

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	R0120	MAPLE HILLS OCCP 627																			
	50-22-01-101-079	41401 CLINTON	02/28/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,370	\$318,738	\$62,073	\$262,927	\$208,671	1.260	1,260	\$208.67	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-109	41442 CORNELL	11/12/24	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$154,930	\$309,867	\$62,102	\$289,898	\$201,435	1.439	1,260	\$230.08	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	65
	50-22-01-101-102	41561 CORNELL	10/01/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$131,920	\$263,845	\$62,102	\$217,898	\$164,019	1.328	1,160	\$187.84	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	65
	50-22-01-101-039	31040 EAGLE	08/29/24	\$345,800	PTA	03-ARM'S LENGTH	\$345,800	\$162,050	\$324,102	\$62,073	\$283,727	\$213,032	1.332	1,347	\$210.64	ONE STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-050	41500 BELDEN	07/26/24	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$126,970	\$253,941	\$62,073	\$230,927	\$155,990	1.480	1,160	\$199.08	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-096	41482 CORNELL	07/17/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,600	\$287,207	\$62,102	\$262,898	\$183,012	1.437	1,260	\$208.65	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	64
	50-22-01-101-091	41522 CORNELL	06/21/24	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$139,850	\$279,700	\$63,855	\$258,145	\$175,484	1.471	1,323	\$195.12	TWO STORY D	\$60,000		MAPLE HILLS OCCP 627	407	63
	50-22-01-101-071	41423 BELDEN	05/20/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,310	\$270,626	\$62,073	\$227,927	\$169,555	1.344	1,323	\$172.28	TWO STORY D	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-022	31128 COLUMBIA	05/17/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$135,730	\$271,455	\$62,073	\$237,927	\$170,229	1.398	1,260	\$188.83	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-126	41305 CORNELL	04/30/24	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$162,250	\$324,508	\$62,102	\$269,898	\$213,338	1.265	1,452	\$185.88	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	64
	50-22-01-101-064	41388 BELDEN	04/22/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$164,910	\$329,811	\$62,073	\$282,927	\$217,673	1.300	1,347	\$210.04	ONE STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-021	31120 COLUMBIA	03/29/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$139,330	\$278,660	\$62,073	\$212,927	\$176,087	1.209	1,323	\$160.94	TWO STORY D	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-001	31245 COLUMBIA	08/07/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$137,610	\$275,210	\$62,073	\$202,927	\$173,282	1.171	1,323	\$153.38	TWO STORY D	\$60,000		MAPLE HILLS OCCP 627	407	62
	50-22-01-101-096	41482 CORNELL	06/30/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,600	\$287,207	\$62,102	\$217,898	\$183,012	1.191	1,260	\$172.93	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	64
	50-22-01-101-009	31113 COLUMBIA	05/24/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$146,590	\$293,178	\$62,073	\$222,927	\$187,890	1.186	1,260	\$176.93	TWO STORY B	\$60,000		MAPLE HILLS OCCP 627	407	62
							\$4,614,800	\$2,184,020	\$4,368,055		\$3,681,778	\$2,792,710		1,288	\$190.75						
												ECF =>	1.318								
												Avg ECF =>	1.321								
	R0121	HAVERHILL FARMS OCCP 912																			
	50-22-01-105-006	40784 KINGSLEY	11/21/24	\$675,000	WD	03-ARM'S LENGTH	\$670,000	\$319,280	\$638,554	\$117,595	\$552,405	\$643,159	0.859	3,324	\$166.19	TWO STORY	\$108,048		HAVERHILL FARMS OCCP 912	407	71
	50-22-01-126-014	31250 KINGSLEY	10/18/24	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$259,410	\$518,810	\$122,684	\$462,316	\$489,044	0.945	2,847	\$162.39	TWO STORY	\$115,000		HAVERHILL FARMS OCCP 912	407	71
	50-22-01-105-010	40724 KINGSLEY	12/01/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$280,980	\$561,957	\$109,930	\$460,070	\$558,058	0.824	3,018	\$152.44	TWO STORY	\$102,246		HAVERHILL FARMS OCCP 912	407	78
	50-22-01-102-001	31121 CHATSFORD	06/09/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$248,710	\$497,412	\$108,972	\$441,028	\$479,556	0.920	2,865	\$153.94	TWO STORY	\$102,903		HAVERHILL FARMS OCCP 912	407	72
							\$2,375,000	\$1,108,380	\$2,216,733		\$1,915,819	\$2,169,817		3,014	\$158.74						
												ECF =>	0.883								
												Avg ECF =>	0.887								
	R0122	LENOX PARK OCCP 1693																			
	50-22-01-326-117	40638 LENOX PARK	01/07/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$195,860	\$391,711	\$83,149	\$366,851	\$342,847	1.070	1,816	\$202.01	TWO STORY	\$80,000		LENOX PARK OCCP 1697	407	80
	50-22-01-326-021	40748 LENOX PARK	06/07/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$206,410	\$412,819	\$83,415	\$351,585	\$366,004	0.961	1,826	\$192.54	TWO STORY	\$80,000		LENOX PARK OCCP 1701	407	79
	50-22-01-326-008	40807 LENOX PARK	03/06/24	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$203,010	\$406,020	\$83,415	\$356,585	\$358,450	0.995	1,804	\$197.66	TWO STORY	\$80,000		LENOX PARK OCCP 1703	407	79
	50-22-01-326-181	40637 LENOX PARK	02/29/24	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$221,380	\$442,752	\$83,415	\$355,585	\$399,263	0.891	1,816	\$195.81	TWO STORY	\$80,000		LENOX PARK OCCP 1704	407	80
	50-22-01-326-166	40521 LENOX PARK	12/04/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$224,140	\$448,289	\$83,149	\$341,851	\$405,711	0.843	1,824	\$187.42	TWO STORY	\$80,000		LENOX PARK OCCP 1707	407	84
	50-22-01-326-027	40778 LENOX PARK	09/18/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,000	\$384,008	\$83,415	\$316,585	\$333,992	0.948	1,826	\$173.38	TWO STORY	\$80,000		LENOX PARK OCCP 1710	407	79
	50-22-01-326-050	40826 LENOX PARK	08/18/23	\$439,900	PTA	03-ARM'S LENGTH	\$439,900	\$218,620	\$437,232	\$83,415	\$356,485	\$393,130	0.907	1,826	\$195.23	TWO STORY	\$80,000		LENOX PARK OCCP 1711	407	79
											\$2,445,527	\$2,599,398									
												ECF =>	0.941								
												Avg ECF =>	0.945								
	50-22-01-326-225	40622 LENOX PARK	10/11/24	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$217,990	\$435,981	\$83,149	\$344,851	\$371,402	0.929	1,528	\$225.69	ONE STORY	\$80,000		LENOX PARK OCCP 1698	407	86
	50-22-01-326-051	40832 LENOX PARK	09/04/24	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$197,630	\$395,261	\$83,415	\$336,585	\$328,259	1.025	1,516	\$222.02	ONE STORY	\$80,000		LENOX PARK OCCP 1699	407	79
	50-22-01-326-206	30216 VIEWCREST	06/21/24	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$215,460	\$430,918	\$83,415	\$346,585	\$365,793	0.947	1,538	\$225.35	ONE STORY	\$80,000		LENOX PARK OCCP 1700	407	86
	50-22-01-326-088	40492 LENOX PARK	05/13/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$205,440	\$410,883	\$83,415	\$356,585	\$344,703	1.034	1,528	\$233.37	ONE STORY	\$80,000		LENOX PARK OCCP 1702	407	82
	50-22-01-326-179	40627 LENOX PARK	02/16/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,730	\$393,461	\$83,415	\$336,585	\$326,364	1.031	1,528	\$220.28	ONE STORY	\$80,000		LENOX PARK OCCP 1705	407	80
	50-22-01-326-144	30242 VIEWCREST	12/07/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$211,800	\$423,607	\$83,552	\$351,448	\$357,953	0.982	1,526	\$230.31	ONE STORY	\$80,000		LENOX PARK OCCP 1706	407	80
	50-22-01-326-216	40578 LENOX PARK	10/31/23	\$438,500	WD	03-ARM'S LENGTH	\$438,500	\$213,900	\$427,801	\$83,149	\$355,351	\$362,792	0.979	1,538	\$231.05	ONE STORY	\$80,000		LENOX PARK OCCP 1708	407	85
	50-22-01-326-225	40622 LENOX PARK	09/22/23	\$446,000	PTA	03-ARM'S LENGTH	\$446,000	\$217,990	\$435,981	\$83,149	\$362,851	\$371,402	0.977	1,528	\$237.47	ONE STORY	\$80,000		LENOX PARK OCCP 1709	407	86
	50-22-01-326-235	30141 BRIGHTWOOD	07/07/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$205,240	\$410,476	\$83,415	\$352,585	\$344,275	1.024	1,538	\$229.25	ONE STORY	\$80,000		LENOX PARK OCCP 1712	407	87
	50-22-01-326-005	40831 LENOX PARK	04/27/23	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$201,600	\$403,191	\$83,415	\$321,585	\$336,606	0.955	1,538	\$209.09	ONE STORY	\$80,000		LENOX PARK OCCP 1713	407	79
							\$4,298,500	\$2,083,780	\$4,167,560		\$3,465,011	\$3,509,548		1,531	\$226.39						
												ECF =>	0.987								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
												Avg ECF =>									
R0150 ACREAGE 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															
R0201 WOODS OF NOVI																					
50-22-02-381-011	29655 ENGLISH	01/22/25	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$244,820	\$489,635	\$91,856	\$473,144	\$472,450	1.001	2,361	\$200.40	TWO STORY	\$87,000		WOODS OF NOVI	401	75	
50-22-02-382-043	29606 ENGLISH	01/08/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$196,220	\$392,431	\$94,094	\$315,906	\$355,446	0.889	2,082	\$151.73	TWO STORY	\$90,207		WOODS OF NOVI	401	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							
R0202 EAST 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															
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															
R0203 LAKEVIEW HILLS																					
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS:																					
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%															

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
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															
R0204 CENAQUA SHORES																					
