22-10-376-126	27921 HOPKINS	06/03/24	WD	03-ARM'S LENGTH	\$275,000	\$124,030	45.10	\$248,058	\$61,366	\$213,634	\$169,720	1.259	1,248	\$171.18	TWO STORY C	80	
50-22-10-376-315	28037 HOPKINS	11/17/23	PTA	03-ARM'S LENGTH	\$260,000	\$127,140	48.90	\$254,275	\$60,000	\$200,000	\$176,614	1.132	1,248	\$160.26	TWO STORY C	82	
50-22-10-376-583	28002 HOPKINS	03/07/25	WD	03-ARM'S LENGTH	\$360,000	\$171,060	47.52	\$342,114	\$60,000	\$300,000	\$225,691	1.329	1,520	\$197.37	TWO STORY D	86	
50-22-10-376-485	27914 MIDDLETON	03/05/25	WD	03-ARM'S LENGTH	\$364,500	\$170,650	46.82	\$341,303	\$60,000	\$304,500	\$225,042	1.353	1,520	\$200.33	TWO STORY D	85	
50-22-10-376-498	44492 GWINNETT	02/05/25	WD	03-ARM'S LENGTH	\$356,000	\$171,060	48.05	\$342,114	\$60,000	\$296,000	\$225,691	1.312	1,520	\$194.74	TWO STORY D	86	
50-22-10-376-625	44637 ELLERY	01/10/25	WD	03-ARM'S LENGTH	\$354,000	\$165,320	46.70	\$330,648	\$60,000	\$294,000	\$216,518	1.358	1,360	\$216.18	TWO STORY D	87	
50-22-10-376-560	27877 FLOYD	11/04/24	WD	03-ARM'S LENGTH	\$360,000	\$173,830	48.29	\$347,654	\$60,000	\$300,000	\$230,123	1.304	1,520	\$197.37	TWO STORY D	86	
50-22-10-376-566	44593 ELLERY	10/11/24	WD	03-ARM'S LENGTH	\$350,000	\$171,060	48.87	\$342,114	\$60,000	\$290,000	\$225,691	1.285	1,520	\$190.79	TWO STORY D	86	
50-22-10-376-504	44478 GWINNETT	12/07/23	PTA	03-ARM'S LENGTH	\$355,500	\$165,790	46.64	\$331,589	\$60,000	\$295,500	\$217,271	1.360	1,520	\$194.41	TWO STORY D	85	
50-22-10-376-518	28082 HEWES	10/19/23	WD	03-ARM'S LENGTH	\$325,000	\$173,470	53.38	\$346,934	\$60,000	\$265,000	\$229,547	1.154	1,520	\$174.34	TWO STORY D	86	
50-22-10-376-561	44613 ELLERY	09/22/23	PTA	03-ARM'S LENGTH	\$338,198	\$171,060	50.58	\$342,114	\$60,000	\$278,198	\$225,691	1.233	1,520	\$183.03	TWO STORY D	86	
50-22-10-376-586	27996 HOPKINS	09/15/23	WD	03-ARM'S LENGTH	\$350,000	\$173,470	49.56	\$346,934	\$60,000	\$290,000	\$229,547	1.263	1,520	\$190.79	TWO STORY D	86	
					\$5,842,198	\$2,762,240			\$5,524,429	\$4,691,270	\$3,665,072			1,335	\$183.69		
USE 1.250 ECF FOR ALL ONE STORY B, TWO STORY. B, C, D												ECF =>	1.280				
												Avg ECF =>	1.279				
R1023	TOWNES AT LIBERTY PARK OCCP 1705																
50-22-10-376-141	27871 HOPKINS	05/21/24	PTA	03-ARM'S LENGTH	\$285,000	\$124,320	43.62	\$248,644	\$60,000	\$225,000	\$128,329	1.753	1,080	\$208.33	ONE STORY	81	
50-22-10-376-138	27887 HOPKINS	02/15/24	PTA	03-ARM'S LENGTH	\$265,000	\$124,130	46.84	\$248,251	\$60,000	\$205,000	\$128,062	1.601	1,080	\$189.81	ONE STORY	81	
										\$430,000	\$256,391	1.677					
USE 1.60 ECF FOR ALL ONE STORY												1.677					

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.250	1.250	1.250	1.250	1.250	1.250
CUSTOM	1.250	1.250	1.250	1.250	1.250	1.250
ONE STORY	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY B	1.250	1.250	1.250	1.250	1.250	1.250
ONE STORY C	1.250	1.250	1.250	1.250	1.250	1.250
ONE STORY D	1.250	1.250	1.250	1.250	1.250	1.250
OTHER	1.250	1.250	1.250	1.250	1.250	1.250
TRI-LEVEL	1.250	1.250	1.250	1.250	1.250	1.250
TWO STORY	1.250	1.250	1.250	1.250	1.250	1.250
TWO STORY B	1.250	1.250	1.250	1.250	1.250	1.250
TWO STORY C	1.250	1.250	1.250	1.250	1.250	1.250
TWO STORY D	1.250	1.250	1.250	1.250	1.250	1.250

outlier																
50-22-10-376-466	28054 LIGHTFOOT	07/11/24	PTA	03-ARM'S LENGTH	\$354,000	\$162,220	45.82	\$324,440	\$60,000	\$294,000	\$211,552	1.390	1,520	\$193.42	TWO STORY D	83
50-22-10-376-034	44764 GWINNETT	08/16/24	PTA	03-ARM'S LENGTH	\$271,750	\$113,210	41.66	\$226,425	\$61,366	\$210,384	\$137,549	1.530	1,039	\$202.49	TWO STORY B	80
50-22-10-376-085	44765 ELLERY	12/13/23	PTA	03-ARM'S LENGTH	\$264,000	\$112,970	42.79	\$225,936	\$61,366	\$202,634	\$137,142	1.478	1,039	\$195.03	TWO STORY B	79
50-22-10-376-060	44707 GWINNETT	04/17/24	PTA	03-ARM'S LENGTH	\$258,000	\$113,610	44.03	\$227,220	\$61,366	\$196,634	\$138,212	1.423	1,051	\$187.09	TWO STORY B	79

R1024		DIXON MEADOWS OCCP 2195														
50-22-10-402-050	44214 BILLINGS	10/28/24	PTA	03-ARM'S LENGTH	\$710,000	\$337,700	47.56	\$675,402	\$112,331	\$597,669	\$511,883	1.168	2,789	\$214.30	TWO STORY	92
50-22-10-402-053	44178 BILLINGS	09/27/24	PTA	03-ARM'S LENGTH	\$725,000	\$363,910	50.19	\$727,825	\$112,331	\$612,669	\$559,540	1.095	3,267	\$187.53	TWO STORY	93
50-22-10-402-043	44298 BILLINGS	08/19/24	WD	03-ARM'S LENGTH	\$795,000	\$380,300	47.84	\$760,607	\$112,331	\$682,669	\$589,342	1.158	3,458	\$197.42	TWO STORY	92
50-22-10-402-073	28248 VERONA	04/12/24	PTA	03-ARM'S LENGTH	\$780,000	\$384,620	49.31	\$769,231	\$125,064	\$654,936	\$585,606	1.118	3,321	\$197.21	TWO STORY	95
50-22-10-402-004	44216 SEDGWICK	09/06/23	PTA	03-ARM'S LENGTH	\$700,000	\$353,960	50.57	\$707,914	\$112,331	\$587,669	\$541,439	1.085	3,043	\$193.12	TWO STORY	94
					\$3,710,000	\$1,820,490		\$3,640,979		\$3,135,612	\$2,787,810		3,176	\$197.92		
USE 1.10 ECF FOR ALL TWO STORY												ECF =>	1.125			
												Avg ECF =>	1.125			

R1025		BOLINGBROOKE OCCP 2216														
50-22-10-281-003	43506 BOLINGBROOKE	07/17/24	PTA	03-ARM'S LENGTH	\$920,000	\$414,190	45.02	\$828,377	\$149,271	\$770,729	\$699,363	1.102	3,021	\$255.12	TWO STORY	94
50-22-10-281-037	43817 ELLESMERE	06/28/24	WD	03-ARM'S LENGTH	\$851,000	\$400,770	47.09	\$801,540	\$135,000	\$716,000	\$686,237	1.043	3,053	\$234.52	TWO STORY	94
50-22-10-281-038	43799 ELLESMERE	06/09/23	WD	03-ARM'S LENGTH	\$1,010,000	\$471,970	46.73	\$943,930	\$174,322	\$835,678	\$793,362	1.053	3,498	\$238.90	TWO STORY	95
					\$2,781,000	\$1,286,930		\$2,573,847		\$2,322,407	\$2,178,962		3191	\$242.85		
USE 1.07 ECF FOR ALL STYLES												ECF =>	1.07			
adjusted similar to adjacent R1020, R1021, R1024, R1022												Avg ECF =>	1.07			

R1026		LAKEVIEW OCCP 2277														
50-22-10-232-003	2270 OLD NOVI	08/01/24	PTA	03-ARM'S LENGTH	\$670,000	\$328,460	49.02	\$656,911	\$120,951	\$549,049	\$478,536	1.147	2,657	\$206.64	TWO STORY	95
50-22-10-232-010	2214 OLD NOVI	02/16/24	WD	03-ARM'S LENGTH	\$661,100	\$331,320	50.12	\$662,638	\$114,712	\$546,388	\$489,220	1.117	2,657	\$205.64	TWO STORY	96
50-22-10-232-004	2260 OLD NOVI	07/11/23	PTA	03-ARM'S LENGTH	\$650,000	\$321,510	49.46	\$643,015	\$114,712	\$535,288	\$471,699	1.135	2,527	\$211.83	TWO STORY	96
50-22-10-232-005	2252 OLD NOVI	06/06/23	WD	03-ARM'S LENGTH	\$650,000	\$321,970	49.53	\$643,946	\$114,712	\$535,288	\$472,530	1.133	2,527	\$211.83	TWO STORY	96
50-22-11-109-010	117 WAINWRIGHT	04/27/23	PTA	03-ARM'S LENGTH	\$610,000	\$282,390	46.29	\$564,789	\$112,591	\$497,409	\$403,748	1.232	2,168	\$229.43	TWO STORY	96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
					\$3,241,100	\$1,585,650		\$3,171,299		\$2,663,422	\$2,315,733		2,507	\$213.07		
USE 1.15 ECF FOR ALL STYLES EXCEPT ONE STORY												ECF =>	1.150			
												Avg ECF =>	1.153			

USE 1.26 ECF FOR ALL ONE STORY- no change

R1030		SHAWOOD - LAKE														
50-22-10-227-015	2214 AUSTIN	06/14/24	PTA	03-ARM'S LENGTH	\$595,000	\$266,690	44.82	\$533,375	\$99,027	\$495,973	\$379,434	1.307	1,960	\$253.05	TWO STORY	89
50-22-10-228-008	2440 SHAWOOD	05/28/24	WD	03-ARM'S LENGTH	\$593,850	\$284,870	47.97	\$569,732	\$275,026	\$318,824	\$255,502	1.248	1,004	\$317.55	ONE STORY	79
					\$1,188,850	\$551,560		\$1,103,107		\$814,797	\$634,936		1,482	\$285.30		

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.150	1.250	1.300	1.450	1.500	1.550
ONE STORY B	1.700	1.700	1.700	1.700	1.700	1.700
ONE STORY C	1.700	1.700	1.700	1.700	1.700	1.700
TWO STORY	1.150	1.250	1.300	1.450	1.500	1.550
TWO STORY B	1.150	1.250	1.300	1.450	1.500	1.550
TWO STORY C	1.150	1.250	1.300	1.450	1.500	1.550
BI-LEVEL	1.150	1.250	1.300	1.450	1.500	1.550
TRI-LEVEL	1.700	1.700	1.700	1.700	1.700	1.700
CUSTOM	1.150	1.250	1.300	1.450	1.500	1.550
TWO STORY D	1.150	1.250	1.300	1.450	1.500	1.550
OTHER	1.150	1.250	1.300	1.450	1.500	1.550
ONE STORY D	1.150	1.250	1.300	1.450	1.500	1.550

R1050	SEC 10 ACREAGE

similar to R0150, R0450, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY B	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY C	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY B	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY C	1.000	1.050	1.100	1.150	1.200	1.250
BI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
TRI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.250
CUSTOM	1.000	1.050	1.100	1.150	1.200	1.250
TWO STORY D	1.000	1.050	1.100	1.150	1.200	1.250
OTHER	1.000	1.050	1.100	1.150	1.200	1.250
ONE STORY D	1.000	1.050	1.100	1.150	1.200	1.250

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
R1101 HOWELL'S WALLED LAKE SUB																
50-22-11-106-005	226 LINHART	12/06/24	PTA	03-ARM'S LENGTH	\$377,500	\$167,840	44.46	\$335,673	\$70,171	\$307,329	\$173,847	1.768	1,164	\$264.03	ONE STORY B	70
50-22-11-105-002	114 LINHART	04/09/24	PTA	03-ARM'S LENGTH	\$250,000	\$128,710	51.48	\$257,410	\$66,436	\$183,564	\$98,861	1.857	1,328	\$138.23	TRI-LEVEL	56

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.700	1.700	1.700	1.700	1.750	1.750
ONE STORY B	1.700	1.700	1.700	1.700	1.750	1.750
ONE STORY C	1.700	1.700	1.700	1.700	1.750	1.750
TWO STORY	1.300	1.450	1.600	1.700	1.800	1.800
TWO STORY B	1.300	1.450	1.600	1.700	1.800	1.800
TWO STORY C	1.300	1.450	1.600	1.700	1.800	1.800
BI-LEVEL	1.300	1.450	1.600	1.750	1.900	1.900
TRI-LEVEL	1.300	1.450	1.600	1.750	1.900	1.900
CUSTOM	1.300	1.450	1.600	1.750	1.900	1.900
TWO STORY D	1.300	1.450	1.600	1.700	1.800	1.800
OTHER	1.300	1.450	1.600	1.700	1.900	1.900
ONE STORY D	1.700	1.700	1.700	1.700	1.750	1.750

R1102 TOLLGATE WOODS																
50-22-11-277-004	41475 BURROUGHS	10/18/24	PTA	03-ARM'S LENGTH	\$730,000	\$314,530	43.09	\$629,067	\$120,021	\$609,979	\$654,066	0.933	3,278	\$186.08	TWO STORY	75
50-22-11-277-007	41499 BURROUGHS	09/30/24	WD	03-ARM'S LENGTH	\$770,000	\$356,960	46.36	\$713,914	\$114,396	\$655,604	\$771,854	0.849	3,578	\$183.23	TWO STORY	81
50-22-11-277-026	41625 STEINBECK	05/17/24	PTA	03-ARM'S LENGTH	\$675,000	\$319,380	47.32	\$638,769	\$115,841	\$559,159	\$674,289	0.829	3,245	\$172.31	TWO STORY	81
50-22-11-277-009	41515 BURROUGHS	06/28/23	PTA	03-ARM'S LENGTH	\$625,000	\$318,720	51.00	\$637,437	\$126,937	\$498,063	\$656,388	0.759	3,316	\$150.20	TWO STORY	75
50-22-11-277-029	41643 STEINBECK	06/28/23	PTA	03-ARM'S LENGTH	\$515,000	\$281,520	54.66	\$563,045	\$122,296	\$392,704	\$566,443	0.693	2,299	\$170.82	TWO STORY	86
50-22-11-277-032	41667 STEINBECK	05/31/23	PTA	03-ARM'S LENGTH	\$532,500	\$282,610	53.07	\$565,218	\$124,645	\$407,855	\$566,433	0.720	2,337	\$174.52	TWO STORY	86
50-22-11-253-001	41597 BURROUGHS	05/19/23	WD	03-ARM'S LENGTH	\$675,000	\$333,820	49.45	\$667,648	\$127,575	\$547,425	\$694,084	0.789	3,400	\$161.01	TWO STORY	78
50-22-11-277-034	41679 STEINBECK	05/08/23	PTA	03-ARM'S LENGTH	\$595,000	\$279,790	47.02	\$559,570	\$114,600	\$480,400	\$574,175	0.837	2,745	\$175.01	TWO STORY	85
					\$5,117,500	\$2,487,330		\$4,974,668		\$4,151,189	\$5,157,732		3,025	\$171.65		

USE 0.80 ECF FOR ALL STYLES

ECF => 0.805

Avg ECF => 0.801

R1120 SARATOGA CIRCLE OCCP 946																
50-22-11-108-046	43064 EMERSON	10/13/23	PTA	03-ARM'S LENGTH	\$500,000	\$248,540	49.71	\$497,089	\$102,294	\$397,706	\$438,661	0.907	2,455	\$162.00	TWO STORY	77
50-22-11-108-027	43145 EMERSON	10/02/23	PTA	03-ARM'S LENGTH	\$415,000	\$223,350	53.82	\$446,704	\$92,263	\$322,737	\$393,823	0.819	2,509	\$128.63	TWO STORY	74
50-22-11-108-009	43030 ALCOTT	08/29/23	PTA	03-ARM'S LENGTH	\$475,000	\$234,060	49.28	\$468,117	\$102,263	\$372,737	\$406,504	0.917	2,634	\$141.51	TWO STORY B	73
					\$1,390,000	\$705,950		\$1,411,910		\$1,093,180	\$1,238,989		2,533	\$144.05		

USE .88 ECF FOR ALL STYLES

ECF => 0.882

Avg ECF => 0.881

R1121 VISTA HILLS OCCP 822																
50-22-11-154-012	43033 BROOKSTONE	01/14/25	WD	03-ARM'S LENGTH	\$550,000	\$256,030	46.55	\$512,057	\$104,121	\$445,879	\$453,262	0.984	2,818	\$158.23	TWO STORY	69
50-22-11-177-003	42856 LEDGEVIEW	11/20/24	WD	03-ARM'S LENGTH	\$515,000	\$274,430	53.29	\$548,853	\$112,396	\$402,604	\$484,952	0.830	2,821	\$142.72	TWO STORY	71
50-22-11-177-015	29052 HEARTHSTONE	10/16/24	PTA	03-ARM'S LENGTH	\$530,000	\$241,480	45.56	\$482,959	\$102,396	\$427,604	\$422,848	1.011	2,423	\$176.48	TWO STORY	71
50-22-11-151-019	28807 HEARTHSTONE	05/06/24	WD	03-ARM'S LENGTH	\$500,000	\$223,610	44.72	\$447,225	\$97,396	\$402,604	\$388,699	1.036	2,169	\$185.62	TWO STORY	70
50-22-11-177-038	42742 BROOKSTONE	12/18/23	PTA	03-ARM'S LENGTH	\$553,000	\$254,280	45.98	\$508,558	\$112,396	\$440,604	\$440,180	1.001	2,315	\$190.33	TWO STORY	71

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-11-154-006	28826 HEARTHSTONE	10/02/23	PTA	03-ARM'S LENGTH	\$575,000	\$256,200	44.56	\$512,393	\$102,396	\$472,604	\$455,552	1.037	2,818	\$167.71	TWO STORY	69
50-22-11-180-007	42675 SANDSTONE	08/17/23	WD	03-ARM'S LENGTH	\$560,000	\$262,700	46.91	\$525,401	\$112,396	\$447,604	\$458,894	0.975	2,436	\$183.75	TWO STORY	79
50-22-11-154-022	43028 SANDSTONE	05/01/23	PTA	03-ARM'S LENGTH	\$568,000	\$276,710	48.72	\$553,414	\$132,027	\$435,973	\$468,208	0.931	2,580	\$168.98	TWO STORY	71
					\$4,351,000	\$2,045,440		\$4,090,860		\$3,475,476	\$3,572,596		2,548	\$171.72		
USE .955 ECF FOR ALL STYLES												ECF =>	0.973			
												Avg ECF =>	0.976			
outlier																
50-22-11-155-008	43115 SANDSTONE	07/02/24	PTA	03-ARM'S LENGTH	\$615,000	\$241,530	39.27	\$483,062	\$109,678	\$505,322	\$414,871	1.218	2,196	\$230.11	TWO STORY	71
R1122	CAMDEN COURT OCCP 1225															
50-22-11-130-009	42650 WHITMAN	07/24/24	PTA	03-ARM'S LENGTH	\$595,000	\$258,690	43.48	\$517,385	\$93,708	\$501,292	\$445,976	1.124	2,409	\$208.09	TWO STORY B	75
50-22-11-128-002	42696 FAULKNER	06/17/24	PTA	03-ARM'S LENGTH	\$503,000	\$246,090	48.92	\$492,174	\$93,419	\$409,581	\$419,742	0.976	2,393	\$171.16	TWO STORY	77
50-22-11-129-011	42637 FAULKNER	09/27/23	PTA	03-ARM'S LENGTH	\$435,000	\$215,300	49.49	\$430,597	\$93,419	\$341,581	\$354,924	0.962	2,203	\$155.05	TWO STORY	77
50-22-11-129-014	42601 FAULKNER	07/21/23	PTA	03-ARM'S LENGTH	\$445,000	\$216,270	48.60	\$432,541	\$93,419	\$351,581	\$356,971	0.985	2,253	\$156.05	TWO STORY	75
					\$1,978,000	\$936,350		\$1,872,697		\$1,604,035	\$1,577,613		2,315	\$172.59		
USE 1.00 ECF FOR ALL STYLES												ECF =>	1.017			
												Avg ECF =>	1.012			
outlier																
50-22-11-127-005	29401 WHISTLER	06/27/24	PTA	03-ARM'S LENGTH	\$581,000	\$242,900	41.81	\$485,805	\$93,419	\$487,581	\$413,038	1.180	2,657	\$183.51	TWO STORY	79
R1123	MEADOWBROOK TOWNHOMES OCCP 1213															
50-22-11-226-124	29428 WESTON	02/19/25	WD	03-ARM'S LENGTH	\$358,000	\$190,950	53.34	\$381,907	\$67,583	\$290,417	\$308,161	0.942	1,626	\$178.61	TWO STORY	81
50-22-11-226-005	41853 YEATS	11/22/24	PTA	03-ARM'S LENGTH	\$350,000	\$165,950	47.41	\$331,904	\$67,515	\$282,485	\$259,205	1.090	1,577	\$179.13	TWO STORY	75
50-22-11-226-073	41741 MITCHELL	10/15/24	PTA	03-ARM'S LENGTH	\$376,000	\$180,340	47.96	\$360,685	\$67,515	\$308,485	\$287,422	1.073	1,781	\$173.21	TWO STORY	75
50-22-11-226-112	29319 DOUGLAS	10/11/24	PTA	03-ARM'S LENGTH	\$382,000	\$191,770	50.20	\$383,542	\$67,583	\$314,417	\$309,764	1.015	1,926	\$163.25	TWO STORY	79
50-22-11-226-132	29340 DOUGLAS	07/02/24	WD	03-ARM'S LENGTH	\$375,000	\$192,940	51.45	\$385,872	\$67,583	\$307,417	\$312,048	0.985	1,781	\$172.61	TWO STORY	79
50-22-11-226-081	29274 DOUGLAS	04/26/24	PTA	03-ARM'S LENGTH	\$355,000	\$187,650	52.86	\$375,303	\$67,515	\$287,485	\$301,753	0.953	1,926	\$149.27	TWO STORY	75
50-22-11-226-171	41487 MITCHELL	10/19/23	PTA	03-ARM'S LENGTH	\$393,000	\$186,110	47.36	\$372,222	\$67,583	\$325,417	\$298,666	1.090	1,926	\$168.96	TWO STORY	77
50-22-11-226-132	29340 DOUGLAS	10/09/23	PTA	03-ARM'S LENGTH	\$355,000	\$192,940	54.35	\$385,872	\$67,583	\$287,417	\$312,048	0.921	1,781	\$161.38	TWO STORY	79
50-22-11-226-028	41830 BROWNSTONE	07/31/23	WD	03-ARM'S LENGTH	\$346,000	\$169,110	48.88	\$338,228	\$67,515	\$278,485	\$265,405	1.049	1,806	\$154.20	TWO STORY	75
50-22-11-226-122	29436 WESTON	07/20/23	WD	03-ARM'S LENGTH	\$325,000	\$161,090	49.57	\$322,183	\$67,583	\$257,417	\$249,608	1.031	1,477	\$174.28	TWO STORY	80
50-22-11-226-161	41582 MITCHELL	04/14/23	PTA	03-ARM'S LENGTH	\$352,000	\$175,990	50.00	\$351,988	\$67,583	\$284,417	\$278,828	1.020	1,534	\$185.41	TWO STORY	87
					\$3,967,000	\$1,994,840		\$3,989,706		\$3,223,859	\$3,182,907		1,740	\$169.12		
USE 1.00 ECF FOR ALL STYLES												ECF =>	1.013			
												Avg ECF =>	1.015			
outlier																
50-22-11-226-075	41777 MITCHELL	12/20/24	PTA	03-ARM'S LENGTH	\$362,500	\$166,180	45.84	\$332,368	\$67,515	\$294,985	\$259,660	1.136	1,577	\$187.05	TWO STORY	75
50-22-11-226-009	41819 YEATS	05/06/24	PTA	03-ARM'S LENGTH	\$340,000	\$152,840	44.95	\$305,681	\$67,515	\$272,485	\$233,496	1.167	1,477	\$184.49	TWO STORY	75
50-22-11-226-012	41825 MITCHELL	05/03/24	PTA	03-ARM'S LENGTH	\$330,000	\$152,230	46.13	\$304,468	\$67,515	\$262,485	\$232,307	1.130	1,477	\$177.71	TWO STORY	75
50-22-11-226-053	41632 MITCHELL	10/03/24	PTA	03-ARM'S LENGTH	\$358,000	\$166,860	46.61	\$333,725	\$67,515	\$290,485	\$260,990	1.113	1,577	\$184.20	TWO STORY	75
R1124	TOLLGATE RAVINES OCCP 1312															
50-22-11-280-010	29157 HEMINGWAY	10/30/24	PTA	03-ARM'S LENGTH	\$551,000	\$258,510	46.92	\$517,019	\$94,820	\$456,180	\$607,247	0.751	2,625	\$173.78	TWO STORY	77

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-11-278-049	41473 TWAIN	10/28/24	WD	03-ARM'S LENGTH	\$622,000	\$277,820	44.67	\$555,630	\$96,693	\$525,307	\$659,521	0.796	2,579	\$203.69	TWO STORY	80
50-22-11-280-006	41601 CUMMINGS	02/21/24	PTA	03-ARM'S LENGTH	\$467,000	\$230,840	49.43	\$461,670	\$94,820	\$372,180	\$530,980	0.701	2,508	\$148.40	TWO STORY	79
					\$1,640,000	\$767,170		\$1,534,319		\$1,353,667	\$1,797,748		2,571	\$175.29		

USE .73 ECF FOR ALL STYLES

ECF => 0.753
Avg ECF => 0.750

R1125	TOLLGATE WOODS III CONDO															
50-22-11-255-006	41877 WOLFE	12/02/24	WD	03-ARM'S LENGTH	\$750,000	\$330,260	44.03	\$660,527	\$128,614	\$621,386	\$673,308	0.923	2,990	\$207.82	TWO STORY	90
50-22-11-255-028	41792 STEINBECK	10/16/23	PTA	03-ARM'S LENGTH	\$619,000	\$308,220	49.79	\$616,433	\$119,449	\$499,551	\$629,094	0.794	2,829	\$176.58	TWO STORY	90
50-22-11-255-009	41895 WOLFE	10/13/23	PTA	03-ARM'S LENGTH	\$650,000	\$332,650	51.18	\$665,300	\$119,449	\$530,551	\$690,951	0.768	3,129	\$169.56	TWO STORY	89
50-22-11-255-001	29168 HOLMES	05/17/23	WD	03-ARM'S LENGTH	\$688,700	\$325,990	47.33	\$651,974	\$121,869	\$566,831	\$671,019	0.845	3,116	\$181.91	TWO STORY	91
					\$2,707,700	\$1,297,120		\$2,594,234		\$2,218,319	\$2,664,371		3,016	\$183.97		

USE .83 ECF FOR ALL STYLES

ECF => 0.833
Avg ECF => 0.832

R1150	SEC 11 ACREAGE															
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USE 1.00 ECF FOR ALL STYLES

R1201	SUMMIT/SPRING VALLEY/WILDWOOD															
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USE 1.10 ECF FOR ALL STYLES

R1220	BEACON HILLS OCCP 2197															
50-22-12-352-039	28549 HUMMINGDALE	09/08/23	WD	03-ARM'S LENGTH	\$650,000	\$334,640	51.48	\$669,286	\$107,176	\$542,824	\$545,738	0.995	3,091	\$175.61	TWO STORY	91
50-22-12-352-028	27879 HUMMINGDALE	08/18/23	PTA	03-ARM'S LENGTH	\$600,000	\$286,960	47.83	\$573,925	\$107,176	\$492,824	\$453,154	1.088	2,396	\$205.69	TWO STORY	94
					\$1,250,000	\$621,600		\$1,243,211		\$1,035,648	\$998,892		2,744	\$190.65		

USE 1.03 ECF FOR ALL STYLES

ECF => 1.037
Avg ECF => 1.041

R1250	SEC 12 ACREAGE															
50-22-12-351-024	28350 MEADOWBROOK	12/15/23	PTA	03-ARM'S LENGTH	\$675,000	\$360,930	53.47	\$721,852	\$163,147	\$511,853	\$558,705	0.916	3,812	\$134.27	TWO STORY B	63
					\$675,000	\$360,930		\$721,852		\$511,853	\$558,705		3,812	\$134.27		

USE .95-1.15 ECF FOR ALL STYLES

ECF => 0.916
Avg ECF => 0.916

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.950	0.950	0.950	1.000	1.050	1.150
ONE STORY B	0.950	0.950	0.950	1.000	1.050	1.150
ONE STORY C	0.950	0.950	0.950	1.000	1.050	1.150
TWO STORY	0.950	0.950	0.950	1.000	1.050	1.150
TWO STORY B	0.950	0.950	0.950	1.000	1.050	1.150
TWO STORY C	0.950	0.950	0.950	1.000	1.050	1.150

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
BI-LEVEL	0.950	0.950	0.950	1.000	1.050	1.150										
TRI-LEVEL	0.950	0.950	0.950	1.000	1.050	1.150										
CUSTOM	0.950	0.950	0.950	1.000	1.050	1.150										
TWO STORY D	0.950	0.950	0.950	1.000	1.050	1.150										
OTHER	0.950	0.950	0.950	1.000	1.050	1.150										
ONE STORY D	0.950	0.950	0.950	1.000	1.050	1.150										

R1420	ENCLAVE OCCP 933															
50-22-14-251-038	43000 TWELVE OAKS C	03/14/25	WD	03-ARM'S LENGTH	\$242,500	\$133,830	55.19	\$267,655	\$45,000	\$197,500	\$253,017	0.781	2,091	\$94.45	ONE STORY	59
50-22-14-251-071	43050 TWELVE OAKS C	10/10/24	PTA	03-ARM'S LENGTH	\$220,000	\$133,830	60.83	\$267,655	\$45,000	\$175,000	\$253,017	0.692	2,091	\$83.69	ONE STORY	59
50-22-14-251-014	43100 TWELVE OAKS C	04/26/24	WD	03-ARM'S LENGTH	\$218,000	\$133,830	61.39	\$267,655	\$45,000	\$173,000	\$253,017	0.684	2,091	\$82.74	ONE STORY	59
50-22-14-251-019	43100 TWELVE OAKS C	08/07/23	WD	03-ARM'S LENGTH	\$240,000	\$133,830	55.76	\$267,655	\$45,000	\$195,000	\$253,017	0.771	2,091	\$93.26	ONE STORY	59
50-22-14-251-031	43000 TWELVE OAKS C	06/12/23	PTA	03-ARM'S LENGTH	\$253,000	\$133,830	52.90	\$267,655	\$45,000	\$208,000	\$253,017	0.822	2,091	\$99.47	ONE STORY	59
50-22-14-251-025	43100 TWELVE OAKS C	04/11/23	PTA	03-ARM'S LENGTH	\$290,000	\$133,830	46.15	\$267,655	\$45,000	\$245,000	\$253,017	0.968	2,091	\$117.17	ONE STORY	59
50-22-14-251-070	43050 TWELVE OAKS C	01/28/25	WD	03-ARM'S LENGTH	\$235,000	\$133,300	56.72	\$266,598	\$45,000	\$190,000	\$251,816	0.755	2,199	\$86.40	ONE STORY B	56
50-22-14-251-016	43100 TWELVE OAKS C	01/22/25	WD	03-ARM'S LENGTH	\$250,000	\$133,300	53.32	\$266,598	\$45,000	\$205,000	\$251,816	0.814	2,199	\$93.22	ONE STORY B	56
50-22-14-251-058	43000 TWELVE OAKS C	03/29/24	PTA	03-ARM'S LENGTH	\$325,000	\$133,300	41.02	\$266,598	\$45,000	\$280,000	\$251,816	1.112	2,199	\$127.33	ONE STORY B	56
50-22-14-251-039	43000 TWELVE OAKS C	09/18/23	PTA	03-ARM'S LENGTH	\$275,000	\$133,300	48.47	\$266,598	\$45,000	\$230,000	\$251,816	0.913	2,199	\$104.59	ONE STORY B	56
50-22-14-251-063	43050 TWELVE OAKS C	04/19/23	WD	03-ARM'S LENGTH	\$250,000	\$133,300	53.32	\$266,598	\$45,000	\$205,000	\$251,816	0.814	2,199	\$93.22	ONE STORY B	56
					\$2,798,500	\$1,469,480		\$2,938,920		\$2,303,500	\$2,777,182		2,140	\$97.78		
USE .83 ECF FOR ALL STYLES												ECF =>	0.829			
												Avg ECF =>	0.830			

USE .83 ECF FOR ALL STYLES

outlier																
50-22-14-251-079	43050 TWELVE OAKS C	04/27/23	PTA	03-ARM'S LENGTH	\$317,000	\$133,830	42.22	\$267,655	\$45,000	\$272,000	\$253,017	1.075	2,091	\$130.08	ONE STORY	59

R1501	MARY'S ORCHARD															

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.050	1.050	1.100	1.100
ONE STORY B	1.000	1.050	1.050	1.050	1.100	1.100
ONE STORY C	1.000	1.050	1.050	1.050	1.100	1.100
TWO STORY	1.000	1.050	1.050	1.050	1.100	1.100
TWO STORY B	1.000	1.050	1.050	1.050	1.100	1.100
TWO STORY C	1.000	1.050	1.050	1.050	1.100	1.100
BI-LEVEL	1.000	1.050	1.050	1.050	1.100	1.100
TRI-LEVEL	1.000	1.050	1.050	1.050	1.100	1.100
CUSTOM	1.000	1.050	1.050	1.050	1.100	1.100
TWO STORY D	1.000	1.050	1.050	1.050	1.100	1.100
OTHER	1.000	1.050	1.050	1.050	1.100	1.100
ONE STORY D	1.000	1.050	1.050	1.050	1.100	1.100

USE 1.00 ECF FOR ALL STYLES

Reduced slightly from prior year

USE 1.23 ECF FOR ALL STYLES

USE 2.00 ECF FOR ALL STYLES

R1651	SEC 16 S/I-96
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-16-300-012	47230 ELEVEN MILE	12/13/24	WD	03-ARM'S LENGTH	\$425,000	\$182,030	42.83	\$364,064	\$118,015	\$306,985	\$196,839	1.560	1,506	\$203.84	ONE STORY B	64
50-22-16-451-018	45950 ELEVEN MILE	03/08/24	PTA	03-ARM'S LENGTH	\$1,355,000	\$672,800	49.65	\$1,345,608	\$231,077	\$1,123,923	\$928,776	1.210	4,959	\$226.64	TWO STORY B	77
					\$1,780,000	\$854,830		\$1,709,672		\$1,430,908	\$1,125,615		3,233	\$215.24		

USE 1.05-1.45 ECF FOR ALL STYLES

ECF => 1.271
Avg ECF => 1.385

similar with R1750

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.050	1.150	1.250	1.300	1.350	1.450
ONE STORY B	1.050	1.150	1.250	1.300	1.350	1.450
ONE STORY C	1.050	1.150	1.250	1.300	1.350	1.450
TWO STORY	1.050	1.150	1.250	1.300	1.350	1.450
TWO STORY B	1.050	1.150	1.250	1.300	1.350	1.450
TWO STORY C	1.050	1.150	1.250	1.300	1.350	1.450
BI-LEVEL	1.050	1.150	1.250	1.300	1.350	1.450
TRI-LEVEL	1.050	1.150	1.250	1.300	1.350	1.450
CUSTOM	1.050	1.150	1.250	1.300	1.350	1.450
TWO STORY D	1.050	1.150	1.250	1.300	1.350	1.450
OTHER	1.050	1.150	1.250	1.300	1.350	1.450
ONE STORY D	1.050	1.150	1.250	1.300	1.350	1.450

R1720	THE VILLAS AT STONEBROOK OCCP 2270															
50-22-17-301-078	48762 ROCKVIEW	01/30/25	WD	03-ARM'S LENGTH	\$550,000	\$253,070	46.01	\$506,134	\$101,704	\$448,296	\$367,664	1.219	1,734	\$258.53	ONE STORY	96
50-22-17-301-015	48724 WINDFALL	03/12/25	WD	03-ARM'S LENGTH	\$675,000	\$309,690	45.88	\$619,372	\$101,704	\$573,296	\$470,607	1.218	1,614	\$355.20	ONE STORY	95
					\$1,225,000	\$562,760		\$1,125,506		\$1,021,592	\$838,271		1,674	\$306.87		

USE 1.20 ECF FOR ONE STORY

ECF => 1.219
Avg ECF => 1.219

outlier																
50-22-17-301-070	48654 ROCKVIEW	04/26/24	PTA	03-ARM'S LENGTH	\$529,900	\$272,130	51.35	\$544,268	\$101,704	\$428,196	\$402,331	1.064	1,734	\$246.94	ONE STORY	95
50-22-17-301-039	48767 ROCKVIEW	08/30/24	PTA	03-ARM'S LENGTH	\$547,500	\$302,490	55.25	\$604,985	\$101,963	\$445,537	\$502,519	0.887	2,349	\$189.67	TWO STORY	94
50-22-17-301-040	48773 ROCKVIEW	08/11/23	PTA	03-ARM'S LENGTH	\$550,000	\$286,950	52.17	\$573,895	\$101,963	\$448,037	\$471,461	0.950	2,349	\$190.74	TWO STORY	94
					\$1,097,500	\$589,440		\$1,178,880		\$893,574	\$973,980		2,349	\$190.20		

USE 1.00 ECF FOR TWO STORY

ECF => 0.917
Avg ECF => 0.918

R1750	SEC 17 & SEC 18 ACREAGE															

USE 1.05-1.45 ECF FOR ALL STYLES

similar with R1651

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
ONE STORY	1.050	1.150	1.250	1.300	1.350	1.450										
ONE STORY B	1.050	1.150	1.250	1.300	1.350	1.450										
ONE STORY C	1.050	1.150	1.250	1.300	1.350	1.450										
TWO STORY	1.050	1.150	1.250	1.300	1.350	1.450										
TWO STORY B	1.050	1.150	1.250	1.300	1.350	1.450										
TWO STORY C	1.050	1.150	1.250	1.300	1.350	1.450										
BI-LEVEL	1.050	1.150	1.250	1.300	1.350	1.450										
TRI-LEVEL	1.050	1.150	1.250	1.300	1.350	1.450										
CUSTOM	1.050	1.150	1.250	1.300	1.350	1.450										
TWO STORY D	1.050	1.150	1.250	1.300	1.350	1.450										
OTHER	1.050	1.150	1.250	1.300	1.350	1.450										
ONE STORY D	1.050	1.150	1.250	1.300	1.350	1.450										