50-22-02-359-038	235 ENDWELL	05/03/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$99,820	\$199,632	\$70,552	\$164,448	\$64,540	2.548	960	\$171.30	ONE STORY	\$64,253		CENAQUA SHORES	401	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							
50-22-02-358-010	224 ENDWELL	11/12/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$113,970	\$227,949	\$36,604	\$198,396	\$89,719	2.211	1,100	\$180.36	TWO STORY B	\$28,604		CENAQUA SHORES	401	58	
										\$198,396	\$89,719										
USE 1.50-2.00 ECF FOR ALL OTHER STYLES																					
												ECF =>		2.211							
												Avg ECF =>		2.211							
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															
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	\$382,500	OTH	03-ARM'S LENGTH	\$382,500	\$182,900	\$365,809	\$77,130	\$305,370	\$283,019	1.079	1,644	\$185.75	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	73	
50-22-02-226-110	41575 KENILWORTH	02/06/25	\$416,400	WD	03-ARM'S LENGTH	\$416,400	\$215,050	\$430,099	\$77,130	\$339,270	\$346,048	0.980	1,827	\$185.70	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66	
50-22-02-226-215	30718 TANGLEWOOD	10/21/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$157,330	\$314,652	\$77,130	\$247,870	\$232,865	1.064	1,404	\$176.55	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	68	
50-22-02-226-120	30725 SANDALWOOD	10/01/24	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$187,040	\$374,088	\$77,130	\$292,870	\$291,135	1.006	2,034	\$143.99	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66	
50-22-02-226-067	41645 CHARLESTON	08/28/24	\$327,500	PTA	03-ARM'S LENGTH	\$327,500	\$177,800	\$355,593	\$77,130	\$250,370	\$273,003	0.917	1,798	\$139.25	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	65	
50-22-02-226-108	41582 KENILWORTH	08/15/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$183,560	\$367,120	\$77,130	\$282,870	\$284,304	0.995	1,530	\$184.88	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66	
50-22-02-226-075	30943 SAVANNAH	07/12/24	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$188,930	\$377,868	\$77,130	\$317,870	\$294,841	1.078	1,644	\$193.35	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	65	
50-22-02-226-209	30764 TANGLEWOOD	07/02/24	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$193,910	\$387,816	\$77,130	\$333,870	\$304,594	1.096	1,644	\$203.08	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	68	
50-22-02-226-114	41681 KENILWORTH	06/03/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,820	\$305,645	\$77,130	\$237,870	\$224,034	1.062	1,390	\$171.13	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66	
50-22-02-226-158	31044 SILVERDALE	04/09/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$218,790	\$437,571	\$77,130	\$362,870	\$353,374	1.027	1,895	\$191.49	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	68	
50-22-02-226-001	31197 BARRINGTON	03/13/24	\$399,999	PTA	03-ARM'S LENGTH	\$399,999	\$197,770	\$395,534	\$77,130	\$322,869	\$312,161	1.034	1,761	\$183.34	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	64	
50-22-02-226-089	41503 CYPRESS	09/01/23	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$161,140	\$322,284	\$77,130	\$254,870	\$240,347	1.060	1,390	\$183.36	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	65	

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	50-22-02-226-144	31045 SENECA	09/01/23	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$160,260	\$320,514	\$77,130	\$260,870	\$238,612	1.093	1,450	\$179.91	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	67
	50-22-02-226-099	41670 KENILWORTH	08/25/23	\$425,000	OTH	03-ARM'S LENGTH	\$425,000	\$216,440	\$432,874	\$77,130	\$347,870	\$348,769	0.997	1,888	\$184.25	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66
	50-22-02-226-220	30987 TANGLEWOOD	06/26/23	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$228,510	\$457,015	\$77,130	\$392,870	\$372,436	1.055	1,705	\$230.42	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	71
	50-22-02-226-096	41694 KENILWORTH	09/06/24	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$216,660	\$433,321	\$77,130	\$342,870	\$349,207	0.982	2,310	\$148.43	TWO STORY B	\$75,000		MAPLE GREENS OCCP 628	407	67
	50-22-02-226-059	31092 ARLINGTON	07/14/23	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$194,950	\$389,897	\$77,130	\$313,870	\$306,634	1.024	1,687	\$186.05	TWO STORY B	\$75,000		MAPLE GREENS OCCP 628	407	74
							\$6,518,399	\$3,233,860	\$6,467,700		\$5,207,189	\$5,055,382		1,706	\$180.64						
												ECF =>	1.030								
												Avg ECF =>	1.032								
	outlier																				
	50-22-02-226-005	31231 BARRINGTON	08/21/24	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$202,800	\$405,600	\$77,130	\$421,870	\$322,029	1.310	2,064	\$204.39	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	64
	50-22-02-226-079	41526 CYPRESS	11/12/24	\$487,000	PTA	03-ARM'S LENGTH	\$487,000	\$200,880	\$401,762	\$77,130	\$409,870	\$318,267	1.288	1,798	\$227.96	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	66
	50-22-02-226-105	41622 KENILWORTH	07/31/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$194,000	\$387,991	\$77,130	\$372,870	\$304,766	1.223	1,644	\$226.81	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	73
	50-22-02-226-145	41665 CHARLESTON	08/30/24	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$176,410	\$352,817	\$77,130	\$313,870	\$270,281	1.161	1,942	\$161.62	TWO STORY B	\$75,000		MAPLE GREENS OCCP 628	407	68
	50-22-02-226-011	31146 SENECA	03/18/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$184,840	\$369,684	\$77,130	\$322,870	\$286,818	1.126	1,450	\$222.67	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	65
	50-22-02-226-044	31091 AUGUSTA	11/04/24	\$396,000	PTA	03-ARM'S LENGTH	\$396,000	\$184,550	\$369,092	\$77,130	\$318,870	\$286,237	1.114	1,991	\$160.16	ONE STORY B	\$75,000		MAPLE GREENS OCCP 628	407	65
	R0222	MAPLE POINTE OCCP 709																			
	50-22-02-202-154	30896 JASPER	03/18/25	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,680	\$265,365	\$56,438	\$198,562	\$204,830	0.969	1,356	\$146.43	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-044	41840 CANTEBURY	12/12/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$144,120	\$288,235	\$56,438	\$233,462	\$227,252	1.027	1,500	\$155.64	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	50-22-02-202-209	41778 WEBSTER	10/15/24	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$141,620	\$283,244	\$56,438	\$244,562	\$222,359	1.100	1,357	\$180.22	TWO STORY B	\$55,000		MAPLE POINTE OCCP 709	407	69
	50-22-02-202-231	30997 CENTENNIAL	08/23/24	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$141,410	\$282,827	\$56,438	\$241,562	\$221,950	1.088	1,356	\$178.14	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-074	30664 VINE	08/16/24	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$132,860	\$265,720	\$56,438	\$227,562	\$205,178	1.109	1,224	\$185.92	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	66
	50-22-02-202-302	31179 LIVINGSTON	04/01/24	\$314,000	PTA	03-ARM'S LENGTH	\$314,000	\$162,690	\$325,383	\$56,438	\$257,562	\$263,672	0.977	1,516	\$169.90	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	71
	50-22-02-202-168	41767 WEBSTER	02/29/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$137,010	\$274,021	\$56,438	\$228,562	\$213,317	1.071	1,385	\$165.03	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-233	41765 PRIMROSE	01/11/24	\$329,000	WD	03-ARM'S LENGTH	\$326,000	\$153,880	\$307,753	\$56,438	\$269,562	\$246,387	1.094	1,500	\$179.71	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	69
	50-22-02-202-202	41692 MAGNOLIA	12/28/23	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$152,090	\$304,172	\$56,438	\$245,562	\$242,876	1.011	1,356	\$181.09	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-025	41609 BLAIR	11/20/23	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$137,960	\$275,923	\$56,438	\$222,562	\$215,181	1.034	1,224	\$181.83	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	50-22-02-202-027	41613 BLAIR	09/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$118,680	\$237,359	\$56,438	\$183,562	\$177,374	1.035	1,154	\$159.07	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	50-22-02-202-128	41872 CANTEBURY	09/22/23	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$137,580	\$275,167	\$56,438	\$234,562	\$214,440	1.094	1,385	\$169.36	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	67
	50-22-02-202-288	31137 CENTENNIAL	08/31/23	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$143,780	\$287,566	\$56,438	\$231,062	\$226,596	1.020	1,500	\$154.04	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	69
	50-22-02-202-037	41995 ARROWHEAD	07/31/23	\$269,500	WD	03-ARM'S LENGTH	\$269,500	\$125,360	\$250,717	\$56,438	\$213,062	\$190,470	1.119	1,041	\$204.67	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	50-22-02-202-131	41858 CANTEBURY	06/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$147,440	\$294,873	\$56,438	\$228,562	\$233,760	0.978	1,352	\$169.05	TWO STORY B	\$55,000		MAPLE POINTE OCCP 709	407	76
	50-22-02-202-123	41907 CANTEBURY	06/07/23	\$298,500	PTA	03-ARM'S LENGTH	\$298,500	\$143,630	\$287,260	\$56,438	\$242,062	\$226,296	1.070	1,224	\$197.76	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	67
	50-22-02-202-194	41675 MAGNOLIA	05/01/23	\$309,500	WD	03-ARM'S LENGTH	\$309,500	\$157,520	\$315,047	\$56,438	\$253,062	\$253,538	0.998	1,500	\$168.71	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-039	41999 ARROWHEAD	04/27/23	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$131,080	\$262,165	\$56,438	\$201,562	\$201,693	0.999	1,224	\$164.67	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	50-22-02-202-103	41853 CANTEBURY	04/20/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$136,820	\$273,636	\$56,438	\$193,562	\$212,939	0.909	1,356	\$142.74	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	67
	50-22-02-202-294	31155 LIVINGSTON	04/14/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$136,890	\$273,786	\$56,438	\$193,562	\$213,086	0.908	1,356	\$142.74	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	71
							\$5,672,900	\$2,815,100	\$5,630,219		\$4,544,140	\$4,413,195		1,343	\$169.84						
												ECF =>	1.030								
												Avg ECF =>	1.031								
	outlier																				
	50-22-02-202-143	30895 JASPER	01/17/25	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,460	\$236,927	\$56,438	\$213,562	\$176,950	1.207	1,154	\$185.06	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-064	41816 INDEPENDENCE	05/09/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,870	\$265,739	\$56,438	\$278,562	\$205,197	1.358	1,422	\$195.89	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	66
	50-22-02-202-201	41694 MAGNOLIA	07/10/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$133,720	\$267,437	\$56,438	\$273,562	\$206,862	1.322	1,385	\$197.52	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-067	41810 INDEPENDENCE	09/03/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$123,870	\$247,746	\$56,438	\$248,562	\$187,557	1.325	1,224	\$203.07	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	66
	50-22-02-202-193	41703 MAGNOLIA	06/06/24	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$118,090	\$236,177	\$56,438	\$227,562	\$176,215	1.291	1,154	\$197.19	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	68
	50-22-02-202-304	31187 LIVINGSTON	03/08/24	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$136,970	\$273,941	\$56,438	\$260,562	\$213,238	1.222	1,356	\$192.15	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	71
	50-22-02-202-003	41695 JUNIPER	01/31/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,350	\$252,709	\$56,438	\$228,562	\$192,423	1.188	1,356	\$168.56	ONE STORY B	\$55,000		MAPLE POINTE OCCP 709	407	65
	R0223	MAPLE HEIGHTS OCCP 750																			
	50-22-02-251-022	41649 SLEEPY HOLLOW	07/03/24	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$154,960	\$309,925	\$62,263	\$265,737	\$									

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
50-22-02-251-028	41667 SLEEPY HOLLOW	05/19/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$184,230	\$368,451	\$62,263	\$337,737	\$303,156	1.114	1,768	\$191.03	ONE STORY B	\$60,000		MAPLE HEIGHTS OCCP 750	407	67	
50-22-02-251-020	41643 SLEEPY HOLLOW	05/02/23	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$136,260	\$272,525	\$62,263	\$228,737	\$208,180	1.099	1,492	\$153.31	TWO STORY	\$60,000		MAPLE HEIGHTS OCCP 750	407	67	
50-22-02-251-027	41672 SLEEPY HOLLOW	04/28/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,930	\$353,857	\$62,263	\$277,737	\$288,707	0.962	2,089	\$132.95	TWO STORY B	\$60,000		MAPLE HEIGHTS OCCP 750	407	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																					
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	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,100	\$182,207	\$162,324	\$17,676	\$9,248	1.911	0	\$0.00	OTHER	\$153,644		SEC 2 LAKEFRONT	401	89	
50-22-02-151-028	1294 EAST LAKE	05/09/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$256,190	\$512,389	\$243,793	\$306,207	\$99,480	3.078	1,223	\$250.37	ONE STORY	\$232,792		SEC 2 LAKEFRONT	401	45	
See below; similar to adjacent R0221, R0223, R0330						\$730,000	\$347,290	\$694,596		\$323,883	\$108,728		612	\$125.19							
											ECF =>	2.979									
											Avg ECF =>	2.495									
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%															
ONE STORY	1.700	1.700	1.750	1.900	2.100	2.100															
ONE STORY B	1.700	1.700	1.750	1.900	2.100	2.100															
ONE STORY C	1.700	1.700	1.750	1.900	2.100	2.100															
TWO STORY	1.700	1.700	1.750	1.900	2.000	2.000															
TWO STORY B	1.700	1.700	1.750	1.900	2.000	2.000															
TWO STORY C	1.700	1.700	1.750	1.900	2.000	2.000															
BI-LEVEL	1.700	1.700	1.750	1.900	2.000	2.000															
TRI-LEVEL	1.700	1.700	1.750	1.900	2.000	2.000															
CUSTOM	1.700	1.700	1.750	1.900	2.000	2.000															
TWO STORY D	1.700	1.700	1.750	1.900	2.000	2.000															
OTHER	1.700	1.700	1.750	1.900	2.000	2.000															
ONE STORY D	1.700	1.700	1.750	1.900	2.100	2.100															
R0240 SEC 2 EAST SIDE - OFF-LAKE																					
50-22-02-127-022	1197 EAST LAKE	03/28/25	\$1,100,000	WD	LTI PARCEL ARM'S L	\$1,100,000	\$606,890	\$1,213,779	\$359,555	\$740,445	\$488,128	1.517	2,943	\$251.60	TWO STORY B	\$356,540	22-02-151-	SEC 2 E SIDE - OFFLAKE	401	69	
50-22-02-376-010	1515 EAST LAKE	06/21/24	\$715,000	PTA	LTI PARCEL ARM'S L	\$715,000	\$315,570	\$641,702	\$185,964	\$529,036	\$268,081	1.973	1,523	\$347.36	TWO STORY C	\$182,148	22-02-327-	SEC 2 E SIDE - OFFLAKE	401	72	
						\$1,815,000	\$922,460	\$1,855,481		\$1,269,481	\$756,209		2,233	\$299.48							
USE 1.50-1.95 ECF FOR ALL STYLES											ECF =>	1.679									
											Avg ECF =>	1.745									
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%															
ONE STORY	1.500	1.600	1.700	1.750	1.850	1.950															
ONE STORY B	1.500	1.600	1.700	1.750	1.850	1.950															
ONE STORY C	1.500	1.600	1.700	1.750	1.850	1.950															
TWO STORY	1.500	1.600	1.700	1.750	1.850	1.950															
TWO STORY B	1.500	1.600	1.700	1.750	1.850	1.950															
TWO STORY C	1.500	1.600	1.700	1.750	1.850	1.950															
BI-LEVEL	1.500	1.600	1.700	1.750	1.850	1.950															
TRI-LEVEL	1.500	1.600	1.700	1.750	1.850	1.950															

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
CUSTOM	1.500	1.600	1.700	1.750	1.850	1.950														
TWO STORY D	1.500	1.600	1.700	1.750	1.850	1.950														
OTHER	1.500	1.600	1.700	1.750	1.850	1.950														
ONE STORY D	1.500	1.600	1.700	1.750	1.850	1.950														
outlier																				
50-22-02-127-018	1217 EAST LAKE	08/15/24	\$1,280,000	PTA	LTJ PARCEL ARM'S LE	\$1,280,000	\$441,960	\$878,272	\$282,845	\$997,155	\$350,251	2.847	2,595	\$384.26	TWO STORY B	\$276,566	22-02-151-	SEC 2 E SIDE - OFFLAKE	401	75
R0250	SEC 2 ACREAGE																			
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	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$199,680	\$399,368	\$104,579	\$255,421	\$203,303	1.256	1,912	\$133.59	TWO STORY	\$101,810		HAWTHORN/ LAKE WALL	401	69
50-22-03-129-008	1506 LEBENTA	09/20/24	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$73,480	\$146,964	\$48,323	\$110,677	\$68,028	1.627	860	\$128.69	ONE STORY C	\$45,554		HAWTHORN/ LAKE WALL	401	45
50-22-03-128-005	139 REXTON	07/02/24	\$210,000	LC	03-ARM'S LENGTH	\$210,000	\$100,610	\$201,218	\$62,189	\$147,811	\$95,882	1.542	1,344	\$109.98	ONE STORY C	\$59,420		HAWTHORN/ LAKE WALL	401	51
50-22-03-202-001	135 NORTH HAVEN	06/14/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$214,070	\$428,134	\$105,378	\$319,622	\$222,590	1.436	2,400	\$133.18	TWO STORY C	\$101,810		HAWTHORN/ LAKE WALL	401	69
						\$1,154,000	\$587,840	\$1,175,684		\$833,531	\$589,803		1,629	\$126.36						
												ECF =>								
												Avg ECF =>								
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														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
R0305 NORTH HAVEN WOODS																				
<i>USE .76 ECF FOR ALL STYLES</i>																				
R0320 WINDWARD BAY OCCP 669																				
50-22-03-126-014	45000 BAYVIEW	03/27/24	\$200,000	PTA	03-ARM'S LENGTH	\$194,000	\$91,420	\$182,846	\$35,000	\$159,000	\$125,293	1.269	930	\$170.97	ONE STORY	\$35,000		Windward Bay OCCP 669	407	64
50-22-03-126-052	44900 BAYVIEW	03/08/24	\$190,250	WD	03-ARM'S LENGTH	\$190,250	\$95,600	\$191,200	\$35,000	\$155,250	\$132,373	1.173	981	\$158.26	ONE STORY B	\$35,000		Windward Bay OCCP 669	407	70
						\$384,250	\$187,020	\$374,046		\$314,250	\$257,666		956	\$164.61						
<i>USE 1.20 ECF FOR ALL STYLES</i>																				
												ECF =>	1.220							
												Avg ECF =>	1.221							
R0321 HARBOR COVE OCCP 439																				
50-22-03-131-049	1681 HARBOR	02/23/24	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$158,410	\$316,814	\$50,317	\$266,683	\$136,665	1.951	1,562	\$170.73	TWO STORY	\$49,500		HARBOR COVE OCCP 439	407	56
						\$317,000	\$158,410	\$316,814		\$266,683	\$136,665		1,562	\$170.73						
<i>USE 1.95 ECF FOR ALL STYLES</i>																				
												ECF =>	1.951							
												Avg ECF =>	1.951							
R0322 SOUTH POINTE OCCP 687																				