R1820	ISLAND LK VINEYARDS OCCP 1271																
50-22-18-427-023	26384 CRESTWOOD	02/14/25	WD	03-ARM'S LENGTH	\$925,000	\$451,540	48.82	\$903,081	\$173,855	\$751,145	\$810,251	0.927	3,469	\$216.53	TWO STORY	86	
50-22-18-428-003	26471 GLENWOOD	04/16/24	PTA	03-ARM'S LENGTH	\$978,000	\$456,630	46.69	\$913,259	\$169,438	\$808,562	\$826,468	0.978	3,987	\$202.80	TWO STORY	75	
50-22-18-427-011	26553 ANCHORAGE	06/20/23	PTA	03-ARM'S LENGTH	\$880,000	\$442,350	50.27	\$884,693	\$169,438	\$710,562	\$794,728	0.894	3,321	\$213.96	TWO STORY	76	
50-22-18-428-013	49788 LEYLAND	04/20/23	PTA	03-ARM'S LENGTH	\$810,000	\$399,870	49.37	\$799,730	\$169,438	\$640,562	\$700,324	0.915	3,564	\$179.73	TWO STORY	78	
					\$3,593,000	\$1,750,390		\$3,500,763		\$2,910,831	\$3,131,771		3,585	\$203.26			
USE .90 ECF FOR ALL STYLES												ECF =>		0.929			
												Avg ECF =>		0.929			

50-22-18-428-008	26551 GLENWOOD	12/11/23	PTA	03-ARM'S LENGTH	\$915,000	\$504,180	55.10	\$1,008,351	\$169,438	\$745,562	\$932,126	0.800	4,631	\$160.99	TWO STORY	75
R1821	ISLAND LK ARBORS OCCP 1358 & 1659															
50-22-18-401-059	49970 BLACKBERRY	12/02/24	PTA	03-ARM'S LENGTH	\$478,000	\$232,870	48.72	\$465,736	\$87,735	\$390,265	\$374,258	1.043	2,384	\$163.70	TWO STORY D	76
50-22-18-401-068	26386 ISLAND LAKE	10/25/24	WD	03-ARM'S LENGTH	\$488,900	\$252,940	51.74	\$505,875	\$87,735	\$401,165	\$414,000	0.969	2,383	\$168.34	TWO STORY B	76
50-22-18-401-124	26197 FIELDSTONE	10/24/24	PTA	03-ARM'S LENGTH	\$485,000	\$252,470	52.06	\$504,936	\$87,735	\$397,265	\$413,070	0.962	2,383	\$166.71	TWO STORY B	77
50-22-18-401-120	26245 FIELDSTONE	10/16/24	PTA	03-ARM'S LENGTH	\$493,000	\$241,730	49.03	\$483,467	\$87,735	\$405,265	\$391,814	1.034	2,333	\$173.71	TWO STORY B	78
50-22-18-401-061	49992 BLACKBERRY	03/14/24	PTA	03-ARM'S LENGTH	\$475,000	\$233,890	49.24	\$467,782	\$87,735	\$387,265	\$376,284	1.029	2,063	\$187.72	TWO STORY	76
50-22-18-401-036	26415 FIELDSTONE	11/22/23	PTA	03-ARM'S LENGTH	\$494,000	\$238,000	48.18	\$476,006	\$87,735	\$406,265	\$384,427	1.057	2,371	\$171.35	TWO STORY B	75
50-22-18-401-087	26248 FIELDSTONE	11/02/23	PTA	03-ARM'S LENGTH	\$480,000	\$232,560	48.45	\$465,122	\$87,735	\$392,265	\$373,651	1.050	2,060	\$190.42	TWO STORY D	78
50-22-18-401-005	26436 FIELDSTONE	10/27/23	PTA	03-ARM'S LENGTH	\$507,000	\$240,860	47.51	\$481,719	\$87,735	\$419,265	\$390,083	1.075	2,383	\$175.94	TWO STORY B	79
					\$3,900,900	\$1,925,320		\$3,850,643		\$3,199,020	\$3,117,587		2,295	\$174.74		
												ECF =>	1.026			
												Avg ECF =>	1.027			
USE 1.01 ECF FOR ALL STYLES																

50-22-18-401-021	26420 ISLAND LAKE	08/02/24	PTA	03-ARM'S LENGTH	\$463,000	\$212,790	45.96	\$425,576	\$87,735	\$375,265	\$334,496	1.122	2,063	\$181.90	TWO STORY	75
R1822	ISLAND LK NTH WDS OCCP 1415															
50-22-18-451-010	49669 TIMBER	09/20/24	PTA	03-ARM'S LENGTH	\$610,000	\$267,280	43.82	\$534,563	\$107,461	\$502,539	\$520,856	0.965	2,476	\$202.96	TWO STORY	76
50-22-18-451-025	49702 TIMBER	06/11/24	PTA	03-ARM'S LENGTH	\$590,000	\$284,270	48.18	\$568,540	\$107,461	\$482,539	\$562,291	0.858	2,658	\$181.54	TWO STORY	76
50-22-18-451-007	49645 TIMBER	10/10/23	PTA	03-ARM'S LENGTH	\$580,000	\$290,450	50.08	\$580,903	\$107,461	\$472,539	\$577,368	0.818	2,700	\$175.01	TWO STORY	78
50-22-18-451-011	49671 TIMBER	07/26/23	PTA	03-ARM'S LENGTH	\$560,000	\$275,720	49.24	\$551,440	\$107,461	\$452,539	\$541,438	0.836	2,476	\$182.77	TWO STORY	76
50-22-18-451-018	49652 TIMBER	06/12/23	WD	03-ARM'S LENGTH	\$585,000	\$263,310	45.01	\$526,616	\$108,373	\$476,627	\$510,052	0.934	2,394	\$199.09	TWO STORY	77

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-18-451-033	26033 ISLAND LAKE	06/12/23	WD	03-ARM'S LENGTH	\$535,000	\$265,940	49.71	\$531,876	\$107,461	\$427,539	\$517,579	0.826	2,610	\$163.81	TWO STORY	78
50-22-18-451-035	26029 ISLAND LAKE	04/14/23	PTA	03-ARM'S LENGTH	\$555,550	\$271,580	48.88	\$543,161	\$107,461	\$448,089	\$531,341	0.843	2,476	\$180.97	TWO STORY	78
					\$4,015,550	\$1,918,550		\$3,837,099		\$3,262,411	\$3,760,927		2,541	\$183.74		
USE 0.860 ECF FOR ALL STYLES												ECF =>	0.867			
												Avg ECF =>	0.869			
outlier																
50-22-18-451-039	25999 ISLAND LAKE	07/03/24	PTA	03-ARM'S LENGTH	\$677,100	\$278,050	41.06	\$556,108	\$107,461	\$569,639	\$547,131	1.041	2,476	\$230.06	TWO STORY	77
R1823	ISLAND LK EAST ARBORS OCCP 1659															
USE 1.01 ECF FOR ALL STYLES																
similar to R1821																
R1824	KNIGHTSBRIDGE GATE OCCP 1797															
50-22-18-101-057	27026 MAXWELL	12/02/24	WD	03-ARM'S LENGTH	\$515,000	\$246,340	47.83	\$492,685	\$98,086	\$416,914	\$419,786	0.993	2,120	\$196.66	TWO STORY	84
50-22-18-101-080	27041 MAXWELL	11/12/24	PTA	03-ARM'S LENGTH	\$550,000	\$248,610	45.20	\$497,219	\$98,086	\$451,914	\$424,610	1.064	2,532	\$178.48	TWO STORY	87
50-22-18-101-273	51356 E BOURNE	08/09/24	PTA	03-ARM'S LENGTH	\$485,000	\$226,190	46.64	\$452,380	\$97,679	\$387,321	\$377,342	1.026	2,162	\$179.15	TWO STORY	81
50-22-18-101-116	51125 HALLFIELD	03/01/24	PTA	03-ARM'S LENGTH	\$541,500	\$272,670	50.35	\$545,344	\$103,480	\$438,020	\$470,068	0.932	2,821	\$155.27	TWO STORY	88
50-22-18-101-330	27303 BENJAMINS	03/01/24	PTA	03-ARM'S LENGTH	\$578,300	\$264,700	45.77	\$529,391	\$98,086	\$480,214	\$458,835	1.047	2,597	\$184.91	TWO STORY	84
50-22-18-101-274	27699 BELGRAVE	02/26/24	PTA	03-ARM'S LENGTH	\$537,500	\$275,070	51.18	\$550,134	\$103,598	\$433,902	\$475,038	0.913	2,539	\$170.89	TWO STORY	84
50-22-18-101-068	27158 MAXWELL	12/12/23	PTA	03-ARM'S LENGTH	\$513,500	\$255,910	49.84	\$511,818	\$98,086	\$415,414	\$440,140	0.944	2,539	\$163.61	TWO STORY	82
50-22-18-101-264	51248 E BOURNE	10/18/23	PTA	03-ARM'S LENGTH	\$478,500	\$247,040	51.63	\$494,081	\$98,086	\$380,414	\$421,271	0.903	2,234	\$170.28	TWO STORY	82
50-22-18-101-021	27147 VICTORIA	09/27/23	WD	03-ARM'S LENGTH	\$541,000	\$265,240	49.03	\$530,478	\$98,603	\$442,397	\$459,442	0.963	2,583	\$171.27	TWO STORY	81
50-22-18-101-092	27078 LADBROKE	06/14/23	PTA	03-ARM'S LENGTH	\$452,000	\$209,320	46.31	\$418,633	\$98,086	\$353,914	\$341,007	1.038	1,900	\$186.27	TWO STORY	87
50-22-18-101-024	27111 VICTORIA	06/07/23	PTA	03-ARM'S LENGTH	\$540,000	\$250,430	46.38	\$500,851	\$98,086	\$441,914	\$428,473	1.031	2,532	\$174.53	TWO STORY	86
50-22-18-101-039	51231 LUKE	05/31/23	PTA	03-ARM'S LENGTH	\$442,000	\$208,020	47.06	\$416,036	\$98,086	\$343,914	\$338,245	1.017	1,917	\$179.40	TWO STORY	85
50-22-18-101-003	27363 VICTORIA	04/17/23	WD	03-ARM'S LENGTH	\$529,000	\$296,380	56.03	\$592,761	\$98,086	\$430,914	\$526,250	0.819	2,795	\$154.17	TWO STORY	88
					\$6,703,300	\$3,265,920		\$6,531,811		\$5,417,166	\$5,580,507		2,405	\$174.22		
USE .97 ECF FOR ALL STYLES												ECF =>	0.971			
												Avg ECF =>	0.976			
R1825	ANDELINA RIDGE OCCP# 2063															
50-22-18-102-131	27486 BARCELLOS	11/06/24	PTA	03-ARM'S LENGTH	\$755,000	\$347,360	46.01	\$694,727	\$125,292	\$629,708	\$694,433	0.907	3,337	\$188.70	TWO STORY	91
50-22-18-102-095	50944 SEVILLA	10/22/24	WD	03-ARM'S LENGTH	\$640,000	\$305,230	47.69	\$610,457	\$125,292	\$514,708	\$591,665	0.870	2,702	\$190.49	TWO STORY	92
50-22-18-102-101	50896 SEVILLA	10/22/24	PTA	03-ARM'S LENGTH	\$662,000	\$298,490	45.09	\$596,978	\$125,292	\$536,708	\$575,227	0.933	2,507	\$214.08	TWO STORY	91
50-22-18-102-146	50736 SEVILLA	09/26/24	WD	03-ARM'S LENGTH	\$637,500	\$301,170	47.24	\$602,330	\$127,294	\$510,206	\$579,312	0.881	2,625	\$194.36	TWO STORY	90
50-22-18-102-065	27464 PAMPLONA	02/23/24	PTA	03-ARM'S LENGTH	\$634,900	\$320,900	50.54	\$641,799	\$125,292	\$509,608	\$629,887	0.809	2,958	\$172.28	TWO STORY	91
50-22-18-102-039	27566 ESTRADA	12/04/23	WD	03-ARM'S LENGTH	\$700,000	\$325,050	46.44	\$650,105	\$132,280	\$567,720	\$631,494	0.899	3,070	\$184.93	TWO STORY	89
50-22-18-102-063	27480 PAMPLONA	08/04/23	PTA	03-ARM'S LENGTH	\$651,000	\$324,440	49.84	\$648,888	\$125,292	\$525,708	\$638,532	0.823	3,070	\$171.24	TWO STORY	89
50-22-18-102-068	27507 PAMPLONA	05/24/23	PTA	03-ARM'S LENGTH	\$640,000	\$338,070	52.82	\$676,143	\$125,292	\$514,708	\$671,770	0.766	3,148	\$163.50	TWO STORY	90
50-22-18-102-018	27618 AMADORA	04/21/23	WD	03-ARM'S LENGTH	\$576,000	\$297,340	51.62	\$594,676	\$125,292	\$450,708	\$572,420	0.787	2,739	\$164.55	TWO STORY	89
					\$5,896,400	\$2,858,050		\$5,716,103		\$4,759,782	\$5,584,738		2,906	\$182.68		
USE .84 ECF FOR ALL STYLES												ECF =>	0.852			
												Avg ECF =>	0.853			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
R1826	BERKSHIRE POINTE OCCP 2080															
50-22-18-201-081	49544 HARRIER	08/29/24	PTA	03-ARM'S LENGTH	\$681,000	\$318,410	46.76	\$636,813	\$124,567	\$556,433	\$461,483	1.206	2,637	\$211.01	TWO STORY	89
50-22-18-201-062	27612 HARTWICK	07/27/23	WD	03-ARM'S LENGTH	\$675,000	\$306,360	45.39	\$612,711	\$124,567	\$550,433	\$439,769	1.252	2,590	\$212.52	TWO STORY	89
					\$1,356,000	\$624,770		\$1,249,524		\$1,106,866	\$901,252		2,614	\$211.77		
USE 1.18 ECF FOR ALL STYLES												ECF =>	1.228			
												Avg ECF =>	1.229			
OUTLIER - to be parsonage																
50-22-18-201-004	49501 HARRIER	06/26/25	PTA	03-ARM'S LENGTH	\$825,000	\$355,830	43.13	\$711,663	\$124,567	\$700,433	\$528,915	1.324	2,921	\$239.79	TWO STORY	89
R1920	ISLAND LK NORTH BAY OCCP 1413															
50-22-19-101-049	25734 ISLAND LAKE	02/19/25	WD	03-ARM'S LENGTH	\$730,000	\$352,510	48.29	\$705,013	\$186,785	\$543,215	\$575,809	0.943	2,610	\$208.13	TWO STORY B	77
50-22-19-101-046	25758 ISLAND LAKE	05/24/24	PTA	03-ARM'S LENGTH	\$735,000	\$361,500	49.18	\$723,004	\$183,946	\$551,054	\$598,953	0.920	2,508	\$219.72	TWO STORY C	77
50-22-19-101-059	25678 ISLAND LAKE	05/10/24	PTA	03-ARM'S LENGTH	\$675,000	\$340,220	50.40	\$680,442	\$183,958	\$491,042	\$551,649	0.890	2,476	\$198.32	TWO STORY C	78
50-22-19-101-014	25976 ISLAND LAKE	12/14/23	PTA	03-ARM'S LENGTH	\$650,000	\$337,660	51.95	\$675,324	\$183,946	\$466,054	\$545,976	0.854	2,476	\$188.23	TWO STORY C	77
					\$2,790,000	\$1,391,890		\$2,783,783		\$2,051,365	\$2,272,387		2,518	\$203.60		
USE .90 ECF FOR ALL STYLES												ECF =>	0.903			
												Avg ECF =>	0.902			
R1921	ISLAND LK SHORES NORTH OCCP 1444															
50-22-19-203-017	25867 SHORELINE	01/27/25	WD	03-ARM'S LENGTH	\$2,020,000	\$954,420	47.25	\$1,908,830	\$406,347	\$1,613,653	\$1,306,507	1.235	5,465	\$295.27	TWO STORY	80
50-22-19-203-008	25693 SHORELINE	09/04/24	WD	03-ARM'S LENGTH	\$2,000,000	\$1,009,620	50.48	\$2,019,247	\$428,221	\$1,571,779	\$1,446,387	1.087	5,746	\$273.54	TWO STORY	81
50-22-19-203-007	25675 SHORELINE	01/31/24	PTA	03-ARM'S LENGTH	\$1,550,000	\$805,860	51.99	\$1,611,714	\$396,412	\$1,153,588	\$1,056,784	1.092	4,771	\$241.79	TWO STORY	79
					\$5,570,000	\$2,769,900		\$5,539,791		\$4,339,020	\$3,809,679		5,327	\$270.20		
USE 1.05-1.15 ECF FOR ALL STYLES												ECF =>	1.139			
												Avg ECF =>	1.138			
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
ONE STORY	1.050	1.100	1.150	1.150	1.150	1.150										
ONE STORY B	1.050	1.100	1.150	1.150	1.150	1.150										
ONE STORY C	1.050	1.100	1.150	1.150	1.150	1.150										
TWO STORY	1.050	1.100	1.150	1.150	1.150	1.150										
TWO STORY B	1.050	1.100	1.150	1.150	1.150	1.150										
TWO STORY C	1.050	1.100	1.150	1.150	1.150	1.150										
BI-LEVEL	1.050	1.100	1.150	1.150	1.150	1.150										
TRI-LEVEL	1.050	1.100	1.150	1.150	1.150	1.150										
CUSTOM	1.050	1.100	1.150	1.150	1.150	1.150										
TWO STORY D	1.050	1.100	1.150	1.150	1.150	1.150										
OTHER	1.050	1.100	1.150	1.150	1.150	1.150										
ONE STORY D	1.050	1.100	1.150	1.150	1.150	1.150										
outlier																
50-22-19-203-001	25535 SHORELINE	09/06/24	PTA	LTI PARCEL ARM'S LI	\$2,700,000	\$1,114,740	41.29	\$2,212,562	\$502,173	\$2,197,827	\$1,487,295	1.478	5,503	\$399.39	TWO STORY	77

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
R1922	ISLAND LK RAVINES WEST OCCP 1271															
50-22-19-202-002	25710 SHORELINE	04/02/24	PTA	03-ARM'S LENGTH	\$892,223	\$459,940	51.55	\$919,877	\$174,269	\$717,954	\$784,851	0.915	4,005	\$179.26	TWO STORY	80
50-22-19-201-002	25884 SHORELINE	04/18/23	PTA	03-ARM'S LENGTH	\$975,000	\$468,480	48.05	\$936,954	\$174,269	\$800,731	\$802,826	0.997	3,782	\$211.72	TWO STORY	76
					\$1,867,223	\$928,420		\$1,856,831		\$1,518,685	\$1,587,677		3,894	\$195.49		
USE .95 ECF FOR ALL STYLES												ECF =>	0.957			
												Avg ECF =>	0.956			
outlier																
50-22-19-201-009	25844 SHORELINE	07/08/25	PTA	03-ARM'S LENGTH	\$925,000	\$544,200	58.83	\$1,088,404	\$187,538	\$737,462	\$948,280	0.778	4,578	\$161.09	TWO STORY	78
R1923	ISLAND LK ORCHARDS OCCP 1552															
50-22-19-377-095	50884 CHESAPEAKE	08/22/24	PTA	03-ARM'S LENGTH	\$1,175,000	\$504,070	42.90	\$1,008,130	\$165,484	\$1,009,516	\$1,043,937	0.967	4,535	\$222.61	TWO STORY	85
50-22-19-478-007	24303 SAYBROOK	05/17/24	PTA	03-ARM'S LENGTH	\$871,000	\$368,100	42.26	\$736,209	\$166,709	\$704,291	\$708,741	0.994	3,105	\$226.82	TWO STORY B	86
50-22-19-478-012	24252 SAYBROOK	02/26/24	WD	03-ARM'S LENGTH	\$922,000	\$421,310	45.70	\$842,627	\$175,892	\$746,108	\$827,245	0.902	3,172	\$235.22	TWO STORY B	83
					\$2,968,000	\$1,293,480		\$2,586,966		\$2,459,915	\$2,579,923		3,604	\$228.22		
USE .95 ECF FOR ALL STYLES												ECF =>	0.953			
												Avg ECF =>	0.954			
R1924	ISLAND LK SHORES SOUTH OCCP 1553															
outlier																
50-22-19-401-015	49950 DRAKES BAY	07/15/24	MLC	LTI PARCEL ARM'S LI	\$1,500,000	\$661,070	44.07	\$1,319,057	\$368,441	\$1,131,559	\$931,977	1.214	4,205	\$269.10	TWO STORY	79
USE 1.02 ECF FOR ALL STYLES																
R1925	ISLAND LK STH HARBOR OCCP 1602															
50-22-19-427-037	24751 REEDS POINTE	03/04/25	WD	03-ARM'S LENGTH	\$721,000	\$352,760	48.93	\$705,528	\$182,117	\$538,883	\$594,785	0.906	2,610	\$206.47	TWO STORY	79
50-22-19-427-013	24907 REEDS POINTE	04/08/24	WD	03-ARM'S LENGTH	\$720,000	\$350,130	48.63	\$700,251	\$182,117	\$537,883	\$588,789	0.914	2,610	\$206.09	TWO STORY	79
50-22-19-427-012	24927 REEDS POINTE	10/27/23	PTA	03-ARM'S LENGTH	\$725,000	\$351,210	48.44	\$702,429	\$182,117	\$542,883	\$591,264	0.918	2,610	\$208.00	TWO STORY	79
					\$2,166,000	\$1,054,100		\$2,108,208		\$1,619,649	\$1,774,838		2,610	\$206.85		
USE .90 ECF FOR ALL STYLES												ECF =>	0.913			
similar with R1926												Avg ECF =>	0.913			
R1926	ISLAND LK RAVINES WEST 2 OCCP 1271															
50-22-19-228-004	25518 DOGWOOD	02/12/25	WD	03-ARM'S LENGTH	\$878,500	\$431,590	49.13	\$863,176	\$157,193	\$721,307	\$784,426	0.920	3,510	\$205.50	TWO STORY B	76
50-22-19-228-002	25490 DOGWOOD	01/30/24	WD	03-ARM'S LENGTH	\$830,000	\$428,770	51.66	\$857,537	\$178,787	\$651,213	\$754,167	0.863	3,626	\$179.60	TWO STORY B	83
50-22-19-226-003	25627 HILLSDALE	11/09/23	WD	03-ARM'S LENGTH	\$845,000	\$398,020	47.10	\$796,049	\$166,693	\$678,307	\$699,284	0.970	3,434	\$197.53	TWO STORY B	81
					\$2,553,500	\$1,258,380		\$2,516,762		\$2,050,827	\$2,237,877		3,523	\$194.21		
USE .90 ECF FOR ALL STYLES												ECF =>	0.916			
similar to R1925												Avg ECF =>	0.918			
R1927	ISLAND LK ORCHARDS DRAKES BAY OCCP 1552															

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE .90 ECF FOR ALL STYLES

similar to R1925 and R1926

R1928	ISLAND LK ORCHARDS HIGHLANDS OCCP 1552															
50-22-19-451-002	50480 LANGLEY	02/07/25	WD	03-ARM'S LENGTH	\$1,050,000	\$495,630	47.20	\$991,259	\$153,606	\$896,394	\$910,492	0.985	4,045	\$221.61	TWO STORY	86
50-22-19-377-031	50749 AMESBURG	11/15/24	PTA	03-ARM'S LENGTH	\$900,000	\$449,950	49.99	\$899,897	\$178,166	\$721,834	\$784,490	0.920	3,466	\$208.26	TWO STORY	83
50-22-19-451-018	50409 LANGLEY	09/06/24	WD	03-ARM'S LENGTH	\$990,000	\$444,310	44.88	\$888,627	\$169,606	\$820,394	\$781,545	1.050	3,926	\$208.96	TWO STORY	86
50-22-19-377-034	24688 NEPAVINE	01/18/24	PTA	03-ARM'S LENGTH	\$818,073	\$399,760	48.87	\$799,512	\$174,002	\$644,071	\$679,902	0.947	3,473	\$185.45	TWO STORY	84
50-22-19-451-016	50345 LANGLEY	04/27/23	PTA	03-ARM'S LENGTH	\$815,000	\$405,450	49.75	\$810,899	\$169,606	\$645,394	\$697,058	0.926	3,244	\$198.95	TWO STORY	87
					\$4,573,073	\$2,195,100		\$4,390,194		\$3,728,087	\$3,853,487		3,631	\$204.65		

USE .95 ECF FOR ALL STYLES 90-100% good

50-22-19-376-038	24458 TERRA DEL MAR	10/28/24	PTA	03-ARM'S LENGTH	\$840,000	\$365,550	43.52	\$731,100	\$169,733	\$670,267	\$610,182	1.098	3,200	\$209.46	TWO STORY	78
50-22-19-376-080	50617 AMESBURG	09/30/24	WD	03-ARM'S LENGTH	\$822,000	\$360,060	43.80	\$720,126	\$169,733	\$652,267	\$598,253	1.090	2,727	\$239.19	TWO STORY	78
					\$1,662,000	\$725,610		\$1,451,226		\$1,322,534	\$1,208,435		2,964	\$224.32		

USE 1.05 ECF FOR ALL STYLES 80% and less

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.950	0.950	1.050	1.050	1.050	1.050
ONE STORY B	0.950	0.950	1.050	1.050	1.050	1.050
ONE STORY C	0.950	0.950	1.050	1.050	1.050	1.050
TWO STORY	0.950	0.950	1.050	1.050	1.050	1.050
TWO STORY B	0.950	0.950	1.050	1.050	1.050	1.050
TWO STORY C	0.950	0.950	1.050	1.050	1.050	1.050
BI-LEVEL	0.950	0.950	1.050	1.050	1.050	1.050
TRI-LEVEL	0.950	0.950	1.050	1.050	1.050	1.050
CUSTOM	0.950	0.950	1.050	1.050	1.050	1.050
TWO STORY D	0.950	0.950	1.050	1.050	1.050	1.050
OTHER	0.950	0.950	1.050	1.050	1.050	1.050

outlier																
50-22-19-377-020	50757 CALVERT ISLE	07/26/24	WD	03-ARM'S LENGTH	\$1,300,000	\$516,000	39.69	\$1,032,007	\$169,733	\$1,130,267	\$937,254	1.206	4,042	\$279.63	TWO STORY	88

R1929	THE PRESERVE AT ISLAND LAKE OCCP 2084															
50-22-19-378-004	50807 DENALI	01/15/25	WD	03-ARM'S LENGTH	\$952,000	\$429,590	45.13	\$859,183	\$176,591	\$775,409	\$898,147	0.863	3,251	\$238.51	TWO STORY	91
50-22-19-378-007	50879 DENALI	05/21/24	PTA	03-ARM'S LENGTH	\$876,414	\$385,390	43.97	\$770,788	\$169,943	\$706,471	\$790,586	0.894	3,551	\$198.95	TWO STORY	89
50-22-19-378-006	50855 DENALI	05/30/23	PTA	03-ARM'S LENGTH	\$882,500	\$424,140	48.06	\$848,289	\$172,849	\$709,651	\$888,737	0.798	3,461	\$205.04	TWO STORY	89
					\$2,710,914	\$1,239,120		\$2,478,260		\$2,191,531	\$2,577,470		3,421	\$214.17		

USE .85 ECF FOR ALL STYLES

outlier																
50-22-19-378-021	50730 DENALI	08/04/23	PTA	03-ARM'S LENGTH	\$835,000	\$485,420	58.13	\$970,836	\$169,943	\$665,057	\$1,053,807	0.631	3,927	\$169.35	TWO STORY	90

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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R1950	SEC 19 ACREAGE															
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USE 1.10-1.30 ECF FOR ALL STYLES

similar R2050

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY B	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY C	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY B	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY C	1.100	1.150	1.200	1.250	1.300	1.300
BI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.300
TRI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.300
CUSTOM	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY D	1.100	1.150	1.200	1.250	1.300	1.300
OTHER	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY D	1.100	1.150	1.200	1.250	1.300	1.300

R2001	BIRCHWOODS															
50-22-20-152-001	25490 WIXOM	12/20/24	PTA	03-ARM'S LENGTH	\$550,000	\$281,900	51.25	\$563,804	\$94,824	\$455,176	\$430,257	1.058	2,352	\$193.53	ONE STORY B	63
50-22-20-152-008	25100 DELMONT	12/13/24	PTA	03-ARM'S LENGTH	\$530,000	\$255,830	48.27	\$511,669	\$97,386	\$432,614	\$380,076	1.138	2,004	\$215.88	ONE STORY B	60
50-22-20-151-018	25152 BIRCHWOODS	03/28/24	WD	03-ARM'S LENGTH	\$503,000	\$237,770	47.27	\$475,538	\$102,779	\$400,221	\$341,981	1.170	2,031	\$197.06	TWO STORY B	60
50-22-20-152-019	25153 BIRCHWOODS	11/30/23	PTA	03-ARM'S LENGTH	\$530,000	\$241,370	45.54	\$482,741	\$99,357	\$430,643	\$351,728	1.224	2,166	\$198.82	TWO STORY B	60

\$2,113,000 \$1,016,870 \$2,033,752 \$1,718,654 \$1,504,042 2,138 \$201.32

USE 1.14 ECF FOR ALL STYLES

ECF => 1.143

Avg ECF => 1.148

R2002	NOTTINGHAM/PEBBLE RIDGE															
50-22-20-327-020	48770 THORNBURY	12/18/24	PTA	03-ARM'S LENGTH	\$598,900	\$281,380	46.98	\$562,767	\$93,657	\$505,243	\$551,894	0.915	2,066	\$244.55	ONE STORY B	79

USE .90 ECF FOR ONE STORY AND ALL OTHER STYLES EXCEPT 2- STORIES

50-22-20-327-013	24570 DINSER	09/11/24	PTA	03-ARM'S LENGTH	\$469,900	\$218,400	46.48	\$436,797	\$109,762	\$360,138	\$344,247	1.046	2,047	\$175.93	TWO STORY B	53
50-22-20-376-020	24602 NOTTINGHAM	09/04/24	WD	03-ARM'S LENGTH	\$501,000	\$239,560	47.82	\$479,118	\$98,822	\$402,178	\$400,312	1.005	2,448	\$164.29	TWO STORY B	64

\$970,900 \$457,960 \$915,915 \$762,316 \$744,559 2,248 \$170.11

USE 1.00 ECF FOR TWO STORY, B, C, D

ECF => 1.024

Avg ECF => 1.025

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.900	0.900	0.900	0.900	0.900	0.900

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
ONE STORY B	0.900	0.900	0.900	0.900	0.900	0.900										
ONE STORY C	0.900	0.900	0.900	0.900	0.900	0.900										
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000										
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.000										
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000										
BI-LEVEL	0.900	0.900	0.900	0.900	0.900	0.900										
TRI-LEVEL	0.900	0.900	0.900	0.900	0.900	0.900										
CUSTOM	0.900	0.900	0.900	0.900	0.900	0.900										
TWO STORY D	1.000	1.000	1.000	1.000	1.000	1.000										
OTHER	0.900	0.900	0.900	0.900	0.900	0.900										

R2004	MOCKINGBIRD															
50-22-20-452-025	47726 MOCKINGBIRD	03/03/25	WD	03-ARM'S LENGTH	\$810,000	\$312,800	38.62	\$625,596	\$123,993	\$686,007	\$546,075	1.256	2,829	\$242.49	TWO STORY B	79
50-22-20-452-033	24296 WOODHAM	05/23/24	PTA	03-ARM'S LENGTH	\$600,000	\$298,210	49.70	\$596,410	\$128,150	\$471,850	\$511,274	0.923	2,797	\$168.70	TWO STORY B	70
50-22-20-452-016	47681 ROCHESTER	08/21/23	PTA	03-ARM'S LENGTH	\$646,800	\$308,040	47.63	\$616,087	\$165,297	\$481,503	\$490,353	0.982	2,693	\$178.80	TWO STORY B	69
					\$2,056,800	\$919,050		\$1,838,093		\$1,639,360	\$1,547,702		2,773	\$196.66		
USE 1.05 ECF FOR ALL STYLES												ECF =>	1.059			
												Avg ECF =>	1.054			

USE 1.05 ECF FOR ALL STYLES

R2005		GREENWOOD OAKS														
50-22-20-476-009	24428 SALEM	02/03/25	WD	03-ARM'S LENGTH	\$738,000	\$349,160	47.31	\$698,322	\$144,356	\$593,644	\$621,390	0.955	3,327	\$178.43	TWO STORY	72
50-22-20-451-004	24418 NANTUCKET	11/27/24	PTA	03-ARM'S LENGTH	\$740,000	\$335,630	45.36	\$671,263	\$155,904	\$584,096	\$577,745	1.011	2,671	\$218.68	TWO STORY B	75
50-22-20-480-013	47477 GREENWICH	05/28/24	PTA	03-ARM'S LENGTH	\$750,000	\$331,360	44.18	\$662,714	\$130,269	\$619,731	\$596,505	1.039	2,936	\$211.08	TWO STORY	75
50-22-20-452-002	47647 ROCHESTER	08/14/23	PTA	03-ARM'S LENGTH	\$615,000	\$306,160	49.78	\$612,311	\$142,987	\$472,013	\$525,592	0.898	3,064	\$154.05	TWO STORY B	70
50-22-20-480-005	47535 GREENWICH	06/23/23	PTA	03-ARM'S LENGTH	\$725,101	\$354,450	48.88	\$708,907	\$132,418	\$592,683	\$645,619	0.918	3,246	\$182.59	TWO STORY	73
					\$3,568,101	\$1,676,760		\$3,353,517		\$2,862,167	\$2,966,851		3,049	\$188.97		
USE .95 ECF FOR ALL STYLES												ECF =>	0.965			
												Avg ECF =>	0.964			

USE .95 ECF FOR ALL STYLES

outlier																
50-22-20-476-002	24418 HOLYOKE	07/16/24	PTA	03-ARM'S LENGTH	\$800,000	\$304,640	38.08	\$609,272	\$164,569	\$635,431	\$497,926	1.276	3,082	\$206.17	TWO STORY B	66

R2006	WARRINGTON MANOR															
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USE .95 ECF FOR ALL STYLES

similar to R2005, R2004

R2020 ISLAND LK RAVINES ENCLAVE OCCP 1271																
50-22-20-100-032	49285 ALBATROSS	09/27/24	PTA	03-ARM'S LENGTH	\$1,050,000	\$443,500	42.24	\$886,990	\$144,910	\$905,090	\$806,609	1.122	3,839	\$235.76	TWO STORY	79
					\$1,050,000	\$443,500		\$886,990		\$905,090	\$806,609		3,839	\$235.76		
USE 1.10 ECF FOR ALL STYLES												ECF =>	1.122			
similar adjacent R2001												Avg ECF =>	1.122			

USE 1.10 ECF FOR ALL STYLES

similar adjacent R2001

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr	
R2021	ISLAND LK RAVINES EAST OCCP 1271																
USE .95 ECF FOR ALL STYLES																	
similar increase with adjacent R2001, R 2022, R2023																	
outlier																	
50-22-20-302-018	25029 ACORN	03/27/24	PTA	03-ARM'S LENGTH	\$720,000	\$398,800	55.39	\$797,593	\$144,438	\$575,562	\$709,951	0.811	3,524	\$163.33	TWO STORY	78	
R2022	KIRKWAY PLACE OCCP 1572																
50-22-20-276-016	25289 SUTTON	11/13/24	WD	03-ARM'S LENGTH	\$750,000	\$349,600	46.61	\$699,209	\$142,035	\$607,965	\$618,215	0.983	2,073	\$293.28	ONE STORY	86	
50-22-20-276-004	25242 SUTTON	08/07/24	WD	03-ARM'S LENGTH	\$705,000	\$377,030	53.48	\$754,050	\$128,535	\$576,465	\$692,379	0.833	2,313	\$249.23	ONE STORY	85	
50-22-20-276-015	25275 SUTTON	11/22/23	WD	03-ARM'S LENGTH	\$800,000	\$377,770	47.22	\$755,531	\$153,570	\$646,430	\$666,739	0.970	2,368	\$272.99	ONE STORY	81	
					\$2,255,000	\$1,104,400			\$2,208,790	\$1,830,860	\$1,977,333			2,251	\$271.83		
												ECF =>	0.926				
												Avg ECF =>	0.929				
similar increase with adjacent R2001, R2020, R2021, R2023																	
R2023	RESERVE OF ISLAND LAKE OCCP 2048																
50-22-20-304-023	24890 OVERLOOK	08/07/24	WD	03-ARM'S LENGTH	\$875,000	\$412,590	47.15	\$825,174	\$175,786	\$699,214	\$834,000	0.838	3,178	\$220.02	TWO STORY	88	
					\$875,000	\$412,590			\$825,174	\$699,214	\$834,000			3,178	\$220.02		
												ECF =>	0.838				
												Avg ECF =>	0.838				
USE .90 ECF FOR ALL STYLES																	
R2024	VALENCIA ESTATES OCCP 2053																
50-22-20-402-007	47466 VALENCIA	12/06/24	PTA	03-ARM'S LENGTH	\$920,000	\$425,620	46.26	\$851,245	\$174,346	\$745,654	\$697,834	1.069	3,346	\$222.85	TWO STORY	88	
50-22-20-402-011	47494 VALENCIA	06/23/23	PTA	03-ARM'S LENGTH	\$955,000	\$465,330	48.73	\$930,666	\$180,821	\$774,179	\$773,036	1.001	3,519	\$220.00	TWO STORY	88	
					\$1,875,000	\$890,950			\$1,781,911	\$1,519,833	\$1,470,870			3,433	\$221.42		
												ECF =>	1.033				
												Avg ECF =>	1.035				
USE 1.03 ECF FOR ALL STYLES																	
R2025	OBERLIN OCCP 2144																
50-22-20-201-045	25858 TENNYSON	08/28/24	PTA	03-ARM'S LENGTH	\$785,000	\$369,580	47.08	\$739,164	\$140,392	\$644,608	\$516,183	1.249	2,936	\$219.55	TWO STORY	92	
50-22-20-201-007	25811 OBERLIN	08/12/24	PTA	03-ARM'S LENGTH	\$800,000	\$355,450	44.43	\$710,901	\$139,540	\$660,460	\$492,553	1.341	2,749	\$240.25	TWO STORY	92	
50-22-20-201-037	48303 ISABELLA	06/28/24	PTA	03-ARM'S LENGTH	\$750,000	\$366,630	48.88	\$733,261	\$141,978	\$608,022	\$509,727	1.193	2,855	\$212.97	TWO STORY	91	
50-22-20-201-036	25741 TENNYSON	06/21/24	PTA	03-ARM'S LENGTH	\$780,000	\$365,040	46.80	\$730,086	\$139,540	\$640,460	\$509,091	1.258	2,972	\$215.50	TWO STORY	91	
50-22-20-201-050	25937 WEMBLEY	01/26/24	PTA	03-ARM'S LENGTH	\$751,000	\$365,390	48.65	\$730,770	\$139,540	\$611,460	\$509,681	1.200	2,752	\$222.19	TWO STORY	93	
50-22-20-201-013	25624 OBERLIN	08/03/23	PTA	03-ARM'S LENGTH	\$730,000	\$346,670	47.49	\$693,345	\$139,540	\$590,460	\$477,418	1.237	2,486	\$237.51	TWO STORY	94	
50-22-20-201-059	25721 WEMBLEY	04/18/23	PTA	03-ARM'S LENGTH	\$640,000	\$328,730	51.36	\$657,468	\$139,540	\$500,460	\$446,490	1.121	2,350	\$212.96	TWO STORY	93	
					\$5,236,000	\$2,497,490			\$4,994,995	\$4,255,930	\$3,461,142			2,729	\$222.99		
												ECF =>	1.230				
												Avg ECF =>	1.228				
USE 1.21 ECF FOR ALL STYLES																	
outliers																	
50-22-20-201-048	25712 OBERLIN	04/24/23	PTA	03-ARM'S LENGTH	\$695,000	\$402,000	57.84	\$804,000	\$220,247	\$474,753	\$503,235	0.943	2,876	\$165.07	TWO STORY	91	
50-22-20-201-003	25907 OBERLIN	04/28/23	PTA	03-ARM'S LENGTH	\$700,000	\$378,740	54.11	\$757,479	\$139,540	\$560,460	\$532,706	1.052	2,890	\$193.93	TWO STORY	93	
50-22-20-201-063	25798 WEMBLEY	04/25/23	PTA	03-ARM'S LENGTH	\$760,000	\$408,710	53.78	\$817,418	\$144,180	\$615,820	\$580,378	1.061	2,890	\$213.09	TWO STORY	93	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
R2050 SEC 20 ACREAGE																
50-22-20-301-007	24633 DINSER	12/10/24	PTA	03-ARM'S LENGTH	\$505,000	\$227,090	44.97	\$454,180	\$137,033	\$367,967	\$264,289	1.392	1,718	\$214.18	ONE STORY B	51
50-22-20-301-007	24633 DINSER	12/27/23	WD	03-ARM'S LENGTH	\$457,000	\$227,090	49.69	\$454,180	\$137,033	\$319,967	\$264,289	1.211	1,718	\$186.24	ONE STORY B	51
					\$962,000	\$454,180		\$908,360		\$687,934	\$528,578		1,718	\$200.21		

USE 1.10-1.30 ECF FOR ALL STYLES

ECF => 1.301
Avg ECF => 1.301

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY B	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY C	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY B	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY C	1.100	1.150	1.200	1.250	1.300	1.300
BI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.300
TRI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.300
CUSTOM	1.100	1.150	1.200	1.250	1.300	1.300
TWO STORY D	1.100	1.150	1.200	1.250	1.300	1.300
OTHER	1.100	1.150	1.200	1.250	1.300	1.300
ONE STORY D	1.100	1.150	1.200	1.250	1.300	1.300

outlier																
50-22-20-100-007	48601 ELEVEN MILE	04/16/24	PTA	LTI PARCEL ARM'S LI	\$1,325,000	\$555,910	41.96	\$1,185,969	\$902,774	\$422,226	\$235,996	1.789	1,875	\$225.19	ONE STORY	45
R2101 PIONEER MEADOWS																
50-22-21-103-028	25668 STRATH HAVEN	03/14/25	WD	03-ARM'S LENGTH	\$304,875	\$134,620	44.16	\$269,248	\$83,054	\$221,821	\$124,129	1.787	1,542	\$143.85	TWO STORY	49
50-22-21-151-011	25691 STRATH HAVEN	05/12/23	PTA	03-ARM'S LENGTH	\$400,000	\$176,100	44.03	\$352,204	\$83,603	\$316,397	\$179,067	1.767	2,220	\$142.52	TWO STORY	52
					\$704,875	\$310,720		\$621,452		\$538,218	\$303,197		1,881	\$143.19		

USE 1.15-1.70 ECF FOR ALL STYLES EXCEPT 2-STORY AND TRI-LEVEL

ECF => 1.775
Avg ECF => 1.777

USE 1.15-1.65 ECF FOR 2-STORY AND TRI-LEVEL

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.150	1.300	1.450	1.600	1.650	1.700
ONE STORY B	1.150	1.300	1.450	1.600	1.650	1.700
ONE STORY C	1.150	1.300	1.450	1.600	1.650	1.700
TWO STORY	1.150	1.300	1.450	1.600	1.650	1.650
TWO STORY B	1.150	1.300	1.450	1.600	1.650	1.700
TWO STORY C	1.150	1.300	1.450	1.600	1.650	1.700
BI-LEVEL	1.150	1.300	1.450	1.600	1.650	1.700
TRI-LEVEL	1.150	1.300	1.450	1.600	1.650	1.650
CUSTOM	1.150	1.300	1.450	1.600	1.650	1.700
TWO STORY D	1.150	1.300	1.450	1.600	1.650	1.700
OTHER	1.000	1.000	1.000	1.000	1.000	1.000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
ONE STORY D	1.150	1.300	1.450	1.600	1.650	1.700										
R2102 LOCHMOOR VILLAGE																
50-22-21-178-012	25690 GROVELAND	05/30/23	PTA	03-ARM'S LENGTH	\$654,000	\$317,450	48.54	\$634,905	\$106,973	\$547,027	\$512,555	1.067	2,899	\$188.70	TWO STORY B	69
					\$654,000	\$317,450		\$634,905		\$547,027	\$512,555		2,899	\$188.70		
USE 1.07 ECF FOR ALL STYLES											ECF =>	1.067				
similar to adjacent R2103											Avg ECF =>	1.067				
R2103 BRIARWOOD OF NOVI																
50-22-21-302-002	24515 BRAMBLEWOOD	06/24/24	PTA	03-ARM'S LENGTH	\$486,620	\$222,710	45.77	\$445,428	\$102,766	\$383,854	\$342,320	1.121	2,232	\$171.98	TWO STORY B	63
50-22-21-303-003	24596 BRAMBLEWOOD	12/29/23	WD	03-ARM'S LENGTH	\$445,500	\$222,190	49.87	\$444,380	\$101,322	\$344,178	\$342,715	1.004	2,272	\$151.49	TWO STORY B	63
50-22-21-303-020	24481 REDWING	06/10/24	PTA	03-ARM'S LENGTH	\$630,000	\$260,940	41.42	\$521,885	\$115,950	\$514,050	\$405,529	1.268	2,335	\$220.15	TWO STORY B	64
50-22-21-377-003	24284 BRAMBLEWOOD	12/18/23	PTA	03-ARM'S LENGTH	\$465,000	\$221,220	47.57	\$442,439	\$99,502	\$365,498	\$342,594	1.067	2,141	\$170.71	TWO STORY B	64
					\$2,027,120	\$927,060		\$1,854,132		\$1,607,580	\$1,433,159		2,245	\$178.58		
USE 1.12 ECF FOR ALL STYLES											ECF =>	1.122				
											Avg ECF =>	1.115				
outliers																
50-22-21-303-016	24545 REDWING	08/29/23	PTA	03-ARM'S LENGTH	\$595,000	\$312,930	52.59	\$625,854	\$99,502	\$495,498	\$525,826	0.942	2,840	\$174.47	TWO STORY B	68
50-22-21-353-001	47289 ROBIN	05/25/23	PTA	03-ARM'S LENGTH	\$570,000	\$289,560	50.80	\$579,125	\$105,046	\$464,954	\$473,605	0.982	2,845	\$163.43	TWO STORY B	64
R2104 ROMA RIDGE																
50-22-21-329-036	24579 NAPLES	07/12/24	PTA	03-ARM'S LENGTH	\$607,000	\$255,850	42.15	\$511,691	\$108,994	\$498,006	\$376,645	1.322	2,367	\$210.40	TWO STORY B	63
50-22-21-327-020	24744 PICARA	07/10/24	PTA	03-ARM'S LENGTH	\$620,000	\$254,340	41.02	\$508,672	\$98,773	\$521,227	\$383,076	1.361	2,380	\$219.00	TWO STORY B	64
50-22-21-327-019	24762 PICARA	05/03/24	PTA	03-ARM'S LENGTH	\$625,000	\$257,980	41.28	\$515,957	\$99,684	\$525,316	\$391,669	1.341	2,477	\$212.08	TWO STORY B	63
50-22-21-326-010	46772 CIDERMILL	09/29/23	PTA	03-ARM'S LENGTH	\$485,000	\$258,700	53.34	\$517,391	\$108,994	\$376,006	\$384,763	0.977	2,428	\$154.86	TWO STORY B	63
50-22-21-326-013	46418 CIDERMILL	06/28/23	PTA	03-ARM'S LENGTH	\$550,000	\$259,600	47.20	\$519,195	\$108,994	\$441,006	\$383,634	1.150	2,398	\$183.91	TWO STORY B	64
50-22-21-329-019	24668 VENICE	06/14/23	PTA	03-ARM'S LENGTH	\$583,000	\$283,550	48.64	\$567,092	\$99,694	\$483,306	\$437,140	1.106	2,404	\$201.04	TWO STORY B	73
					\$3,470,000	\$1,570,020		\$3,139,998		\$2,844,867	\$2,356,927		2,409	\$196.88		
USE 1.15 ECF FOR ALL TWO STORY											ECF =>	1.207				
USE 1.05 ECF FOR ALL OTHER STYLES											Avg ECF =>	1.209				
similar to R2103 and R2102																
outlier																
50-22-21-377-010	24415 VENICE	12/15/23	PTA	03-ARM'S LENGTH	\$580,000	\$309,280	53.32	\$618,563	\$102,325	\$477,675	\$515,722	0.926	2,765	\$172.76	ONE STORY B	71
R2105/R2106 SIMMONS ORCH 1, 2, 3, 4																
50-22-21-452-001	24502 SIMMONS	01/17/25	WD	03-ARM'S LENGTH	\$360,000	\$163,840	45.51	\$327,687	\$74,103	\$285,897	\$144,905	1.973	1,392	\$205.39	TWO STORY B	59
50-22-21-458-022	24486 RIVERVIEW	12/06/24	PTA	03-ARM'S LENGTH	\$450,000	\$218,620	48.58	\$437,237	\$106,928	\$343,072	\$188,748	1.818	1,886	\$181.90	TWO STORY B	61
50-22-21-327-004	24945 SARAH FLYNN	11/25/24	WD	03-ARM'S LENGTH	\$500,000	\$248,620	49.72	\$497,245	\$103,994	\$396,006	\$224,715	1.762	2,216	\$178.70	TWO STORY B	62
50-22-21-453-017	24485 BONNIE BROOK	11/22/24	PTA	03-ARM'S LENGTH	\$415,000	\$181,070	43.63	\$362,140	\$93,114	\$321,886	\$153,729	2.094	1,843	\$174.65	TWO STORY	57
50-22-21-452-017	24530 SIMMONS	11/01/24	PTA	03-ARM'S LENGTH	\$405,000	\$196,570	48.54	\$393,136	\$104,153	\$300,847	\$165,133	1.822	1,675	\$179.61	TWO STORY B	60
50-22-21-378-018	24562 SARAH FLYNN	10/24/24	WD	03-ARM'S LENGTH	\$517,500	\$227,550	43.97	\$455,109	\$85,644	\$431,856	\$211,123	2.046	2,216	\$194.88	TWO STORY B	62
50-22-21-455-004	24349 FAIRWAY HILLS	09/27/24	PTA	03-ARM'S LENGTH	\$435,000	\$194,180	44.64	\$388,357	\$85,040	\$349,960	\$173,324	2.019	1,657	\$211.20	TWO STORY	65
50-22-21-453-029	24297 SIMMONS	09/20/24	PTA	03-ARM'S LENGTH	\$385,000	\$175,230	45.51	\$350,457	\$84,544	\$300,456	\$151,950	1.977	1,300	\$231.12	ONE STORY B	60
50-22-21-457-013	24923 FAIRWAY HILLS	09/06/24	WD	03-ARM'S LENGTH	\$447,000	\$227,270	50.84	\$454,542	\$84,153	\$362,847	\$211,651	1.714	1,451	\$250.07	ONE STORY B	71
50-22-21-327-002	45931 CIDERMILL	05/31/24	PTA	03-ARM'S LENGTH	\$475,000	\$226,040	47.59	\$452,087	\$105,559	\$369,441	\$198,016	1.866	1,966	\$187.92	TWO STORY B	62

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-21-378-014	24513 SARAH FLYNN	02/26/24	PTA	03-ARM'S LENGTH	\$540,000	\$269,030	49.82	\$538,052	\$112,660	\$427,340	\$243,081	1.758	2,196	\$194.60	TWO STORY B	73
50-22-21-451-016	24355 SURFSIDE	02/23/24	PTA	03-ARM'S LENGTH	\$472,250	\$213,650	45.24	\$427,295	\$93,330	\$378,920	\$190,837	1.986	1,912	\$198.18	TWO STORY	65
50-22-21-457-013	24923 FAIRWAY HILLS	11/02/23	WD	03-ARM'S LENGTH	\$447,000	\$227,270	50.84	\$454,542	\$84,153	\$362,847	\$211,651	1.714	1,451	\$250.07	ONE STORY B	71
50-22-21-451-034	24607 SIMMONS	09/11/23	PTA	03-ARM'S LENGTH	\$500,001	\$253,490	50.70	\$506,979	\$86,625	\$413,376	\$240,202	1.721	1,927	\$214.52	TWO STORY B	73
50-22-21-452-003	24474 SIMMONS	04/14/23	PTA	03-ARM'S LENGTH	\$410,000	\$194,350	47.40	\$388,690	\$82,368	\$327,632	\$175,041	1.872	1,760	\$186.15	TWO STORY B	59
					\$6,758,751	\$3,216,780		\$6,433,555		\$5,372,383	\$2,884,107		1,790	\$202.60		
USE 1.85 ECF FOR ALL STYLES												ECF =>	1.863			
similar to R2104, R2103 and R2102												Avg ECF =>	1.876			
outlier																
50-22-21-328-011	24754 SARAH FLYNN	05/01/23	PTA	03-ARM'S LENGTH	\$425,000	\$219,560	51.66	\$439,123	\$85,644	\$339,356	\$201,988	1.680	1,910	\$177.67	TWO STORY B	62
50-22-21-453-024	24425 BONNIE BROOK	06/26/23	WD	03-ARM'S LENGTH	\$392,500	\$170,490	43.44	\$340,978	\$88,180	\$304,320	\$144,456	2.107	1,496	\$203.42	TWO STORY	58
50-22-21-456-011	24236 SIMMONS	11/08/24	PTA	03-ARM'S LENGTH	\$475,000	\$202,280	42.59	\$404,569	\$90,691	\$384,309	\$179,359	2.143	1,888	\$203.55	TWO STORY B	53
R2107	YORKSHIRE PLACE															
50-22-21-478-002	24904 SUTHERLAND	10/15/24	PTA	03-ARM'S LENGTH	\$510,000	\$234,580	46.00	\$469,168	\$103,310	\$406,690	\$355,202	1.145	2,074	\$196.09	TWO STORY B	60
50-22-21-480-022	24748 DAVENPORT	10/07/24	PTA	03-ARM'S LENGTH	\$610,000	\$277,310	45.46	\$554,626	\$104,100	\$505,900	\$437,404	1.157	2,515	\$201.15	TWO STORY B	68
50-22-21-427-022	45584 FREEMONT	08/30/24	PTA	03-ARM'S LENGTH	\$562,500	\$271,900	48.34	\$543,791	\$90,524	\$471,976	\$440,065	1.073	2,696	\$175.07	TWO STORY B	62
50-22-21-480-014	24876 DAVENPORT	07/26/24	PTA	03-ARM'S LENGTH	\$610,000	\$286,300	46.93	\$572,590	\$89,785	\$520,215	\$468,743	1.110	2,515	\$206.84	TWO STORY B	68
50-22-21-426-003	24923 WHITE PLAINS	07/18/24	WD	03-ARM'S LENGTH	\$525,000	\$241,140	45.93	\$482,286	\$97,913	\$427,087	\$373,178	1.144	1,939	\$220.26	ONE STORY B	61
50-22-21-426-027	45555 FREEMONT	02/26/24	PTA	03-ARM'S LENGTH	\$500,500	\$224,750	44.91	\$449,498	\$93,038	\$407,462	\$346,078	1.177	2,042	\$199.54	TWO STORY B	62
50-22-21-477-003	24870 PORTSMOUTH	12/08/23	PTA	03-ARM'S LENGTH	\$557,000	\$280,850	50.42	\$561,695	\$118,846	\$438,154	\$429,951	1.019	2,739	\$159.97	TWO STORY B	61
50-22-21-476-023	24890 WHITE PLAINS	06/20/23	PTA	03-ARM'S LENGTH	\$510,000	\$256,600	50.31	\$513,207	\$93,326	\$416,674	\$407,651	1.022	2,559	\$162.83	TWO STORY B	61
					\$4,385,000	\$2,073,430		\$4,146,861		\$3,594,158	\$3,258,271		2,385	\$190.22		
USE 1.08 ECF FOR ALL STYLES												ECF =>	1.103			
												Avg ECF =>	1.106			
outlier																
50-22-21-477-009	24982 PORTSMOUTH	06/20/23	PTA	03-ARM'S LENGTH	\$450,000	\$235,700	52.38	\$471,404	\$85,320	\$364,680	\$374,839	0.973	2,496	\$146.11	TWO STORY B	61
R2120	WALDEN WOODS OCCP 757															
50-22-21-202-011	46294 CORDOBA	09/12/24	PTA	03-ARM'S LENGTH	\$775,000	\$352,310	45.46	\$704,616	\$141,420	\$633,580	\$562,633	1.126	2,991	\$211.83	TWO STORY	67
50-22-21-252-006	25682 ARCADIA	08/02/24	PTA	03-ARM'S LENGTH	\$675,000	\$314,000	46.52	\$628,004	\$140,891	\$534,109	\$486,626	1.098	2,896	\$184.43	TWO STORY	67
50-22-21-252-016	25594 ARCADIA	07/02/24	PTA	03-ARM'S LENGTH	\$830,000	\$365,980	44.09	\$731,968	\$141,302	\$688,698	\$590,076	1.167	3,266	\$210.87	TWO STORY	67
50-22-21-202-010	46282 CORDOBA	08/23/23	WD	03-ARM'S LENGTH	\$745,000	\$345,910	46.43	\$691,817	\$125,720	\$619,280	\$565,531	1.095	3,208	\$193.04	TWO STORY	67
					\$3,025,000	\$1,378,200		\$2,756,405		\$2,475,667	\$2,204,867		3,090	\$200.04		
USE 1.10 ECF FOR ALL STYLES												ECF =>	1.123			
												Avg ECF =>	1.121			
R2121	WALDEN WOODS II OCCP 891															
50-22-21-251-020	25684 CHEYENNE	07/29/24	PTA	03-ARM'S LENGTH	\$850,000	\$393,040	46.24	\$786,079	\$171,578	\$678,422	\$613,887	1.105	2,772	\$244.74	TWO STORY B	74
50-22-21-130-005	25879 CHEYENNE	07/10/24	WD	03-ARM'S LENGTH	\$665,000	\$309,820	46.59	\$619,635	\$141,920	\$523,080	\$477,238	1.096	2,820	\$185.49	TWO STORY B	69
50-22-21-129-001	25968 LARAMIE	06/25/24	PTA	03-ARM'S LENGTH	\$745,000	\$357,330	47.96	\$714,651	\$138,435	\$606,565	\$575,640	1.054	2,924	\$207.44	TWO STORY B	71
50-22-21-130-006	25857 CHEYENNE	05/21/24	PTA	03-ARM'S LENGTH	\$805,000	\$400,180	49.71	\$800,361	\$142,461	\$662,539	\$657,243	1.008	3,554	\$186.42	TWO STORY B	70
50-22-21-203-007	25737 CHEYENNE	09/08/23	WD	03-ARM'S LENGTH	\$700,000	\$346,220	49.46	\$692,435	\$139,318	\$560,682	\$552,564	1.015	3,279	\$170.99	TWO STORY B	71
					\$3,765,000	\$1,806,590		\$3,613,161		\$3,031,288	\$2,876,572		3,070	\$199.02		

R2127	HOMESTEAD OCCP 1120
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uniform increase as adjacent R2105, R2103 and R2101

USE 1.10-1.35 ECF FOR ALL STYLES

Avg ECF => 1.489

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.200	1.250	1.300	1.350
ONE STORY B	1.100	1.150	1.200	1.250	1.300	1.350
ONE STORY C	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY B	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY C	1.100	1.150	1.200	1.250	1.300	1.350
BI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.350
TRI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.350
CUSTOM	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY D	1.100	1.150	1.200	1.250	1.300	1.350
OTHER	1.100	1.150	1.200	1.250	1.300	1.350
ONE STORY D	1.100	1.150	1.200	1.250	1.300	1.350

USE 1.60 ECF FOR ALL STYLES EXCEPT TWO STORY, B, C ECF => 1.894

Avg ECF => 1.894

USE 1.85 ECF FOR ALL TWO STORY, B, C ECF => 1.826

Avg ECF => **1.832**

50-22-22-378-008	24451 CHRISTINA	06/02/25	WD	03-ARM'S LENGTH	\$365,000	\$194,670	53.33	\$389,333	\$96,897	\$268,103	\$167,106	1.604	1,934	\$138.63	TWO STORY	53
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-22-126-007	25627 SULLIVAN	10/10/23	PTA	03-ARM'S LENGTH	\$557,500	\$253,390	45.45	\$506,785	\$90,375	\$467,125	\$447,753	1.043	2,622	\$178.16	TWO STORY	70
50-22-22-177-007	25553 KEENAN	07/18/23	PTA	03-ARM'S LENGTH	\$515,000	\$247,140	47.99	\$494,276	\$92,869	\$422,131	\$431,620	0.978	2,478	\$170.35	TWO STORY	71
					\$1,072,500	\$500,530		\$1,001,061		\$889,256	\$879,373		2,550	\$174.25		

USE 1.00 ECF FOR ALL STYLES

												ECF =>	1.011			
outlier												Avg ECF =>	1.011			
50-22-22-177-025	44622 KALI	10/07/24	PTA	03-ARM'S LENGTH	\$624,500	\$241,170	38.62	\$482,347	\$97,047	\$527,453	\$414,301	1.273	2,333	\$226.08	TWO STORY	66

R2203MUNRO

USE 1.00-1.20 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.100	1.150	1.200	1.200
ONE STORY B	1.000	1.050	1.100	1.150	1.200	1.200
ONE STORY C	1.000	1.050	1.100	1.150	1.200	1.200
TWO STORY	1.000	1.050	1.100	1.150	1.200	1.200
TWO STORY B	1.000	1.050	1.100	1.150	1.200	1.200
TWO STORY C	1.000	1.050	1.100	1.150	1.200	1.200
BI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.200
TRI-LEVEL	1.000	1.050	1.100	1.150	1.200	1.200
CUSTOM	1.000	1.050	1.100	1.150	1.200	1.200
TWO STORY D	1.000	1.050	1.100	1.150	1.200	1.200
OTHER	1.000	1.050	1.100	1.150	1.200	1.200
ONE STORY D	1.000	1.050	1.100	1.150	1.200	1.200

R2204	NOVI HEIGHTS															
50-22-22-251-006	44149 DURSON	11/15/24	PTA	03-ARM'S LENGTH	\$313,500	\$149,310	47.63	\$298,627	\$82,996	\$230,504	\$114,184	2.019	1,229	\$187.55	TRI-LEVEL	62
50-22-22-202-011	44050 STASSEN	07/20/23	PTA	03-ARM'S LENGTH	\$310,000	\$184,810	59.62	\$369,625	\$87,515	\$222,485	\$144,672	1.538	1,970	\$112.94	TRI-LEVEL	45
50-22-22-202-019	44030 STASSEN	09/08/23	PTA	03-ARM'S LENGTH	\$400,000	\$234,960	58.74	\$469,920	\$88,553	\$311,447	\$225,692	1.380	1,649	\$188.87	TWO STORY B	69

USE 1.50-1.85 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.500	1.600	1.700	1.750	1.800	1.850
ONE STORY B	1.500	1.600	1.700	1.750	1.800	1.850
ONE STORY C	1.500	1.600	1.700	1.750	1.800	1.850
TWO STORY	1.500	1.600	1.700	1.750	1.800	1.850
TWO STORY B	1.500	1.600	1.700	1.750	1.800	1.850
TWO STORY C	1.500	1.600	1.700	1.750	1.800	1.850

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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BI-LEVEL	1.500	1.600	1.700	1.750	1.800	1.850
TRI-LEVEL	1.500	1.600	1.700	1.750	1.800	1.850
CUSTOM	1.500	1.600	1.700	1.750	1.800	1.850
TWO STORY D	1.500	1.600	1.700	1.750	1.800	1.850
OTHER	1.500	1.600	1.700	1.750	1.800	1.850
ONE STORY D	1.500	1.600	1.700	1.750	1.800	1.850

R2205SALOW'S WALNUT HILLS SUB NO 2

50-22-22-301-031	24759 GLENDA	03/04/25	WD	03-ARM'S LENGTH	\$361,900	\$160,670	44.40	\$321,338	\$103,656	\$258,244	\$161,246	1.602	2,098	\$123.09	ONE STORY C	45
50-22-22-301-065	24977 GLENDA	06/26/24	WD	03-ARM'S LENGTH	\$615,000	\$299,600	48.72	\$599,192	\$99,096	\$515,904	\$384,689	1.341	2,503	\$206.11	ONE STORY B	78
					\$976,900	\$460,270		\$920,530		\$774,148	\$545,935		2,301	\$164.60		

USE 1.15-1.55 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.150	1.200	1.300	1.400	1.500	1.550
ONE STORY B	1.150	1.200	1.300	1.400	1.500	1.550
ONE STORY C	1.150	1.200	1.300	1.400	1.500	1.550
TWO STORY	1.150	1.200	1.300	1.400	1.500	1.550
TWO STORY B	1.150	1.200	1.300	1.400	1.500	1.550
TWO STORY C	1.150	1.200	1.300	1.400	1.500	1.550
BI-LEVEL	1.150	1.200	1.300	1.400	1.500	1.550
TRI-LEVEL	1.150	1.200	1.300	1.400	1.500	1.550
CUSTOM	1.150	1.200	1.300	1.400	1.500	1.550
TWO STORY D	1.150	1.200	1.300	1.400	1.500	1.550
OTHER	1.150	1.200	1.300	1.400	1.500	1.550
ONE STORY D	1.150	1.200	1.300	1.400	1.500	1.550

R2206JAMESTOWNE GREEN 1, 2

50-22-22-377-016	44831 HUNTINGTON	11/19/24	PTA	03-ARM'S LENGTH	\$415,000	\$185,170	44.62	\$370,347	\$83,994	\$331,006	\$163,768	2.021	1,592	\$207.92	TWO STORY	58
50-22-22-351-021	44975 YORKSHIRE	09/03/24	PTA	03-ARM'S LENGTH	\$415,000	\$187,290	45.13	\$374,581	\$83,994	\$331,006	\$166,203	1.992	1,624	\$203.82	TWO STORY	60
50-22-22-376-009	44736 HUNTINGTON	05/21/24	WD	03-ARM'S LENGTH	\$378,000	\$164,860	43.61	\$329,710	\$91,608	\$286,392	\$137,098	2.089	1,352	\$211.83	TWO STORY	58
50-22-22-378-026	24250 JAMESTOWNE	05/15/23	PTA	03-ARM'S LENGTH	\$450,000	\$241,030	53.56	\$482,065	\$84,902	\$365,098	\$226,027	1.615	2,076	\$175.87	TWO STORY	65
					\$1,658,000	\$778,350		\$1,556,703		\$1,313,502	\$693,096		1,661	\$199.86		
												ECF =>	1.895			
USE 1.85 ECF FOR ALL STYLES												Avg ECF =>	1.929			

USE 1.85 ECF FOR ALL STYLES

R2207JAMESTOWNE GREEN 3, 4

outlier																
50-22-22-326-009	25038 NEWBERRY	04/07/23	PTA	03-ARM'S LENGTH	\$485,000	\$251,210	51.80	\$502,416	\$84,021	\$400,979	\$261,497	1.533	2,424	\$165.42	TWO STORY	65

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE 1.75 ECF FOR ALL STYLES

similar R2206

R2208	SETTLER'S CREEK
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USE 1.18 ECF FOR ALL STYLES

similar increase as adjacent R2006, R2007

R2209		CHURCHILL CROSSING														
50-22-22-453-009	24384 THATCHER	08/19/24	WD	03-ARM'S LENGTH	\$782,000	\$335,610	42.92	\$671,220	\$133,905	\$648,095	\$602,225	1.076	3,125	\$207.39	TWO STORY	77
50-22-22-403-005	24555 THATCHER	03/04/24	PTA	03-ARM'S LENGTH	\$805,000	\$386,720	48.04	\$773,437	\$106,346	\$698,654	\$744,977	0.938	3,529	\$197.98	TWO STORY	80
50-22-22-453-011	24354 THATCHER	06/23/23	WD	03-ARM'S LENGTH	\$685,000	\$323,900	47.28	\$647,796	\$131,928	\$553,072	\$578,810	0.956	3,046	\$181.57	TWO STORY	76
					\$2,272,000	\$1,046,230		\$2,092,453		\$1,899,821	\$1,926,012		3,233	\$195.65		

USE .90 (91%-100%) and .98 (all other rates)

ECF => 0.986
Avg ECF => 0.990

R2210	TAFT & TEN (SALOW'S WALNUT HILL SUB NO 1)															
50-22-22-351-012	45000 TEN MILE	12/23/24	WD	03-ARM'S LENGTH	\$310,000	\$159,890	51.58	\$319,788	\$162,737	\$147,263	\$92,383	1.594	1,308	\$112.59	ONE STORY C	45
50-22-22-379-011	44740 TEN MILE	09/07/23	PTA	03-ARM'S LENGTH	\$570,000	\$286,260	50.22	\$572,519	\$72,587	\$497,413	\$357,094	1.393	2,800	\$177.65	TWO STORY	78
					\$880,000	\$446,150		\$892,307		\$644,676	\$449,477		2,054	\$145.12		

USE 1.25-1.55 ECF FOR ALL STYLES

ECF => 1.434
Avg ECF => 1.493

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.250	1.300	1.350	1.350	1.450	1.550
ONE STORY B	1.250	1.300	1.350	1.350	1.450	1.550
ONE STORY C	1.250	1.300	1.350	1.350	1.450	1.550
TWO STORY	1.250	1.300	1.350	1.350	1.450	1.550
TWO STORY B	1.250	1.300	1.350	1.350	1.450	1.550
TWO STORY C	1.250	1.300	1.350	1.350	1.450	1.550
BI-LEVEL	1.250	1.300	1.350	1.350	1.450	1.550
TRI-LEVEL	1.250	1.300	1.350	1.350	1.450	1.550
CUSTOM	1.250	1.300	1.350	1.350	1.450	1.550
TWO STORY D	1.250	1.300	1.350	1.350	1.450	1.550
OTHER	1.250	1.300	1.350	1.350	1.450	1.550
ONE STORY D	1.250	1.300	1.350	1.350	1.450	1.550

R2220	CREEK CROSSING OCCP 940
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-22-202-039	25983 CREEK CROSSIN	04/08/25	WD	03-ARM'S LENGTH	\$625,000	\$229,840	36.77	\$459,678	\$103,709	\$521,291	\$245,496	2.123	2,188	\$238.25	TWO STORY B	71

USE 1.55 ECF FOR ALL STYLES

similar to adjacent R2206, R2207

R2221	TAFT KNOLLS OCCP 1647															
50-22-22-153-002	45270 SEDRA	08/11/23	PTA	03-ARM'S LENGTH	\$799,000	\$378,670	47.39	\$757,348	\$140,191	\$658,809	\$649,639	1.014	3,317	\$198.62	TWO STORY	85
					\$799,000	\$378,670		\$757,348		\$658,809	\$649,639		3,317	\$198.62		

ECF => 1.014
Avg ECF => 1.014

R2222	EMERSON PARK OCCP 2250															
50-22-22-404-036	43576 PROSPECT	03/28/25	WD	03-ARM'S LENGTH	\$535,000	\$262,390	49.04	\$524,778	\$102,023	\$432,977	\$384,323	1.127	2,153	\$201.10	TWO STORY	94
50-22-22-404-092	43578 CHANCELLOR	06/30/23	PTA	03-ARM'S LENGTH	\$475,000	\$256,840	54.07	\$513,676	\$102,023	\$372,977	\$374,230	0.997	2,153	\$173.24	TWO STORY	93
50-22-22-404-079	43533 CHANCELLOR	05/31/23	PTA	03-ARM'S LENGTH	\$527,000	\$267,230	50.71	\$534,467	\$102,331	\$424,669	\$392,851	1.081	2,153	\$197.25	TWO STORY	93
					\$1,537,000	\$786,460		\$1,572,921		\$1,230,623	\$1,151,404		2,153	\$190.53		

ECF => 1.069
Avg ECF => 1.068

outlier																
50-22-22-404-014	43445 CHANCELLOR	07/26/24	PTA	03-ARM'S LENGTH	\$565,000	\$249,480	44.16	\$498,957	\$102,331	\$462,669	\$360,569	1.283	1,945	\$237.88	TWO STORY	93
50-22-22-404-120	43487 PROSPECT	07/09/24	WD	03-ARM'S LENGTH	\$565,000	\$248,950	44.06	\$497,904	\$100,000	\$465,000	\$361,731	1.285	1,930	\$240.93	TWO STORY	95

R2223	HERITAGE WOODS OCCP 2285															
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USE 1.00 ECF FOR ALL STYLES

similar to adjacent R2221, R2202

R2301	MEADOWBROOK GLENS															
50-22-23-404-002	42229 PARK RIDGE	09/24/24	PTA	03-ARM'S LENGTH	\$349,188	\$172,290	49.34	\$344,575	\$74,621	\$274,567	\$134,977	2.034	1,283	\$214.00	ONE STORY B	57
50-22-23-402-016	42102 RIDGE RD W	07/02/24	PTA	03-ARM'S LENGTH	\$380,000	\$149,830	39.43	\$299,665	\$70,781	\$309,219	\$114,442	2.702	1,229	\$251.60	ONE STORY B	50
50-22-23-451-017	24315 PINECREST	05/31/24	WD	03-ARM'S LENGTH	\$325,000	\$154,310	47.48	\$308,621	\$71,473	\$253,527	\$118,574	2.138	1,296	\$195.62	ONE STORY B	45
50-22-23-327-016	42519 PARK RIDGE	08/23/23	PTA	03-ARM'S LENGTH	\$310,000	\$161,650	52.15	\$323,298	\$66,950	\$243,050	\$128,174	1.896	1,484	\$163.78	ONE STORY B	46
50-22-23-453-006	24360 KNOLLWOOD	08/09/24	WD	03-ARM'S LENGTH	\$445,000	\$214,800	48.27	\$429,602	\$71,773	\$373,227	\$159,035	2.347	2,042	\$182.78	TRI-LEVEL	60
50-22-23-453-004	24384 KNOLLWOOD	05/17/24	PTA	03-ARM'S LENGTH	\$411,000	\$200,390	48.76	\$400,780	\$72,278	\$338,722	\$146,001	2.320	2,042	\$165.88	TRI-LEVEL	53
50-22-23-431-021	24512 KINGS POINTE	10/23/23	WD	03-ARM'S LENGTH	\$350,000	\$168,250	48.07	\$336,507	\$70,890	\$279,110	\$118,052	2.364	1,590	\$175.54	TRI-LEVEL	49
50-22-23-427-001	41836 CHERRYHILL	08/31/23	PTA	03-ARM'S LENGTH	\$352,500	\$162,320	46.05	\$324,631	\$69,992	\$282,508	\$113,173	2.496	1,597	\$176.90	TRI-LEVEL	51
50-22-23-402-005	42009 CHERRYHILL	03/17/25	WD	03-ARM'S LENGTH	\$367,000	\$176,550	48.11	\$353,105	\$86,010	\$280,990	\$118,709	2.367	1,430	\$196.50	TRI-LEVEL	50
50-22-23-454-025	24200 HAMPTON HILL	11/03/23	PTA	03-ARM'S LENGTH	\$412,000	\$197,200	47.86	\$394,405	\$85,907	\$326,093	\$154,249	2.114	2,408	\$135.42	TWO STORY	45
50-22-23-451-016	24323 PINECREST	10/20/23	WD	03-ARM'S LENGTH	\$415,000	\$211,540	50.97	\$423,079	\$71,257	\$343,743	\$175,911	1.954	2,264	\$151.83	TWO STORY	55
50-22-23-430-001	41881 PARK RIDGE	02/18/25	WD	03-ARM'S LENGTH	\$407,800	\$191,440	46.94	\$382,878	\$80,426	\$327,374	\$151,226	2.165	1,914	\$171.04	TWO STORY B	49
50-22-23-328-009	42518 PARK RIDGE	01/29/25	WD	03-ARM'S LENGTH	\$384,130	\$200,410	52.17	\$400,821	\$69,205	\$314,925	\$165,808	1.899	1,639	\$192.14	TWO STORY B	59
50-22-23-454-021	24248 HAMPTON HILL	12/17/24	PTA	03-ARM'S LENGTH	\$435,000	\$193,950	44.59	\$387,899	\$71,685	\$363,315	\$158,107	2.298	1,640	\$221.53	TWO STORY B	59
50-22-23-452-003	24344 PINECREST	11/08/24	PTA	03-ARM'S LENGTH	\$450,000	\$190,000	42.22	\$379,996	\$70,512	\$379,488	\$154,742	2.452	2,264	\$167.62	TWO STORY B	45