50-22-03-383-037	1127 SOUTH LAKE	02/04/25	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$99,960	\$199,922	\$35,000	\$164,900	\$109,948	1.500	910	\$181.21	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-025	1127 SOUTH LAKE	07/09/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$78,980	\$157,951	\$49,000	\$121,000	\$77,822	1.555	629	\$192.37	ONE STORY	\$49,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-021	1127 SOUTH LAKE	04/29/24	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$96,370	\$192,743	\$35,000	\$154,900	\$105,162	1.473	910	\$170.22	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-006	1127 SOUTH LAKE	12/01/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$96,370	\$192,743	\$35,000	\$158,000	\$105,162	1.502	910	\$173.63	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-010	1127 SOUTH LAKE	09/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,140	\$142,275	\$35,000	\$100,000	\$76,625	1.305	629	\$158.98	ONE STORY	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-037	1127 SOUTH LAKE	06/16/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$99,960	\$199,922	\$35,000	\$164,900	\$109,948	1.500	910	\$181.21	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-033	1127 SOUTH LAKE	05/19/23	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$71,980	\$143,951	\$35,000	\$99,000	\$77,822	1.272	629	\$157.39	ONE STORY	\$35,000		SOUTH POINTE OCCP 687	407	66
						\$1,221,700	\$614,760	\$1,229,507		\$962,700	\$662,489		790	\$173.57						
<i>USE 1.45 ECF FOR ALL STYLES</i>																				
												ECF =>	1.453							
												Avg ECF =>	1.444							
outlier																				
50-22-03-383-041	1127 SOUTH LAKE	06/25/25	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$99,880	\$199,768	\$35,000	\$142,000	\$109,845	1.293	910	\$156.04	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-038	1127 SOUTH LAKE	05/06/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,420	\$148,831	\$35,000	\$165,000	\$81,308	2.029	629	\$262.32	ONE STORY	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-031	1127 SOUTH LAKE	06/14/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,270	\$194,539	\$35,000	\$145,000	\$106,359	1.363	910	\$159.34	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-041	1127 SOUTH LAKE	05/23/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$99,880	\$199,768	\$35,000	\$148,000	\$109,845	1.347	910	\$162.64	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
50-22-03-383-035	1127 SOUTH LAKE	04/28/23	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$97,270	\$194,539	\$35,000	\$127,000	\$106,359	1.194	910	\$139.56	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	66
R0323 SOUTH POINTE 2 OCCP 687																				
50-22-03-383-047	1155 SOUTH LAKE	03/28/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,830	\$191,666	\$35,000	\$150,000	\$130,555	1.149	1,010	\$148.51	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	73
50-22-03-383-071	1155 SOUTH LAKE	12/18/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$96,630	\$193,255	\$35,000	\$155,000	\$131,879	1.175	1,010	\$153.47	ONE STORY B	\$35,000		SOUTH POINTE OCCP 687	407	73
						\$375,000	\$192,460	\$384,921		\$305,000	\$262,434		1,010	\$150.99						
<i>USE 1.15 ECF FOR ONE STORY B</i>																				
												ECF =>	1.162							
50-22-03-383-062	1155 SOUTH LAKE	07/12/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$73,040	\$146,072	\$35,000	\$110,000	\$96,584	1.139	720	\$152.78	ONE STORY	\$35,000		SOUTH POINTE OCCP 687	407	73
<i>USE 1.10 ECF FOR ALL ATYLES EXCEPT ONE STORY B (smaller units)</i>																				
												Avg ECF =>	1.139							
R0324 SUMMERLIN OCCP 1460																				
50-22-03-134-012	44758 LARKSPUR	02/07/24	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$252,330	\$504,660	\$105,527	\$409,473	\$530,057	0.773	2,525	\$162.17	TWO STORY	\$100,000		SUMMERLIN OCCP 1460	407	77
						\$515,000	\$252,330	\$504,660		\$409,473	\$530,057		2,525	\$162.17						
<i>USE .753 ECF FOR ALL STYLES</i>																				
												ECF =>	0.773							
												Avg ECF =>	0.773							

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	50-22-04-403-009	30245 STERLING	06/16/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$292,200	\$584,400	\$132,883	\$492,117	\$550,631	0.894	2,380	\$206.77	TWO STORY	\$125,000		BRISTOL CORNERS WEST & SO	401	77	
	50-22-04-403-015	45637 SOUTH LAKE	05/25/23	\$753,750	PTA	03-ARM'S LENGTH	\$753,750	\$325,030	\$650,058	\$130,734	\$623,016	\$633,322	0.984	3,216	\$193.72	TWO STORY	\$122,322		BRISTOL CORNERS WEST & SO	401	76	
	50-22-04-429-021	30316 PENNINGTON	05/23/23	\$720,000	PTA	03-ARM'S LENGTH	\$720,000	\$329,010	\$658,011	\$134,006	\$585,994	\$639,031	0.917	2,992	\$195.85	TWO STORY	\$113,109		BRISTOL CORNERS NORTH	401	78	
	50-22-03-154-010	30495 PENNINGTON	04/03/23	\$554,000	PTA	03-ARM'S LENGTH	\$554,000	\$276,570	\$553,134	\$118,224	\$435,776	\$530,378	0.822	2,941	\$148.17	TWO STORY	\$114,617		BRISTOL CORNERS NORTH	401	78	
											\$6,058,139	\$6,599,876										
	USE 0.920 ECF FOR ALL STYLES												ECF =>	0.918								
	outlier												Avg ECF =>	0.917								
	50-22-04-253-009	45643 MARLBOROUGH	08/02/24	\$885,000	PTA	03-ARM'S LENGTH	\$885,000	\$337,490	\$674,986	\$160,886	\$724,114	\$626,951	1.155	3,327	\$217.65	TWO STORY	\$125,000		BRISTOL CORNERS WEST & SO	401	74	
	50-22-04-429-017	30364 PENNINGTON	07/15/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$311,860	\$623,713	\$141,433	\$658,467	\$588,146	1.120	3,166	\$207.98	TWO STORY	\$117,487		BRISTOL CORNERS NORTH	401	78	
	50-22-04-404-007	45588 SOUTH LAKE	09/16/24	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$325,480	\$650,953	\$161,820	\$468,180	\$596,504	0.785	3,103	\$150.88	TWO STORY	\$125,000		BRISTOL CORNERS WEST & SO	401	74	
	R0420 POINTE PARK OCCP 1417																					
	50-22-04-101-035	30701 ARDMORE	10/18/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$107,930	\$215,860	\$42,837	\$187,163	\$157,294	1.190	1,257	\$148.90	ONE STORY B	\$42,000		POINTE PARK OCCP 1417	407	78	
	50-22-04-101-051	30661 ARDMORE	08/12/24	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$110,190	\$220,377	\$42,837	\$179,163	\$161,400	1.110	1,257	\$142.53	ONE STORY B	\$42,000		POINTE PARK OCCP 1420	407	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																					
	50-22-04-101-030	30786 ARDMORE	08/12/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$104,050	\$208,106	\$43,045	\$161,955	\$103,163	1.570	1,104	\$146.70	ONE STORY C	\$42,000		POINTE PARK OCCP 1419	407	78	
	50-22-04-101-032	30709 ARDMORE	05/10/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$103,950	\$207,898	\$42,837	\$182,163	\$103,163	1.766	1,104	\$165.00	ONE STORY C	\$42,000		POINTE PARK OCCP 1421	407	78	
	50-22-04-101-044	30687 ARDMORE	07/26/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$100,950	\$201,903	\$43,045	\$176,955	\$99,286	1.782	1,104	\$160.29	ONE STORY C	\$42,000		POINTE PARK OCCP 1422	407	77	
	50-22-04-101-018	30764 ARDMORE	04/28/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$104,050	\$208,106	\$43,045	\$161,955	\$103,163	1.570	1,104	\$146.70	ONE STORY C	\$42,000		POINTE PARK OCCP 1423	407	78	
							\$855,000	\$413,000	\$826,013		\$683,028	\$408,776		1,104	\$154.67							
	USE 1.65 ECF FOR ONE STORY C																					
	50-22-04-101-050	30667 ARDMORE	10/18/24	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$123,580	\$247,158	\$42,837	\$219,163	\$157,170	1.394	1,848	\$118.59	TWO STORY	\$42,000		POINTE PARK OCCP 1418	407	77	
	USE 1.35 ECF FOR TWO STORY																					
	R0421 WESTPARK PLACE OCCP 1706																					
	USE .77 ECF FOR ALL STYLES																					
	adjusted based on adjacent /Bristol Corners RR0401, R0402, R0403																					
	R0450 SEC 4 ACREAGE																					
	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															

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
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	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$210,400	\$420,799	\$78,127	\$353,873	\$207,680	1.704	1,613	\$219.39	ONE STORY B	\$77,275		SHAWOOD-RES	401	62	
50-22-10-278-008	2400 OLD NOVI	07/09/24	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$247,990	\$495,977	\$113,463	\$396,537	\$283,344	1.399	2,040	\$194.38	TWO STORY	\$108,671		SHAWOOD-RES	401	75	
50-22-10-277-025	2270 CROWN	07/08/24	\$335,000	PTA	03-ARM'S LENGTH	\$333,000	\$160,720	\$321,445	\$63,197	\$269,803	\$184,463	1.463	2,032	\$132.78	TWO STORY B	\$56,807		SHAWOOD-RES	401	69	
						\$1,275,000	\$619,110	\$1,238,221		\$1,020,213	\$675,487		1,895	\$182.18							
											ECF =>	1.510									
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%					Avg ECF =>	1.522									
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															
TWO STORY B	1.250	1.250	1.350	1.450	1.500	1.500															
TWO STORY C	1.250	1.250	1.350	1.450	1.500	1.500															
BI-LEVEL	1.350	1.450	1.550	1.650	1.650	1.650															
TRI-LEVEL	1.250	1.350	1.450	1.450	1.500	1.050															
CUSTOM	1.250	1.250	1.250	1.250	1.250	1.250															
TWO STORY D	1.250	1.250	1.350	1.450	1.500	1.500															
OTHER	1.250	1.250	1.250	1.250	1.250	1.250															
ONE STORY D	1.350	1.450	1.550	1.650	1.650	1.650															
R1020 CARLTON FOREST OCCP 1241																					
50-22-10-401-052	28460 CARLTON WAY	01/31/24	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$158,170	\$316,333	\$61,243	\$250,757	\$255,090	0.983	1,491	\$168.18	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-451-040	28231 CARLTON WAY	01/12/24	\$317,600	PTA	03-ARM'S LENGTH	\$316,100	\$154,840	\$309,689	\$61,227	\$254,873	\$248,462	1.026	1,491	\$170.94	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	75	