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-23-329-003	24862 APPLE CREST	11/01/24	PTA	03-ARM'S LENGTH	\$411,600	\$204,870	49.77	\$409,745	\$79,571	\$332,029	\$165,087	2.011	2,013	\$164.94	TWO STORY B	47
50-22-23-407-008	24700 HIGHLANDS	08/07/24	PTA	03-ARM'S LENGTH	\$435,000	\$184,350	42.38	\$368,692	\$79,156	\$355,844	\$144,768	2.458	1,708	\$208.34	TWO STORY B	50
50-22-23-327-003	42536 CHERRYHILL	08/05/24	WD	03-ARM'S LENGTH	\$439,350	\$181,960	41.42	\$363,929	\$70,343	\$369,007	\$146,793	2.514	2,013	\$183.31	TWO STORY B	47
50-22-23-327-024	42455 PARK RIDGE	07/08/24	PTA	03-ARM'S LENGTH	\$330,000	\$166,820	50.55	\$333,634	\$72,518	\$257,482	\$130,558	1.972	1,708	\$150.75	TWO STORY B	46
50-22-23-405-011	24837 HIGHLANDS	06/24/24	PTA	03-ARM'S LENGTH	\$457,000	\$180,070	39.40	\$360,141	\$74,521	\$382,479	\$142,810	2.678	1,735	\$220.45	TWO STORY B	49
50-22-23-377-017	24556 PARK RIDGE	06/18/24	PTA	03-ARM'S LENGTH	\$351,000	\$171,080	48.74	\$342,166	\$69,416	\$281,584	\$136,375	2.065	1,639	\$171.80	TWO STORY B	52
50-22-23-328-031	24815 APPLE CREST	06/14/24	PTA	03-ARM'S LENGTH	\$460,000	\$187,200	40.70	\$374,402	\$70,624	\$389,376	\$151,889	2.564	1,950	\$199.68	TWO STORY B	46
50-22-23-328-040	24705 APPLE CREST	05/10/24	PTA	03-ARM'S LENGTH	\$360,000	\$168,350	46.76	\$336,705	\$85,365	\$274,635	\$125,670	2.185	1,639	\$167.56	TWO STORY B	45
50-22-23-454-010	24380 HAMPTON HILL	05/09/24	PTA	03-ARM'S LENGTH	\$407,000	\$184,870	45.42	\$369,733	\$72,079	\$334,921	\$148,827	2.250	2,336	\$143.37	TWO STORY B	45
50-22-23-328-021	42388 PARK RIDGE	04/18/24	PTA	03-ARM'S LENGTH	\$382,000	\$157,030	41.11	\$314,059	\$71,727	\$310,273	\$121,166	2.561	1,639	\$189.31	TWO STORY B	45
50-22-23-403-018	41930 RIDGE RD E	03/04/24	PTA	03-ARM'S LENGTH	\$435,000	\$182,180	41.88	\$364,365	\$70,781	\$364,219	\$146,792	2.481	1,735	\$209.92	TWO STORY B	51
50-22-23-428-008	41802 RIDGE RD E	11/30/23	PTA	03-ARM'S LENGTH	\$400,000	\$201,190	50.30	\$402,384	\$83,840	\$316,160	\$159,272	1.985	1,735	\$182.22	TWO STORY B	57
50-22-23-430-005	24580 QUEENSDOINTE	08/23/23	PTA	03-ARM'S LENGTH	\$392,000	\$178,300	45.48	\$356,603	\$70,351	\$321,649	\$143,126	2.247	1,868	\$172.19	TWO STORY B	49
50-22-23-328-008	42526 PARK RIDGE	05/31/23	OTH	03-ARM'S LENGTH	\$380,000	\$159,970	42.10	\$319,930	\$70,340	\$309,660	\$124,795	2.481	1,708	\$181.30	TWO STORY B	46
50-22-23-451-015	24331 PINECREST	05/05/23	PTA	03-ARM'S LENGTH	\$294,500	\$137,920	46.83	\$275,837	\$71,151	\$223,349	\$102,343	2.182	1,351	\$165.32	TWO STORY B	45
					\$11,728,068	\$5,391,090		\$10,782,187		\$9,512,525	\$4,201,451		1,763	\$182.42		
USE 2.20 ECF FOR ALL STYLES												ECF =>	2.264			
												Avg ECF =>	2.273			
R2320	GATEWAY VILLAGE OCCP 1430															
50-22-23-227-050	41641 TERA	03/28/24	PTA	03-ARM'S LENGTH	\$340,000	\$141,820	41.71	\$283,632	\$61,119	\$278,881	\$234,224	1.191	1,838	\$151.73	TWO STORY B	77
50-22-23-227-013	25618 PORTICO	01/11/24	PTA	03-ARM'S LENGTH	\$253,000	\$133,170	52.64	\$266,340	\$61,119	\$191,881	\$216,022	0.888	1,226	\$156.51	ONE STORY	77
					\$593,000	\$274,990		\$549,972		\$470,762	\$450,246		1,532	\$154.12		
USE 1.05 ECF FOR ALL STYLES excluding ONE STORY B AND C												ECF =>	1.05			
												Avg ECF =>	1.04			
50-22-23-227-057	41614 HAMLET	03/14/25	WD	03-ARM'S LENGTH	\$288,000	\$130,320	45.25	\$260,649	\$61,214	\$226,786	\$149,951	1.512	1,132	\$200.34	ONE STORY C	79
50-22-23-227-062	41604 HAMLET	10/08/24	PTA	03-ARM'S LENGTH	\$255,000	\$129,460	50.77	\$258,928	\$61,214	\$193,786	\$148,657	1.304	1,272	\$152.35	ONE STORY B	79
					\$543,000	\$259,780		\$519,577		\$420,572	\$298,608		1,202	\$176.34		
USE 1.40 ECF FOR ONE STORY B AND C												ECF =>	1.408			
												Avg ECF =>	1.408			
R2321	BROOKHAVEN OCCP 1531															

USE .95 ECF FOR ALL STYLES

uniform with adjacent R2620

R2322	GATEWAY TOWNHOMES OF NOVI OCCP 2271															
50-22-23-231-014	41600 ORIANNA	04/01/25	WD	03-ARM'S LENGTH	\$452,500	\$219,020	48.40	\$438,046	\$70,000	\$382,500	\$340,783	1.122	1,797	\$212.85	TWO STORY	96
50-22-23-231-011	41626 ORIANNA	08/15/24	WD	03-ARM'S LENGTH	\$445,000	\$228,100	51.26	\$456,204	\$70,000	\$375,000	\$357,596	1.049	1,795	\$208.91	TWO STORY	95
50-22-23-231-021	41558 ORIANNA	08/14/24	PTA	03-ARM'S LENGTH	\$446,550	\$219,020	49.05	\$438,046	\$70,000	\$376,550	\$340,783	1.105	1,797	\$209.54	TWO STORY	96
50-22-23-231-024	41546 ORIANNA	08/13/24	PTA	03-ARM'S LENGTH	\$457,000	\$230,130	50.36	\$460,268	\$70,000	\$387,000	\$361,359	1.071	1,795	\$215.60	TWO STORY	96
50-22-23-231-019	41566 ORIANNA	08/01/24	PTA	03-ARM'S LENGTH	\$440,000	\$219,020	49.78	\$438,046	\$70,000	\$370,000	\$340,783	1.086	1,797	\$205.90	TWO STORY	96
50-22-23-231-005	41664 ORIANNA	05/31/24	PTA	03-ARM'S LENGTH	\$460,000	\$213,460	46.40	\$426,924	\$70,000	\$390,000	\$330,485	1.180	1,797	\$217.03	TWO STORY	95

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-23-231-013	41604 ORIANNA	03/25/24	PTA	03-ARM'S LENGTH	\$460,000	\$230,290	50.06	\$460,582	\$70,000	\$390,000	\$361,650	1.078	1,797	\$217.03	TWO STORY	96
50-22-23-231-023	41550 ORIANNA	02/08/24	PTA	03-ARM'S LENGTH	\$457,000	\$219,020	47.93	\$438,046	\$70,000	\$387,000	\$340,783	1.136	1,797	\$215.36	TWO STORY	96
50-22-23-231-007	41656 ORIANNA	07/14/23	PTA	03-ARM'S LENGTH	\$455,000	\$228,100	50.13	\$456,204	\$70,000	\$385,000	\$357,596	1.077	1,795	\$214.48	TWO STORY	95
50-22-23-231-010	41630 ORIANNA	06/29/23	PTA	03-ARM'S LENGTH	\$435,000	\$217,110	49.91	\$434,215	\$70,000	\$365,000	\$337,236	1.082	1,797	\$203.12	TWO STORY	95
50-22-23-231-008	41638 ORIANNA	06/15/23	PTA	03-ARM'S LENGTH	\$455,000	\$228,260	50.17	\$456,516	\$70,000	\$385,000	\$357,885	1.076	1,797	\$214.25	TWO STORY	95
50-22-23-231-001	41680 ORIANNA	05/04/23	PTA	03-ARM'S LENGTH	\$455,000	\$228,260	50.17	\$456,516	\$70,000	\$385,000	\$357,885	1.076	1,797	\$214.25	TWO STORY	95
50-22-23-231-009	41634 ORIANNA	04/03/23	WD	03-ARM'S LENGTH	\$435,000	\$217,110	49.91	\$434,215	\$70,000	\$365,000	\$337,236	1.082	1,797	\$203.12	TWO STORY	95
					\$5,853,050	\$2,896,900		\$5,793,828		\$4,943,050	\$4,522,063		1,797	\$211.65		
USE 1.08 ECF FOR ALL STYLES												ECF =>	1.093			
outlier												Avg ECF =>	1.094			
50-22-23-231-026	25503 GRANDVIEW	05/08/25	WD	03-ARM'S LENGTH	\$470,200	\$198,100	42.13	\$396,205	\$88,000	\$382,200	\$285,375	1.339	2,227	\$171.62	OTHER	98
50-22-23-231-028	25519 GRANDVIEW	12/27/24	PTA	03-ARM'S LENGTH	\$467,000	\$229,670	49.18	\$459,331	\$88,000	\$379,000	\$343,825	1.102	2,227	\$170.18	OTHER	98
R2323	THE TOWNES AT MAIN STREET OCCP 2406															
50-22-23-153-015	43102 ATWOOD	03/07/25	WD	03-ARM'S LENGTH	\$494,990	\$218,960	44.24	\$437,914	\$95,000	\$399,990	\$348,436	1.148	2,200	\$181.81	TRI-LEVEL	98
50-22-23-153-011	43118 ATWOOD	01/22/25	WD	03-ARM'S LENGTH	\$573,990	\$240,510	41.90	\$481,017	\$95,000	\$478,990	\$352,527	1.359	2,244	\$213.45	OTHER	98
50-22-23-153-018	43090 ATWOOD	12/20/24	PTA	03-ARM'S LENGTH	\$548,365	\$268,220	48.91	\$536,444	\$109,250	\$439,115	\$355,995	1.233	2,244	\$195.68	OTHER	98
50-22-23-153-012	43114 ATWOOD	12/20/24	WD	03-ARM'S LENGTH	\$576,990	\$305,330	52.92	\$610,669	\$95,000	\$481,990	\$400,356	1.204	2,576	\$187.11	OTHER	98
50-22-23-153-013	43110 ATWOOD	12/19/24	WD	03-ARM'S LENGTH	\$496,615	\$255,460	51.44	\$510,910	\$95,000	\$401,615	\$358,568	1.120	2,200	\$182.55	TRI-LEVEL	98
50-22-23-153-017	43094 ATWOOD	12/18/24	PTA	03-ARM'S LENGTH	\$560,340	\$305,330	54.49	\$610,669	\$95,000	\$465,340	\$400,356	1.162	2,576	\$180.64	OTHER	98
50-22-23-153-010	43160 ATWOOD	12/09/24	PTA	03-ARM'S LENGTH	\$547,990	\$278,550	50.83	\$557,090	\$109,250	\$438,740	\$355,995	1.232	2,244	\$195.52	OTHER	98
50-22-23-153-009	43164 ATWOOD	12/09/24	WD	03-ARM'S LENGTH	\$499,140	\$252,910	50.67	\$505,828	\$95,000	\$404,140	\$358,568	1.127	2,200	\$183.70	TRI-LEVEL	98
50-22-23-153-008	43168 ATWOOD	12/06/24	PTA	03-ARM'S LENGTH	\$572,990	\$305,320	53.29	\$610,642	\$95,000	\$477,990	\$400,333	1.194	2,576	\$185.56	OTHER	98
50-22-23-153-006	43176 ATWOOD	12/04/24	PTA	03-ARM'S LENGTH	\$576,540	\$260,940	45.26	\$521,884	\$95,000	\$481,540	\$389,848	1.235	2,576	\$186.93	OTHER	98
50-22-23-153-007	43172 ATWOOD	12/02/24	WD	03-ARM'S LENGTH	\$496,190	\$253,690	51.13	\$507,384	\$95,000	\$401,190	\$355,898	1.127	2,200	\$182.36	TRI-LEVEL	98
50-22-23-153-003	43200 ATWOOD	11/15/24	PTA	03-ARM'S LENGTH	\$599,990	\$312,180	52.03	\$624,360	\$109,250	\$490,740	\$411,031	1.194	2,620	\$187.31	OTHER	98
					\$6,544,130	\$3,257,400		\$6,514,811		\$5,361,380	\$4,487,911		2,371	\$188.55		
USE 1.20 ECF FOR ALL STYLES												ECF =>	1.195			
												Avg ECF =>	1.195			
outlier																
50-22-23-153-005	43180 ATWOOD	12/05/24	PTA	03-ARM'S LENGTH	\$491,290	\$257,620	52.44	\$515,244	\$95,000	\$396,290	\$362,536	1.093	2,200	\$180.13	TRI-LEVEL	98
50-22-23-153-014	43106 ATWOOD	12/20/24	WD	03-ARM'S LENGTH	\$475,990	\$241,020	50.64	\$482,034	\$95,000	\$380,990	\$344,236	1.107	2,200	\$173.18	TRI-LEVEL	98
R2401	WILLOWBROOK ESTATES															
50-22-24-353-018	24455 MILLSTREAM	03/28/25	WD	03-ARM'S LENGTH	\$345,000	\$151,750	43.99	\$303,507	\$78,071	\$266,929	\$104,854	2.546	1,466	\$182.08	ONE STORY	45
50-22-24-352-008	24461 WILLOW	11/04/24	WD	03-ARM'S LENGTH	\$297,000	\$132,720	44.69	\$265,439	\$68,828	\$228,172	\$91,447	2.495	1,211	\$188.42	ONE STORY	45
50-22-24-353-016	40890 TEN MILE	07/12/24	WD	03-ARM'S LENGTH	\$385,000	\$195,400	50.75	\$390,809	\$101,694	\$283,306	\$134,472	2.107	2,112	\$134.14	ONE STORY	45
50-22-24-376-007	24400 BORDERHILL	02/12/24	WD	03-ARM'S LENGTH	\$401,000	\$174,800	43.59	\$349,595	\$76,126	\$324,874	\$127,195	2.554	2,026	\$160.35	ONE STORY	45
					\$1,428,000	\$654,670		\$1,309,350		\$1,103,281	\$457,968		1,704	\$166.25		
USE 2.30 ECF FOR ALL STYLES												ECF =>	2.409			
adjusted area similar to R2403, R2406												Avg ECF =>	2.425			

R2405	SEELEY'S GOLDEN ACRES
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE 1.70-1.90 ECF FOR ALL STYLES

uniform increase with adjacent R2403, R206-similar with R2404

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.700	1.800	1.800	1.900	1.900	1.900
ONE STORY B	1.700	1.800	1.800	1.900	1.900	1.900
ONE STORY C	1.700	1.800	1.800	1.900	1.900	1.900
TWO STORY	1.700	1.800	1.800	1.900	1.900	1.900
TWO STORY B	1.700	1.800	1.800	1.900	1.900	1.900
TWO STORY C	1.700	1.800	1.800	1.900	1.900	1.900
BI-LEVEL	1.700	1.800	1.800	1.900	1.900	1.900
TRI-LEVEL	1.700	1.800	1.800	1.900	1.900	1.900
CUSTOM	1.700	1.800	1.800	1.900	1.900	1.900
TWO STORY D	1.700	1.800	1.800	1.900	1.900	1.900
OTHER	1.700	1.800	1.800	1.900	1.900	1.900
ONE STORY D	1.700	1.800	1.800	1.900	1.900	1.900

R2406	WILLOWBROOK FARM SUB NO 4																
	50-22-24-377-032	24405 AMANDA	11/15/24	PTA	03-ARM'S LENGTH	\$665,000	\$295,670	44.46	\$591,334	\$113,994	\$551,006	\$578,590	0.952	2,764	\$199.35	TWO STORY	80
						\$665,000	\$295,670				\$591,334	\$551,006	\$578,590	2,764	\$199.35		
USE .95 ECF FOR ALL STYLES													ECF =>	0.952			
similar to R2403													Avg ECF =>	0.952			

USE .95 ECF FOR ALL STYLES

similar to R2403

R2420	OLDE ORCHARD OCCP 39															
50-22-24-451-299	24645 OLDE ORCHARD	04/17/23	PTA	03-ARM'S LENGTH	\$185,000	\$84,850	45.86	\$169,706	\$40,000	\$145,000	\$83,681	1.733	796	\$182.16	ONE STORY B	47

USE 1.70 ECF FOR ALL ONE STORY

similar R2520

50-22-24-451-290	24623 OLDE ORCHARD	02/21/25	WD	03-ARM'S LENGTH	\$219,900	\$94,330	42.90	\$188,664	\$40,000	\$179,900	\$84,468	2.130	1,048	\$171.66	TWO STORY B	47
50-22-24-451-109	24413 OLDE ORCHARD	01/13/25	WD	03-ARM'S LENGTH	\$215,000	\$100,710	46.84	\$201,427	\$40,000	\$175,000	\$91,720	1.908	1,096	\$159.67	TWO STORY	47
50-22-24-451-047	24582 OLDE ORCHARD	07/24/24	PTA	03-ARM'S LENGTH	\$220,000	\$94,330	42.88	\$188,664	\$40,000	\$180,000	\$84,468	2.131	1,048	\$171.76	TWO STORY B	47
50-22-24-451-028	24514 OLDE ORCHARD	03/25/24	PTA	03-ARM'S LENGTH	\$212,500	\$98,360	46.29	\$196,728	\$40,000	\$172,500	\$89,050	1.937	1,048	\$164.60	TWO STORY B	47
50-22-24-451-021	24500 OLDE ORCHARD	03/18/24	PTA	03-ARM'S LENGTH	\$190,000	\$104,440	54.97	\$208,877	\$40,000	\$150,000	\$95,953	1.563	1,096	\$136.86	TWO STORY B	47
50-22-24-451-342	24834 OLDE ORCHARD	02/16/24	PTA	03-ARM'S LENGTH	\$220,000	\$96,640	43.93	\$193,270	\$40,000	\$180,000	\$87,085	2.067	1,048	\$171.76	TWO STORY B	47
50-22-24-451-156	24543 OLDE ORCHARD	10/30/23	PTA	03-ARM'S LENGTH	\$220,000	\$94,740	43.06	\$189,480	\$40,000	\$180,000	\$84,932	2.119	1,048	\$171.76	TWO STORY B	47
50-22-24-451-142	24507 OLDE ORCHARD	10/27/23	PTA	03-ARM'S LENGTH	\$210,000	\$101,190	48.19	\$202,376	\$40,000	\$170,000	\$92,259	1.843	1,096	\$155.11	TWO STORY B	47
50-22-24-451-310	24675 OLDE ORCHARD	09/15/23	PTA	03-ARM'S LENGTH	\$210,000	\$99,350	47.31	\$198,696	\$40,000	\$170,000	\$90,168	1.885	1,058	\$160.68	TWO STORY B	47
50-22-24-451-187	24652 OLDE ORCHARD	07/19/23	PTA	03-ARM'S LENGTH	\$197,000	\$95,010	48.23	\$190,014	\$40,000	\$157,000	\$85,235	1.842	1,048	\$149.81	TWO STORY B	47
50-22-24-451-222	24770 OLDE ORCHARD	06/23/23	PTA	03-ARM'S LENGTH	\$212,000	\$97,530	46.00	\$195,063	\$40,000	\$172,000	\$88,104	1.952	1,096	\$156.93	TWO STORY B	47
50-22-24-451-032	24526 OLDE ORCHARD	04/28/23	PTA	03-ARM'S LENGTH	\$177,000	\$95,010	53.68	\$190,014	\$40,000	\$137,000	\$85,235	1.607	1,048	\$130.73	TWO STORY B	47
					\$2,503,400	\$1,171,640		\$2,343,273		\$2,023,400	\$1,058,678		1,065	\$158.44		
USE 1.91 ECF FOR ALL STYLES EXCEPT ONE STORY												ECF =>	1.911			

USE 1.91 ECF FOR ALL STYLES EXCEPT ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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similar R2520

Avg ECF =>1.915

outlier

50-22-24-451-148	24523 OLDE ORCHARD	10/03/24	PTA	03-ARM'S LENGTH	\$229,900	\$94,330	41.03	\$188,664	\$40,000	\$189,900	\$84,468	2.248	1,048	\$181.20	TWO STORY B	47
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R2421	APPLEGATE OCCP 98															
50-22-24-451-259	24619 BASHIAN	05/24/24	PTA	03-ARM'S LENGTH	\$230,000	\$104,440	45.41	\$208,881	\$40,000	\$190,000	\$95,955	1.980	1,188	\$159.93	TWO STORY	47
50-22-24-451-404	24458 BASHIAN	06/21/24	PTA	03-ARM'S LENGTH	\$255,000	\$109,480	42.93	\$218,959	\$40,000	\$215,000	\$101,681	2.114	1,188	\$180.98	TWO STORY	52
50-22-24-451-094	24524 BASHIAN	04/11/24	PTA	03-ARM'S LENGTH	\$240,000	\$100,830	42.01	\$201,668	\$40,000	\$200,000	\$91,857	2.177	1,188	\$168.35	TWO STORY	47
50-22-24-451-088	24548 BASHIAN	01/18/24	PTA	03-ARM'S LENGTH	\$213,000	\$103,410	48.55	\$206,816	\$40,000	\$173,000	\$94,782	1.825	1,188	\$145.62	TWO STORY	47
					\$938,000	\$418,160		\$836,324		\$778,000	\$384,275					

USE 1.90 ECF FOR TWO STORY

ECF =>2.025

Avg ECF =>2.024

50-22-24-451-075	24606 BASHIAN	06/25/24	PTA	03-ARM'S LENGTH	\$189,900	\$85,350	44.94	\$170,698	\$40,000	\$149,900	\$74,260	2.019	822	\$182.36	ONE STORY B	47
50-22-24-451-069	24630 BASHIAN	10/04/24	WD	03-ARM'S LENGTH	\$245,000	\$112,210	45.80	\$224,420	\$40,000	\$205,000	\$104,784	1.956	1,346	\$152.30	TWO STORY B	47
50-22-24-451-360	24471 BASHIAN	04/02/24	WD	03-ARM'S LENGTH	\$215,000	\$112,210	52.19	\$224,420	\$40,000	\$175,000	\$104,784	1.670	1,346	\$130.01	TWO STORY B	47
50-22-24-451-361	24475 BASHIAN	11/30/23	PTA	03-ARM'S LENGTH	\$240,000	\$118,490	49.37	\$236,977	\$40,000	\$200,000	\$111,919	1.787	1,346	\$148.59	TWO STORY B	47
50-22-24-451-351	24431 BASHIAN	05/05/23	PTA	03-ARM'S LENGTH	\$220,000	\$115,020	52.28	\$230,041	\$40,000	\$180,000	\$107,978	1.667	1,346	\$133.73	TWO STORY B	47
					\$1,109,900	\$543,280		\$1,086,556		\$909,900	\$503,725					

USE 1.80 ECF FOR ONE STORY B and TWO STORY B

ECF =>1.806

Avg ECF =>1.820

50-22-24-451-352	24435 BASHIAN	02/13/25	WD	03-ARM'S LENGTH	\$182,500	\$103,420	56.67	\$206,836	\$40,000	\$142,500	\$94,793	1.503	1,172	\$121.59	TWO STORY C	47
50-22-24-451-262	24631 BASHIAN	12/28/23	WD	03-ARM'S LENGTH	\$224,000	\$105,150	46.94	\$210,294	\$40,000	\$184,000	\$96,758	1.902	1,172	\$157.00	TWO STORY C	47
50-22-24-451-079	24584 BASHIAN	08/26/24	WD	03-ARM'S LENGTH	\$221,000	\$105,860	47.90	\$211,713	\$40,000	\$181,000	\$97,564	1.855	1,100	\$164.55	TWO STORY D	47
					\$627,500	\$314,430		\$628,843		\$326,500	\$289,115					

USE 1.70 ECF FOR ALL TWO STORY C and TWO STORY D

ECF =>1.129

Avg ECF =>1.702

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.800	1.800	1.800	1.800	1.800	1.800
ONE STORY B	1.800	1.800	1.800	1.800	1.800	1.800
ONE STORY C	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY	1.900	1.900	1.900	1.900	1.900	1.900
TWO STORY B	1.900	1.900	1.900	1.900	1.900	1.900
TWO STORY C	1.700	1.700	1.700	1.700	1.700	1.700
BI-LEVEL	1.800	1.800	1.800	1.800	1.800	1.800
TRI-LEVEL	1.800	1.800	1.800	1.800	1.800	1.800
CUSTOM	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY D	1.700	1.700	1.700	1.700	1.700	1.700
OTHER	1.800	1.800	1.800	1.800	1.800	1.800
ONE STORY D	1.800	1.800	1.800	1.800	1.800	1.800

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
outlier																
50-22-24-451-381	24305 BASHIAN	11/08/23	PTA	03-ARM'S LENGTH	\$186,000	\$99,270	53.37	\$198,536	\$40,000	\$146,000	\$90,077	1.621	822	\$177.62	ONE STORY B	57
R2422	APPLEGATE II OCCP 513															
50-22-24-451-446	24762 BASHIAN	11/01/24	PTA	03-ARM'S LENGTH	\$243,000	\$116,990	48.14	\$233,980	\$40,000	\$203,000	\$144,125	1.408	1,250	\$162.40	TWO STORY B	65
50-22-24-451-409	24308 BASHIAN	10/08/24	PTA	03-ARM'S LENGTH	\$245,000	\$113,590	46.36	\$227,170	\$40,000	\$205,000	\$139,050	1.474	1,276	\$160.66	TWO STORY B	62
50-22-24-451-418	24264 BASHIAN	06/21/24	WD	03-ARM'S LENGTH	\$240,500	\$113,550	47.21	\$227,106	\$40,000	\$200,500	\$138,960	1.443	1,276	\$157.13	TWO STORY B	62
50-22-24-451-420	24252 BASHIAN	01/17/24	PTA	03-ARM'S LENGTH	\$225,000	\$106,330	47.26	\$212,661	\$40,000	\$185,000	\$130,975	1.412	1,025	\$180.49	ONE STORY B	62
50-22-24-451-419	24260 BASHIAN	08/30/23	PTA	03-ARM'S LENGTH	\$247,000	\$116,660	47.23	\$233,326	\$40,000	\$207,000	\$145,736	1.420	1,025	\$201.95	ONE STORY B	62
					\$1,200,500	\$567,120		\$1,134,243		\$1,000,500	\$698,846		1,170	\$172.53		
											ECF =>	1.432				
USE 1.43 ECF FOR ALL STYLES											Avg ECF =>	1.432				
outliers																
50-22-24-451-441	24738 BASHIAN	04/19/24	WD	03-ARM'S LENGTH	\$235,000	\$116,810	49.71	\$233,624	\$40,000	\$195,000	\$143,784	1.356	1,250	\$156.00	TWO STORY B	64
50-22-24-451-422	24244 BASHIAN	05/15/24	PTA	03-ARM'S LENGTH	\$229,000	\$116,530	50.89	\$233,064	\$40,000	\$189,000	\$143,216	1.320	1,240	\$152.42	TWO STORY B	62
50-22-24-451-424	24236 BASHIAN	09/28/23	WD	03-ARM'S LENGTH	\$229,000	\$121,150	52.90	\$242,307	\$40,000	\$189,000	\$152,151	1.242	1,025	\$184.39	ONE STORY B	62
R2423	NOVI PLACE OCCP 807															
50-22-24-451-476	24705 BASHIAN	05/09/25	WD	03-ARM'S LENGTH	\$253,000	\$104,190	41.18	\$208,388	\$41,947	\$211,053	\$138,701	1.522	1,226	\$172.15	TWO STORY B	67
					\$253,000	\$104,190		\$208,388		\$211,053	\$138,701		1,226	\$172.15		
											ECF =>	1.522				
USE 1.30 ECF FOR ALL STYLES											Avg ECF =>	1.522				
R2450	SEC 24 ACREAGE															
50-22-24-201-014	25712 SEELEY	10/30/24	PTA	03-ARM'S LENGTH	\$270,000	\$117,460	43.50	\$234,918	\$101,332	\$168,668	\$106,869	1.578	1,460	\$115.53	TWO STORY B	46
					\$270,000	\$117,460		\$234,918		\$168,668	\$106,869		1,460	\$115.53		
											ECF =>	1.578				
USE 1.35 ECF FOR ALL STYLES											Avg ECF =>	1.578				
R2501	WILLOWBROOK ESTATES 2, 3															
50-22-25-131-002	40631 ROCKHILL	03/21/25	WD	03-ARM'S LENGTH	\$355,000	\$158,010	44.51	\$316,020	\$68,565	\$286,435	\$101,002	2.836	1,545	\$185.39	ONE STORY	45
50-22-25-126-038	23685 RIPPLECREEK	01/31/25	WD	03-ARM'S LENGTH	\$322,000	\$147,030	45.66	\$294,068	\$71,650	\$250,350	\$90,783	2.758	1,250	\$200.28	ONE STORY	45
50-22-25-101-033	23805 W LE BOST	01/23/25	WD	03-ARM'S LENGTH	\$317,100	\$139,720	44.06	\$279,432	\$58,190	\$258,910	\$90,303	2.867	1,300	\$199.16	ONE STORY	45
50-22-25-105-013	23779 E LE BOST	01/21/25	WD	03-ARM'S LENGTH	\$315,000	\$167,400	53.14	\$334,792	\$66,671	\$248,329	\$109,437	2.269	1,631	\$152.26	ONE STORY	45
50-22-25-101-013	23710 MEADOWBROOK	12/02/24	PTA	03-ARM'S LENGTH	\$260,000	\$135,930	52.28	\$271,852	\$55,995	\$204,005	\$88,105	2.315	1,330	\$153.39	ONE STORY	45
50-22-25-127-004	24051 GLENRIDGE	11/13/24	WD	03-ARM'S LENGTH	\$299,500	\$146,970	49.07	\$293,940	\$67,800	\$231,700	\$92,302	2.510	1,274	\$181.87	ONE STORY	45
50-22-25-102-011	23906 E LE BOST	10/31/24	WD	03-ARM'S LENGTH	\$330,000	\$158,400	48.00	\$316,796	\$70,943	\$259,057	\$100,348	2.582	1,472	\$175.99	ONE STORY	45
50-22-25-151-040	40976 HOLLYDALE	10/31/24	PTA	03-ARM'S LENGTH	\$310,000	\$166,950	53.85	\$333,905	\$61,007	\$248,993	\$111,387	2.235	1,788	\$139.26	ONE STORY	45
50-22-25-102-002	40965 TEN MILE	05/20/24	PTA	03-ARM'S LENGTH	\$290,000	\$127,790	44.07	\$255,577	\$61,209	\$228,791	\$79,334	2.884	1,148	\$199.30	ONE STORY	45
50-22-25-104-002	41151 N MCMAHON	05/03/24	PTA	03-ARM'S LENGTH	\$345,000	\$156,750	45.43	\$313,504	\$61,965	\$283,035	\$102,669	2.757	1,459	\$193.99	ONE STORY	45
50-22-25-130-003	23767 MAUDELEA	03/07/24	PTA	03-ARM'S LENGTH	\$355,000	\$173,880	48.98	\$347,753	\$65,493	\$289,507	\$115,208	2.513	1,250	\$231.61	ONE STORY	59
50-22-25-101-006	23920 MEADOWBROOK	12/11/23	PTA	03-ARM'S LENGTH	\$235,000	\$126,970	54.03	\$253,948	\$55,356	\$179,644	\$81,058	2.216	1,148	\$156.48	ONE STORY	45
50-22-25-105-038	41065 S MCMAHON	09/29/23	PTA	03-ARM'S LENGTH	\$302,000	\$137,640	45.58	\$275,272	\$61,539	\$240,461	\$87,238	2.756	1,148	\$209.46	ONE STORY	45
50-22-25-128-021	40646 ROCKHILL	09/06/23	PTA	03-ARM'S LENGTH	\$315,000	\$164,520	52.23	\$329,047	\$67,938	\$247,062	\$106,575	2.318	1,542	\$160.22	ONE STORY	45

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-105-004	23898 W LE BOST	07/21/23	PTA	03-ARM'S LENGTH	\$270,000	\$156,970	58.14	\$313,947	\$65,911	\$204,089	\$101,239	2.016	1,541	\$132.44	ONE STORY	45
50-22-25-151-012	40929 MALOTT	07/21/23	PTA	03-ARM'S LENGTH	\$323,000	\$163,450	50.60	\$326,893	\$64,545	\$258,455	\$107,081	2.414	1,586	\$162.96	ONE STORY	45
50-22-25-128-006	40539 TEN MILE	07/07/23	WD	03-ARM'S LENGTH	\$324,900	\$142,910	43.99	\$285,815	\$63,343	\$261,557	\$90,805	2.880	1,404	\$186.29	ONE STORY	45
50-22-25-128-001	40693 TEN MILE	06/30/23	WD	03-ARM'S LENGTH	\$360,000	\$155,640	43.23	\$311,288	\$61,709	\$298,291	\$101,869	2.928	1,442	\$206.86	ONE STORY	45
					\$5,628,500	\$2,726,930		\$5,453,849		\$4,478,671	\$1,756,743		1,403	\$179.29		
USE 2.55 ECF FOR ONE STORY												ECF =>	2.55			
												Avg ECF =>	2.56			
50-22-25-151-022	23270 W LE BOST	10/15/24	WD	03-ARM'S LENGTH	\$340,000	\$150,790	44.35	\$301,581	\$65,487	\$274,513	\$118,047	2.325	1,329	\$206.56	ONE STORY B	47
50-22-25-153-026	23245 W LE BOST	09/13/24	WD	03-ARM'S LENGTH	\$371,000	\$174,280	46.98	\$348,554	\$64,402	\$306,598	\$142,076	2.158	1,329	\$230.70	ONE STORY B	49
50-22-25-153-036	23103 W LE BOST	05/23/24	PTA	03-ARM'S LENGTH	\$376,500	\$159,620	42.40	\$319,247	\$70,497	\$306,003	\$124,375	2.460	1,329	\$230.25	ONE STORY B	48
50-22-25-128-022	40630 ROCKHILL	08/09/24	WD	03-ARM'S LENGTH	\$390,500	\$180,480	46.22	\$360,969	\$68,049	\$322,451	\$136,242	2.367	1,708	\$188.79	TWO STORY B	45
50-22-25-130-008	23675 MAUDELEA	06/21/23	PTA	03-ARM'S LENGTH	\$379,000	\$195,970	51.71	\$391,931	\$63,719	\$315,281	\$152,657	2.065	2,144	\$147.05	TWO STORY B	45
50-22-25-130-005	23737 MAUDELEA	07/26/23	PTA	03-ARM'S LENGTH	\$300,000	\$151,900	50.63	\$303,799	\$62,337	\$237,663	\$112,308	2.116	1,588	\$149.66	TRI-LEVEL	45
					\$2,157,000	\$1,013,040		\$2,026,081		\$1,762,509	\$785,705		1,571	\$192.17		
USE 2.25 ECF FOR TWO STORY B AND TRI-LEVEL												ECF =>	2.243			
USE 2.15 ECF FOR ONE STORY B												Avg ECF =>	2.249			
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
BI-LEVEL	2.250	2.250	2.250	2.250	2.250	2.250										
CUSTOM	2.250	2.250	2.250	2.250	2.250	2.250										
ONE STORY	2.550	2.550	2.550	2.550	2.550	2.550										
ONE STORY B	2.150	2.150	2.150	2.150	2.150	2.150										
ONE STORY C	2.150	2.150	2.150	2.150	2.150	2.150										
ONE STORY D	2.250	2.250	2.250	2.250	2.250	2.250										
OTHER	2.250	2.250	2.250	2.250	2.250	2.250										
TRI-LEVEL	2.250	2.250	2.250	2.250	2.250	2.250										
TWO STORY	2.250	2.250	2.250	2.250	2.250	2.250										
TWO STORY B	2.250	2.250	2.250	2.250	2.250	2.250										
TWO STORY C	2.250	2.250	2.250	2.250	2.250	2.250										
TWO STORY D	2.250	2.250	2.250	2.250	2.250	2.250										
outliers																
50-22-25-103-014	40960 MOORINGSIDE	12/13/24	PTA	03-ARM'S LENGTH	\$325,000	\$132,510	40.77	\$265,010	\$62,299	\$262,701	\$82,739	3.175	1,211	\$216.93	ONE STORY	45
50-22-25-151-044	23619 E LE BOST	10/02/23	PTA	03-ARM'S LENGTH	\$330,000	\$184,490	55.91	\$368,986	\$87,084	\$242,916	\$140,951	1.723	1,468	\$165.47	ONE STORY B	45
R2502	HEATHERGREENE															
50-22-25-203-006	40123 BUCKINGHAM	11/01/24	PTA	03-ARM'S LENGTH	\$376,950	\$149,950	39.78	\$299,893	\$63,288	\$313,662	\$117,345	2.673	1,292	\$242.77	ONE STORY B	45
50-22-25-202-007	24063 HEATHERGREEN	06/06/24	PTA	03-ARM'S LENGTH	\$340,000	\$138,110	40.62	\$276,216	\$71,360	\$268,640	\$101,289	2.652	1,418	\$189.45	BI-LEVEL	49
					\$716,950	\$288,060		\$576,109		\$582,302	\$218,634		1,355	\$216.11		
												ECF =>	2.663			
USE 2.50 ECF FOR ALL STYLES												Avg ECF =>	2.663			
R2504	JASON															
50-22-25-204-033	39933 JASON	02/27/25	WD	03-ARM'S LENGTH	\$436,000	\$240,770	55.22	\$481,540	\$84,568	\$351,432	\$190,284	1.847	1,882	\$186.73	ONE STORY B	51
50-22-25-204-025	24101 NILAN	08/16/24	WD	03-ARM'S LENGTH	\$436,000	\$217,320	49.84	\$434,640	\$80,944	\$355,056	\$186,159	1.907	1,490	\$238.29	ONE STORY B	55