50-22-10-401-001	28322 CARLTON WAY	09/18/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$157,840	\$315,671	\$61,243	\$263,657	\$254,428	1.036	1,491	\$176.83	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-401-055	28522 CARLTON WAY	08/18/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$157,840	\$315,671	\$61,243	\$268,757	\$254,428	1.056	1,491	\$180.25	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-451-010	28138 CARLTON WAY	07/20/23	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$153,240	\$306,470	\$61,330	\$265,670	\$245,140	1.084	1,491	\$178.18	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-451-058	28139 CARLTON WAY	07/19/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$153,190	\$306,377	\$61,227	\$258,773	\$245,150	1.056	1,491	\$173.56	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-401-034	28323 CARLTON WAY	06/30/23	\$315,500	PTA	03-ARM'S LENGTH	\$315,500	\$157,840	\$315,671	\$61,243	\$254,257	\$254,428	0.999	1,491	\$170.53	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	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	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$157,840	\$315,671	\$61,243	\$216,757	\$254,428	0.852	1,491	\$145.38	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-451-070	28067 CARLTON WAY	10/11/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$153,240	\$306,480	\$61,330	\$271,670	\$245,150	1.108	1,491	\$182.21	ONE STORY	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-451-035	28255 CARLTON WAY	01/22/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,790	\$305,571	\$61,227	\$253,773	\$187,957	1.350	1,579	\$160.72	ONE STORY B	\$60,000		CARLTON FOREST OCCP 1241	407	75	
50-22-10-451-071	28071 CARLTON WAY	07/01/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,210	\$302,416	\$61,330	\$273,670	\$185,451	1.476	1,579	\$173.32	ONE STORY B	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-451-038	28247 CARLTON WAY	12/05/23	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$152,790	\$305,571	\$61,227	\$266,773	\$187,957	1.419	1,579	\$168.95	ONE STORY B	\$60,000		CARLTON FOREST OCCP 1241	407	75	
50-22-10-401-020	28373 CARLTON WAY	07/25/23	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$156,050	\$312,103	\$61,243	\$250,757	\$192,969	1.299	1,579	\$158.81	ONE STORY B	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-401-068	28560 CARLTON WAY	03/20/25	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$156,050	\$312,103	\$61,243	\$260,757	\$192,969	1.351	1,579	\$165.14	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-401-083	28523 CARLTON WAY	03/29/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$156,050	\$312,103	\$61,243	\$273,757	\$192,969	1.419	1,579	\$173.37	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	77	
50-22-10-451-033	28305 CARLTON WAY	11/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,950	\$287,902	\$61,227	\$263,773	\$174,365	1.513	1,504	\$175.38	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	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	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,490	\$284,982	\$61,330	\$273,670	\$172,040	1.591	1,504	\$181.96	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-451-066	28101 CARLTON WAY	09/11/23	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$141,070	\$282,141	\$61,227	\$266,773	\$169,934	1.570	1,488	\$179.28	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	74	
50-22-10-401-024	28385 CARLTON WAY	08/21/23	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$144,060	\$288,128	\$61,243	\$275,757	\$174,527	1.580	1,488	\$185.32	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	76	
50-22-10-401-033	28339 CARLTON WAY	08/19/24	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$145,560	\$291,114	\$61,243	\$271,257	\$176,824	1.534	1,488	\$182.30	ONE STORY C	\$60,000		CARLTON FOREST OCCP 1241	407	77	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
R1021 CHARNETH FEN OCCP 1655																				
50-22-10-426-049	28463 TRACI	03/01/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$178,970	\$357,946	\$62,205	\$317,795	\$256,097	1.241	1,648	\$192.84	TWO STORY	\$60,000		CHARNETH FEN OCCP#1655	407	89
						\$380,000	\$178,970	\$357,946		\$317,795	\$256,097		1,648	\$192.84						
											ECF =>	1.241								
											Avg ECF =>	1.241								
R1022 LIBERTY PARK OCCP 1703																				
50-22-10-301-124	45101 BARTLETT	11/26/24	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$297,510	\$595,013	\$112,989	\$533,011	\$438,204	1.216	2,654	\$200.83	TWO STORY	\$110,000		LIBERTY PARK #1703	407	84
50-22-10-301-001	44819 STOCKTON	10/04/24	\$604,350	WD	03-ARM'S LENGTH	\$596,700	\$282,750	\$565,504	\$114,252	\$482,448	\$410,229	1.176	2,282	\$211.41	TWO STORY	\$110,000		LIBERTY PARK #1703	407	88
50-22-10-301-053	44943 PAINE	07/31/24	\$725,000	PTA	03-ARM'S LENGTH	\$725,000	\$310,850	\$621,707	\$114,252	\$610,748	\$461,323	1.324	2,977	\$205.16	TWO STORY	\$110,000		LIBERTY PARK #1703	407	79
50-22-10-301-237	45168 BARTLETT	05/06/24	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$297,090	\$594,171	\$110,000	\$540,000	\$440,155	1.227	2,612	\$206.74	TWO STORY	\$110,000		LIBERTY PARK #1703	407	81
50-22-10-301-242	45138 BARTLETT	04/24/23	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$346,640	\$693,272	\$111,306	\$493,694	\$529,060	0.933	3,130	\$157.73	TWO STORY	\$110,000		LIBERTY PARK #1703	407	86
50-22-10-301-245	45120 BARTLETT	02/16/24	\$573,000	PTA	03-ARM'S LENGTH	\$570,237	\$296,350	\$592,706	\$110,000	\$460,237	\$438,824	1.049	2,261	\$203.55	TWO STORY	\$110,000		LIBERTY PARK #1703	407	85
50-22-10-301-042	44896 PAINE	01/24/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$251,740	\$503,476	\$114,252	\$385,748	\$353,840	1.090	2,261	\$170.61	TWO STORY	\$110,000		LIBERTY PARK #1703	407	79
50-22-10-301-073	44875 REVERE	12/20/23	\$589,000	WD	03-ARM'S LENGTH	\$586,000	\$272,090	\$544,177	\$114,252	\$471,748	\$390,841	1.207	2,528	\$186.61	TWO STORY	\$110,000		LIBERTY PARK #1703	407	79
50-22-10-301-237	45168 BARTLETT	10/16/23	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$297,090	\$594,171	\$110,000	\$510,000	\$440,155	1.159	2,612	\$195.25	TWO STORY	\$110,000		LIBERTY PARK #1703	407	81
50-22-10-301-075	44887 REVERE	06/28/23	\$571,000	PTA	03-ARM'S LENGTH	\$571,000	\$283,410	\$566,813	\$115,361	\$455,639	\$410,411	1.110	2,624	\$173.64	TWO STORY	\$110,000		LIBERTY PARK #1703	407	79
50-22-10-301-091	44892 LAFAYETTE	06/23/23	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$254,630	\$509,265	\$114,252	\$410,748	\$359,103	1.144	2,300	\$178.59	TWO STORY	\$110,000		LIBERTY PARK #1703	407	79
						\$6,594,937	\$3,190,150	\$6,380,275		\$5,354,021	\$4,672,145		2,567	\$190.01						
											ECF =>	1.146								
											Avg ECF =>	1.149								
R1023 TOWNES AT LIBERTY PARK OCCP 1705																				
50-22-10-376-088	44771 ELLERY	06/25/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,610	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-058	44628 GWINNETT	05/06/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,610	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-024	27944 DECLARATION	06/14/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,610	\$233,217	\$61,366	\$213,634	\$171,679	1.244	1,212	\$176.27	TWO STORY	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-040	44744 GWINNETT	04/18/25	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$114,280	\$228,551	\$61,366	\$187,634	\$139,321	1.347	1,051	\$178.53	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	80
50-22-10-376-086	44767 ELLERY	02/20/24	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$113,610	\$227,220	\$61,366	\$181,634	\$138,212	1.314	1,051	\$172.82	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-051	44706 GWINNETT	12/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,970	\$225,936	\$61,366	\$188,634	\$137,142	1.375	1,039	\$181.55	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-050	44708 GWINNETT	06/30/23	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$113,610	\$227,220	\$61,366	\$165,634	\$138,212	1.198	1,051	\$157.60	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79
50-22-10-376-126	27921 HOPKINS	06/03/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,030	\$248,058	\$61,366	\$213,634	\$169,720	1.259	1,248	\$171.18	TWO STORY C	\$60,000		TOWNES AT LIBERTY PARK OCC	407	80
50-22-10-376-315	28037 HOPKINS	11/17/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$127,140	\$254,275	\$60,000	\$200,000	\$176,614	1.132	1,248	\$160.26	TWO STORY C	\$60,000		TOWNES AT LIBERTY PARK OCC	407	82
50-22-10-376-583	28002 HOPKINS	03/07/25	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,060	\$342,114	\$60,000	\$300,000	\$225,691	1.329	1,520	\$197.37	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-485	27914 MIDDLETON	03/05/25	\$365,000	WD	03-ARM'S LENGTH	\$364,500	\$170,650	\$341,303	\$60,000	\$304,500	\$225,042	1.353	1,520	\$200.33	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	85
50-22-10-376-498	44492 GWINNETT	02/05/25	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$171,060	\$342,114	\$60,000	\$296,000	\$225,691	1.312	1,520	\$194.74	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-625	44637 ELLERY	01/10/25	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$165,320	\$330,648	\$60,000	\$294,000	\$216,518	1.358	1,360	\$216.18	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	87
50-22-10-376-560	27877 FLOYD	11/04/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,830	\$347,654	\$60,000	\$300,000	\$230,123	1.304	1,520	\$197.37	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-566	44593 ELLERY	10/11/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,060	\$342,114	\$60,000	\$290,000	\$225,691	1.285	1,520	\$190.79	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-504	44478 GWINNETT	12/07/23	\$355,500	PTA	03-ARM'S LENGTH	\$355,500	\$165,790	\$331,589	\$60,000	\$295,500	\$217,271	1.360	1,520	\$194.41	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	85
50-22-10-376-518	28082 HEWES	10/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,470	\$346,934	\$60,000	\$265,000	\$229,547	1.154	1,520	\$174.34	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-561	44613 ELLERY	09/22/23	\$338,198	PTA	03-ARM'S LENGTH	\$338,198	\$171,060	\$342,114	\$60,000	\$278,198	\$225,691	1.233	1,520	\$183.03	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
50-22-10-376-586	27996 HOPKINS	09/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,470	\$346,934	\$60,000	\$290,000	\$229,547	1.263	1,520	\$190.79	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	86
						\$5,842,198	\$2,762,240	\$5,524,429		\$4,691,270	\$3,665,072		1,335	\$183.69						
											ECF =>	1.280								
											Avg ECF =>	1.279								
50-22-10-376-141	27871 HOPKINS	05/21/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$124,320	\$248,644	\$60,000	\$225,000	\$128,329	1.753	1,080	\$208.33	ONE STORY	\$60,000		TOWNES AT LIBERTY PARK OCC	407	81
50-22-10-376-138	27887 HOPKINS	02/15/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$124,130	\$248,251	\$60,000	\$205,000	\$128,062	1.601	1,080	\$189.81	ONE STORY	\$60,000		TOWNES AT LIBERTY PARK OCC	407	81
										\$430,000	\$256,391	1.677								
												1.677								
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%														

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	BT-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	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$162,220	\$324,440	\$60,000	\$294,000	\$211,552	1.390	1,520	\$193.42	TWO STORY D	\$60,000		TOWNES AT LIBERTY PARK OCC	407	83	
	50-22-10-376-034	44764 GWINNETT	08/16/24	\$271,750	PTA	03-ARM'S LENGTH	\$271,750	\$113,210	\$226,425	\$61,366	\$210,384	\$137,549	1.530	1,039	\$202.49	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	80	
	50-22-10-376-085	44765 ELLERY	12/13/23	\$264,000	PTA	03-ARM'S LENGTH	\$264,000	\$112,970	\$225,936	\$61,366	\$202,634	\$137,142	1.478	1,039	\$195.03	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79	
	50-22-10-376-060	44707 GWINNETT	04/17/24	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$113,610	\$227,220	\$61,366	\$196,634	\$138,212	1.423	1,051	\$187.09	TWO STORY B	\$60,000		TOWNES AT LIBERTY PARK OCC	407	79	
	R1024	DIXON MEADOWS OCCP 2195																				
	50-22-10-402-050	44214 BILLINGS	10/28/24	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$337,700	\$675,402	\$112,331	\$597,669	\$511,883	1.168	2,789	\$214.30	TWO STORY	\$110,000		DIXON MEADOWS OCCP 2195	407	92	
	50-22-10-402-053	44178 BILLINGS	09/27/24	\$725,000	PTA	03-ARM'S LENGTH	\$725,000	\$363,910	\$727,825	\$112,331	\$612,669	\$559,540	1.095	3,267	\$187.53	TWO STORY	\$110,000		DIXON MEADOWS OCCP 2195	407	93	
	50-22-10-402-043	44298 BILLINGS	08/19/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$380,300	\$760,607	\$112,331	\$682,669	\$589,342	1.158	3,458	\$197.42	TWO STORY	\$110,000		DIXON MEADOWS OCCP 2195	407	92	
	50-22-10-402-073	28248 VERONA	04/12/24	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$384,620	\$769,231	\$125,064	\$654,936	\$585,606	1.118	3,321	\$197.21	TWO STORY	\$110,000		DIXON MEADOWS OCCP 2195	407	95	
	50-22-10-402-004	44216 SEDGWICK	09/06/23	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$353,960	\$707,914	\$112,331	\$587,669	\$541,439	1.085	3,043	\$193.12	TWO STORY	\$110,000		DIXON MEADOWS OCCP 2195	407	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	\$920,000	PTA	03-ARM'S LENGTH	\$920,000	\$414,190	\$828,377	\$149,271	\$770,729	\$699,363	1.102	3,021	\$255.12	TWO STORY	\$135,000		BOLINGBROOKE OCCP 2216	407	94	
	50-22-10-281-037	43817 ELLESMERE	06/28/24	\$851,000	WD	03-ARM'S LENGTH	\$851,000	\$400,770	\$801,540	\$135,000	\$716,000	\$686,237	1.043	3,053	\$234.52	TWO STORY	\$135,000		BOLINGBROOKE OCCP 2216	407	94	
	50-22-10-281-038	43799 ELLESMERE	06/09/23	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$471,970	\$943,930	\$174,322	\$835,678	\$793,362	1.053	3,498	\$238.90	TWO STORY	\$148,500		BOLINGBROOKE OCCP 2216	407	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																					
	adjusted similar to adjacent R1020, R1021, R1024, R1022																					
												ECF =>	1.07									
												Avg ECF =>	1.07									
	R1026	LAKEVIEW OCCP 2277																				
	50-22-10-232-003	2270 OLD NOVI	08/01/24	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$328,460	\$656,911	\$120,951	\$549,049	\$478,536	1.147	2,657	\$206.64	TWO STORY	\$110,000		LAKEVIEW OCCP #2277	407	95	
	50-22-10-232-010	2214 OLD NOVI	02/16/24	\$661,100	WD	03-ARM'S LENGTH	\$661,100	\$331,320	\$662,638	\$114,712	\$546,388	\$489,220	1.117	2,657	\$206.64	TWO STORY	\$110,000		LAKEVIEW OCCP #2277	407	96	
	50-22-10-232-004	2260 OLD NOVI	07/11/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$321,510	\$643,015	\$114,712	\$535,288	\$471,699	1.135	2,527	\$211.83	TWO STORY	\$110,000		LAKEVIEW OCCP #2277	407	96	
	50-22-10-232-005	2252 OLD NOVI	06/06/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$321,970	\$643,946	\$114,712	\$535,288	\$472,530	1.133	2,527	\$211.83	TWO STORY	\$110,000		LAKEVIEW OCCP #2277	407	96	
	50-22-11-109-010	117 WAINWRIGHT	04/27/23	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$282,390	\$564,789	\$112,591	\$497,409	\$403,748	1.232	2,168	\$229.43	TWO STORY	\$110,000		LAKEVIEW OCCP #2277	407	96	
							\$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	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$266,690	\$533,375	\$99,027	\$495,973	\$379,434	1.307	1,960	\$253.05	TWO STORY	\$96,696		Shawood - Lake	401	89	
	50-22-10-228-008	2440 SHAWOOD	05/28/24	\$593,850	WD	03-ARM'S LENGTH	\$593,850	\$284,870	\$569,732	\$275,026	\$318,824	\$255,502	1.248	1,004	\$317.55	ONE STORY	\$255,845		Shawood - Lake	401	79	

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	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	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$314,530	\$629,067	\$120,021	\$609,979	\$654,066	0.933	3,278	\$186.08	TWO STORY	\$115,497		TOLLGATE WOODS	401	75
	50-22-11-277-007	41499 BURROUGHS	09/30/24	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$356,960	\$713,914	\$114,396	\$655,604	\$771,854	0.849	3,578	\$183.23	TWO STORY	\$109,872		TOLLGATE WOODS	401	81
	50-22-11-277-026	41625 STEINBECK	05/17/24	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$319,380	\$638,769	\$115,841	\$559,159	\$674,289	0.829	3,245	\$172.31	TWO STORY	\$111,196		TOLLGATE WOODS	401	81
	50-22-11-277-009	41515 BURROUGHS	06/28/23	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$318,720	\$637,437	\$126,937	\$498,063	\$656,388	0.759	3,316	\$150.20	TWO STORY	\$120,000		TOLLGATE WOODS	401	75
	50-22-11-277-029	41643 STEINBECK	06/28/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$281,520	\$563,045	\$122,296	\$392,704	\$566,443	0.693	2,299	\$170.82	TWO STORY	\$117,651		TOLLGATE WOODS	401	86
	50-22-11-277-032	41667 STEINBECK	05/31/23	\$532,500	PTA	03-ARM'S LENGTH	\$532,500	\$282,610	\$565,218	\$124,645	\$407,855	\$566,433	0.720	2,337	\$174.52	TWO STORY	\$120,000		TOLLGATE WOODS	401	86
	50-22-11-253-001	41597 BURROUGHS	05/19/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$333,820	\$667,648	\$127,575	\$547,425	\$694,084	0.789	3,400	\$161.01	TWO STORY	\$120,000		TOLLGATE WOODS	401	78
	50-22-11-277-034	41679 STEINBECK	05/08/23	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$279,790	\$559,570	\$114,600	\$480,400	\$574,175	0.837	2,745	\$175.01	TWO STORY	\$109,955		TOLLGATE WOODS	401	85
							\$5,117,500	\$2,487,330	\$4,974,668		\$4,151,189	\$5,157,732		3,025	\$171.65						
													ECF =>								
													Avg ECF =>								
	R1120	SARATOGA CIRCLE OCCP 946																			
	50-22-11-108-046	43064 EMERSON	10/13/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$248,540	\$497,089	\$102,294	\$397,706	\$438,661	0.907	2,455	\$162.00	TWO STORY	\$100,000		SARATOGA CIRCLE OCCP 946	407	77
	50-22-11-108-027	43145 EMERSON	10/02/23	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$223,350	\$446,704	\$92,263	\$322,737	\$393,823	0.819	2,509	\$128.63	TWO STORY	\$90,000		SARATOGA CIRCLE OCCP 946	407	74
	50-22-11-108-009	43030 ALCOTT	08/29/23	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$234,060	\$468,117	\$102,263	\$372,737	\$406,504	0.917	2,634	\$141.51	TWO STORY B	\$100,000		SARATOGA CIRCLE OCCP 946	407	73
							\$1,390,000	\$705,950	\$1,411,910		\$1,093,180	\$1,238,989		2,533	\$144.05						
													ECF =>								
													Avg ECF =>								
	R1121	VISTA HILLS OCCP 822																			
	50-22-11-154-012	43033 BROOKSTONE	01/14/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$256,030	\$512,057	\$104,121	\$445,879	\$453,262	0.984	2,818	\$158.23	TWO STORY	\$100,000		VISTA HILLS OCCP 822	407	69
	50-22-11-177-003	42856 LEDGEVIEW	11/20/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,430	\$548,853	\$112,396	\$402,604	\$484,952	0.830	2,821	\$142.72	TWO STORY	\$110,000		VISTA HILLS OCCP 822	407	71
	50-22-11-177-015	29052 HEARTHSTONE	10/16/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$241,480	\$482,959	\$102,396	\$427,604	\$422,848	1.011	2,423	\$176.48	TWO STORY	\$100,000		VISTA HILLS OCCP 822	407	71
	50-22-11-151-019	28807 HEARTHSTONE	05/06/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$223,610	\$447,225	\$97,396	\$402,604	\$388,699	1.036	2,169	\$185.62	TWO STORY	\$95,000		VISTA HILLS OCCP 822	407	70