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
					\$872,000	\$458,090		\$916,180		\$706,488	\$376,443		1,686	\$212.51		
USE 1.87 ECF FOR ALL STYLES												ECF =>	1.877			
												Avg ECF =>	1.877			
R2505	FAIRFIELD FARMS															
50-22-25-208-011	23510 LONDONDERRY	01/16/25	WD	03-ARM'S LENGTH	\$380,000	\$169,480	44.60	\$338,961	\$75,569	\$304,431	\$117,063	2.601	1,418	\$214.69	BI-LEVEL	59
50-22-25-254-017	23348 CRANBROOKE	11/15/24	WD	03-ARM'S LENGTH	\$427,500	\$215,050	50.30	\$430,100	\$64,506	\$362,994	\$162,486	2.234	2,578	\$140.80	BI-LEVEL	49
50-22-25-208-020	23515 NILAN	08/15/24	WD	03-ARM'S LENGTH	\$375,000	\$152,600	40.69	\$305,205	\$76,074	\$298,926	\$101,836	2.935	1,418	\$210.81	BI-LEVEL	49
50-22-25-208-016	23581 NILAN	02/12/24	PTA	03-ARM'S LENGTH	\$327,000	\$170,780	52.23	\$341,554	\$74,274	\$252,726	\$118,791	2.127	1,418	\$178.23	BI-LEVEL	58
50-22-25-252-020	40438 GUILFORD	10/16/23	WD	03-ARM'S LENGTH	\$355,000	\$167,280	47.12	\$334,556	\$64,506	\$290,494	\$120,022	2.420	1,734	\$167.53	BI-LEVEL	49
					\$1,864,500	\$875,190		\$1,750,376		\$1,509,571	\$620,199		1,713	\$182.41		
USE 2.35 ECF FOR BI-LEVEL												ECF =>	2.434			
												Avg ECF =>	2.464			
50-22-25-251-023	40392 FRANKLIN MILL	03/11/24	WD	03-ARM'S LENGTH	\$407,000	\$203,500	50.00	\$406,996	\$69,665	\$337,335	\$160,634	2.100	2,124	\$158.82	TWO STORY B	48
50-22-25-251-008	40241 OAK TREE	03/20/25	WD	03-ARM'S LENGTH	\$475,000	\$220,870	46.50	\$441,738	\$68,919	\$406,081	\$177,533	2.287	1,816	\$223.61	TWO STORY B	60
					\$882,000	\$424,370		\$848,734		\$743,416	\$338,167		1,970	\$191.22		
USE 2.20 ECF FOR TWO STORY, B, C, D												ECF =>	2.198			
												Avg ECF =>	2.194			
50-22-25-251-016	40504 FRANKLIN MILL	02/12/25	WD	03-ARM'S LENGTH	\$440,000	\$211,670	48.11	\$423,346	\$69,878	\$370,122	\$176,734	2.094	1,845	\$200.61	ONE STORY B	49
50-22-25-254-001	39895 SQUIRE	07/13/23	PTA	03-ARM'S LENGTH	\$325,000	\$160,430	49.36	\$320,858	\$91,942	\$233,058	\$114,458	2.036	1,262	\$184.67	ONE STORY B	49
50-22-25-254-021	23278 CRANBROOKE	05/04/23	PTA	03-ARM'S LENGTH	\$347,000	\$162,630	46.87	\$325,266	\$64,506	\$282,494	\$130,380	2.167	1,250	\$226.00	ONE STORY B	50
					\$1,112,000	\$534,730		\$1,069,470		\$885,674	\$421,572		1,452	\$203.76		
USE 2.10 ECF FOR ALL ONE STORY AND ONE STORY B, C, TRI-LEVEL, OTHER												ECF =>	2.101			
												Avg ECF =>	2.099			
USE .95 ECF FOR CUSTOM																
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
ONE STORY	2.100	2.100	2.100	2.100	2.100	2.100										
ONE STORY B	2.100	2.100	2.100	2.100	2.100	2.100										
ONE STORY C	2.100	2.100	2.100	2.100	2.100	2.100										
TWO STORY	2.200	2.200	2.200	2.200	2.200	2.200										
TWO STORY B	2.200	2.200	2.200	2.200	2.200	2.200										
TWO STORY C	2.200	2.200	2.200	2.200	2.200	2.200										
BI-LEVEL	2.350	2.350	2.350	2.350	2.350	2.350										
TRI-LEVEL	2.100	2.100	2.100	2.100	2.100	2.100										
CUSTOM	0.950	0.950	0.950	0.950	0.950	0.950										
TWO STORY D	2.200	2.200	2.200	2.200	2.200	2.200										
OTHER	2.100	2.100	2.100	2.100	2.100	2.100										
outlier																
50-22-25-254-016	23402 CRANBROOKE	11/22/24	WD	03-ARM'S LENGTH	\$310,000	\$127,500	41.13	\$255,006	\$64,506	\$245,494	\$95,250	2.577	1,046	\$234.70	ONE STORY B	49
50-22-25-252-010	40375 FRANKLIN MILL	05/07/24	PTA	03-ARM'S LENGTH	\$440,000	\$171,600	39.00	\$343,193	\$64,506	\$375,494	\$132,708	2.829	1,570	\$239.17	TWO STORY B	48
50-22-25-252-010	40375 FRANKLIN MILL	05/07/24	PTA	03-ARM'S LENGTH	\$440,000	\$171,600	39.00	\$343,193	\$64,506	\$375,494	\$132,708	2.829	1,570	\$239.17	TWO STORY B	48
50-22-25-208-007	23576 LONDONDERRY	01/17/25	WD	03-ARM'S LENGTH	\$410,000	\$175,590	42.83	\$351,177	\$65,031	\$344,969	\$143,073	2.411	1,672	\$206.32	ONE STORY B	49

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-411-002	23244 CRANBROOKE	09/18/24	PTA	03-ARM'S LENGTH	\$380,000	\$160,760	42.31	\$321,516	\$89,632	\$290,368	\$110,421	2.630	1,514	\$191.79	TWO STORY	49
50-22-25-254-013	23450 CRANBROOKE	05/31/24	PTA	03-ARM'S LENGTH	\$380,000	\$148,180	38.99	\$296,363	\$65,358	\$314,642	\$102,669	3.065	1,418	\$221.89	BI-LEVEL	50
50-22-25-204-002	23860 CRANBROOKE	04/14/25	WD	03-ARM'S LENGTH	\$370,000	\$208,730	56.41	\$417,469	\$115,361	\$254,639	\$134,270	1.896	1,942	\$131.12	BI-LEVEL	49
R2506	GREY'S SUB															

USE 1.95 ECF FOR ALL STYLES
similar increase as adjacent ECFs

R2507	WESTMINSTER VILLAGE															
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USE 1.20 ECF FOR ALL ONE STORY
move uniform with adjacent R2505
USE 1.12 ECF FOR ALL STYLES EXCEPT ONE STORY
move uniform with adjacent R2505

R2508	Hthrwrd/Hthrwk/Hthbr															
50-22-25-379-012	22512 SHERIDAN	09/05/23	WD	03-ARM'S LENGTH	\$350,000	\$169,640	48.47	\$339,270	\$75,844	\$274,156	\$114,533	2.394	1,734	\$158.11	BI-LEVEL	46
					\$350,000	\$169,640		\$339,270		\$274,156	\$114,533		1,734	\$158.11		
											ECF =>	2.394				
											Avg ECF =>	2.394				
50-22-25-378-004	22664 WINFIELD	03/07/25	WD	03-ARM'S LENGTH	\$357,850	\$169,910	47.48	\$339,814	\$69,204	\$288,646	\$135,305	2.133	1,200	\$240.54	ONE STORY B	56
50-22-25-380-004	40661 OAKWOOD	03/06/24	WD	03-ARM'S LENGTH	\$350,000	\$166,840	47.67	\$333,680	\$71,124	\$278,876	\$131,278	2.124	1,484	\$187.92	ONE STORY B	47
50-22-25-377-008	22608 DEERFIELD	10/30/23	PTA	03-ARM'S LENGTH	\$390,000	\$190,420	48.83	\$380,832	\$72,156	\$317,844	\$154,338	2.059	1,608	\$197.66	ONE STORY B	46
50-22-25-376-013	40737 HEATHERBROOK	05/09/23	PTA	03-ARM'S LENGTH	\$360,000	\$170,600	47.39	\$341,205	\$73,333	\$286,667	\$133,936	2.140	1,440	\$199.07	ONE STORY B	46
50-22-25-353-003	22772 SHADOW PINE	05/05/23	PTA	03-ARM'S LENGTH	\$288,500	\$151,890	52.65	\$303,775	\$66,053	\$222,447	\$118,861	1.871	1,440	\$154.48	ONE STORY B	45
					\$1,746,350	\$849,660		\$1,699,306		\$1,394,480	\$673,718	2.066	1,434			
											ECF =>	2.070				
											Avg ECF =>	2.066				

USE 2.05 ECF FOR ONE STORY B, C, CUSTOM AND OTHER

50-22-25-330-014	23011 BROOK FOREST	03/27/25	WD	03-ARM'S LENGTH	\$495,000	\$218,130	44.07	\$436,268	\$73,943	\$421,057	\$164,693	2.557	2,124	\$198.24	TWO STORY B	46
50-22-25-328-001	40570 VILLAGE WOOD	02/24/25	WD	03-ARM'S LENGTH	\$400,000	\$177,870	44.47	\$355,731	\$111,302	\$288,698	\$111,104	2.598	1,645	\$175.50	TRI-LEVEL	46
50-22-25-379-019	22583 HEATHERWOOD	12/05/24	WD	03-ARM'S LENGTH	\$479,000	\$234,290	48.91	\$468,584	\$68,213	\$410,787	\$181,987	2.257	2,014	\$203.97	TWO STORY C	56
50-22-25-379-022	22533 HEATHERWOOD	07/30/24	WD	03-ARM'S LENGTH	\$398,300	\$170,700	42.86	\$341,393	\$66,686	\$331,614	\$124,867	2.656	1,662	\$199.53	TWO STORY B	47
50-22-25-176-005	40700 VILLAGE WOOD	07/19/24	PTA	03-ARM'S LENGTH	\$450,700	\$216,350	48.00	\$432,696	\$74,118	\$376,582	\$162,990	2.310	1,728	\$217.93	TWO STORY B	59
50-22-25-330-007	40563 VILLAGE OAKS	10/20/23	WD	03-ARM'S LENGTH	\$350,000	\$155,470	44.42	\$310,938	\$68,571	\$281,429	\$110,167	2.555	1,645	\$171.08	TRI-LEVEL	46
50-22-25-302-010	22846 HEATHERBRAE	08/21/23	PTA	03-ARM'S LENGTH	\$337,000	\$155,060	46.01	\$310,117	\$70,651	\$266,349	\$108,848	2.447	1,680	\$158.54	TRI-LEVEL	46
50-22-25-377-014	22510 DEERFIELD	05/26/23	PTA	03-ARM'S LENGTH	\$467,000	\$208,330	44.61	\$416,669	\$78,740	\$388,260	\$153,604	2.528	2,124	\$182.80	TWO STORY B	46
					\$3,377,000	\$1,536,200		\$3,072,396		\$2,764,776	\$1,118,260		1,828	\$188.45		

USE 2.30 ECF FOR TWO STORY B, C, D, and TRI LEVEL

											ECF =>	2.472				
											Avg ECF =>	2.488				
50-22-25-352-030	41111 FENMORE	10/22/24	PTA	03-ARM'S LENGTH	\$365,000	\$176,540	48.37	\$353,070	\$76,700	\$288,300	\$153,539	1.878	2,213	\$130.28	TWO STORY	45

USE 1.65-1.85 ECF FOR ALL ONE STORY and TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
BI-LEVEL	2.350	2.350	2.350	2.350	2.350	2.350										
CUSTOM	2.050	2.050	2.050	2.050	2.050	2.050										
ONE STORY	1.650	1.650	1.700	1.800	1.800	1.850										
ONE STORY B	2.050	2.050	2.050	2.050	2.050	2.050										
ONE STORY C	2.050	2.050	2.050	2.050	2.050	2.050										
OTHER	2.050	2.050	2.050	2.050	2.050	2.050										
TRI-LEVEL	2.300	2.300	2.300	2.300	2.300	2.300										
TWO STORY	1.650	1.650	1.700	1.800	1.800	1.850										
TWO STORY B	2.300	2.300	2.300	2.300	2.300	2.300										
TWO STORY C	2.300	2.300	2.300	2.300	2.300	2.300										
TWO STORY D	2.300	2.300	2.300	2.300	2.300	2.300										
outlier																
50-22-25-354-013	22493 HEATHERBRAE	11/21/23	PTA	03-ARM'S LENGTH	\$379,000	\$190,160	50.17	\$380,313	\$72,300	\$306,700	\$140,006	2.191	1,772	\$173.08	TWO STORY B	45
50-22-25-331-003	22874 BROOK FOREST	10/11/24	PTA	03-ARM'S LENGTH	\$467,000	\$180,660	38.69	\$361,325	\$67,561	\$399,439	\$133,529	2.991	1,728	\$231.16	TWO STORY B	46
50-22-25-352-031	41172 PARK FOREST	08/20/24	WD	03-ARM'S LENGTH	\$490,000	\$205,120	41.86	\$410,234	\$67,016	\$422,984	\$156,008	2.711	2,124	\$199.15	TWO STORY B	45
50-22-25-351-011	22532 MEADOWBROOI	05/13/25	WD	03-ARM'S LENGTH	\$380,000	\$204,560	53.83	\$409,127	\$69,935	\$310,065	\$154,178	2.011	2,032	\$152.59	TWO STORY B	45
50-22-25-377-005	22666 DEERFIELD	07/12/24	PTA	03-ARM'S LENGTH	\$505,000	\$203,090	40.22	\$406,189	\$81,547	\$423,453	\$162,321	2.609	2,038	\$207.78	ONE STORY B	46
50-22-25-153-037	40810 VILLAGE WOOD	11/20/24	WD	03-ARM'S LENGTH	\$275,000	\$146,790	53.38	\$293,584	\$83,284	\$191,716	\$105,150	1.823	1,200	\$159.76	ONE STORY B	46
R2520	STONEHENGE OCCP 125															
50-22-25-276-209	23629 N ROCKLEDGE	12/06/24	PTA	03-ARM'S LENGTH	\$180,000	\$82,620	45.90	\$165,241	\$45,000	\$135,000	\$55,926	2.414	970	\$139.18	ONE STORY	52
50-22-25-276-180	23519 N ROCKLEDGE	09/27/24	PTA	03-ARM'S LENGTH	\$172,000	\$82,620	48.03	\$165,241	\$45,000	\$127,000	\$55,926	2.271	970	\$130.93	ONE STORY	52
50-22-25-276-076	23642 STONEHENGE	12/20/23	PTA	03-ARM'S LENGTH	\$195,500	\$94,180	48.17	\$188,366	\$45,000	\$150,500	\$66,682	2.257	970	\$155.15	ONE STORY	62
50-22-25-276-217	23743 STONEHENGE	10/13/23	WD	03-ARM'S LENGTH	\$169,000	\$82,620	48.89	\$165,241	\$45,000	\$124,000	\$55,926	2.217	970	\$127.84	ONE STORY	52
					\$716,500	\$342,040		\$684,089		\$536,500	\$234,460	2.290	970			
USE 2.25 ECF FOR ONE STORY												ECF =>	2.288			
												Avg ECF =>	2.290			
50-22-25-276-001	23793 STONEHENGE	10/15/24	WD	03-ARM'S LENGTH	\$193,900	\$83,590	43.11	\$167,182	\$45,000	\$148,900	\$90,505	1.645	936	\$159.08	ONE STORY C	52
50-22-25-276-259	23624 N ROCKLEDGE	08/09/24	PTA	03-ARM'S LENGTH	\$185,000	\$88,050	47.59	\$176,101	\$45,000	\$140,000	\$97,112	1.442	936	\$149.57	ONE STORY B	52
50-22-25-276-057	23638 STONEHENGE	05/31/24	PTA	03-ARM'S LENGTH	\$179,900	\$83,590	46.46	\$167,182	\$45,000	\$134,900	\$90,505	1.491	936	\$144.12	ONE STORY C	52
50-22-25-276-143	23524 WOODSHIRE	05/07/24	WD	03-ARM'S LENGTH	\$180,000	\$88,050	48.92	\$176,101	\$45,000	\$135,000	\$97,112	1.390	936	\$144.23	ONE STORY B	52
50-22-25-276-033	23669 STONEHENGE	01/22/24	WD	03-ARM'S LENGTH	\$204,200	\$85,290	41.77	\$170,574	\$45,000	\$159,200	\$93,018	1.712	936	\$170.09	ONE STORY C	52
50-22-25-276-189	23523 N ROCKLEDGE	05/19/23	WD	03-ARM'S LENGTH	\$187,500	\$88,050	46.96	\$176,101	\$45,000	\$142,500	\$97,112	1.467	936	\$152.24	ONE STORY B	52
					\$1,130,500	\$516,620		\$1,033,241		\$860,500	\$565,364		936	\$153.22		
USE 1.50 ECF FOR ONE STORY B and ONE STORY C												ECF =>	1.522			
												Avg ECF =>	1.524			
50-22-25-276-007	23787 STONEHENGE	10/10/24	WD	03-ARM'S LENGTH	\$235,000	\$94,700	40.30	\$189,399	\$45,000	\$190,000	\$91,974	2.066	968	\$196.28	TWO STORY B	52
50-22-25-276-014	23715 STONEHENGE	07/11/24	PTA	03-ARM'S LENGTH	\$234,900	\$94,700	40.32	\$189,399	\$45,000	\$189,900	\$91,974	2.065	968	\$196.18	TWO STORY B	52
50-22-25-276-097	23585 STONEHENGE	06/28/24	PTA	03-ARM'S LENGTH	\$207,500	\$94,700	45.64	\$189,399	\$45,000	\$162,500	\$91,974	1.767	968	\$167.87	TWO STORY B	52
50-22-25-276-159	23534 STONEHENGE	06/14/24	PTA	03-ARM'S LENGTH	\$224,500	\$97,910	43.61	\$195,811	\$45,000	\$179,500	\$96,058	1.869	1,024	\$175.29	TWO STORY B	52
50-22-25-276-051	23625 STONEHENGE	05/06/24	PTA	03-ARM'S LENGTH	\$240,000	\$97,980	40.83	\$195,952	\$45,000	\$195,000	\$96,148	2.028	1,010	\$193.07	TWO STORY B	52

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-276-174	23465 DANBERRY	11/20/23	PTA	03-ARM'S LENGTH	\$205,000	\$97,910	47.76	\$195,811	\$45,000	\$160,000	\$96,058	1.666	1,024	\$156.25	TWO STORY B	52
50-22-25-276-031	23675 STONEHEDGE	11/03/23	PTA	03-ARM'S LENGTH	\$233,800	\$117,870	50.41	\$235,742	\$45,000	\$188,800	\$121,492	1.554	1,010	\$186.93	TWO STORY B	62
50-22-25-276-278	23586 N ROCKLEDGE	10/26/23	WD	03-ARM'S LENGTH	\$205,000	\$96,720	47.18	\$193,444	\$45,000	\$160,000	\$94,550	1.692	968	\$165.29	TWO STORY B	52
50-22-25-276-195	23462 DANBERRY	08/28/23	PTA	03-ARM'S LENGTH	\$197,500	\$97,920	49.58	\$195,833	\$45,000	\$152,500	\$96,072	1.587	968	\$157.54	TWO STORY B	52
50-22-25-276-054	23617 STONEHEDGE	07/28/23	PTA	03-ARM'S LENGTH	\$210,000	\$102,500	48.81	\$205,003	\$45,000	\$165,000	\$101,913	1.619	1,010	\$163.37	TWO STORY B	52
50-22-25-276-294	23526 N ROCKLEDGE	05/12/23	PTA	03-ARM'S LENGTH	\$186,000	\$97,210	52.26	\$194,412	\$45,000	\$141,000	\$95,167	1.482	968	\$145.66	TWO STORY B	52
50-22-25-276-245	23670 N ROCKLEDGE	05/09/23	PTA	03-ARM'S LENGTH	\$186,500	\$94,700	50.78	\$189,399	\$45,000	\$141,500	\$91,974	1.538	968	\$146.18	TWO STORY B	52
50-22-25-276-220	23512 WOODSHIRE	04/05/23	PTA	03-ARM'S LENGTH	\$186,888	\$94,700	50.67	\$189,399	\$45,000	\$141,888	\$91,974	1.543	968	\$146.58	TWO STORY B	52
					\$2,752,588	\$1,279,520		\$2,559,003		\$2,167,588	\$1,257,327		986	\$168.96		

USE 1.70 ECF FOR TWO STORY B

ECF => 1.724
Avg ECF => 1.729

R2520 STONEHEDGE OCCP 125

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.500	1.500	1.500	1.500	1.500	1.500
CUSTOM	1.500	1.500	1.500	1.500	1.500	1.500
ONE STORY	2.250	2.250	2.250	2.250	2.250	2.250
ONE STORY B	1.500	1.500	1.500	1.500	1.500	1.500
ONE STORY C	1.500	1.500	1.500	1.500	1.500	1.500
OTHER	1.500	1.500	1.500	1.500	1.500	1.500
TRI-LEVEL	1.500	1.500	1.500	1.500	1.500	1.500
TWO STORY	1.500	1.500	1.500	1.500	1.500	1.500
TWO STORY B	1.700	1.700	1.700	1.700	1.700	1.700
TWO STORY C	1.500	1.500	1.500	1.500	1.500	1.500
TWO STORY D	1.500	1.500	1.500	1.500	1.500	1.500

outlier

50-22-25-276-284	23562 N ROCKLEDGE	07/30/25	WD	03-ARM'S LENGTH	\$260,000	\$88,050	33.87	\$176,101	\$45,000	\$215,000	\$97,112	2.214	936	\$229.70	ONE STORY B	52
50-22-25-276-250	23640 N ROCKLEDGE	03/20/25	WD	03-ARM'S LENGTH	\$155,000	\$82,620	53.30	\$165,241	\$45,000	\$110,000	\$55,926	1.967	970	\$113.40	ONE STORY	52
50-22-25-276-034	23667 STONEHEDGE	02/28/25	WD	03-ARM'S LENGTH	\$260,000	\$97,870	37.64	\$195,739	\$45,000	\$215,000	\$96,012	2.239	968	\$222.11	TWO STORY B	52
50-22-25-276-053	23619 STONEHEDGE	08/07/24	WD	03-ARM'S LENGTH	\$222,000	\$87,560	39.44	\$175,121	\$45,000	\$177,000	\$96,386	1.836	936	\$189.10	ONE STORY B	52
50-22-25-276-064	23689 N ROCKLEDGE	04/30/24	PTA	03-ARM'S LENGTH	\$216,000	\$82,620	38.25	\$165,241	\$45,000	\$171,000	\$55,926	3.058	970	\$176.29	ONE STORY	52
50-22-25-276-217	23743 STONEHEDGE	04/11/24	WD	03-ARM'S LENGTH	\$190,000	\$82,620	43.48	\$165,241	\$45,000	\$145,000	\$55,926	2.593	970	\$149.48	ONE STORY	52

R2521 LAKEWOOD PARK HOMES OCCP 212

50-22-25-456-011	22787 RENFORD	01/31/25	WD	03-ARM'S LENGTH	\$206,100	\$96,710	46.92	\$193,423	\$45,000	\$161,100	\$95,757	1.682	1,005	\$160.30	ONE STORY B	51
50-22-25-427-001	39615 VILLAGE WOOD	09/12/24	PTA	03-ARM'S LENGTH	\$180,000	\$86,250	47.92	\$172,505	\$45,000	\$135,000	\$82,261	1.641	840	\$160.71	ONE STORY B	51
50-22-25-410-008	22808 RENFORD	07/23/24	PTA	03-ARM'S LENGTH	\$225,000	\$96,710	42.98	\$193,423	\$45,000	\$180,000	\$95,757	1.880	1,005	\$179.10	ONE STORY B	51
50-22-25-461-018	22664 WOOLSEY	03/29/24	WD	03-ARM'S LENGTH	\$220,061	\$105,270	47.84	\$210,543	\$45,000	\$175,061	\$106,802	1.639	1,005	\$174.19	ONE STORY B	51
50-22-25-410-014	22845 RENFORD	02/07/24	PTA	03-ARM'S LENGTH	\$200,000	\$96,710	48.36	\$193,423	\$45,000	\$155,000	\$95,757	1.619	1,005	\$154.23	ONE STORY B	51
50-22-25-429-014	22844 TALFORD	11/22/23	PTA	03-ARM'S LENGTH	\$210,000	\$103,250	49.17	\$206,498	\$45,000	\$165,000	\$104,192	1.584	1,005	\$164.18	ONE STORY B	51
50-22-25-458-015	22766 RENFORD	07/21/23	PTA	03-ARM'S LENGTH	\$211,000	\$96,710	45.83	\$193,423	\$45,000	\$166,000	\$95,757	1.734	1,005	\$165.17	ONE STORY B	51
50-22-25-427-003	39619 VILLAGE WOOD	05/05/23	PTA	03-ARM'S LENGTH	\$170,000	\$87,530	51.49	\$175,061	\$45,000	\$125,000	\$83,910	1.490	840	\$148.81	ONE STORY B	51
50-22-25-428-004	22938 TALFORD	07/16/25	WD	03-ARM'S LENGTH	\$173,500	\$80,810	46.58	\$161,624	\$45,000	\$128,500	\$75,241	1.708	775	\$165.81	ONE STORY C	51
50-22-25-427-045	39813 VILLAGE WOOD	07/07/25	WD	03-ARM'S LENGTH	\$185,000	\$80,810	43.68	\$161,624	\$45,000	\$140,000	\$75,241	1.861	775	\$180.65	ONE STORY C	51
50-22-25-427-023	39725 VILLAGE WOOD	07/01/25	WD	03-ARM'S LENGTH	\$185,000	\$81,160	43.87	\$162,324	\$45,000	\$140,000	\$75,693	1.850	835	\$167.66	ONE STORY C	51

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-427-016	39775 VILLAGE WOOD	06/20/25	WD	03-ARM'S LENGTH	\$167,000	\$84,920	50.85	\$169,840	\$45,000	\$122,000	\$80,542	1.515	895	\$136.31	ONE STORY C	51
50-22-25-430-010	39535 VILLAGE WOOD	04/09/25	WD	03-ARM'S LENGTH	\$165,000	\$91,530	55.47	\$183,063	\$45,000	\$120,000	\$89,073	1.347	1,005	\$119.40	ONE STORY C	51
50-22-25-408-005	22842 RENFORD	01/31/25	WD	03-ARM'S LENGTH	\$182,500	\$86,990	47.67	\$173,988	\$45,000	\$137,500	\$83,218	1.652	875	\$157.14	ONE STORY C	51
50-22-25-426-058	39726 VILLAGE WOOD	01/21/25	WD	03-ARM'S LENGTH	\$165,000	\$87,060	52.76	\$174,112	\$45,000	\$120,000	\$83,298	1.441	875	\$137.14	ONE STORY C	51
50-22-25-427-021	39727 VILLAGE WOOD	11/26/24	WD	03-ARM'S LENGTH	\$160,342	\$81,160	50.62	\$162,324	\$45,000	\$115,342	\$75,693	1.524	835	\$138.13	ONE STORY C	51
50-22-25-427-060	39809 VILLAGE WOOD	10/23/24	PTA	03-ARM'S LENGTH	\$170,000	\$84,920	49.95	\$169,840	\$45,000	\$125,000	\$80,542	1.552	895	\$139.66	ONE STORY C	51
50-22-25-427-047	39817 VILLAGE WOOD	09/23/24	WD	03-ARM'S LENGTH	\$184,000	\$87,060	47.32	\$174,112	\$45,000	\$139,000	\$83,298	1.669	875	\$158.86	ONE STORY C	51
50-22-25-430-006	39523 VILLAGE WOOD	09/03/24	PTA	03-ARM'S LENGTH	\$174,000	\$87,060	50.03	\$174,112	\$45,000	\$129,000	\$83,298	1.549	875	\$147.43	ONE STORY C	51
50-22-25-407-013	23062 CRANBROOKE	07/31/24	WD	03-ARM'S LENGTH	\$160,000	\$87,060	54.41	\$174,112	\$45,000	\$115,000	\$83,298	1.381	875	\$131.43	ONE STORY C	51
50-22-25-427-059	39807 VILLAGE WOOD	07/31/24	PTA	03-ARM'S LENGTH	\$180,000	\$84,920	47.18	\$169,840	\$45,000	\$135,000	\$80,542	1.676	895	\$150.84	ONE STORY C	51
50-22-25-426-041	39774 VILLAGE WOOD	05/22/24	WD	03-ARM'S LENGTH	\$175,000	\$84,920	48.53	\$169,840	\$45,000	\$130,000	\$80,542	1.614	895	\$145.25	ONE STORY C	51
50-22-25-426-040	39784 VILLAGE WOOD	12/06/23	WD	03-ARM'S LENGTH	\$159,500	\$81,160	50.88	\$162,324	\$45,000	\$114,500	\$75,693	1.513	835	\$137.13	ONE STORY C	51
50-22-25-427-055	39825 VILLAGE WOOD	09/12/23	PTA	03-ARM'S LENGTH	\$180,000	\$84,920	47.18	\$169,840	\$45,000	\$135,000	\$80,542	1.676	895	\$150.84	ONE STORY C	51
50-22-25-426-064	39712 VILLAGE WOOD	08/18/23	PTA	03-ARM'S LENGTH	\$173,000	\$84,920	49.09	\$169,840	\$45,000	\$128,000	\$80,542	1.589	895	\$143.02	ONE STORY C	51
50-22-25-427-005	39623 VILLAGE WOOD	08/09/23	PTA	03-ARM'S LENGTH	\$140,000	\$80,810	57.72	\$161,624	\$45,000	\$95,000	\$75,241	1.263	775	\$122.58	ONE STORY C	51
50-22-25-426-046	39832 VILLAGE WOOD	07/28/23	PTA	03-ARM'S LENGTH	\$183,500	\$84,920	46.28	\$169,840	\$45,000	\$138,500	\$80,542	1.720	895	\$154.75	ONE STORY C	51
50-22-25-427-061	39869 VILLAGE WOOD	04/18/23	WD	03-ARM'S LENGTH	\$150,000	\$80,810	53.87	\$161,624	\$45,000	\$105,000	\$75,241	1.396	775	\$135.48	ONE STORY C	51
USE 1.60 ECF FOR ALL ONE STORY and ONE STORY B					\$5,034,503	\$2,457,060		\$4,914,146		\$3,774,503	\$2,357,514	ECF =>	891	\$150.94		
												Avg ECF =>	1.601			
													1.599			
50-22-25-455-018	22407 CRANBROOKE	03/12/25	WD	03-ARM'S LENGTH	\$233,000	\$107,410	46.10	\$214,817	\$45,000	\$188,000	\$95,403	1.971	1,050	\$179.05	TWO STORY B	51
50-22-25-405-016	22813 CRANBROOKE	12/30/24	PTA	03-ARM'S LENGTH	\$230,500	\$107,980	46.85	\$215,964	\$45,000	\$185,500	\$96,047	1.931	1,050	\$176.67	TWO STORY B	51
50-22-25-406-008	22853 CRANBROOKE	11/14/24	PTA	03-ARM'S LENGTH	\$261,000	\$126,230	48.36	\$252,466	\$45,000	\$216,000	\$116,554	1.853	1,254	\$172.25	TWO STORY B	51
50-22-25-454-013	22529 CRANBROOKE	10/18/24	PTA	03-ARM'S LENGTH	\$225,000	\$107,410	47.74	\$214,817	\$45,000	\$180,000	\$95,403	1.887	1,050	\$171.43	TWO STORY B	51
50-22-25-453-004	22663 CRANBROOKE	07/22/24	PTA	03-ARM'S LENGTH	\$232,000	\$107,410	46.30	\$214,817	\$45,000	\$187,000	\$95,403	1.960	1,050	\$178.10	TWO STORY B	51
50-22-25-406-006	22857 CRANBROOKE	05/20/24	PTA	03-ARM'S LENGTH	\$235,000	\$118,750	50.53	\$237,495	\$45,000	\$190,000	\$108,143	1.757	1,184	\$160.47	TWO STORY B	51
50-22-25-406-002	22867 CRANBROOKE	05/06/24	PTA	03-ARM'S LENGTH	\$261,100	\$124,090	47.53	\$248,173	\$45,000	\$216,100	\$114,142	1.893	1,260	\$171.51	TWO STORY B	51
50-22-25-455-001	22449 CRANBROOKE	03/21/24	PTA	03-ARM'S LENGTH	\$220,000	\$115,690	52.59	\$231,380	\$45,000	\$175,000	\$104,708	1.671	1,184	\$147.80	TWO STORY B	51
50-22-25-453-012	22643 CRANBROOKE	01/12/24	PTA	03-ARM'S LENGTH	\$268,000	\$127,730	47.66	\$255,469	\$45,000	\$223,000	\$118,241	1.886	1,254	\$177.83	TWO STORY B	51
50-22-25-453-017	22629 CRANBROOKE	09/08/23	WD	03-ARM'S LENGTH	\$230,000	\$118,200	51.39	\$236,403	\$45,000	\$185,000	\$107,530	1.720	1,254	\$147.53	TWO STORY B	51
50-22-25-453-006	22657 CRANBROOKE	07/26/23	PTA	03-ARM'S LENGTH	\$262,000	\$115,690	44.16	\$231,380	\$45,000	\$217,000	\$104,708	2.072	1,184	\$183.28	TWO STORY B	51
50-22-25-453-010	22647 CRANBROOKE	05/15/23	PTA	03-ARM'S LENGTH	\$275,000	\$137,860	50.13	\$275,713	\$45,000	\$230,000	\$129,614	1.774	1,184	\$194.26	TWO STORY B	61
USE 1.85 ECF FOR TWO STORY B					\$2,932,600	\$1,414,450		\$2,828,894		\$2,392,600	\$1,285,896	ECF =>	1,163	\$171.68		
												Avg ECF =>	1.861			
													1.865			
R2521	LAKEWOOD PARK HOMES OCCP 212															
50-22-25-427-051	39837 VILLAGE WOOD	03/28/25	WD	03-ARM'S LENGTH	\$175,000	\$80,280	45.87	\$160,559	\$45,000	\$130,000	\$77,039	1.687	860	\$151.16	TWO STORY C	51
50-22-25-426-035	39762 VILLAGE WOOD	03/18/25	WD	03-ARM'S LENGTH	\$162,500	\$80,220	49.37	\$160,439	\$45,000	\$117,500	\$76,959	1.527	860	\$136.63	TWO STORY C	51
50-22-25-426-015	39852 VILLAGE WOOD	12/20/24	PTA	03-ARM'S LENGTH	\$180,000	\$80,280	44.60	\$160,559	\$45,000	\$135,000	\$77,039	1.752	860	\$156.98	TWO STORY C	51
50-22-25-429-010	22814 TALFORD	10/04/24	PTA	03-ARM'S LENGTH	\$169,900	\$80,280	47.25	\$160,559	\$45,000	\$124,900	\$77,039	1.621	860	\$145.23	TWO STORY C	51
50-22-25-427-018	39733 VILLAGE WOOD	09/30/24	PTA	03-ARM'S LENGTH	\$180,000	\$80,280	44.60	\$160,559	\$45,000	\$135,000	\$77,039	1.752	860	\$156.98	TWO STORY C	51
50-22-25-430-005	39525 VILLAGE WOOD	08/16/24	PTA	03-ARM'S LENGTH	\$170,000	\$80,280	47.22	\$160,559	\$45,000	\$125,000	\$77,039	1.623	860	\$145.35	TWO STORY C	51
50-22-25-427-064	39867 VILLAGE WOOD	02/23/24	PTA	03-ARM'S LENGTH	\$148,000	\$80,280	54.24	\$160,559	\$45,000	\$103,000	\$77,039	1.337	860	\$119.77	TWO STORY C	51
50-22-25-427-067	39845 VILLAGE WOOD	12/08/23	WD	03-ARM'S LENGTH	\$175,400	\$80,280	45.77	\$160,559	\$45,000	\$130,400	\$77,039	1.693	860	\$151.63	TWO STORY C	51
50-22-25-426-008	39874 VILLAGE WOOD	11/07/23	PTA	03-ARM'S LENGTH	\$160,000	\$80,280	50.18	\$160,559	\$45,000	\$115,000	\$77,039	1.493	860	\$133.72	TWO STORY C	51
50-22-25-407-003	23076 CRANBROOKE	08/28/23	PTA	03-ARM'S LENGTH	\$162,000	\$78,240	48.30	\$156,488	\$45,000	\$117,000	\$74,325	1.574	860	\$136.05	TWO STORY C	51

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-426-057	39724 VILLAGE WOOD	08/28/23	WD	03-ARM'S LENGTH	\$165,000	\$80,280	48.65	\$160,559	\$45,000	\$120,000	\$77,039	1.558	860	\$139.53	TWO STORY C	51
50-22-25-427-029	39757 VILLAGE WOOD	04/19/23	PTA	03-ARM'S LENGTH	\$157,000	\$80,280	51.13	\$160,559	\$45,000	\$112,000	\$77,039	1.454	860	\$130.23	TWO STORY C	51
					\$2,004,800	\$961,260				\$1,922,517	\$1,464,800	\$921,678	860	\$141.94		

USE 1.55 ECF FOR TWO STORY C AND ONE STORY C

ECF => 1.589
Avg ECF => 1.589

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.600	1.600	1.600	1.600	1.600	1.600
CUSTOM	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY B	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY C	1.550	1.550	1.550	1.550	1.550	1.550
ONE STORY D	1.600	1.600	1.600	1.600	1.600	1.600
OTHER	1.600	1.600	1.600	1.600	1.600	1.600
TRI-LEVEL	1.600	1.600	1.600	1.600	1.600	1.600
TWO STORY	1.600	1.600	1.600	1.600	1.600	1.600
TWO STORY B	1.850	1.850	1.850	1.850	1.850	1.850
TWO STORY C	1.550	1.550	1.550	1.550	1.550	1.550
TWO STORY D	1.600	1.600	1.600	1.600	1.600	1.600

outlier																
50-22-25-405-010	22827 CRANBROOKE	07/22/24	PTA	03-ARM'S LENGTH	\$267,000	\$116,260	43.54	\$232,527	\$45,000	\$222,000	\$105,352	2.107	1,184	\$187.50	TWO STORY B	51
50-22-25-427-028	39717 VILLAGE WOOD	05/19/25	WD	03-ARM'S LENGTH	\$189,900	\$80,810	42.55	\$161,624	\$45,000	\$144,900	\$75,241	1.926	775	\$186.97	ONE STORY C	51
50-22-25-458-013	22762 RENFORD	04/10/24	PTA	03-ARM'S LENGTH	\$232,000	\$96,710	41.69	\$193,423	\$45,000	\$187,000	\$95,757	1.953	1,005	\$186.07	ONE STORY B	51
50-22-25-408-010	22895 TALFORD	01/08/25	WD	03-ARM'S LENGTH	\$215,000	\$119,630	55.64	\$239,255	\$45,000	\$170,000	\$125,326	1.356	1,005	\$169.15	ONE STORY B	59
50-22-25-460-012	22629 WOOLSEY	04/10/24	WD	03-ARM'S LENGTH	\$231,000	\$91,850	39.76	\$183,700	\$45,000	\$186,000	\$89,484	2.079	840	\$221.43	ONE STORY B	51
50-22-25-410-010	22834 RENFORD	03/14/24	PTA	03-ARM'S LENGTH	\$145,000	\$81,520	56.22	\$163,032	\$45,000	\$100,000	\$78,688	1.271	860	\$116.28	TWO STORY C	51

R2522	OAK RIDGE OCCP 633															
50-22-25-431-042	39449 COUNTRY	02/14/25	WD	03-ARM'S LENGTH	\$256,000	\$122,110	47.70	\$244,216	\$46,131	\$209,869	\$180,077	1.165	1,272	\$164.99	TWO STORY	65
50-22-25-431-001	39422 COUNTRY	01/09/25	WD	03-ARM'S LENGTH	\$255,000	\$112,300	44.04	\$224,604	\$45,000	\$210,000	\$163,276	1.286	1,272	\$165.09	TWO STORY	63
50-22-25-431-035	39479 COUNTRY	05/25/23	PTA	03-ARM'S LENGTH	\$256,000	\$124,140	48.49	\$248,283	\$46,131	\$209,869	\$168,460	1.246	1,272	\$164.99	TWO STORY B	65
50-22-25-431-006	39432 COUNTRY	04/25/23	PTA	03-ARM'S LENGTH	\$235,000	\$112,870	48.03	\$225,735	\$46,131	\$188,869	\$163,276	1.157	1,272	\$148.48	TWO STORY	63
					\$1,002,000	\$471,420				\$942,838	\$818,607	\$675,090	1,272	\$160.89		