	50-22-11-177-038	42742 BROOKSTONE	12/18/23	\$553,000	PTA	03-ARM'S LENGTH	\$553,000	\$254,280	\$508,558	\$112,396	\$440,604	\$440,180	1.001	2,315	\$190.33	TWO STORY	\$110,000		VISTA HILLS OCCP 822	407	71
	50-22-11-154-006	28826 HEARTHSTONE	10/02/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$256,200	\$512,393	\$102,396	\$472,604	\$455,552	1.037	2,818	\$167.71	TWO STORY	\$100,000		VISTA HILLS OCCP 822	407	69
	50-22-11-180-007	42675 SANDSTONE	08/17/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$262,700	\$525,401	\$112,396	\$447,604	\$458,894	0.975	2,436	\$183.75	TWO STORY	\$110,000		VISTA HILLS OCCP 822	407	79
	50-22-11-154-022	43028 SANDSTONE	05/01/23	\$568,000	PTA	03-ARM'S LENGTH	\$568,000	\$276,710	\$553,414	\$132,027	\$435,973	\$468,208	0.931	2,580	\$168.98	TWO STORY	\$100,000		VISTA HILLS OCCP 822	407	71
							\$4,351,000	\$2,045,440	\$4,090,860		\$3,475,476	\$3,572,596		2,548	\$171.72						
													ECF =>								
													Avg ECF =>								
	outlier																				
	50-22-11-155-008	43115 SANDSTONE	07/02/24	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$241,530	\$483,062	\$109,678	\$505,322	\$414,871	1.218	2,196	\$230.11	TWO STORY	\$100,000		VISTA HILLS OCCP 822	407	71
	R1122	CAMDEN COURT OCCP 1225																			
	50-22-11-130-009	42650 WHITMAN	07/24/24	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$258,690	\$517,385	\$93,708	\$501,292	\$445,976	1.124	2,409	\$208.09	TWO STORY B	\$90,000		CAMDEN COURT OCCP 1225	407	75
	50-22-11-128-002	42696 FAULKNER	06/17/24	\$503,000	PTA	03-ARM'S LENGTH	\$503,000	\$246,090	\$492,174	\$93,419	\$409,581	\$419,742	0.976	2,393	\$171.16	TWO STORY	\$90,000		CAMDEN COURT OCCP 1225	407	77
	50-22-11-129-011	42637 FAULKNER	09/27/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$215,300	\$430,597	\$93,419	\$341,581	\$354,924	0.962	2,203	\$155.05	TWO STORY	\$90,000		CAMDEN COURT OCCP 1225	407	77
	50-22-11-129-014	42601 FAULKNER	07/21/23	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$216,270	\$432,541	\$93,419	\$351,581	\$356,971	0.985	2,253	\$156.05	TWO STORY	\$90,000		CAMDEN COURT OCCP 1225	407	75
							\$1,978,000	\$936,350	\$1,872,697		\$1,604,035	\$1,577,613		2,315	\$172.59						
													ECF =>								
													Avg ECF =>								
	outlier																				
	50-22-11-127-005	29401 WHISTLER	06/27/24	\$581,000	PTA	03-ARM'S LENGTH	\$581,000	\$242,900	\$485,805	\$93,419	\$487,581	\$413,038	1.180	2,657	\$183.51	TWO STORY	\$90,000		CAMDEN COURT OCCP 1225	407	79
	R1123	MEADOWBROOK TOWNHOMES OCCP 1213																			

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	50-22-11-226-124	29428 WESTON	02/19/25	\$368,000	WD	03-ARM'S LENGTH	\$358,000	\$190,950	\$381,907	\$67,583	\$290,417	\$308,161	0.942	1,626	\$178.61	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	81	
	50-22-11-226-005	41853 YEATS	11/22/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$165,950	\$331,904	\$67,515	\$282,485	\$259,205	1.090	1,577	\$179.13	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-073	41741 MITCHELL	10/15/24	\$377,000	PTA	03-ARM'S LENGTH	\$376,000	\$180,340	\$360,685	\$67,515	\$308,485	\$287,422	1.073	1,781	\$173.21	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-112	29319 DOUGLAS	10/11/24	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$191,770	\$383,542	\$67,583	\$314,417	\$309,764	1.015	1,926	\$163.25	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	79	
	50-22-11-226-132	29340 DOUGLAS	07/02/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,940	\$385,872	\$67,583	\$307,417	\$312,048	0.985	1,781	\$172.61	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	79	
	50-22-11-226-081	29274 DOUGLAS	04/26/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$187,650	\$375,303	\$67,515	\$287,485	\$301,753	0.953	1,926	\$149.27	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-171	41487 MITCHELL	10/19/23	\$393,000	PTA	03-ARM'S LENGTH	\$393,000	\$186,110	\$372,222	\$67,583	\$325,417	\$298,666	1.090	1,926	\$168.96	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	77	
	50-22-11-226-132	29340 DOUGLAS	10/09/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$192,940	\$385,872	\$67,583	\$287,417	\$312,048	0.921	1,781	\$161.38	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	79	
	50-22-11-226-028	41830 BROWNSTONE	07/31/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$169,110	\$338,228	\$67,515	\$278,485	\$265,405	1.049	1,806	\$154.20	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-122	29436 WESTON	07/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,090	\$322,183	\$67,583	\$257,417	\$249,608	1.031	1,477	\$174.28	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	80	
	50-22-11-226-161	41582 MITCHELL	04/14/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$175,990	\$351,988	\$67,583	\$284,417	\$278,828	1.020	1,534	\$185.41	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	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	\$362,500	PTA	03-ARM'S LENGTH	\$362,500	\$166,180	\$332,368	\$67,515	\$294,985	\$259,660	1.136	1,577	\$187.05	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-009	41819 YEATS	05/06/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$152,840	\$305,681	\$67,515	\$272,485	\$233,496	1.167	1,477	\$184.49	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-012	41825 MITCHELL	05/03/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$152,230	\$304,468	\$67,515	\$262,485	\$232,307	1.130	1,477	\$177.71	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	50-22-11-226-053	41632 MITCHELL	10/03/24	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$166,860	\$333,725	\$67,515	\$290,485	\$260,990	1.113	1,577	\$184.20	TWO STORY	\$65,000		MEADOWBROOK TOWNHOME	407	75	
	R1124 TOLLGATE RAVINES OCCP 1312																					
	50-22-11-280-010	29157 HEMINGWAY	10/30/24	\$551,000	PTA	03-ARM'S LENGTH	\$551,000	\$258,510	\$517,019	\$94,820	\$456,180	\$607,247	0.751	2,625	\$173.78	TWO STORY	\$90,000		TOLLGATE RAVINES OCCP 131	407	77	
	50-22-11-278-049	41473 TWAIN	10/28/24	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$277,820	\$555,630	\$96,693	\$525,307	\$659,521	0.796	2,579	\$203.69	TWO STORY	\$90,000		TOLLGATE RAVINES OCCP 131	407	80	
	50-22-11-280-006	41601 CUMMINGS	02/21/24	\$467,000	PTA	03-ARM'S LENGTH	\$467,000	\$230,840	\$461,670	\$94,820	\$372,180	\$530,980	0.701	2,508	\$148.40	TWO STORY	\$90,000		TOLLGATE RAVINES OCCP 131	407	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	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$330,260	\$660,527	\$128,614	\$621,386	\$673,308	0.923	2,990	\$207.82	TWO STORY	\$115,000		TOLLGATE WOODS III CONDO	407	90	
	50-22-11-255-028	41792 STEINBECK	10/16/23	\$619,000	PTA	03-ARM'S LENGTH	\$619,000	\$308,220	\$616,433	\$119,449	\$499,551	\$629,094	0.794	2,829	\$176.58	TWO STORY	\$115,000		TOLLGATE WOODS III CONDO	407	90	
	50-22-11-255-009	41895 WOLFE	10/13/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$332,650	\$665,300	\$119,449	\$530,551	\$690,951	0.768	3,129	\$169.56	TWO STORY	\$115,000		TOLLGATE WOODS III CONDO	407	89	
	50-22-11-255-001	29168 HOLMES	05/17/23	\$688,700	WD	03-ARM'S LENGTH	\$688,700	\$325,990	\$651,974	\$121,869	\$566,831	\$671,019	0.845	3,116	\$181.91	TWO STORY	\$115,000		TOLLGATE WOODS III CONDO	407	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																					
	USE 1.00 ECF FOR ALL STYLES																					
	R1201 SUMMIT/SPRING VALLEY/WILDWOOD																					
	USE 1.10 ECF FOR ALL STYLES																					
	R1220 BEACON HILLS OCCP 2197																					
	50-22-12-352-039	28549 HUMMINGDALE	09/08/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$334,640	\$669,286	\$107,176	\$542,824	\$545,738	0.995	3,091	\$175.61	TWO STORY	\$105,000		BEACON HILL OCCP 2197	407	91	
	50-22-12-352-028	27879 HUMMINGDALE	08/18/23	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$286,960	\$573,925	\$107,176	\$492,824	\$453,154	1.088	2,396	\$205.69	TWO STORY	\$105,000		BEACON HILL OCCP 2197	407	94	
							\$1,250,000	\$621,600	\$1,243,211		\$1,035,648	\$998,892		2,744	\$190.65							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr									
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	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$360,930	\$721,852	\$163,147	\$511,853	\$558,705	0.916	3,812	\$134.27	TWO STORY B	\$151,900		SEC 12 ACREAGE	401	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																							
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	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$133,830	\$267,655	\$45,000	\$197,500	\$253,017	0.781	2,091	\$94.45	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-071	43050 TWELVE OAKS C	10/10/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$133,830	\$267,655	\$45,000	\$175,000	\$253,017	0.692	2,091	\$83.69	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-014	43100 TWELVE OAKS C	04/26/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$133,830	\$267,655	\$45,000	\$173,000	\$253,017	0.684	2,091	\$82.74	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-019	43100 TWELVE OAKS C	08/07/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$133,830	\$267,655	\$45,000	\$195,000	\$253,017	0.771	2,091	\$93.26	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-031	43000 TWELVE OAKS C	06/12/23	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$133,830	\$267,655	\$45,000	\$208,000	\$253,017	0.822	2,091	\$99.47	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-025	43100 TWELVE OAKS C	04/11/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,830	\$267,655	\$45,000	\$245,000	\$253,017	0.968	2,091	\$117.17	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	59									