USE 1.20 ECF FOR ALL STYLES

ECF => 1.213
Avg ECF => 1.214

R2523	VILLAGWOOD PLACE OCCP 1540															
50-22-25-432-009	39560 KARTAR	11/21/24	WD	03-ARM'S LENGTH	\$200,000	\$90,970	45.49	\$181,930	\$46,413	\$153,587	\$112,931	1.360	1,108	\$138.62	TWO STORY	58
					\$200,000	\$90,970				\$181,930	\$153,587	\$112,931	1,108	\$138.62		

USE 1.30 ECF FOR ALL STYLES

uniform adjustment with adjacent R2522, R2521 and R2508

ECF => 1.360
Avg ECF => 1.360

R2530	HEATHERWOOD - LAKE															
50-22-25-403-005	40412 VILLAGE OAKS	01/22/25	WD	03-ARM'S LENGTH	\$520,000	\$247,940	47.68	\$495,880	\$112,868	\$407,132	\$171,267	2.377	1,882	\$216.33	ONE STORY B	59
50-22-25-326-003	40843 VILLAGE WOOD	12/14/23	WD	03-ARM'S LENGTH	\$520,000	\$269,370	51.80	\$538,733	\$91,491	\$428,509	\$223,621	1.916	1,906	\$224.82	ONE STORY B	60

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-25-329-017	40544 VILLAGE OAKS	06/22/23	WD	03-ARM'S LENGTH	\$430,000	\$204,560	47.57	\$409,120	\$89,472	\$340,528	\$159,824	2.131	1,942	\$175.35	TWO STORY B	50
					\$1,470,000	\$721,870		\$1,443,733		\$1,176,169	\$554,712		1,910	\$205.50		
USE 2.10 ECF FOR ALL STYLES												ECF =>	2.120			
uniform adjustment with adjacent R2508, R2521, R2022, R2523												Avg ECF =>	2.141			
R2550 SEC 25 ACREAGE																
50-22-25-229-021	39411 WESTMINSTER	12/10/24	PTA	03-ARM'S LENGTH	\$275,000	\$127,290	46.29	\$254,574	\$79,074	\$195,926	\$94,865	2.065	1,336	\$146.65	ONE STORY C	45
					\$275,000	\$127,290		\$254,574		\$195,926	\$94,865		1,336	\$146.65		
USE 1.95 ECF FOR ALL STYLES												ECF =>	2.065			
uniform adjustment with adjacent R2508, R2521, R2022, R2523, R2530												Avg ECF =>	2.065			
R2601 ORCHARD HILLS																
50-22-26-276-021	41642 SYCAMORE	06/27/25	WD	03-ARM'S LENGTH	\$350,000	\$153,350	43.81	\$306,698	\$68,283	\$281,717	\$132,453	2.127	1,375	\$204.89	ONE STORY B	45
50-22-26-230-008	41772 ASPEN	06/10/25	WD	03-ARM'S LENGTH	\$329,000	\$137,290	41.73	\$274,574	\$73,712	\$255,288	\$111,590	2.288	1,628	\$156.81	ONE STORY	45
50-22-26-231-017	41650 BORCHART	04/15/25	WD	03-ARM'S LENGTH	\$320,000	\$148,340	46.36	\$296,682	\$73,824	\$246,176	\$123,810	1.988	1,405	\$175.21	ONE STORY B	45
50-22-26-228-004	41881 QUINCE	07/31/24	PTA	03-ARM'S LENGTH	\$315,000	\$145,480	46.18	\$290,952	\$79,508	\$235,492	\$117,469	2.005	1,448	\$162.63	ONE STORY	45
					\$1,314,000	\$584,460		\$1,168,906		\$1,018,673	\$485,322		1,464	\$174.89		
USE 2.00 ECF FOR ALL STYLES												ECF =>	2.099			
outlier												Avg ECF =>	2.102			
50-22-26-230-005	41981 QUINCE	06/06/24	PTA	03-ARM'S LENGTH	\$300,000	\$157,100	52.37	\$314,205	\$71,306	\$228,694	\$134,944	1.695	1,647	\$138.85	ONE STORY	45
50-22-26-201-010	41921 TAMARA	08/07/23	PTA	03-ARM'S LENGTH	\$430,000	\$219,030	50.94	\$438,066	\$74,093	\$355,907	\$202,207	1.760	1,696	\$209.85	TWO STORY B	62
R2602 MEADOWBROOK LAKE SUB																
50-22-26-428-009	22870 GILBAR	05/22/24	PTA	03-ARM'S LENGTH	\$475,000	\$230,580	48.54	\$461,160	\$110,510	\$364,490	\$259,741	1.403	2,528	\$144.18	TWO STORY	45
50-22-26-403-023	22853 GILBAR	07/20/23	PTA	03-ARM'S LENGTH	\$450,000	\$234,020	52.00	\$468,034	\$95,524	\$354,476	\$275,933	1.285	2,059	\$172.16	TWO STORY	52
					\$925,000	\$464,600		\$929,194		\$718,966	\$535,674		2,294	\$158.17		
USE 1.35 ECF FOR ALL STYLES except ONE STORY B												ECF =>	1.342			
												Avg ECF =>	1.344			
USE 1.10 ECF FOR 1 STY B																
R2603 ORCHARD HILLS WEST																
50-22-26-254-004	42006 ASPEN	10/06/23	PTA	03-ARM'S LENGTH	\$542,000	\$264,690	48.84	\$529,376	\$104,251	\$437,749	\$457,124	0.958	2,163	\$202.38	TWO STORY B	84
					\$542,000	\$264,690		\$529,376		\$437,749	\$457,124		2,163	\$202.38		
												ECF =>	0.958			
USE .95 ECF FOR ALL STYLES												Avg ECF =>	0.958			
R2620 ORCHARD HILLS NORTH OCCP 2087																
50-22-26-202-010	42136 WOODGLEN	05/19/23	WD	03-ARM'S LENGTH	\$731,000	\$361,170	49.41	\$722,340	\$103,394	\$627,606	\$665,533	0.943	3,140	\$199.87	TWO STORY	90

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-26-476-042	41666 NINE MILE	10/23/23	WD	LTI PARCEL ARM'S LI	\$600,000	\$295,640	49.27	\$591,291	\$246,465	\$353,535	\$255,427	1.384	3,058	\$115.61	TWO STORY B	45
					\$600,000	\$295,640		\$591,291		\$353,535	\$255,427		3,058	\$115.61		
											ECF =>	1.384				
USE 1.15-1.55 ECF FOR ALL STYLES											Avg ECF =>	1.384				

USE 1.15-1.55 ECF FOR ALL STYLES

adjust similar to R2630

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.150	1.200	1.250	1.350	1.500	1.550
ONE STORY B	1.150	1.200	1.250	1.350	1.500	1.550
ONE STORY C	1.150	1.200	1.250	1.350	1.500	1.550
TWO STORY	1.150	1.200	1.250	1.350	1.500	1.550
TWO STORY B	1.150	1.200	1.250	1.350	1.500	1.550
TWO STORY C	1.150	1.200	1.250	1.350	1.500	1.550
BI-LEVEL	1.150	1.200	1.250	1.350	1.500	1.550
TRI-LEVEL	1.150	1.200	1.250	1.350	1.500	1.550
CUSTOM	1.150	1.200	1.250	1.350	1.500	1.550
TWO STORY D	1.150	1.200	1.250	1.350	1.500	1.550
OTHER	1.150	1.200	1.250	1.350	1.500	1.550
ONE STORY D	1.150	1.200	1.250	1.350	1.500	1.550

R2701	ORCHARD RIDGE ESTATES															
50-22-27-201-002	24055 HICKORY GROVE	10/09/24	PTA	03-ARM'S LENGTH	\$500,500	\$210,550	42.07	\$421,103	\$101,177	\$399,323	\$290,842	1.373	1,836	\$217.50	ONE STORY	53
50-22-27-205-024	23733 GREENING	07/30/24	PTA	03-ARM'S LENGTH	\$592,700	\$266,880	45.03	\$533,767	\$109,222	\$483,478	\$385,950	1.253	2,456	\$196.86	TWO STORY	59
50-22-27-252-008	23444 HIGH-MEADOW	11/21/23	PTA	03-ARM'S LENGTH	\$427,000	\$212,110	49.67	\$424,223	\$103,839	\$323,161	\$291,258	1.110	1,974	\$163.71	TWO STORY	57
50-22-27-253-011	23401 DUCHESS	09/22/23	PTA	03-ARM'S LENGTH	\$540,000	\$256,980	47.59	\$513,954	\$111,131	\$428,869	\$366,203	1.171	2,635	\$162.76	TWO STORY	55
50-22-27-202-022	23851 HARVEST	06/22/23	PTA	03-ARM'S LENGTH	\$520,000	\$249,590	48.00	\$499,171	\$94,801	\$425,199	\$367,609	1.157	2,456	\$173.13	TWO STORY	58
					\$2,580,200	\$1,196,110		\$2,392,218		\$2,060,030	\$1,701,862		2,271	\$182.79		
												ECF =>	1.210			
USE 1.150 ECF FOR ALL STYLES												Avg ECF =>	1.213			

USE 1.150 ECF FOR ALL STYLES

outlier																
50-22-27-251-023	44085 WINTHROP	03/26/24	PTA	03-ARM'S LENGTH	\$502,000	\$273,380	54.46	\$546,766	\$148,380	\$353,620	\$362,169	0.976	2,064	\$171.33	ONE STORY	58
50-22-27-202-016	23959 HARVEST	10/18/23	PTA	03-ARM'S LENGTH	\$540,000	\$281,680	52.16	\$563,367	\$102,424	\$437,576	\$419,039	1.044	2,220	\$197.11	TWO STORY	69

R2702	MYSTIC FOREST															
50-22-27-430-003	23400 MYSTIC FOREST	03/14/25	WD	03-ARM'S LENGTH	\$710,000	\$322,690	45.45	\$645,387	\$116,698	\$593,302	\$574,662	1.032	2,720	\$218.13	TWO STORY	79
50-22-27-279-005	43455 BENNINGTON	12/08/23	PTA	03-ARM'S LENGTH	\$667,238	\$331,980	49.75	\$663,953	\$124,601	\$542,637	\$586,252	0.926	3,003	\$180.70	TWO STORY	70
50-22-27-426-026	23298 MYSTIC FOREST	09/20/23	WD	03-ARM'S LENGTH	\$675,000	\$293,520	43.48	\$587,044	\$129,037	\$545,963	\$497,834	1.097	3,000	\$181.99	TWO STORY	70
					\$2,052,238	\$948,190		\$1,896,384		\$1,681,902	\$1,658,748		2,908	\$193.60		
												ECF =>	1.014			
USE 1.000 ECF FOR ALL STYLES												Avg ECF =>	1.018			

USE 1.000 ECF FOR ALL STYLES

outlier																
50-22-27-431-002	23364 MYSTIC FOREST	05/01/24	PTA	03-ARM'S LENGTH	\$645,000	\$276,380	42.85	\$552,750	\$116,624	\$528,376	\$474,050	1.115	2,657	\$198.86	TWO STORY	70

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr	
R2703	DUNBARTON PINES 1																
50-22-27-377-008	44823 DUNBARTON	02/14/25	WD	03-ARM'S LENGTH	\$560,000	\$247,660	44.23	\$495,325	\$99,591	\$460,409	\$369,845	1.245	2,450	\$187.92	TWO STORY	60	
50-22-27-353-005	45205 DUNBARTON	11/22/24	WD	03-ARM'S LENGTH	\$535,000	\$236,080	44.13	\$472,152	\$95,499	\$439,501	\$352,012	1.249	2,010	\$218.66	ONE STORY	58	
50-22-27-377-024	44740 HUNTINGCROSS	08/07/23	WD	03-ARM'S LENGTH	\$565,000	\$273,420	48.39	\$546,833	\$93,476	\$471,524	\$423,698	1.113	2,289	\$206.00	TWO STORY	73	
50-22-27-377-011	44709 DUNBARTON	06/26/23	PTA	03-ARM'S LENGTH	\$445,000	\$225,610	50.70	\$451,211	\$108,382	\$336,618	\$320,401	1.051	1,911	\$176.15	ONE STORY	56	
50-22-27-353-015	45082 HUNTINGCROSS	04/14/23	WD	03-ARM'S LENGTH	\$520,000	\$240,200	46.19	\$480,398	\$95,879	\$424,121	\$359,364	1.180	2,700	\$157.08	TWO STORY	56	
					\$2,625,000	\$1,222,970			\$2,445,919			\$2,132,173	\$1,825,320			2,272	\$189.16
												ECF =>	1.17				
USE 1.17 ECF FOR ALL STYLES												Avg ECF =>	1.17				
outlier																	
50-22-27-378-007	44500 LOUVERT	07/11/25	PTA	03-ARM'S LENGTH	\$680,000	\$246,140	36.20	\$492,275	\$101,042	\$578,958	\$365,638	1.583	2,803	\$206.55	TWO STORY	53	
50-22-27-355-022	22480 ALTON	06/09/25	WD	03-ARM'S LENGTH	\$663,000	\$238,600	35.99	\$477,201	\$114,100	\$548,900	\$339,347	1.618	2,602	\$210.95	TWO STORY	53	
50-22-27-377-026	44708 MIDWAY	06/05/25	WD	03-ARM'S LENGTH	\$645,000	\$221,210	34.30	\$442,417	\$105,861	\$539,139	\$314,538	1.714	1,902	\$283.46	ONE STORY	59	
50-22-27-355-003	22471 EATON	05/09/25	WD	03-ARM'S LENGTH	\$510,000	\$260,860	51.15	\$521,725	\$111,247	\$398,753	\$383,624	1.039	2,625	\$151.91	TWO STORY	60	
50-22-27-378-014	22470 PLAISANCE	01/31/24	PTA	03-ARM'S LENGTH	\$512,500	\$272,930	53.25	\$545,863	\$114,100	\$398,400	\$403,517	0.987	2,689	\$148.16	TWO STORY	60	
R2704	DUNBARTON PINES 2, 3																
50-22-27-330-005	44806 EXETER	02/20/25	WD	03-ARM'S LENGTH	\$635,000	\$309,040	48.67	\$618,076	\$114,728	\$520,272	\$479,379	1.085	2,785	\$186.81	TWO STORY	69	
50-22-27-304-022	44401 MIDWAY	11/13/24	PTA	03-ARM'S LENGTH	\$616,500	\$287,340	46.61	\$574,671	\$106,129	\$510,371	\$446,230	1.144	2,782	\$183.45	TWO STORY	63	
50-22-27-304-008	45077 ROUNDVIEW	11/08/24	PTA	03-ARM'S LENGTH	\$640,000	\$277,680	43.39	\$555,355	\$100,722	\$539,278	\$432,984	1.245	2,694	\$200.18	TWO STORY	61	
50-22-27-305-006	44400 MIDWAY	09/03/24	PTA	03-ARM'S LENGTH	\$569,900	\$269,830	47.35	\$539,668	\$107,722	\$462,178	\$411,377	1.123	2,778	\$166.37	TWO STORY	62	
50-22-27-307-001	44817 FORD WAY	08/30/24	WD	03-ARM'S LENGTH	\$615,000	\$272,350	44.28	\$544,706	\$92,153	\$522,847	\$431,003	1.213	2,805	\$186.40	TWO STORY	62	
50-22-27-302-010	45283 COURTVIEW	07/31/24	WD	03-ARM'S LENGTH	\$530,000	\$236,710	44.66	\$473,414	\$107,547	\$422,453	\$348,445	1.212	2,354	\$179.46	TWO STORY	62	
50-22-27-306-005	44780 FORD WAY	06/06/24	WD	03-ARM'S LENGTH	\$472,000	\$231,520	49.05	\$463,039	\$98,434	\$373,566	\$347,243	1.076	2,005	\$186.32	ONE STORY	61	
50-22-27-351-011	45107 COURTVIEW	05/31/24	PTA	03-ARM'S LENGTH	\$616,000	\$288,850	46.89	\$577,708	\$149,252	\$466,748	\$408,053	1.144	2,762	\$168.99	TWO STORY	62	
50-22-27-306-003	44452 MIDWAY	05/30/24	PTA	03-ARM'S LENGTH	\$680,000	\$305,340	44.90	\$610,677	\$102,873	\$577,127	\$483,623	1.193	2,384	\$242.08	TWO STORY	69	
50-22-27-327-009	44489 MIDWAY	04/30/24	PTA	03-ARM'S LENGTH	\$627,000	\$287,720	45.89	\$575,437	\$92,153	\$534,847	\$460,270	1.162	2,854	\$187.40	TWO STORY	62	
50-22-27-305-011	22752 WAYCROFT	02/15/24	PTA	03-ARM'S LENGTH	\$512,000	\$252,920	49.40	\$505,848	\$92,153	\$419,847	\$393,995	1.066	2,649	\$158.49	TWO STORY	62	
50-22-27-302-005	22841 WAYCROFT	12/27/23	PTA	03-ARM'S LENGTH	\$530,000	\$272,560	51.43	\$545,118	\$96,772	\$433,228	\$426,996	1.015	2,354	\$184.04	TWO STORY	73	
					\$7,043,400	\$3,291,860			\$6,583,717			\$5,782,762	\$5,069,599			2,601	\$185.83
												ECF =>	1.141				
USE 1.14 ECF FOR ALL STYLES												Avg ECF =>	1.140				
outlier																	
50-22-27-301-005	45310 COURTVIEW	12/29/23	PTA	03-ARM'S LENGTH	\$560,000	\$304,560	54.39	\$609,127	\$114,153	\$445,847	\$471,404	0.946	2,722	\$163.79	TWO STORY	72	
50-22-27-301-013	45346 COURTVIEW	07/12/24	PTA	03-ARM'S LENGTH	\$671,550	\$280,650	41.79	\$561,295	\$115,264	\$556,286	\$424,791	1.310	2,872	\$193.69	TWO STORY	63	
50-22-27-304-009	45035 ROUNDVIEW	05/15/24	PTA	03-ARM'S LENGTH	\$574,000	\$238,420	41.54	\$476,842	\$99,125	\$474,875	\$359,730	1.320	2,354	\$201.73	TWO STORY	61	
R2705	BROOKLAND FARMS																

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.200	1.200	1.200	1.200	1.350	1.450
ONE STORY B	1.200	1.200	1.200	1.200	1.350	1.450

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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ONE STORY B	1.200	1.200	1.200	1.200	1.350	1.450										
ONE STORY C	1.200	1.200	1.200	1.200	1.350	1.450										
TWO STORY	1.200	1.200	1.200	1.200	1.350	1.450										
TWO STORY B	1.200	1.200	1.200	1.200	1.350	1.450										
TWO STORY C	1.200	1.200	1.200	1.200	1.350	1.450										
BI-LEVEL	1.200	1.200	1.200	1.200	1.350	1.450										
TRI-LEVEL	1.200	1.200	1.200	1.200	1.350	1.450										
CUSTOM	1.200	1.200	1.200	1.200	1.350	1.450										
TWO STORY D	1.200	1.200	1.200	1.200	1.350	1.450										
OTHER	1.200	1.200	1.200	1.200	1.350	1.450										
ONE STORY D	1.200	1.200	1.200	1.200	1.350	1.450										

R2720	ARROWON PINES OCCP 771															
50-22-27-200-077	43580 WENDINGO	07/23/24	PTA	03-ARM'S LENGTH	\$345,000	\$171,420	49.69	\$342,848	\$71,256	\$273,744	\$258,659	1.058	1,516	\$180.57	TWO STORY B	67
50-22-27-200-043	43451 ALGONQUIN	05/03/24	PTA	03-ARM'S LENGTH	\$340,000	\$163,730	48.16	\$327,455	\$64,256	\$275,744	\$250,666	1.100	1,345	\$205.01	ONE STORY	66
50-22-27-200-080	43530 ALGONQUIN	03/06/24	PTA	03-ARM'S LENGTH	\$415,000	\$199,800	48.14	\$399,608	\$71,256	\$343,744	\$312,716	1.099	1,818	\$189.08	TWO STORY C	67
50-22-27-200-047	43501 ALGONQUIN	04/25/23	WD	03-ARM'S LENGTH	\$375,000	\$187,840	50.09	\$375,685	\$73,072	\$301,928	\$288,203	1.048	1,583	\$190.73	TWO STORY	67
					\$1,475,000	\$722,790		\$1,445,596		\$1,195,160	\$1,110,244		1,566	\$191.35		
												ECF =>	1.08			
USE 1.08 ECF FOR ALL STYLES												Avg ECF =>	1.08			

USE 1.08 ECF FOR ALL STYLES

R2721	WESTON ESTATES OCCP 1441															
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USE.90 ECF FOR ALL STYLES

R2722	MONTEBELLO ESTATES OCCP 2172															
50-22-27-453-024	22604 MONTEBELLO	01/22/25	WD	03-ARM'S LENGTH	\$1,650,000	\$654,990	39.70	\$1,309,974	\$278,693	\$1,371,307	\$982,172	1.396	3,884	\$353.07	TWO STORY	98
50-22-27-453-013	22573 MONTEBELLO	04/01/24	PTA	03-ARM'S LENGTH	\$1,249,900	\$548,540	43.89	\$1,097,086	\$225,000	\$1,024,900	\$830,558	1.234	3,331	\$307.69	TWO STORY	97
50-22-27-453-001	22423 MONTEBELLO	03/12/24	PTA	03-ARM'S LENGTH	\$985,000	\$497,640	50.52	\$995,272	\$228,377	\$756,623	\$730,376	1.036	2,928	\$258.41	TWO STORY	96
					\$3,884,900	\$1,701,170		\$3,402,332		\$3,152,830	\$2,543,106		3,381	\$306.39		
												ECF =>	1.240			
USE 1.20 .ECF FOR ALL STYLES												Avg ECF =>	1.222			

USE 1.20 .ECF FOR ALL STYLES

R2750	SEC 27 ACREAGE															
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USE 1.00-1.80 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.400	1.400	1.600	1.800	1.800
ONE STORY B	1.000	1.400	1.400	1.600	1.800	1.800
ONE STORY C	1.000	1.400	1.400	1.600	1.800	1.800
TWO STORY	1.000	1.400	1.400	1.600	1.800	1.800
TWO STORY B	1.000	1.400	1.400	1.600	1.800	1.800
TWO STORY C	1.000	1.400	1.400	1.600	1.800	1.800

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
BI-LEVEL	1.000	1.400	1.400	1.600	1.800	1.800										
TRI-LEVEL	1.000	1.400	1.400	1.600	1.800	1.800										
CUSTOM	1.000	1.400	1.400	1.600	1.800	1.800										
TWO STORY D	1.000	1.400	1.400	1.600	1.800	1.800										
OTHER	1.000	1.400	1.400	1.600	1.800	1.800										
ONE STORY D	1.000	1.400	1.400	1.600	1.800	1.800										

R2801	BROADMOOR PARK															
50-22-28-103-018	47064 NORTHUMBERL	01/15/25	PTA	03-ARM'S LENGTH	\$800,000	\$423,690	52.96	\$847,379	\$186,092	\$613,908	\$718,790	0.854	3,596	\$170.72	TWO STORY	75
50-22-28-103-009	23692 BROADMOOR P/	08/19/24	PTA	03-ARM'S LENGTH	\$835,000	\$375,210	44.94	\$750,418	\$164,206	\$670,794	\$637,187	1.053	3,564	\$188.21	TWO STORY	75
50-22-28-103-017	47082 NORTHUMBERL	12/18/23	WD	03-ARM'S LENGTH	\$801,000	\$357,280	44.60	\$714,564	\$167,070	\$633,930	\$595,102	1.065	2,899	\$218.67	TWO STORY	75
50-22-28-104-006	23651 BROADMOOR P/	12/13/23	PTA	03-ARM'S LENGTH	\$875,000	\$389,580	44.52	\$779,154	\$152,828	\$722,172	\$680,789	1.061	3,474	\$207.88	TWO STORY	71
50-22-28-126-023	23952 ARGYLE	06/14/23	PTA	03-ARM'S LENGTH	\$915,000	\$420,630	45.97	\$841,254	\$162,425	\$752,575	\$737,858	1.020	3,667	\$205.23	TWO STORY	75
					\$4,226,000	\$1,966,390		\$3,932,769		\$3,393,379	\$3,369,726		3,440	\$198.14		
												ECF =>	1.007			
USE .965 ECF FOR ALL STYLES												Avg ECF =>	1.011			

USE .965 ECF FOR ALL STYLES

R2802		WINTERGREEN														
50-22-28-128-002	24162 WINTERGREEN	08/15/24	PTA	03-ARM'S LENGTH	\$655,000	\$345,930	52.81	\$691,868	\$143,478	\$511,522	\$589,667	0.867	3,341	\$153.10	TWO STORY	71
					\$655,000	\$345,930		\$691,868		\$511,522	\$589,667		3,341	\$153.10		
												ECF =>	0.867			
USE .90 ECF FOR ALL STYLES												Avg ECF =>	0.867			

USE .90 ECF FOR ALL STYLES

R2803		WINDRIDGE PLACE														
50-22-28-203-015	24092 WINDRIDGE	04/26/24	PTA	03-ARM'S LENGTH	\$695,000	\$319,920	46.03	\$639,831	\$137,327	\$557,673	\$523,442	1.065	3,025	\$184.35	TWO STORY	71
					\$695,000	\$319,920		\$639,831		\$557,673	\$523,442		3,025	\$184.35		
												ECF =>	1.065			
USE 1.04 ECF FOR ALL STYLES												Avg ECF =>	1.065			

USE 1.04 ECF FOR ALL STYLES

R2804		WESTMONT VILLAGE														
50-22-28-204-004	45860 LATHUM	09/08/23	PTA	03-ARM'S LENGTH	\$710,000	\$354,400	49.92	\$708,794	\$125,319	\$584,681	\$620,718	0.942	2,913	\$200.71	TWO STORY	77
					\$710,000	\$354,400		\$708,794		\$584,681	\$620,718		2,913	\$200.71		
												ECF =>	0.942			
												Avg ECF =>	0.942			

USE 1.00 ECF FOR ALL STYLES

R2805	ADDINGTON															
50-22-28-228-023	24072 DEVONSHIRE	09/25/24	PTA	03-ARM'S LENGTH	\$660,000	\$339,810	51.49	\$679,614	\$125,843	\$534,157	\$508,047	1.051	2,800	\$190.77	TWO STORY	69
50-22-28-226-003	45659 ADDINGTON	06/07/24	PTA	03-ARM'S LENGTH	\$700,000	\$340,610	48.66	\$681,229	\$121,135	\$578,865	\$513,848	1.127	3,128	\$185.06	TWO STORY	72
50-22-28-279-011	45411 HALSTON	08/14/23	PTA	03-ARM'S LENGTH	\$575,000	\$314,900	54.77	\$629,806	\$147,029	\$427,971	\$442,915	0.966	2,478	\$172.71	TWO STORY	67
50-22-28-227-004	24129 ELIZABETH	03/04/24	WD	03-ARM'S LENGTH	\$807,500	\$383,400	47.48	\$766,793	\$125,506	\$681,994	\$588,337	1.159	3,026	\$225.38	TWO STORY	75
					\$2,742,500	\$1,378,720		\$2,757,442		\$2,222,987	\$2,053,146		2,858	\$193.48		
												ECF =>	1.083			
USE 1.08 ECF FOR ALL STYLES												Avg ECF =>	1.076			

USE 1.08 ECF FOR ALL STYLES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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see also R2807, 2809, 2811, 3101, 2905, 2909

outlier																
50-22-28-403-011	22630 MOORGATE	06/14/23	PTA	03-ARM'S LENGTH	\$599,900	\$342,350	57.07	\$684,690	\$119,998	\$479,902	\$553,620	0.867	3,078	\$155.91	TWO STORY	68
R2809 AMBERLUND																
50-22-28-376-020	22440 AMBERLUND	11/21/24	PTA	03-ARM'S LENGTH	\$1,500,000	\$738,120	49.21	\$1,476,246	\$191,833	\$1,308,167	\$1,167,648	1.120	5,250	\$249.17	TWO STORY	75
					\$1,500,000	\$738,120			\$1,476,246	\$1,308,167	\$1,167,648			5,250	\$249.17	
												ECF =>	1.120			
USE 1.10 ECF FOR ALL STYLES												Avg ECF =>	1.120			

USE 1.10 ECF FOR ALL STYLES

see also R2807, 2808, 2811, 3101, 2905, 2909

R2810		ARDEN GLEN														
50-22-28-326-009	22745 DENBY	12/29/23	PTA	03-ARM'S LENGTH	\$986,000	\$473,920	48.06	\$947,847	\$136,927	\$849,073	\$901,022	0.942	4,483	\$189.40	TWO STORY	79
					\$986,000	\$473,920				\$947,847	\$849,073	\$901,022		4,483	\$189.40	
												ECF =>	0.942			
USE.95 ECF FOR ALL STYLES												Avg ECF =>	0.942			

USE.95 ECF FOR ALL STYLES

see also R2807, 2808, 2809, 3101, 2905, 2909

R2811 DARCEY																
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USE .95 ECF FOR ALL STYLES

see also R2807, 2808, 2809, 3101, 2905, 2909

R2850 SEC 28 ACREAGE																
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USE 1.20-1.50 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.200	1.200	1.250	1.300	1.450	1.500
ONE STORY B	1.200	1.200	1.250	1.300	1.450	1.500
ONE STORY C	1.200	1.200	1.250	1.300	1.450	1.500
TWO STORY	1.200	1.200	1.250	1.300	1.450	1.500
TWO STORY B	1.200	1.200	1.250	1.300	1.450	1.500
TWO STORY C	1.200	1.200	1.250	1.300	1.450	1.500
BI-LEVEL	1.200	1.200	1.250	1.300	1.450	1.500
TRI-LEVEL	1.200	1.200	1.250	1.300	1.450	1.500
CUSTOM	1.200	1.200	1.250	1.300	1.450	1.500
TWO STORY D	1.200	1.200	1.250	1.300	1.450	1.500
OTHER	1.200	1.200	1.250	1.300	1.450	1.500

[illegible]

R2901	ECHO VALLEY ESTATES															
50-22-29-203-007	23854 HEARTWOOD	10/15/24	PTA	03-ARM'S LENGTH	\$427,000	\$214,040	50.13	\$428,074	\$79,031	\$347,969	\$232,695	1.495	2,428	\$143.32	TWO STORY	53
50-22-29-204-014	23935 LYNWOOD	06/10/24	PTA	03-ARM'S LENGTH	\$401,000	\$195,200	48.68	\$390,398	\$70,866	\$330,134	\$181,682	1.817	1,368	\$241.33	ONE STORY B	63
50-22-29-252-002	48225 RUSHWOOD	04/07/23	PTA	03-ARM'S LENGTH	\$350,000	\$181,950	51.99	\$363,908	\$76,327	\$273,673	\$172,927	1.583	2,085	\$131.26	TRI-LEVEL	45

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY B	1.800	1.800	1.800	1.800	1.800	1.800
ONE STORY C	1.600	1.600	1.600	1.600	1.600	1.600
TWO STORY	1.600	1.600	1.600	1.600	1.600	1.600
TWO STORY B	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY C	1.600	1.600	1.600	1.600	1.600	1.600
BI-LEVEL	1.600	1.600	1.600	1.600	1.600	1.600
TRI-LEVEL	1.700	1.700	1.700	1.700	1.700	1.700
CUSTOM	1.600	1.600	1.600	1.600	1.600	1.600
TWO STORY D	1.600	1.600	1.600	1.600	1.600	1.600
OTHER	1.600	1.600	1.600	1.600	1.600	1.600
ONE STORY D	1.600	1.600	1.600	1.600	1.600	1.600

R2902		ANDOVER POINTE 1														
50-22-29-176-002	48320 BURNWOOD	10/25/24	PTA	03-ARM'S LENGTH	\$649,900	\$294,970	45.39	\$589,930	\$168,755	\$481,145	\$457,799	1.051	2,574	\$186.93	TWO STORY	72
50-22-29-254-008	47639 EDINBOROUGH	11/30/23	PTA	03-ARM'S LENGTH	\$750,000	\$384,850	51.31	\$769,704	\$159,182	\$590,818	\$663,611	0.890	3,396	\$173.97	TWO STORY	71
					\$1,399,900	\$679,820		\$1,359,634		\$1,071,963	\$1,121,410		2,985	\$180.45		

USE .93 ECF FOR ALL STYLES

R2903	ANDOVER POINTE 2
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USE .90 ECF FOR ALL STYLES

adjusted with adjacent

R2904	IROQUOIS COURT
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USE .90 ECF FOR ALL STYLES

adjusted with adjacent

R2905	HUMMINGBIRD
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-29-276-001	47610 EDINBOROUGH	06/24/24	PTA	03-ARM'S LENGTH	\$890,000	\$389,970	43.82	\$779,942	\$174,949	\$715,051	\$711,757	1.005	4,113	\$173.85	TWO STORY B	70
50-22-29-276-007	47490 EDINBOROUGH	05/09/24	PTA	03-ARM'S LENGTH	\$1,099,000	\$498,800	45.39	\$997,601	\$170,303	\$928,697	\$973,292	0.954	4,554	\$203.93	TWO STORY B	74
					\$1,989,000	\$888,770		\$1,777,543		\$1,643,748	\$1,685,048		4,334	\$188.89		
												ECF =>	0.975			
USE .90 ECF FOR ALL STYLES												Avg ECF =>	0.979			

USE .90 ECF FOR ALL STYLES

R2906		BECKENHAM														
50-22-29-477-008	22451 KENSINGTON	12/12/24	WD	03-ARM'S LENGTH	\$850,000	\$398,810	46.92	\$797,611	\$154,471	\$695,529	\$714,600	0.973	3,694	\$188.29	TWO STORY	72
50-22-29-478-011	22532 KENSINGTON	09/04/24	PTA	03-ARM'S LENGTH	\$830,000	\$443,740	53.46	\$887,480	\$168,997	\$661,003	\$798,314	0.828	3,756	\$175.99	TWO STORY	71
50-22-29-476-017	47520 BECKENHAM	06/29/23	PTA	03-ARM'S LENGTH	\$905,000	\$442,310	48.87	\$884,629	\$177,339	\$727,661	\$785,878	0.926	3,666	\$198.49	TWO STORY	72
50-22-29-478-008	47594 BRITTANY	05/19/23	WD	03-ARM'S LENGTH	\$969,000	\$510,970	52.73	\$1,021,940	\$171,792	\$797,208	\$944,609	0.844	4,324	\$184.37	TWO STORY	72
					\$3,554,000	\$1,795,830		\$3,591,660		\$2,881,401	\$3,243,401		3,860	\$186.78		
												ECF =>	0.888			
USE .90 ECF FOR ALL STYLES												Avg ECF =>	0.893			

USE .90 ECF FOR ALL STYLES

adjusted with adjacent

outlier																
50-22-29-451-004	47914 BECKENHAM	06/24/25	WD	03-ARM'S LENGTH	\$1,375,000	\$455,110	33.10	\$910,225	\$163,058	\$1,211,942	\$830,186	1.460	3,782	\$320.45	TWO STORY	72
50-22-29-476-015	47577 BALDWIN	10/22/24	PTA	03-ARM'S LENGTH	\$850,000	\$365,590	43.01	\$731,177	\$161,170	\$688,830	\$633,341	1.088	3,462	\$198.97	TWO STORY	71

R2907		VASILIOS ESTATES														
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USE .98 ECF FOR ALL STYLES

adjusted with adjacent R2905

R2908		CHELTENHAM																
50-22-29-427-004	47590 ABERDEEN	06/16/23	WD	03-ARM'S LENGTH	\$800,000	\$451,210	56.40	\$902,420	\$154,114	\$645,886	\$831,451	0.777	4,366	\$147.94	TWO STORY	74		
					\$800,000	\$451,210		\$902,420		\$645,886	\$831,451		4,366	\$147.94				
												ECF =>	0.777					
USE .98 ECF FOR ALL STYLES												Avg ECF =>	0.777					

USE .98 ECF FOR ALL STYLES

adjusted with adjacent R2905

R2909		WILSHIRE ABBEY														
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USE 1.00 ECF FOR ALL STYLES

R2910		VALENCIA SOUTH ESTATES OCCP 2150														
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USE 1.00 ECF FOR ALL STYLES

similar to adjacent

R2950		TEN MILE ACREAGE														
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USE 1.07 ECF FOR ALL STYLES

R2951		BECK RD ACREAGE														
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USE 1.00-1.45 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
ONE STORY	1.000	1.050	1.150	1.250	1.350	1.450										
ONE STORY B	1.000	1.050	1.150	1.250	1.350	1.450										
ONE STORY C	1.000	1.050	1.150	1.250	1.350	1.450										
TWO STORY	1.000	1.050	1.150	1.250	1.350	1.450										
TWO STORY B	1.000	1.050	1.150	1.250	1.350	1.450										
TWO STORY C	1.000	1.050	1.150	1.250	1.350	1.450										
BI-LEVEL	1.000	1.050	1.150	1.250	1.350	1.450										
TRI-LEVEL	1.000	1.050	1.150	1.250	1.350	1.450										
CUSTOM	1.000	1.050	1.150	1.250	1.350	1.450										
TWO STORY D	1.000	1.050	1.150	1.250	1.350	1.450										
OTHER	1.000	1.050	1.150	1.250	1.350	1.450										
ONE STORY D	1.000	1.050	1.150	1.250	1.350	1.450										
R2952	NINE MILE ACREAGE															
50-22-29-400-025	47900 NINE MILE	05/27/25	WD	03-ARM'S LENGTH	\$3,000,000	\$1,338,640	44.62	\$2,677,281	\$339,055	\$2,660,945	\$2,033,240	1.309	8,665	\$307.09	CUSTOM	64
50-22-29-400-024	48050 NINE MILE	06/26/24	WD	03-ARM'S LENGTH	\$607,000	\$302,450	49.83	\$604,909	\$166,566	\$440,434	\$236,942	1.859	2,021	\$217.93	TWO STORY B	50
50-22-29-326-014	48500 NINE MILE	04/28/23	PTA	03-ARM'S LENGTH	\$375,000	\$198,300	52.88	\$396,609	\$88,643	\$286,357	\$166,468	1.720	2,317	\$123.59	TWO STORY	45

USE 1.55-1.80 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.550	1.600	1.650	1.700	1.750	1.800
ONE STORY B	1.550	1.600	1.650	1.700	1.750	1.800
ONE STORY C	1.550	1.600	1.650	1.700	1.750	1.800
TWO STORY	1.200	1.350	1.450	1.600	1.750	1.800
TWO STORY B	1.550	1.600	1.650	1.700	1.750	1.800
TWO STORY C	1.550	1.600	1.650	1.700	1.750	1.800
BI-LEVEL	1.550	1.600	1.650	1.700	1.750	1.800
TRI-LEVEL	1.550	1.600	1.650	1.700	1.750	1.800
CUSTOM	1.050	1.100	1.200	1.250	1.250	1.250
TWO STORY D	1.550	1.600	1.650	1.700	1.750	1.800
OTHER	1.550	1.600	1.650	1.700	1.750	1.800

R3020	PROVINCIAL GLADES																
50-22-30-301-049	50595 GLADES COURT	05/16/24	WD	03-ARM'S LENGTH	\$1,000,000	\$499,400	49.94	\$998,807	\$173,223	\$826,777	\$914,268	0.904	3,752	\$220.36	TWO STORY	81	
50-22-30-301-057	23938 MONDAVI	11/08/23	PTA	03-ARM'S LENGTH	\$815,000	\$402,160	49.34	\$804,327	\$184,308	\$630,692	\$686,621	0.919	2,908	\$216.88	TWO STORY	85	
50-22-30-301-044	50652 GLADES COURT	04/03/23	PTA	03-ARM'S LENGTH	\$950,000	\$464,810	48.93	\$929,615	\$165,000	\$785,000	\$846,750	0.927	3,481	\$225.51	TWO STORY	88	
					\$2,765,000	\$1,366,370		\$2,732,749		\$2,242,469	\$2,447,639		3,380	\$220.92			
												ECF =>	0.916				
USE .90 ECF FOR ALL STYLES												Avg ECF =>	0.917				

USE .90 ECF FOR ALL STYLES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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R3021	EVERGREEN ESTATES															
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USE .90 ECF FOR ALL STYLES

adjust similar to R3020

R3022		TERRA OCCP 2282														
50-22-29-326-054	49339 VILLA	04/09/24	WD	03-ARM'S LENGTH	\$1,245,000	\$579,050	46.51	\$1,158,092	\$228,604	\$1,016,396	\$844,989	1.203	2,468	\$411.83	ONE STORY	97
					\$1,245,000	\$579,050		\$1,158,092		\$1,016,396	\$844,989		2,468	\$411.83		
												ECF =>	1.203			

USE 1.20 ECF FOR ALL STYLES

R3050	SEC 30 ACREAGE															
50-22-30-476-003	49825 NINE MILE	07/21/25	WD	03-ARM'S LENGTH	\$1,650,000	\$596,130	36.13	\$1,192,265	\$156,949	\$1,493,051	\$1,035,316	1.442	4,572	\$326.56	TWO STORY	98
50-22-30-401-024	49650 NINE MILE	08/02/24	PTA	03-ARM'S LENGTH	\$750,000	\$379,110	50.55	\$758,229	\$104,309	\$645,691	\$622,781	1.037	3,000	\$215.23	TWO STORY	83
					\$2,400,000	\$975,240		\$1,950,494		\$2,138,742	\$1,658,097		3,786	\$270.90		
												ECF =>	1.290			
USE 1.00-1.45 ECF FOR ALL STYLES												Avg ECF =>	1.239			

USE 1.00-1.45 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.150	1.250	1.350	1.450
ONE STORY B	1.000	1.050	1.150	1.250	1.350	1.450
ONE STORY C	1.000	1.050	1.150	1.250	1.350	1.450
TWO STORY	1.000	1.050	1.150	1.250	1.350	1.450
TWO STORY B	1.000	1.050	1.150	1.250	1.350	1.450
TWO STORY C	1.000	1.050	1.150	1.250	1.350	1.450
BI-LEVEL	1.000	1.050	1.150	1.250	1.350	1.450
TRI-LEVEL	1.000	1.050	1.150	1.250	1.350	1.450
CUSTOM	1.000	1.050	1.150	1.250	1.350	1.450
TWO STORY D	1.000	1.050	1.150	1.250	1.350	1.450
OTHER	1.000	1.050	1.150	1.250	1.350	1.450

R3101		DEER RUN														
50-22-31-200-050	21975 GARFIELD	05/18/23	PTA	03-ARM'S LENGTH	\$688,000	\$269,930	39.23	\$539,851	\$150,655	\$537,345	\$377,664	1.423	2,261	\$237.66	TWO STORY B	72
					\$688,000	\$269,930		\$539,851		\$537,345	\$377,664		2,261	\$237.66		
												ECF =>	1.423			
USE 1.10 ECF FOR ALL STYLES												Avg ECF =>	1.423			

USE 1.10 ECF FOR ALL STYLES

similar move as R3102

R3102	PARK PLACE															
50-22-31-126-014	51112 SUNDAY	10/28/24	PTA	03-ARM'S LENGTH	\$890,000	\$405,470	45.56	\$810,941	\$172,553	\$717,447	\$696,581	1.030	3,437	\$208.74	TWO STORY	76
50-22-31-127-013	50985 SUNDAY	10/07/24	PTA	03-ARM'S LENGTH	\$1,110,000	\$544,060	49.01	\$1,088,111	\$195,880	\$914,120	\$965,341	0.947	4,570	\$200.03	TWO STORY	76
50-22-31-151-001	51341 PARK PLACE	09/15/23	PTA	03-ARM'S LENGTH	\$877,000	\$442,020	50.40	\$884,038	\$148,575	\$728,425	\$797,608	0.913	4,356	\$167.22	TWO STORY	78

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-31-127-001	50965 SUNDAY	06/15/23	WD	03-ARM'S LENGTH	\$970,000	\$470,760	48.53	\$941,521	\$189,648	\$780,352	\$816,477	0.956	4,119	\$189.45	TWO STORY	77
					\$3,847,000	\$1,862,310		\$3,724,611		\$3,140,344	\$3,276,007		4,121	\$191.36		
											ECF =>	0.959				
											Avg ECF =>	0.961				
USE .95 ECF FOR ALL STYLES																
R3120	DEER RUN OCCP 1303															
50-22-31-252-006	49781 DEER RUN	08/28/24	WD	03-ARM'S LENGTH	\$830,000	\$408,170	49.18	\$816,338	\$188,590	\$641,410	\$597,855	1.073	3,028	\$211.83	TWO STORY	80
					\$830,000	\$408,170		\$816,338		\$641,410	\$597,855		3,028	\$211.83		
											ECF =>	1.073				
											Avg ECF =>	1.073				
USE 1.07 ECF FOR ALL STYLES																
R3121	CHAMBERLIN CROSSINGS OCCP 2130															
USE .90 ECF FOR ALL STYLES																
R3122	PARK PLACE EAST OCCP 2138															
50-22-31-201-003	50340 BOARDWALK	06/12/25	WD	03-ARM'S LENGTH	\$1,060,000	\$362,520	34.20	\$725,031	\$156,082	\$903,918	\$807,630	1.119	3,042	\$297.15	TWO STORY	95
					\$1,060,000	\$362,520		\$725,031		\$903,918	\$807,630		3,042	\$297.15		
											ECF =>	1.119				
											Avg ECF =>	1.119				
USE .95 ECF FOR ALL STYLES																
similar move as R3102																
R3123	BALLANTYNE OCCP 2367															
50-22-31-401-039	21042 BALLANTYNE	10/16/24	WD	03-ARM'S LENGTH	\$1,472,790	\$626,020	42.51	\$1,252,032	\$283,389	\$1,189,401	\$1,019,624	1.167	4,325	\$275.01	TWO STORY	98
50-22-31-401-002	20903 BALLANTYNE	10/09/24	WD	03-ARM'S LENGTH	\$1,380,220	\$616,870	44.69	\$1,233,746	\$286,683	\$1,093,537	\$996,908	1.097	4,350	\$251.39	TWO STORY	98
50-22-31-401-006	21049 BALLANTYNE	09/16/24	WD	03-ARM'S LENGTH	\$1,500,000	\$645,750	43.05	\$1,291,493	\$284,895	\$1,215,105	\$1,059,577	1.147	4,433	\$274.10	TWO STORY	98
50-22-31-401-031	21190 BALLANTYNE	09/11/24	PTA	03-ARM'S LENGTH	\$1,409,490	\$624,520	44.31	\$1,249,049	\$285,840	\$1,123,650	\$1,013,904	1.108	4,235	\$265.32	TWO STORY	98
50-22-31-401-035	20983 BALLANTYNE	08/29/24	PTA	03-ARM'S LENGTH	\$1,400,770	\$612,520	43.73	\$1,225,038	\$283,380	\$1,117,390	\$991,219	1.127	4,325	\$258.36	TWO STORY	98
50-22-31-401-037	21047 BALLANTYNE	07/26/24	WD	03-ARM'S LENGTH	\$1,495,291	\$624,880	41.79	\$1,249,765	\$290,299	\$1,204,992	\$1,009,964	1.193	4,268	\$282.33	TWO STORY	98
50-22-31-401-041	20976 BALLANTYNE	07/17/24	WD	03-ARM'S LENGTH	\$1,672,715	\$792,530	47.38	\$1,585,065	\$495,619	\$1,177,096	\$1,146,785	1.026	4,411	\$266.85	TWO STORY	98
50-22-31-401-036	21013 BALLANTYNE	07/03/24	WD	03-ARM'S LENGTH	\$1,446,405	\$649,450	44.90	\$1,298,899	\$286,185	\$1,160,220	\$1,066,015	1.088	4,721	\$245.76	TWO STORY	98
50-22-31-401-033	21136 BALLANTYNE	06/13/24	WD	03-ARM'S LENGTH	\$1,121,565	\$544,460	48.54	\$1,088,923	\$284,464	\$837,101	\$846,799	0.989	3,596	\$232.79	TWO STORY	98
50-22-31-401-032	21166 BALLANTYNE	05/15/24	PTA	03-ARM'S LENGTH	\$1,494,786	\$624,930	41.81	\$1,249,862	\$285,325	\$1,209,461	\$1,015,302	1.191	4,325	\$279.64	TWO STORY	98
					\$14,394,032	\$6,361,930		\$12,723,872		\$11,327,953	\$10,166,098		4,299	\$263.16		
											ECF =>	1.114				
											Avg ECF =>	1.113				
USE 1.10 ECF FOR ALL STYLES																
outlier																
50-22-31-401-001	20869 BALLANTYNE	09/06/24	PTA	03-ARM'S LENGTH	\$1,810,000	\$737,930	40.77	\$1,475,859	\$492,881	\$1,317,119	\$1,034,714	1.273	4,317	\$305.10	TWO STORY	96
50-22-31-401-038	21073 BALLANTYNE	09/26/24	WD	03-ARM'S LENGTH	\$1,762,928	\$743,780	42.19	\$1,487,554	\$496,331	\$1,266,597	\$1,043,393	1.214	4,258	\$297.46	TWO STORY	98
R3124	PARC VISTA OCCP 2404															
50-22-31-402-004	20831 CAVALLO	01/08/25	WD	03-ARM'S LENGTH	\$1,481,653	\$641,480	43.29	\$1,282,950	\$319,445	\$1,162,208	\$1,119,118	1.039	5,112	\$227.35	TWO STORY	98
50-22-31-402-005	20857 CAVALLO	12/12/24	PTA	03-ARM'S LENGTH	\$1,090,123	\$462,800	42.45	\$925,599	\$271,735	\$818,388	\$759,825	1.077	3,373	\$242.63	TWO STORY	98

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-31-402-014	20937 PALOMINO	11/26/24	WD	03-ARM'S LENGTH	\$1,315,150	\$626,390	47.63	\$1,252,784	\$282,440	\$1,032,710	\$1,111,475	0.929	4,793	\$215.46	TWO STORY	98
50-22-31-402-017	21037 PALOMINO	11/22/24	PTA	03-ARM'S LENGTH	\$1,568,949	\$627,330	39.98	\$1,254,666	\$270,379	\$1,298,570	\$1,128,069	1.151	4,905	\$264.74	TWO STORY	98
50-22-31-402-037	21018 PALOMINO	11/15/24	WD	03-ARM'S LENGTH	\$1,580,878	\$629,550	39.82	\$1,259,092	\$286,808	\$1,294,070	\$1,136,356	1.139	4,769	\$271.35	TWO STORY	98
50-22-31-402-039	20902 FARRIER	11/06/24	PTA	03-ARM'S LENGTH	\$1,448,876	\$625,400	43.16	\$1,250,798	\$291,316	\$1,157,560	\$1,122,598	1.031	4,711	\$245.71	TWO STORY	98
50-22-31-402-034	21108 PALOMINO	10/24/24	PTA	03-ARM'S LENGTH	\$1,310,324	\$564,100	43.05	\$1,128,206	\$269,692	\$1,040,632	\$983,006	1.059	4,173	\$249.37	TWO STORY	98
50-22-31-402-018	21077 PALOMINO	10/23/24	PTA	03-ARM'S LENGTH	\$1,644,609	\$663,910	40.37	\$1,327,818	\$295,666	\$1,348,943	\$1,183,035	1.140	4,911	\$274.68	TWO STORY	98
50-22-31-402-019	21109 PALOMINO	10/07/24	PTA	03-ARM'S LENGTH	\$1,467,917	\$612,460	41.72	\$1,224,923	\$295,753	\$1,172,164	\$1,187,150	0.987	4,384	\$267.37	TWO STORY	98
50-22-31-402-038	20926 FARRIER	10/04/24	WD	03-ARM'S LENGTH	\$1,605,949	\$667,270	41.55	\$1,334,535	\$296,019	\$1,309,930	\$1,228,683	1.066	5,190	\$252.39	TWO STORY	98
50-22-31-402-006	20883 CAVALLO	09/10/24	PTA	03-ARM'S LENGTH	\$1,576,959	\$643,110	40.78	\$1,286,219	\$266,450	\$1,310,509	\$1,169,060	1.121	5,105	\$256.71	TWO STORY	98
50-22-31-402-011	20901 FARRIER	09/10/24	PTA	03-ARM'S LENGTH	\$1,495,587	\$663,160	44.34	\$1,326,329	\$269,605	\$1,225,982	\$1,174,138	1.044	5,128	\$239.08	TWO STORY	98
50-22-31-402-012	20923 FARRIER	08/22/24	WD	03-ARM'S LENGTH	\$1,313,362	\$613,110	46.68	\$1,226,212	\$292,163	\$1,021,199	\$1,095,578	0.932	4,483	\$227.79	TWO STORY	98
					\$18,900,336	\$8,040,070		\$16,080,131		\$15,192,865	\$14,398,091		4,695	\$248.82		

USE 1.05 ECF FOR ALL STYLES

outliers																
50-22-31-402-008	20856 CAVALLO	10/22/24	WD	03-ARM'S LENGTH	\$1,165,412	\$552,830	47.44	\$1,105,664	\$285,773	\$879,639	\$962,969	0.913	4,002	\$219.80	TWO STORY	98
50-22-31-402-010	20871 FARRIER	10/25/24	PTA	03-ARM'S LENGTH	\$1,580,738	\$671,620	42.49	\$1,343,233	\$473,845	\$1,106,893	\$1,221,248	0.906	5,160	\$214.51	TWO STORY	98
50-22-31-402-007	20882 CAVALLO	10/03/24	PTA	03-ARM'S LENGTH	\$1,251,639	\$623,260	49.80	\$1,246,521	\$286,493	\$965,146	\$1,118,976	0.863	4,711	\$204.87	TWO STORY	98

R3150	SEC 31 ACREAGE
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USE 1.10-1.35 ECF FOR ALL STYLES

increased similar to adjacent ECF

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.200	1.250	1.300	1.350
ONE STORY B	1.100	1.150	1.200	1.250	1.300	1.350
ONE STORY C	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY B	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY C	1.100	1.150	1.200	1.250	1.300	1.350
BI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.350
TRI-LEVEL	1.100	1.150	1.200	1.250	1.300	1.350
CUSTOM	1.100	1.150	1.200	1.250	1.300	1.350
TWO STORY D	1.100	1.150	1.200	1.250	1.300	1.350
OTHER	1.100	1.150	1.200	1.250	1.300	1.350

R3220		BELLAGIO OCCP 1238														
50-22-32-278-032	47605 BELLAGIO	12/11/24	WD	03-ARM'S LENGTH	\$2,150,000	\$960,170	44.66	\$1,920,336	\$392,802	\$1,757,198	\$1,417,688	1.239	4,661	\$377.00	TWO STORY	79
50-22-32-276-016	48050 RAVELLO	10/21/24	PTA	03-ARM'S LENGTH	\$3,100,000	\$1,414,740	45.64	\$2,829,473	\$404,766	\$2,695,234	\$2,255,928	1.195	7,154	\$376.75	TWO STORY	81
50-22-32-276-018	48085 RAVELLO	08/09/24	PTA	03-ARM'S LENGTH	\$2,700,000	\$1,138,530	42.17	\$2,277,068	\$450,493	\$2,249,507	\$1,695,514	1.327	6,546	\$343.65	TWO STORY	75
50-22-32-278-028	47510 CAPRI	06/26/23	PTA	03-ARM'S LENGTH	\$1,937,500	\$1,057,190	54.56	\$2,114,373	\$454,661	\$1,482,839	\$1,548,809	0.957	5,333	\$278.05	TWO STORY	77
50-22-32-276-005	47610 BELLAGIO	04/03/23	WD	03-ARM'S LENGTH	\$1,875,000	\$982,570	52.40	\$1,965,149	\$447,107	\$1,427,893	\$1,412,986	1.011	5,311	\$268.86	TWO STORY	75
					\$11,762,500	\$5,553,200		\$11,106,399		\$9,612,671	\$8,330,925		5,801	\$328.86		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
											ECF =>	1.154				
											Avg ECF =>	1.146				
USE 1.15 ECF FOR ALL STYLES																
uniform with R3221, R3222, R3223, and R3621																
R3221	MAYBURY PARK OCCP 1609															
50-22-32-401-033	21080 MAYBURY PARK	03/13/25	WD	03-ARM'S LENGTH	\$1,680,000	\$834,030	49.64	\$1,668,050	\$310,654	\$1,369,346	\$1,072,886	1.276	4,270	\$320.69	TWO STORY	86
50-22-32-401-053	20774 RICHMOND	11/11/24	PTA	03-ARM'S LENGTH	\$1,560,000	\$769,470	49.33	\$1,538,934	\$397,413	\$1,162,587	\$992,565	1.171	3,520	\$330.28	TWO STORY	87
50-22-32-401-042	20805 MAYBURY PARK	08/18/23	WD	03-ARM'S LENGTH	\$1,995,000	\$940,030	47.12	\$1,880,065	\$338,499	\$1,656,501	\$1,219,609	1.358	4,760	\$348.00	TWO STORY	86
50-22-32-401-091	21531 EQUESTRIAN	07/28/23	PTA	03-ARM'S LENGTH	\$2,150,000	\$940,780	43.76	\$1,881,553	\$461,641	\$1,688,359	\$1,218,934	1.385	4,841	\$348.76	TWO STORY	87
					\$7,385,000	\$3,484,310		\$6,968,602		\$5,876,793	\$4,503,994		4,348	\$336.93		
											ECF =>	1.305				
											Avg ECF =>	1.298				
USE 1.30 ECF FOR ALL STYLES EXCEPT CUSTOM																
uniform with R3222, R3223, R3220, and R3621																
USE 1.20 ECF FOR CUSTOM																
outlier																
50-22-32-401-058	20892 RICHMOND	07/19/24	PTA	03-ARM'S LENGTH	\$2,100,000	\$857,520	40.83	\$1,715,042	\$382,911	\$1,717,089	\$1,050,425	1.635	4,195	\$409.32	TWO STORY	86
50-22-32-401-025	21127 MAYBURY PARK	07/12/24	PTA	03-ARM'S LENGTH	\$2,150,000	\$942,280	43.83	\$1,884,568	\$442,755	\$1,707,245	\$1,143,627	1.493	4,451	\$383.56	TWO STORY	86
R3222	TUSCANY RESERVE OCCP 1873															
50-22-32-376-016	48868 VENETO	11/15/23	WD	03-ARM'S LENGTH	\$2,300,000	\$1,149,340	49.97	\$2,298,689	\$497,343	\$1,802,657	\$1,677,376	1.075	4,457	\$404.46	TWO STORY	89
					\$2,300,000	\$1,149,340		\$2,298,689		\$1,802,657	\$1,677,376		4,457	\$404.46		
											ECF =>	1.075				
											Avg ECF =>	1.075				
USE 1.20 ECF FOR ALL STYLES																
uniform with R3221, R3223, R3220, and R3621																
R3223	CASA LOMA OCCP 2125															
USE 1.10 ECF FOR ALL STYLES																
R3224	DUNHILL PARK OCCP 2162															
50-22-32-402-023	47692 WALES	07/19/24	PTA	03-ARM'S LENGTH	\$1,435,000	\$634,070	44.19	\$1,268,147	\$257,819	\$1,177,181	\$1,155,380	1.019	4,369	\$269.44	TWO STORY	94
					\$1,435,000	\$634,070		\$1,268,147		\$1,177,181	\$1,155,380		4,369	\$269.44		
											ECF =>	1.019				
											Avg ECF =>	1.019				
USE ECF 1.20-ONE STORY and 1.00-FOR ALL OTHER STYLES																
see R3221, R3222, R3220, R3223 and R3621																
R3250	SEC 32 ACREAGE															
50-22-32-200-022	47993 NINE MILE	12/04/24	PTA	03-ARM'S LENGTH	\$710,000	\$355,460	50.06	\$710,924	\$185,474	\$524,526	\$420,360	1.248	3,159	\$166.04	TRI-LEVEL	64
					\$710,000	\$355,460		\$710,924		\$524,526	\$420,360		3,159	\$166.04		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE RANGE 1.10-1.45 ECF FOR ALL STYLES

ECF => 1.248
Avg ECF => 1.248

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.100	1.200	1.200	1.200	1.200
ONE STORY B	1.100	1.100	1.200	1.250	1.350	1.450
ONE STORY C	1.100	1.100	1.200	1.250	1.350	1.450
TWO STORY	1.100	1.100	1.200	1.250	1.350	1.450
TWO STORY B	1.100	1.100	1.200	1.250	1.350	1.450
TWO STORY C	1.100	1.100	1.200	1.250	1.350	1.450
BI-LEVEL	1.100	1.100	1.200	1.250	1.350	1.450
TRI-LEVEL	1.100	1.100	1.200	1.250	1.350	1.450
CUSTOM	1.100	1.100	1.200	1.250	1.350	1.450
TWO STORY D	1.100	1.100	1.200	1.250	1.350	1.450
OTHER	1.100	1.100	1.200	1.250	1.350	1.450

outlier																
50-22-32-200-008	47707 NINE MILE	05/02/24	PTA	LTI PARCEL ARM'S LI	\$460,000	\$160,740	34.94	\$321,480	\$150,679	\$309,321	\$126,519	2.445	1,014	\$305.05	ONE STORY B	54
R3301	BARCLAY ESTATES															
50-22-33-102-023	21913 YORK MILLS	12/13/24	PTA	03-ARM'S LENGTH	\$775,000	\$389,140	50.21	\$778,284	\$133,085	\$641,915	\$679,157	0.945	3,812	\$168.39	TWO STORY	71
50-22-33-101-005	22320 BARCLAY	10/18/24	PTA	03-ARM'S LENGTH	\$735,000	\$368,150	50.09	\$736,293	\$130,495	\$604,505	\$637,682	0.948	3,216	\$187.97	TWO STORY	71
50-22-33-130-003	22114 YORK MILLS	10/18/24	WD	03-ARM'S LENGTH	\$900,000	\$407,720	45.30	\$815,442	\$145,683	\$754,317	\$705,010	1.070	3,295	\$228.93	TWO STORY	77
50-22-33-151-004	21939 BARCLAY	09/30/24	WD	03-ARM'S LENGTH	\$617,000	\$326,000	52.84	\$651,990	\$132,388	\$484,612	\$546,950	0.886	2,980	\$162.62	TWO STORY	71
50-22-33-130-007	22066 YORK MILLS	09/05/24	WD	03-ARM'S LENGTH	\$935,000	\$422,770	45.22	\$845,544	\$138,042	\$796,958	\$744,739	1.070	4,026	\$197.95	TWO STORY	69
50-22-33-129-006	22357 HAZELTON	05/28/24	PTA	03-ARM'S LENGTH	\$790,000	\$353,710	44.77	\$707,415	\$147,588	\$642,412	\$589,292	1.090	3,523	\$182.35	TWO STORY	70
50-22-33-129-011	22257 HAZELTON	05/15/24	PTA	03-ARM'S LENGTH	\$690,000	\$319,820	46.35	\$639,640	\$128,327	\$561,673	\$538,224	1.044	3,038	\$184.88	TWO STORY	72
50-22-33-102-015	22220 BARCLAY	05/05/23	PTA	03-ARM'S LENGTH	\$825,000	\$379,630	46.02	\$759,264	\$147,588	\$677,412	\$643,870	1.052	3,315	\$204.35	TWO STORY	71
					\$6,267,000	\$2,966,940		\$5,933,872		\$5,163,804	\$5,084,922		3,401	\$189.68		

USE RANGE 1.00 ECF FOR ALL STYLES

ECF => 1.016
Avg ECF => 1.013

outlier																
50-22-33-129-008	22317 HAZELTON	08/30/24	PTA	03-ARM'S LENGTH	\$740,000	\$311,720	42.12	\$623,446	\$147,588	\$592,412	\$500,903	1.183	3,010	\$196.81	TWO STORY	70
R3302	BRADFORD OF NOVI 1, 2, 3															
50-22-33-277-012	21984 ROXBURY	03/21/25	WD	03-ARM'S LENGTH	\$706,500	\$336,740	47.66	\$673,479	\$148,068	\$558,432	\$574,220	0.973	2,378	\$234.83	ONE STORY	68
50-22-33-251-012	22145 DALEVIEW	02/11/25	WD	03-ARM'S LENGTH	\$850,000	\$391,380	46.04	\$782,764	\$147,205	\$702,795	\$694,600	1.012	3,798	\$185.04	TWO STORY	71
50-22-33-176-004	22508 NORFOLK	08/09/24	PTA	03-ARM'S LENGTH	\$800,000	\$396,340	49.54	\$792,671	\$167,027	\$632,973	\$683,764	0.926	4,146	\$152.67	TWO STORY	67
50-22-33-226-008	21986 WORCESTER	06/24/24	WD	03-ARM'S LENGTH	\$685,000	\$323,760	47.26	\$647,517	\$151,183	\$533,817	\$542,442	0.984	2,523	\$211.58	ONE STORY	61
50-22-33-177-007	22519 WINDERMERE	05/15/24	WD	03-ARM'S LENGTH	\$1,185,000	\$536,150	45.24	\$1,072,290	\$232,048	\$952,952	\$918,297	1.038	4,894	\$194.72	TWO STORY	67
50-22-33-251-015	22025 DALEVIEW	04/02/24	PTA	03-ARM'S LENGTH	\$841,100	\$408,960	48.62	\$817,926	\$158,105	\$682,995	\$721,116	0.947	3,448	\$198.08	TWO STORY	69
50-22-33-202-004	22186 DALEVIEW	02/28/24	PTA	03-ARM'S LENGTH	\$900,000	\$417,230	46.36	\$834,469	\$169,915	\$730,085	\$726,289	1.005	3,698	\$197.43	TWO STORY	73
50-22-33-251-022	22367 WORCESTER	01/29/24	PTA	03-ARM'S LENGTH	\$700,000	\$369,690	52.81	\$739,370	\$137,649	\$562,351	\$657,619	0.855	3,479	\$161.64	TWO STORY	67

USE RANGE .95 ECF FOR ALL STYLES

USE RANGE 1.80 ECF FOR ALL STYLES

USE RANGE .95 ECF FOR ALL STYLES

USE RANGE 1.30 ECF FOR ALL STYLES

USE RANGE 1.00-1.45 ECF FOR ALL STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY B	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY C	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY B	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY C	1.000	1.100	1.200	1.250	1.350	1.450
BI-LEVEL	1.000	1.100	1.200	1.250	1.350	1.450
TRI-LEVEL	1.000	1.100	1.200	1.250	1.350	1.450
CUSTOM	1.000	1.100	1.200	1.250	1.350	1.450

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-34-177-022	21945 ROSSDALE	10/31/24	PTA	03-ARM'S LENGTH	\$480,500	\$223,430	46.50	\$446,855	\$124,419	\$356,081	\$266,476	1.336	2,156	\$165.16	TWO STORY B	50
50-22-34-251-020	44200 GALWAY	10/15/24	PTA	03-ARM'S LENGTH	\$540,000	\$250,620	46.41	\$501,244	\$81,845	\$458,155	\$346,611	1.322	2,337	\$196.04	TWO STORY B	59
50-22-34-201-018	22090 CUMBERLAND	08/29/24	WD	03-ARM'S LENGTH	\$535,000	\$251,360	46.98	\$502,720	\$96,586	\$438,414	\$335,648	1.306	2,106	\$208.17	TWO STORY B	59
50-22-34-251-005	21872 CUMBERLAND	08/02/24	WD	03-ARM'S LENGTH	\$540,000	\$259,680	48.09	\$519,354	\$83,063	\$456,937	\$360,571	1.267	2,312	\$197.64	TWO STORY B	63
50-22-34-251-001	21940 CUMBERLAND	06/23/23	PTA	03-ARM'S LENGTH	\$475,000	\$237,500	50.00	\$475,007	\$105,116	\$369,884	\$305,695	1.210	2,437	\$151.78	TWO STORY B	50
					\$2,570,500	\$1,222,590		\$2,445,180		\$2,079,471	\$1,615,001		2,270	\$183.76		

USE 1.27 ECF FOR ALL STYLES

see also R3403, R3404, R3420, R3501

outlier																
50-22-34-177-028	21943 CENTER	05/05/23	PTA	03-ARM'S LENGTH	\$435,000	\$223,480	51.37	\$446,954	\$95,738	\$339,262	\$290,261	1.169	2,321	\$146.17	TWO STORY B	51

R3403		TIMBERIDGE ESTATES																
50-22-34-251-040	43650 SERENITY	06/15/23	PTA	03-ARM'S LENGTH	\$682,000	\$318,530	46.71	\$637,064	\$137,448	\$544,552	\$458,363	1.188	2,905	\$187.45	TWO STORY	63		
					\$682,000	\$318,530		\$637,064		\$544,552	\$458,363		2,905	\$187.45				
												ECF =>	1.188					
USE 1.15 ECF FOR TWO STY												Avg ECF =>	1.188					

USE 1.15 ECF FOR TWO STY

USE .97 ECF FOR ALL OTHER STYLES

see also R3402, R3404, R3420, R3501

R3404		SUN VALLEY														
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USE 1.00 ECF FOR ALL STYLES

see also R3403, R3404, R3420, R3501

R3405		WESTRIDGE DOWNS														
50-22-34-278-019	43536 GALWAY	01/10/25	WD	03-ARM'S LENGTH	\$545,000	\$273,110	50.11	\$546,213	\$106,191	\$438,809	\$269,952	1.626	2,630	\$166.85	TWO STORY	45
					\$545,000	\$273,110		\$546,213		\$438,809	\$269,952		2,630	\$166.85		
												ECF =>	1.626			

USE 1.63 ECF FOR ALL STYLES

R3420		CHELSEA KNOLL OCCP 468														
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USE 1.05 ECF FOR ALL STYLES

see also R3402, R3403, R3404, R3501

R3450		SEC 34 ACREAGE														
50-22-34-276-011	21937 NOVI	10/26/23	WD	03-ARM'S LENGTH	\$675,000	\$323,890	47.98	\$647,776	\$189,736	\$485,264	\$305,360	1.589	3,232	\$150.14	TWO STORY B	59
					\$675,000	\$323,890		\$647,776		\$485,264	\$305,360		3,232	\$150.14		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE RANGE 1.10-1.60 ECF FOR ALL STYLES

ECF => 1.589
Avg ECF => 1.589

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY B	1.000	1.100	1.200	1.250	1.350	1.450
ONE STORY C	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY	1.000	1.100	1.100	1.100	1.150	1.200
TWO STORY B	1.000	1.100	1.200	1.350	1.500	1.600
TWO STORY C	1.000	1.100	1.200	1.250	1.350	1.450
BI-LEVEL	1.000	1.100	1.200	1.250	1.350	1.450
TRI-LEVEL	1.000	1.100	1.100	1.100	1.150	1.200
CUSTOM	1.000	1.100	1.200	1.250	1.350	1.450
TWO STORY D	1.000	1.100	1.200	1.250	1.350	1.450
OTHER	1.000	1.100	1.200	1.250	1.350	1.450

outlier																
50-22-34-279-013	21845 NOVI	07/31/25	WD	03-ARM'S LENGTH	\$310,000	\$80,810	26.07	\$161,615	\$55,714	\$254,286	\$78,445	3.242	1,032	\$246.40	ONE STORY B	51

R3501	CHASE FARMS															
50-22-35-279-016	22090 PICADILLY	01/06/25	WD	03-ARM'S LENGTH	\$728,500	\$336,180	46.15	\$672,368	\$130,534	\$597,966	\$630,040	0.949	2,818	\$212.20	TWO STORY	72
50-22-35-280-001	41621 HEMPSHIRE	10/16/24	PTA	03-ARM'S LENGTH	\$726,800	\$337,040	46.37	\$674,070	\$165,539	\$561,261	\$591,315	0.949	2,907	\$193.07	TWO STORY	70
50-22-35-226-017	22210 CHASE	08/23/24	PTA	03-ARM'S LENGTH	\$870,000	\$344,850	39.64	\$689,709	\$146,849	\$723,151	\$631,233	1.146	2,940	\$245.97	TWO STORY	72
50-22-35-251-025	21874 PICADILLY	05/15/24	PTA	03-ARM'S LENGTH	\$818,000	\$349,850	42.77	\$699,694	\$131,487	\$686,513	\$660,706	1.039	3,588	\$191.34	TWO STORY	71
50-22-35-355-005	42929 ASHBURY	04/23/24	PTA	03-ARM'S LENGTH	\$535,000	\$246,360	46.05	\$492,722	\$150,656	\$384,344	\$397,751	0.966	2,309	\$166.45	ONE STORY B	56
50-22-35-353-002	43146 WESTCHESTER	03/25/24	PTA	03-ARM'S LENGTH	\$733,800	\$344,670	46.97	\$689,337	\$148,117	\$585,683	\$629,326	0.931	3,401	\$172.21	TWO STORY	67
50-22-35-327-017	21071 WHEATON	03/18/24	PTA	03-ARM'S LENGTH	\$710,000	\$348,910	49.14	\$697,820	\$145,606	\$564,394	\$642,109	0.879	3,234	\$174.52	TWO STORY	69
50-22-35-252-010	21750 CHASE	12/15/23	WD	03-ARM'S LENGTH	\$665,000	\$325,530	48.95	\$651,069	\$131,487	\$533,513	\$604,165	0.883	3,387	\$157.52	TWO STORY	71
50-22-35-177-008	21455 CHASE	10/04/23	WD	03-ARM'S LENGTH	\$740,000	\$363,860	49.17	\$727,722	\$150,895	\$589,105	\$670,729	0.878	3,097	\$190.22	TWO STORY	68
50-22-35-226-028	41641 DUKESBURY	09/01/23	WD	03-ARM'S LENGTH	\$730,000	\$363,770	49.83	\$727,541	\$131,487	\$598,513	\$693,086	0.864	3,881	\$154.22	TWO STORY	71
50-22-35-279-013	22018 PICADILLY	07/28/23	PTA	03-ARM'S LENGTH	\$800,000	\$396,310	49.54	\$792,623	\$148,959	\$651,041	\$748,447	0.870	3,657	\$178.03	TWO STORY	70
50-22-35-355-003	42961 ASHBURY	07/14/23	PTA	03-ARM'S LENGTH	\$675,000	\$327,130	48.46	\$654,266	\$142,769	\$532,231	\$594,764	0.895	3,021	\$176.18	TWO STORY	70
50-22-35-279-002	22121 CHASE	07/07/23	PTA	03-ARM'S LENGTH	\$735,000	\$366,220	49.83	\$732,449	\$130,489	\$604,511	\$699,954	0.864	3,290	\$183.74	TWO STORY	72
50-22-35-201-031	41764 HEMPSHIRE	04/28/23	PTA	03-ARM'S LENGTH	\$791,001	\$360,080	45.52	\$720,167	\$140,182	\$650,819	\$674,401	0.965	2,906	\$223.96	TWO STORY	71
					\$10,258,101	\$4,810,760		\$9,621,557		\$8,263,045	\$8,868,024		3,174	\$187.11		

USE .93 ECF FOR ALL STYLES

ECF => 0.932
Avg ECF => 0.934

see also R3402, R3403, R3404, R3520

outlier																
50-22-35-278-028	21904 CHASE	07/09/24	PTA	03-ARM'S LENGTH	\$635,000	\$321,730	50.67	\$643,462	\$131,487	\$503,513	\$595,320	0.846	2,915	\$172.73	TWO STORY	67
50-22-35-326-011	21285 CHASE	04/30/24	WD	03-ARM'S LENGTH	\$715,000	\$368,010	51.47	\$736,017	\$174,861	\$540,139	\$652,507	0.828	3,133	\$172.40	TWO STORY	69
50-22-35-201-029	41716 HEMPSHIRE	05/01/23	PTA	03-ARM'S LENGTH	\$769,000	\$393,180	51.13	\$786,357	\$134,480	\$634,520	\$757,997	0.837	3,590	\$176.75	TWO STORY	71
50-22-35-355-002	42977 ASHBURY	01/05/24	PTA	03-ARM'S LENGTH	\$652,500	\$326,570	50.05	\$653,149	\$138,870	\$513,630	\$597,999	0.859	2,989	\$171.84	TWO STORY	74
50-22-35-327-015	21175 WHEATON	07/14/23	PTA	03-ARM'S LENGTH	\$715,000	\$359,090	50.22	\$718,174	\$137,057	\$577,943	\$675,717	0.855	3,349	\$172.57	TWO STORY	74

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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R3502 DEERBROOK																
50-22-35-228-013	41479 REINDEER	02/28/25	WD	03-ARM'S LENGTH	\$655,000	\$308,350	47.08	\$616,690	\$125,667	\$529,333	\$467,641	1.132	2,808	\$188.51	TWO STORY	71
50-22-35-278-012	41493 FAWN	07/25/24	PTA	03-ARM'S LENGTH	\$593,300	\$294,540	49.64	\$589,073	\$124,398	\$468,902	\$442,548	1.060	2,964	\$158.20	TWO STORY	62
50-22-35-226-006	22325 ANTLER	06/12/24	WD	03-ARM'S LENGTH	\$685,000	\$337,870	49.32	\$675,743	\$121,405	\$563,595	\$527,941	1.068	3,056	\$184.42	TWO STORY	73
50-22-35-228-013	41479 REINDEER	03/29/24	PTA	03-ARM'S LENGTH	\$595,000	\$308,350	51.82	\$616,690	\$125,667	\$469,333	\$467,641	1.004	2,808	\$167.14	TWO STORY	71
50-22-35-276-002	22214 ANTLER	08/11/23	PTA	03-ARM'S LENGTH	\$663,000	\$306,350	46.21	\$612,701	\$126,855	\$536,145	\$462,710	1.159	2,986	\$179.55	TWO STORY	63
					\$3,191,300	\$1,555,460		\$3,110,897		\$2,567,308	\$2,368,481		2,924	\$175.56		
												ECF =>	1.084			
												Avg ECF =>	1.084			

USE 1.08 ECF FOR ALL STYLES

R3503 YERKES MANOR																
50-22-35-376-052	20876 VERANDA	08/09/24	PTA	03-ARM'S LENGTH	\$580,000	\$286,420	49.38	\$572,845	\$117,183	\$462,817	\$499,670	0.926	2,256	\$205.15	TWO STORY	78
					\$580,000	\$286,420		\$572,845		\$462,817	\$499,670		2,256	\$205.15		
												ECF =>	0.926			
												Avg ECF =>	0.926			

USE 1.00 ECF FOR ALL STYLES

R3504 MISSION PINES																
50-22-35-400-054	41489 MISSION	07/22/24	WD	03-ARM'S LENGTH	\$973,000	\$422,130	43.38	\$844,258	\$181,127	\$791,873	\$913,886	0.866	3,757	\$210.77	TWO STORY B	76
					\$973,000	\$422,130		\$844,258		\$791,873	\$913,886		3,757	\$210.77		
												ECF =>	0.866			
												Avg ECF =>	0.866			

USE .85 ECF FOR ALL STYLES

R3505 PINE HOLLOW																

USE .93 ECF FOR ALL STYLES

see also R3501

R3506 BROQUET DRIVE																
50-22-35-429-001	41488 BROQUET	08/10/23	PTA	03-ARM'S LENGTH	\$440,000	\$254,810	57.91	\$509,610	\$129,662	\$310,338	\$361,855	0.858	1,888	\$164.37	ONE STORY	60
					\$440,000	\$254,810		\$509,610		\$310,338	\$361,855		1,888	\$164.37		
												ECF =>	0.858			
												Avg ECF =>	0.858			

USE 1.08 ECF FOR ALL STYLES

see also R3502

R3520 GLEN HAVEN OCCP 313																
50-22-35-453-052	20824 GLEN HAVEN CI	10/11/24	WD	03-ARM'S LENGTH	\$203,000	\$91,290	44.97	\$182,580	\$53,000	\$150,000	\$70,043	2.142	1,201	\$124.90	ONE STORY	53

USE 1.95 ECF FOR ONE STY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-35-453-053	20826 GLEN HAVEN CI	11/07/24	WD	03-ARM'S LENGTH	\$315,000	\$146,750	46.59	\$293,504	\$53,000	\$262,000	\$160,336	1.634	1,522	\$172.14	TWO STORY B	63
50-22-35-402-052	21226 GLEN HAVEN CI	10/18/24	WD	03-ARM'S LENGTH	\$300,000	\$137,250	45.75	\$274,501	\$53,000	\$247,000	\$147,667	1.673	1,490	\$165.77	TWO STORY B	59
50-22-35-402-059	21218 GLEN HAVEN CI	06/25/24	PTA	03-ARM'S LENGTH	\$318,000	\$137,250	43.16	\$274,501	\$53,000	\$265,000	\$147,667	1.795	1,490	\$177.85	TWO STORY B	59
50-22-35-402-057	21214 GLEN HAVEN CI	05/10/24	PTA	03-ARM'S LENGTH	\$295,000	\$137,250	46.53	\$274,501	\$53,000	\$242,000	\$147,667	1.639	1,490	\$162.42	TWO STORY B	59
50-22-35-453-053	20826 GLEN HAVEN CII	05/10/24	WD	03-ARM'S LENGTH	\$311,800	\$146,750	47.07	\$293,504	\$53,000	\$258,800	\$160,336	1.614	1,522	\$170.04	TWO STORY B	63
50-22-35-453-055	20830 GLEN HAVEN CII	02/12/24	WD	03-ARM'S LENGTH	\$231,500	\$103,560	44.73	\$207,112	\$53,000	\$178,500	\$102,741	1.737	1,072	\$166.51	TWO STORY B	53
50-22-35-402-063	21200 GLEN HAVEN CI	05/26/23	PTA	03-ARM'S LENGTH	\$255,000	\$139,970	54.89	\$279,935	\$53,000	\$202,000	\$151,290	1.335	1,490	\$135.57	TWO STORY B	59
50-22-35-402-027	21207 GLEN HAVEN CI	05/25/23	WD	03-ARM'S LENGTH	\$295,000	\$141,780	48.06	\$283,559	\$53,000	\$242,000	\$153,706	1.574	1,490	\$162.42	TWO STORY B	59
50-22-35-402-055	21232 GLEN HAVEN CI	05/19/23	PTA	03-ARM'S LENGTH	\$282,000	\$142,690	50.60	\$285,370	\$53,000	\$229,000	\$154,913	1.478	1,490	\$153.69	TWO STORY B	59
					\$2,603,300	\$1,233,250		\$2,466,487		\$2,126,300	\$1,326,325		1,451	\$162.93		
												ECF =>	1.603			
USE 1.60 ECF FOR ALL OTHER STYLES												Avg ECF =>	1.609			
R3521	COUNTRY PLACE OCCP 342															
50-22-35-476-021	20852 GLEN HAVEN CI	03/07/25	WD	03-ARM'S LENGTH	\$229,000	\$102,140	44.60	\$204,283	\$53,000	\$176,000	\$67,237	2.618	1,201	\$146.54	ONE STORY	51
50-22-35-451-025	21055 GLEN HAVEN CI	07/29/24	WD	03-ARM'S LENGTH	\$201,000	\$99,550	49.53	\$199,104	\$53,000	\$148,000	\$64,935	2.279	1,201	\$123.23	ONE STORY	51
50-22-35-476-065	21124 GLEN HAVEN CI	05/06/24	PTA	03-ARM'S LENGTH	\$238,000	\$100,980	42.43	\$201,968	\$53,000	\$185,000	\$66,208	2.794	1,201	\$154.04	ONE STORY	52
50-22-35-401-021	42155 PELLSTON	04/12/24	PTA	03-ARM'S LENGTH	\$215,000	\$99,550	46.30	\$199,104	\$53,000	\$162,000	\$64,935	2.495	1,201	\$134.89	ONE STORY	51
50-22-35-401-010	42215 PELLSTON	04/10/24	PTA	03-ARM'S LENGTH	\$223,000	\$99,550	44.64	\$199,104	\$53,000	\$170,000	\$64,935	2.618	1,201	\$141.55	ONE STORY	51
50-22-35-452-045	20811 GLEN HAVEN CI	12/20/23	WD	03-ARM'S LENGTH	\$215,000	\$103,810	48.28	\$207,622	\$53,000	\$162,000	\$68,721	2.357	1,201	\$134.89	ONE STORY	52
50-22-35-401-035	42109 PELLSTON	11/06/23	PTA	03-ARM'S LENGTH	\$225,000	\$100,890	44.84	\$201,786	\$53,000	\$172,000	\$66,127	2.601	1,201	\$143.21	ONE STORY	51
50-22-35-426-051	41748 BROQUET	06/16/23	PTA	03-ARM'S LENGTH	\$204,000	\$99,550	48.80	\$199,104	\$53,000	\$151,000	\$64,935	2.325	1,201	\$125.73	ONE STORY	51
50-22-35-452-011	42125 GLADWIN	06/15/23	WD	03-ARM'S LENGTH	\$185,000	\$100,980	54.58	\$201,968	\$53,000	\$132,000	\$66,208	1.994	1,201	\$109.91	ONE STORY	52
					\$1,935,000	\$907,000		\$1,814,043		\$1,458,000	\$594,241		1,201	\$134.89		
												ECF =>	2.454			
USE 2.45 ECF FOR ONE STY												Avg ECF =>	2.453			
50-22-35-427-041	21264 GLEN HAVEN CI	03/24/25	WD	03-ARM'S LENGTH	\$187,500	\$84,190	44.90	\$168,385	\$53,000	\$134,500	\$51,282	2.623	830	\$162.05	ONE STORY B	51
50-22-35-427-031	21260 GLEN HAVEN CII	11/05/24	PTA	03-ARM'S LENGTH	\$185,000	\$79,170	42.79	\$158,345	\$53,000	\$132,000	\$46,820	2.819	830	\$159.04	ONE STORY B	51
50-22-35-428-041	41724 ONAWAY	05/16/23	WD	03-ARM'S LENGTH	\$160,000	\$79,170	49.48	\$158,345	\$53,000	\$107,000	\$46,820	2.285	830	\$128.92	ONE STORY B	51
					\$532,500	\$242,530		\$485,075		\$373,500	\$144,922		830	\$150.00		
												ECF =>	2.577			
USE 2.55 ECF FOR ONE STY B												Avg ECF =>	2.576			
USE 1.80 ECF FOR ONE STY C																
50-22-35-451-020	42109 ROSCOMMON	03/14/25	WD	03-ARM'S LENGTH	\$305,000	\$141,800	46.49	\$283,594	\$53,000	\$252,000	\$139,754	1.803	1,522	\$165.57	TWO STORY	51
50-22-35-452-002	42171 GLADWIN	03/03/25	WD	03-ARM'S LENGTH	\$290,000	\$145,150	50.05	\$290,303	\$53,000	\$237,000	\$143,820	1.648	1,522	\$155.72	TWO STORY	52
50-22-35-451-053	42182 GLADWIN	02/28/25	WD	03-ARM'S LENGTH	\$275,000	\$135,110	49.13	\$270,227	\$53,000	\$222,000	\$131,653	1.686	1,522	\$145.86	TWO STORY	51
50-22-35-426-109	21382 GLEN HAVEN CI	10/15/24	PTA	03-ARM'S LENGTH	\$298,000	\$139,170	46.70	\$278,339	\$53,000	\$245,000	\$136,569	1.794	1,522	\$160.97	TWO STORY	51
50-22-35-401-054	42142 ROSCOMMON	02/29/24	PTA	03-ARM'S LENGTH	\$295,000	\$138,740	47.03	\$277,478	\$53,000	\$242,000	\$136,047	1.779	1,522	\$159.00	TWO STORY	51
50-22-35-453-015	20878 GLEN HAVEN CI	02/12/24	PTA	03-ARM'S LENGTH	\$290,000	\$140,960	48.61	\$281,926	\$53,000	\$237,000	\$138,743	1.708	1,522	\$155.72	TWO STORY	52
50-22-35-401-019	42177 PELLSTON	01/30/24	WD	03-ARM'S LENGTH	\$280,000	\$133,570	47.70	\$267,142	\$53,000	\$227,000	\$129,783	1.749	1,522	\$149.15	TWO STORY	51

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-35-426-077	21306 GLEN HAVEN CI	01/24/24	PTA	03-ARM'S LENGTH	\$290,000	\$138,740	47.84	\$277,478	\$53,000	\$237,000	\$136,047	1.742	1,522	\$155.72	TWO STORY	51
50-22-35-426-094	21346 GLEN HAVEN CI	06/23/23	WD	03-ARM'S LENGTH	\$282,000	\$133,570	47.37	\$267,142	\$53,000	\$229,000	\$129,783	1.764	1,522	\$150.46	TWO STORY	51
						\$2,605,000	\$1,246,810	\$2,493,629		\$2,128,000	\$1,222,199	ECF =>	1.741			
												Avg ECF =>	1.742			

USE 1.72 ECF FOR TWO STY

R3521		COUNTRY PLACE OCCP 342														
outlier																
50-22-35-451-034	42128 GLADWIN	08/02/23	PTA	03-ARM'S LENGTH	\$250,000	\$133,570	53.43	\$267,142	\$53,000	\$197,000	\$129,783	1.518	1,522	\$129.43	TWO STORY	51
50-22-35-452-019	20929 GLEN HAVEN CI	04/10/23	PTA	03-ARM'S LENGTH	\$254,000	\$135,690	53.42	\$271,387	\$53,000	\$201,000	\$132,356	1.519	1,522	\$132.06	TWO STORY	52
50-22-35-401-022	42157 PELLSTON	06/29/23	WD	03-ARM'S LENGTH	\$310,000	\$136,160	43.92	\$272,310	\$53,000	\$257,000	\$132,915	1.934	1,522	\$168.86	TWO STORY	51
50-22-35-401-063	42194 ROSCOMMON	02/26/24	WD	03-ARM'S LENGTH	\$335,000	\$143,150	42.73	\$286,303	\$53,000	\$282,000	\$141,396	1.994	1,522	\$185.28	TWO STORY	51
50-22-35-426-120	42126 PELLSTON	12/19/24	PTA	03-ARM'S LENGTH	\$228,000	\$119,530	52.43	\$239,063	\$53,000	\$175,000	\$107,551	1.627	1,120	\$156.25	TWO STORY B	51
50-22-35-476-058	21108 GLEN HAVEN CI	10/31/24	PTA	03-ARM'S LENGTH	\$260,000	\$123,220	47.39	\$246,431	\$53,000	\$207,000	\$111,810	1.851	1,072	\$193.10	TWO STORY B	52
50-22-35-428-007	41769 ONAWAY	09/20/24	PTA	03-ARM'S LENGTH	\$217,000	\$107,320	49.46	\$214,630	\$53,000	\$164,000	\$93,428	1.755	1,030	\$159.22	TWO STORY B	51
50-22-35-451-002	42171 ROSCOMMON	08/20/24	PTA	03-ARM'S LENGTH	\$240,000	\$113,700	47.38	\$227,403	\$53,000	\$187,000	\$100,811	1.855	1,072	\$174.44	TWO STORY B	52
50-22-35-428-050	41732 ONAWAY	08/16/24	WD	03-ARM'S LENGTH	\$248,000	\$117,550	47.40	\$235,091	\$53,000	\$195,000	\$105,255	1.853	1,200	\$162.50	TWO STORY B	51
50-22-35-476-040	20912 GLEN HAVEN CI	05/30/24	PTA	03-ARM'S LENGTH	\$265,000	\$115,510	43.59	\$231,015	\$53,000	\$212,000	\$102,899	2.060	1,072	\$197.76	TWO STORY B	52
50-22-35-427-037	21280 GLEN HAVEN CI	05/22/24	WD	03-ARM'S LENGTH	\$218,000	\$112,610	51.66	\$225,218	\$53,000	\$165,000	\$99,548	1.657	1,030	\$160.19	TWO STORY B	51
50-22-35-401-048	42104 ROSCOMMON	03/06/24	WD	03-ARM'S LENGTH	\$265,000	\$115,920	43.74	\$231,837	\$53,000	\$212,000	\$103,374	2.051	1,120	\$189.29	TWO STORY B	51
50-22-35-401-065	42198 ROSCOMMON	12/27/23	PTA	03-ARM'S LENGTH	\$257,000	\$118,970	46.29	\$237,942	\$53,000	\$204,000	\$106,903	1.908	1,120	\$182.14	TWO STORY B	51
50-22-35-426-108	21380 GLEN HAVEN CI	12/04/23	PTA	03-ARM'S LENGTH	\$236,000	\$118,970	50.41	\$237,942	\$53,000	\$183,000	\$106,903	1.712	1,120	\$163.39	TWO STORY B	51
50-22-35-452-018	20927 GLEN HAVEN CII	10/30/23	PTA	03-ARM'S LENGTH	\$237,500	\$113,700	47.87	\$227,403	\$53,000	\$184,500	\$100,811	1.830	1,072	\$172.11	TWO STORY B	52
50-22-35-401-066	42172 ROSCOMMON	08/09/23	PTA	03-ARM'S LENGTH	\$230,000	\$114,910	49.96	\$229,815	\$53,000	\$177,000	\$102,205	1.732	1,120	\$158.04	TWO STORY B	51
50-22-35-427-035	21254 GLEN HAVEN CI	08/04/23	PTA	03-ARM'S LENGTH	\$270,000	\$119,300	44.19	\$238,591	\$53,000	\$217,000	\$107,278	2.023	1,147	\$189.19	TWO STORY B	51
50-22-35-426-064	41770 BROQUET	07/14/23	PTA	03-ARM'S LENGTH	\$248,000	\$114,910	46.33	\$229,815	\$53,000	\$195,000	\$102,205	1.908	1,120	\$174.11	TWO STORY B	51
50-22-35-426-133	42140 PELLSTON	04/21/23	PTA	03-ARM'S LENGTH	\$230,000	\$121,270	52.73	\$242,539	\$53,000	\$177,000	\$109,560	1.616	1,120	\$158.04	TWO STORY B	52
					\$3,649,500	\$1,747,390		\$3,494,735		\$2,854,500	\$1,560,540		1,102	\$172.65		
												ECF =>	1.829			
USE 1.80 ECF FOR TWO STY B												Avg ECF =>	1.829			

USE 1.80 ECF FOR TWO STY B

outlier																
50-22-35-427-057	41705 BROQUET	11/27/23	PTA	03-ARM'S LENGTH	\$225,000	\$121,880	54.17	\$243,760	\$53,000	\$172,000	\$110,266	1.560	1,200	\$143.33	TWO STORY B	51
50-22-35-427-054	41715 BROQUET	10/31/23	WD	03-ARM'S LENGTH	\$230,000	\$124,230	54.01	\$248,454	\$53,000	\$177,000	\$112,979	1.567	1,147	\$154.32	TWO STORY B	51

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.800	1.800	1.800	1.800	1.800	1.800
CUSTOM	1.800	1.800	1.800	1.800	1.800	1.800
ONE STORY	2.450	2.450	2.450	2.450	2.450	2.450
ONE STORY B	2.550	2.550	2.550	2.550	2.550	2.550
ONE STORY C	1.800	1.800	1.800	1.800	1.800	1.800
OTHER	1.800	1.800	1.800	1.800	1.800	1.800
TRI-LEVEL	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY	1.720	1.720	1.720	1.720	1.720	1.720
TWO STORY B	1.800	1.800	1.800	1.800	1.800	1.800
TWO STORY C	1.800	1.800	1.800	1.800	1.800	1.800

R3522		RIVERBRIDGE OCCP 724														
50-22-35-302-006	43271 ASHBURY	08/21/24	WD	03-ARM'S LENGTH	\$490,000	\$240,370	49.06	\$480,746	\$96,727	\$393,273	\$409,128	0.961	1,918	\$205.04	ONE STORY	65
					\$490,000	\$240,370		\$480,746		\$393,273	\$409,128		1,918	\$205.04		
												ECF =>	0.961			
USE .98 ECF FOR ALL STYLES												Avg ECF =>	0.961			

USE 1.07 ECF FOR ALL STYLES

R3524		NORMANDY HILLS ESTATES														
50-22-35-478-013	20830 NORMANDY	11/28/23	PTA	03-ARM'S LENGTH	\$1,580,000	\$746,470	47.24	\$1,492,937	\$239,774	\$1,340,226	\$1,354,962	0.989	5,653	\$237.08	CUSTOM	81
					\$1,580,000	\$746,470		\$1,492,937		\$1,340,226	\$1,354,962		5,653	\$237.08		
												ECF =>	0.989			
USE .95 ECF FOR ALL STYLES												Avg ECF =>	0.989			

USE .95 ECF FOR ALL STYLES

USE RANGE 1.00-1.25 ECF FOR ALL STYLES

R3601	TURTLE CREEK
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
50-22-36-101-013	22209 CASCADE	08/30/24	WD	03-ARM'S LENGTH	\$450,000	\$214,800	47.73	\$429,590	\$101,539	\$348,461	\$287,764	1.211	1,888	\$184.57	ONE STORY	58
50-22-36-101-011	22237 CASCADE	04/24/24	PTA	03-ARM'S LENGTH	\$585,000	\$286,600	48.99	\$573,202	\$97,764	\$487,236	\$417,051	1.168	2,706	\$180.06	TWO STORY	59
50-22-36-102-017	22280 MERIDIAN	02/21/24	PTA	03-ARM'S LENGTH	\$530,000	\$266,590	50.30	\$533,179	\$100,343	\$429,657	\$379,681	1.132	2,145	\$200.31	ONE STORY	64
50-22-36-152-002	21736 SIEGAL	09/26/23	PTA	03-ARM'S LENGTH	\$495,000	\$238,800	48.24	\$477,595	\$108,406	\$386,594	\$323,850	1.194	2,475	\$156.20	TWO STORY	52
50-22-36-101-021	22101 CASCADE	07/21/23	PTA	03-ARM'S LENGTH	\$465,000	\$229,170	49.28	\$458,330	\$97,764	\$367,236	\$316,286	1.161	2,112	\$173.88	TWO STORY	57
					\$2,525,000	\$1,235,960		\$2,471,896		\$2,019,184	\$1,724,632		2,265	\$179.00		

USE 1.15 ECF FOR ALL STYLES

ECF => 1.171
Avg ECF => 1.173

R3602	CHARRINGTON GREEN															
50-22-36-152-013	41162 MARKS	09/19/24	WD	03-ARM'S LENGTH	\$495,600	\$232,540	46.92	\$465,071	\$90,415	\$405,185	\$369,576	1.096	2,162	\$187.41	TWO STORY	60
50-22-36-153-012	41071 TODD	07/02/24	WD	03-ARM'S LENGTH	\$493,000	\$204,110	41.40	\$408,212	\$87,066	\$405,934	\$316,801	1.281	2,326	\$174.52	TWO STORY	53
50-22-36-153-002	41351 TODD	06/04/24	PTA	03-ARM'S LENGTH	\$483,000	\$193,570	40.08	\$387,143	\$83,257	\$399,743	\$298,043	1.341	1,898	\$210.61	TWO STORY	59
50-22-36-151-018	41294 MARKS	08/25/23	PTA	03-ARM'S LENGTH	\$410,000	\$217,040	52.94	\$434,085	\$87,369	\$322,631	\$341,408	0.945	2,391	\$134.94	TWO STORY	53
50-22-36-153-004	41295 TODD	05/24/23	WD	03-ARM'S LENGTH	\$365,000	\$185,180	50.73	\$370,369	\$84,341	\$280,659	\$286,439	0.980	1,675	\$167.56	ONE STORY	60
					\$2,246,600	\$1,032,440		\$2,064,880		\$1,814,152	\$1,612,267		2,090	\$175.01		

USE 1.12 ECF FOR ALL STYLES

ECF => 1.125
Avg ECF => 1.129

R3603	WHISPERING MEADOWS SUBS 1-3															
50-22-36-127-018	22341 MILL	12/06/24	PTA	03-ARM'S LENGTH	\$402,000	\$183,360	45.61	\$366,723	\$84,153	\$317,847	\$177,717	1.789	1,458	\$218.00	ONE STORY	57
50-22-36-202-003	22214 SUNRISE	03/20/24	WD	03-ARM'S LENGTH	\$350,000	\$190,990	54.57	\$381,972	\$109,494	\$240,506	\$171,370	1.403	1,533	\$156.89	ONE STORY	57
50-22-36-251-013	21867 SUNFLOWER	05/02/24	PTA	03-ARM'S LENGTH	\$410,000	\$204,220	49.81	\$408,438	\$105,252	\$304,748	\$190,683	1.598	1,512	\$201.55	ONE STORY	58
50-22-36-254-002	40112 LADENE	04/02/24	PTA	03-ARM'S LENGTH	\$510,000	\$240,580	47.17	\$481,155	\$93,246	\$416,754	\$243,968	1.708	1,724	\$241.74	ONE STORY	70
50-22-36-252-017	40317 LADENE	08/09/23	WD	03-ARM'S LENGTH	\$465,000	\$219,990	47.31	\$439,984	\$88,069	\$376,931	\$221,330	1.703	1,875	\$201.03	ONE STORY	59
50-22-36-252-010	21690 SUNFLOWER	05/15/23	PTA	03-ARM'S LENGTH	\$400,000	\$178,250	44.56	\$356,509	\$84,153	\$315,847	\$171,293	1.844	1,448	\$218.13	ONE STORY	57
					\$2,537,000	\$1,217,390		\$2,434,781		\$1,972,633	\$1,176,361		1,592	\$206.22		

USE 1.65 ECF FOR ONE STORY

ECF => 1.677
Avg ECF => 1.674

50-22-36-126-022	22364 MILL	01/03/25	WD	03-ARM'S LENGTH	\$405,000	\$204,410	50.47	\$408,828	\$87,179	\$317,821	\$189,205	1.680	1,885	\$168.61	TWO STORY	52
50-22-36-127-043	22081 SHADYBROOK	12/13/24	PTA	03-ARM'S LENGTH	\$470,000	\$220,920	47.00	\$441,848	\$84,153	\$385,847	\$210,409	1.834	2,254	\$171.18	TWO STORY	52
50-22-36-126-019	22410 MILL	09/24/24	PTA	03-ARM'S LENGTH	\$410,000	\$193,030	47.08	\$386,055	\$87,676	\$322,324	\$175,517	1.836	1,865	\$172.83	TWO STORY	52
50-22-36-178-002	21640 SHADYBROOK	09/06/24	WD	03-ARM'S LENGTH	\$460,000	\$222,100	48.28	\$444,194	\$96,646	\$363,354	\$204,440	1.777	2,316	\$156.89	TWO STORY	52
50-22-36-126-012	40505 MILL ROAD CT E	06/17/24	PTA	03-ARM'S LENGTH	\$558,200	\$238,660	42.76	\$477,325	\$106,016	\$452,184	\$218,417	2.070	2,302	\$196.43	TWO STORY	52
50-22-36-178-011	21850 SHADYBROOK	05/15/24	PTA	03-ARM'S LENGTH	\$475,000	\$220,530	46.43	\$441,066	\$101,006	\$373,994	\$200,035	1.870	2,298	\$162.75	TWO STORY	52
50-22-36-127-044	22059 SHADYBROOK	11/29/23	PTA	03-ARM'S LENGTH	\$485,000	\$241,610	49.82	\$483,227	\$85,271	\$399,729	\$234,092	1.708	2,492	\$160.40	TWO STORY	52
50-22-36-128-010	22136 SHADYBROOK	08/18/23	PTA	03-ARM'S LENGTH	\$392,500	\$189,680	48.33	\$379,361	\$88,938	\$303,562	\$170,837	1.777	2,094	\$144.97	TWO STORY	52
50-22-36-176-009	21950 GREENTREE	04/07/23	WD	03-ARM'S LENGTH	\$380,000	\$182,640	48.06	\$365,278	\$85,431	\$294,569	\$164,616	1.789	1,784	\$165.12	TWO STORY	52
					\$4,035,700	\$1,913,580		\$3,827,182		\$3,213,384	\$1,767,568		2,143	\$166.57		

USE 1.80 ECF FOR ALL EXCEPT TRI-LEVEL

ECF => 1.818
Avg ECF => 1.816

USE 1.45 ECF FOR TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%										
BI-LEVEL	1.650	1.650	1.650	1.650	1.650	1.650										
CUSTOM	1.650	1.650	1.650	1.650	1.650	1.650										
ONE STORY	1.650	1.650	1.650	1.650	1.650	1.650										
ONE STORY B	1.650	1.650	1.650	1.650	1.650	1.650										
ONE STORY C	1.650	1.650	1.650	1.650	1.650	1.650										
OTHER	1.650	1.650	1.650	1.650	1.650	1.650										
TRI-LEVEL	1.450	1.450	1.450	1.450	1.450	1.450										
TWO STORY	1.800	1.800	1.800	1.800	1.800	1.800										
TWO STORY B	1.800	1.800	1.800	1.800	1.800	1.800										
TWO STORY C	1.800	1.800	1.800	1.800	1.800	1.800										
TWO STORY D	1.800	1.800	1.800	1.800	1.800	1.800										
outlier																
50-22-36-178-011	21850 SHADYBROOK	02/13/24	PTA	03-ARM'S LENGTH	\$401,100	\$220,530	54.98	\$441,066	\$101,006	\$300,094	\$200,035	1.500	2,298	\$130.59	TWO STORY	52
50-22-36-177-020	21901 SUNRISE	11/02/23	PTA	03-ARM'S LENGTH	\$400,000	\$212,150	53.04	\$424,293	\$88,370	\$311,630	\$197,602	1.577	2,260	\$137.89	TWO STORY	53
50-22-36-177-002	21620 CLOVER	03/29/24	PTA	03-ARM'S LENGTH	\$540,000	\$224,930	41.65	\$449,865	\$85,336	\$454,664	\$214,429	2.120	2,298	\$197.85	TWO STORY	53
50-22-36-127-025	40528 LADENE	03/13/25	WD	03-ARM'S LENGTH	\$460,000	\$191,090	41.54	\$382,171	\$85,783	\$374,217	\$174,346	2.146	1,864	\$200.76	TWO STORY	52
R3604	CARRIAGE HILL															
50-22-36-301-016	41344 BEACON	02/25/25	WD	03-ARM'S LENGTH	\$649,900	\$309,360	47.60	\$618,728	\$122,673	\$527,227	\$461,058	1.144	2,923	\$180.37	TWO STORY	59
50-22-36-303-007	41273 BEACON	05/17/24	PTA	03-ARM'S LENGTH	\$710,000	\$328,800	46.31	\$657,598	\$128,732	\$581,268	\$498,271	1.167	2,914	\$199.47	TWO STORY	61
50-22-36-306-003	21511 INGRAM	08/17/23	PTA	03-ARM'S LENGTH	\$525,000	\$250,730	47.76	\$501,455	\$118,587	\$406,413	\$357,993	1.135	2,322	\$175.03	TWO STORY	59
50-22-36-305-001	41379 CARRIAGE HILL	06/14/23	WD	03-ARM'S LENGTH	\$603,000	\$286,580	47.53	\$573,150	\$126,748	\$476,252	\$416,698	1.143	2,696	\$176.65	TWO STORY	57
					\$2,487,900	\$1,175,470		\$2,350,931		\$1,991,160	\$1,734,020		2,714	\$182.88		
											ECF =>	1.148				
USE 1.15 ECF FOR ALL STYLES											Avg ECF =>	1.147				
outlier																
50-22-36-302-003	40958 COVENTRY	06/29/23	PTA	03-ARM'S LENGTH	\$634,000	\$365,200	57.60	\$730,409	\$172,237	\$461,763	\$507,429	0.910	2,937	\$157.22	TWO STORY	67
R3605	MEADOWBROOK MANOR															
50-22-36-351-004	41326 LLEWELYN	02/26/25	WD	03-ARM'S LENGTH	\$670,000	\$327,760	48.92	\$655,517	\$117,653	\$552,347	\$533,195	1.036	2,759	\$200.20	ONE STORY B	58
50-22-36-376-017	41276 LLEWELYN	06/21/24	PTA	03-ARM'S LENGTH	\$635,000	\$294,210	46.33	\$588,429	\$122,851	\$512,149	\$462,405	1.108	2,447	\$209.30	TWO STORY	57
					\$1,305,000	\$621,970		\$1,243,946		\$1,064,496	\$995,600		2,603	\$204.75		
											ECF =>	1.069				
USE 1.05 ECF FOR ALL STYLES											Avg ECF =>	1.072				
outlier																
50-22-36-352-003	41345 LLEWELYN	06/29/23	PTA	03-ARM'S LENGTH	\$340,000	\$189,850	55.84	\$379,697	\$116,416	\$223,584	\$250,744	0.892	2,061	\$108.48	ONE STORY	45
R3606	MEADOWBROOK VIEW															

USE 1.15 ECF FOR ALL STYLES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr	
outlier																	
50-22-36-328-002	21101 CAMBRIDGE	02/13/24	PTA	03-ARM'S LENGTH	\$5,000,000	\$2,065,460	41.31	\$4,130,915	\$1,911,269	\$3,088,731	\$2,061,961	1.498	8,738	\$353.48	TWO STORY	60	
R3620	CROSSWINDS WEST OCCP 371																
50-22-36-226-018	22264 PONDVIEW	04/17/25	WD	03-ARM'S LENGTH	\$245,000	\$104,510	42.66	\$209,024	\$50,000	\$195,000	\$144,567	1.349	1,100	\$177.27	TWO STORY B	59	
50-22-36-226-206	39872 CROSSWINDS	03/12/25	WD	03-ARM'S LENGTH	\$250,000	\$108,840	43.54	\$217,677	\$50,000	\$200,000	\$152,434	1.312	1,100	\$181.82	TWO STORY B	59	
50-22-36-226-017	22266 PONDVIEW	02/28/25	WD	03-ARM'S LENGTH	\$260,000	\$134,300	51.65	\$268,600	\$50,000	\$210,000	\$198,727	1.057	1,134	\$185.19	ONE STORY B	59	
50-22-36-226-026	22213 PONDVIEW	12/27/24	PTA	03-ARM'S LENGTH	\$249,150	\$104,860	42.09	\$209,722	\$50,000	\$199,150	\$145,202	1.372	1,100	\$181.05	TWO STORY B	59	
50-22-36-226-074	40013 CROSSWINDS	12/21/24	PTA	03-ARM'S LENGTH	\$225,000	\$108,390	48.17	\$216,771	\$50,000	\$175,000	\$151,610	1.154	1,100	\$159.09	TWO STORY B	59	
50-22-36-226-098	22379 PEACHTREE	12/06/24	PTA	03-ARM'S LENGTH	\$225,000	\$99,360	44.16	\$198,718	\$50,000	\$175,000	\$135,198	1.294	1,100	\$159.09	TWO STORY B	59	
50-22-36-226-130	22040 EDGEWATER	10/21/24	PTA	03-ARM'S LENGTH	\$220,000	\$103,610	47.10	\$207,225	\$50,000	\$170,000	\$142,932	1.189	1,100	\$154.55	TWO STORY B	59	
50-22-36-226-006	22180 PONDVIEW	09/27/24	PTA	03-ARM'S LENGTH	\$212,500	\$99,360	46.76	\$198,718	\$50,000	\$162,500	\$135,198	1.202	1,100	\$147.73	TWO STORY B	59	
50-22-36-226-097	22381 PEACHTREE	07/22/24	PTA	03-ARM'S LENGTH	\$272,000	\$114,960	42.26	\$229,913	\$50,000	\$222,000	\$163,557	1.357	1,134	\$195.77	ONE STORY B	59	
50-22-36-226-169	22118 EDGEWATER	06/14/24	PTA	03-ARM'S LENGTH	\$265,000	\$125,300	47.28	\$250,592	\$50,000	\$215,000	\$182,356	1.179	1,134	\$189.59	ONE STORY B	59	
50-22-36-226-020	22260 PONDVIEW	06/14/24	PTA	03-ARM'S LENGTH	\$245,000	\$114,960	46.92	\$229,913	\$50,000	\$195,000	\$163,557	1.192	1,134	\$171.96	ONE STORY B	59	
50-22-36-226-137	22062 EDGEWATER	05/10/24	PTA	03-ARM'S LENGTH	\$270,000	\$133,060	49.28	\$266,128	\$50,000	\$220,000	\$196,480	1.120	1,134	\$194.00	ONE STORY B	59	
50-22-36-226-049	40054 CROSSWINDS	04/17/24	PTA	03-ARM'S LENGTH	\$260,000	\$114,960	44.22	\$229,913	\$50,000	\$210,000	\$163,557	1.284	1,134	\$185.19	ONE STORY B	59	
50-22-36-226-171	22122 EDGEWATER	03/29/24	PTA	03-ARM'S LENGTH	\$210,000	\$102,200	48.67	\$204,407	\$50,000	\$160,000	\$140,370	1.140	1,100	\$145.45	TWO STORY B	59	
50-22-36-226-091	22353 PEACHTREE	12/08/23	WD	03-ARM'S LENGTH	\$219,450	\$103,110	46.99	\$206,228	\$50,000	\$169,450	\$142,025	1.193	1,100	\$154.05	TWO STORY B	59	
50-22-36-226-016	22214 PONDVIEW	08/25/23	PTA	03-ARM'S LENGTH	\$245,000	\$116,570	47.58	\$233,130	\$50,000	\$195,000	\$166,482	1.171	1,134	\$171.96	ONE STORY B	59	
50-22-36-226-024	22274 PONDVIEW	06/16/23	WD	03-ARM'S LENGTH	\$265,000	\$122,400	46.19	\$244,801	\$50,000	\$215,000	\$177,092	1.214	1,134	\$189.59	ONE STORY B	59	
50-22-36-226-061	22300 PONDVIEW	05/23/23	PTA	03-ARM'S LENGTH	\$271,000	\$114,960	42.42	\$229,913	\$50,000	\$221,000	\$163,557	1.351	1,134	\$194.89	ONE STORY B	59	
50-22-36-226-068	40047 CROSSWINDS	05/09/23	PTA	03-ARM'S LENGTH	\$250,000	\$124,950	49.98	\$249,902	\$50,000	\$200,000	\$181,729	1.101	1,134	\$176.37	ONE STORY B	59	
50-22-36-226-089	22357 PEACHTREE	04/06/23	PTA	03-ARM'S LENGTH	\$240,000	\$114,960	47.90	\$229,913	\$50,000	\$190,000	\$163,557	1.162	1,134	\$167.55	ONE STORY B	59	
					\$4,899,100	\$2,265,620			\$4,531,208			\$3,899,100	\$3,210,189			1,119	\$174.11
												ECF =>	1.215				
												Avg ECF =>	1.220				
USE 1.20 ECF FOR ALL STYLES																	
outlier																	
50-22-36-226-201	39884 CROSSWINDS	04/24/23	PTA	03-ARM'S LENGTH	\$230,000	\$124,480	54.12	\$248,964	\$50,000	\$180,000	\$180,876	0.995	1,134	\$158.73	ONE STORY B	59	
50-22-36-226-140	22068 EDGEWATER	05/26/23	WD	03-ARM'S LENGTH	\$370,000	\$131,100	35.43	\$262,190	\$50,000	\$320,000	\$192,900	1.659	1,134	\$282.19	ONE STORY B	59	
50-22-36-226-180	22158 EDGEWATER	04/24/23	PTA	03-ARM'S LENGTH	\$345,000	\$131,100	38.00	\$262,190	\$50,000	\$295,000	\$192,900	1.529	1,134	\$260.14	ONE STORY B	59	
R3621	TURNBERRY ESTATES OCCP 1006																
50-22-36-451-002	20790 TURNBERRY	04/15/25	WD	03-ARM'S LENGTH	\$1,760,000	\$732,890	41.64	\$1,465,773	\$383,742	\$1,376,258	\$1,145,435	1.202	5,210	\$264.16	TWO STORY B	74	
50-22-36-451-005	20880 TURNBERRY	07/17/24	PTA	03-ARM'S LENGTH	\$1,565,000	\$670,410	42.84	\$1,340,828	\$330,601	\$1,234,399	\$1,039,976	1.187	4,602	\$268.23	TWO STORY B	78	
					\$3,325,000	\$1,403,300			\$2,806,601			\$2,610,657	\$2,185,411			4,906	\$266.19
												ECF =>	1.195				
												Avg ECF =>	1.194				
USE 1.15 ECF FOR ALL STYLES																	
R3650	SEC 36 ACREAGE																

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Bldg Depr
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USE 1.05 ECF FOR ALL OTHER STYLES

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.050	1.050	1.050	1.050	1.050	1.050
ONE STORY B	1.500	1.500	1.500	1.500	1.500	1.500
ONE STORY C	1.050	1.050	1.050	1.050	1.050	1.050
TWO STORY	1.050	1.050	1.050	1.050	1.050	1.050
TWO STORY B	1.500	1.500	1.500	1.500	1.500	1.500
TWO STORY C	1.050	1.050	1.050	1.050	1.050	1.050
BI-LEVEL	1.050	1.050	1.050	1.050	1.050	1.050
TRI-LEVEL	1.050	1.050	1.050	1.050	1.050	1.050
CUSTOM	1.050	1.050	1.050	1.050	1.050	1.050
TWO STORY D	1.050	1.050	1.050	1.050	1.050	1.050
OTHER	1.050	1.050	1.050	1.050	1.050	1.050

R3651	ESTATES OF MEADOWBROOK
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USE 1.00 ECF FOR ALL STYLES