50-22-14-251-070	43050 TWELVE OAKS C	01/28/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$133,300	\$266,598	\$45,000	\$190,000	\$251,816	0.755	2,199	\$86.40	ONE STORY B	\$45,000		ENCLAVE OCCP 933	407	56									
50-22-14-251-016	43100 TWELVE OAKS C	01/22/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,300	\$266,598	\$45,000	\$205,000	\$251,816	0.814	2,199	\$93.22	ONE STORY B	\$45,000		ENCLAVE OCCP 933	407	56									
50-22-14-251-058	43000 TWELVE OAKS C	03/29/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$133,300	\$266,598	\$45,000	\$280,000	\$251,816	1.112	2,199	\$127.33	ONE STORY B	\$45,000		ENCLAVE OCCP 933	407	56									
50-22-14-251-039	43000 TWELVE OAKS C	09/18/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$133,300	\$266,598	\$45,000	\$230,000	\$251,816	0.913	2,199	\$104.59	ONE STORY B	\$45,000		ENCLAVE OCCP 933	407	56									
50-22-14-251-063	43050 TWELVE OAKS C	04/19/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,300	\$266,598	\$45,000	\$205,000	\$251,816	0.814	2,199	\$93.22	ONE STORY B	\$45,000		ENCLAVE OCCP 933	407	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																
outlier																													
50-22-14-251-079	43050 TWELVE OAKS C	04/27/23	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$133,830	\$267,655	\$45,000	\$272,000	\$253,017	1.075	2,091	\$130.08	ONE STORY	\$45,000		ENCLAVE OCCP 933	407	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																							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
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														
R1550 SEC 15 N/I-96																				
<i>USE 1.00 ECF FOR ALL STYLES</i>																				
R1551 SEC 15 S/I-96																				
Reduced slightly from prior year																				
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%														
ONE STORY	1.100	1.150	1.200	1.200	1.250	1.300														
ONE STORY B	1.100	1.250	1.350	1.450	1.650	1.700														
ONE STORY C	1.100	1.250	1.350	1.450	1.650	1.700														
TWO STORY	1.100	1.250	1.350	1.500	1.700	1.700														
TWO STORY B	1.100	1.250	1.350	1.500	1.700	1.700														
TWO STORY C	1.100	1.250	1.350	1.500	1.700	1.700														
BI-LEVEL	1.100	1.150	1.200	1.200	1.250	1.300														
TRI-LEVEL	1.100	1.150	1.250	1.350	1.450	1.500														
CUSTOM	1.100	1.150	1.200	1.200	1.250	1.300														
TWO STORY D	1.100	1.250	1.350	1.500	1.700	1.700														
OTHER	1.100	1.150	1.200	1.200	1.250	1.300														
ONE STORY D	1.100	1.250	1.350	1.450	1.650	1.700														
R1620 ANDES HILLS OCCP 784																				
<i>USE 1.23 ECF FOR ALL STYLES</i>																				
R1621 ASBURY PARK																				
50-22-16-300-077	26335 MANDALAY	10/27/23	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$485,000	\$969,997	\$211,030	\$738,970	\$914,418	0.808	3,679	\$200.86	TWO STORY	\$200,000		Asbury Park	407	89
						\$950,000	\$485,000	\$969,997		\$738,970	\$914,418		3,679	\$200.86						
<i>USE .85 ECF FOR ALL STYLES</i>																				
											ECF =>	0.808								
											Avg ECF =>	0.808								
R1650 SEC 16 N/I-96																				
<i>USE 2.00 ECF FOR ALL STYLES</i>																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
R1651 SEC 16 S/I-96																					
50-22-16-300-012	47230 ELEVEN MILE	12/13/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,030	\$364,064	\$118,015	\$306,985	\$196,839	1.560	1,506	\$203.84	ONE STORY B	\$95,000		SEC 16, 17, 18 ACREAGE	401	64	
50-22-16-451-018	45950 ELEVEN MILE	03/08/24	\$1,355,000	PTA	03-ARM'S LENGTH	\$1,355,000	\$672,800	\$1,345,608	\$231,077	\$1,123,923	\$928,776	1.210	4,959	\$226.64	TWO STORY B	\$213,372		SEC 16, 17, 18 ACREAGE	401	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	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,070	\$506,134	\$101,704	\$448,296	\$367,664	1.219	1,734	\$258.53	ONE STORY	\$100,000		THE VILLAS AT STONEBROOK, C	407	96	
50-22-17-301-015	48724 WINDFALL	03/12/25	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$309,690	\$619,372	\$101,704	\$573,296	\$470,607	1.218	1,614	\$355.20	ONE STORY	\$100,000		THE VILLAS AT STONEBROOK, C	407	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								
50-22-17-301-070	48654 ROCKVIEW	04/26/24	\$529,900	PTA	03-ARM'S LENGTH	\$529,900	\$272,130	\$544,268	\$101,704	\$428,196	\$402,331	1.064	1,734	\$246.94	ONE STORY	\$100,000		THE VILLAS AT STONEBROOK, C	407	95	
50-22-17-301-039	48767 ROCKVIEW	08/30/24	\$547,500	PTA	03-ARM'S LENGTH	\$547,500	\$302,490	\$604,985	\$101,963	\$445,537	\$502,519	0.887	2,349	\$189.67	TWO STORY	\$100,000		THE VILLAS AT STONEBROOK, C	407	94	
50-22-17-301-040	48773 ROCKVIEW	08/11/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$286,950	\$573,895	\$101,963	\$448,037	\$471,461	0.950	2,349	\$190.74	TWO STORY	\$100,000		THE VILLAS AT STONEBROOK, C	407	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%															
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															

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	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	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$451,540	\$903,081	\$173,855	\$751,145	\$810,251	0.927	3,469	\$216.53	TWO STORY	\$160,000		ISLAND LK VINEYARDS OCCP 1	407	86
	50-22-18-428-003	26471 GLENWOOD	04/16/24	\$978,000	PTA	03-ARM'S LENGTH	\$978,000	\$456,630	\$913,259	\$169,438	\$808,562	\$826,468	0.978	3,987	\$202.80	TWO STORY	\$160,000		ISLAND LK VINEYARDS OCCP 1	407	75
	50-22-18-427-011	26553 ANCHORAGE	06/20/23	\$880,000	PTA	03-ARM'S LENGTH	\$880,000	\$442,350	\$884,693	\$169,438	\$710,562	\$794,728	0.894	3,321	\$213.96	TWO STORY	\$160,000		ISLAND LK VINEYARDS OCCP 1	407	76
	50-22-18-428-013	49788 LEYLAND	04/20/23	\$810,000	PTA	03-ARM'S LENGTH	\$810,000	\$399,870	\$799,730	\$169,438	\$640,562	\$700,324	0.915	3,564	\$179.73	TWO STORY	\$160,000		ISLAND LK VINEYARDS OCCP 1	407	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								
	outlier											Avg ECF =>	0.929								
	50-22-18-428-008	26551 GLENWOOD	12/11/23	\$915,000	PTA	03-ARM'S LENGTH	\$915,000	\$504,180	\$1,008,351	\$169,438	\$745,562	\$932,126	0.800	4,631	\$160.99	TWO STORY	\$160,000		ISLAND LK VINEYARDS OCCP 1	407	75
	R1821	ISLAND LK ARBORS OCCP 1358 & 1659																			
	50-22-18-401-059	49970 BLACKBERRY	12/02/24	\$478,000	PTA	03-ARM'S LENGTH	\$478,000	\$232,870	\$465,736	\$87,735	\$390,265	\$374,258	1.043	2,384	\$163.70	TWO STORY D	\$85,000		ISLAND LK ARBORS OCCP 1358	407	76
	50-22-18-401-068	26386 ISLAND LAKE	10/25/24	\$490,000	WD	03-ARM'S LENGTH	\$488,900	\$252,940	\$505,875	\$87,735	\$401,165	\$414,000	0.969	2,383	\$168.34	TWO STORY B	\$85,000		ISLAND LK ARBORS OCCP 1358	407	76
	50-22-18-401-124	26197 FIELDSTONE	10/24/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$252,470	\$504,936	\$87,735	\$397,265	\$413,070	0.962	2,383	\$166.71	TWO STORY B	\$85,000		ISLAND LK ARBORS OCCP 1358	407	77
	50-22-18-401-120	26245 FIELDSTONE	10/16/24	\$493,000	PTA	03-ARM'S LENGTH	\$493,000	\$241,730	\$483,467	\$87,735	\$405,265	\$391,814	1.034	2,333	\$173.71	TWO STORY B	\$85,000		ISLAND LK ARBORS OCCP 1358	407	78
	50-22-18-401-061	49992 BLACKBERRY	03/14/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$233,890	\$467,782	\$87,735	\$387,265	\$376,284	1.029	2,063	\$187.72	TWO STORY	\$85,000		ISLAND LK ARBORS OCCP 1358	407	76
	50-22-18-401-036	26415 FIELDSTONE	11/22/23	\$494,000	PTA	03-ARM'S LENGTH	\$494,000	\$238,000	\$476,006	\$87,735	\$406,265	\$384,427	1.057	2,371	\$171.35	TWO STORY B	\$85,000		ISLAND LK ARBORS OCCP 1358	407	75
	50-22-18-401-087	26248 FIELDSTONE	11/02/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$232,560	\$465,122	\$87,735	\$392,265	\$373,651	1.050	2,060	\$190.42	TWO STORY D	\$85,000		ISLAND LK ARBORS OCCP 1358	407	78
	50-22-18-401-005	26436 FIELDSTONE	10/27/23	\$507,000	PTA	03-ARM'S LENGTH	\$507,000	\$240,860	\$481,719	\$87,735	\$419,265	\$390,083	1.075	2,383	\$175.94	TWO STORY B	\$85,000		ISLAND LK ARBORS OCCP 1358	407	79
							\$3,900,900	\$1,925,320	\$3,850,643		\$3,199,020	\$3,117,587		2,295	\$174.74						
	USE 1.01 ECF FOR ALL STYLES											ECF =>	1.026								
	outlier											Avg ECF =>	1.027								
	50-22-18-401-021	26420 ISLAND LAKE	08/02/24	\$463,000	PTA	03-ARM'S LENGTH	\$463,000	\$212,790	\$425,576	\$87,735	\$375,265	\$334,496	1.122	2,063	\$181.90	TWO STORY	\$85,000		ISLAND LK ARBORS OCCP 1358	407	75
	R1822	ISLAND LK NTH WDS OCCP 1415																			
	50-22-18-451-010	49669 TIMBER	09/20/24	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$267,280	\$534,563	\$107,461	\$502,539	\$520,856	0.965	2,476	\$202.96	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	76
	50-22-18-451-025	49702 TIMBER	06/11/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$284,270	\$568,540	\$107,461	\$482,539	\$562,291	0.858	2,658	\$181.54	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	76
	50-22-18-451-007	49645 TIMBER	10/10/23	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$290,450	\$580,903	\$107,461	\$472,539	\$577,368	0.818	2,700	\$175.01	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	78
	50-22-18-451-011	49671 TIMBER	07/26/23	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$275,720	\$551,440	\$107,461	\$452,539	\$541,438	0.836	2,476	\$182.77	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	76
	50-22-18-451-018	49652 TIMBER	06/12/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$263,310	\$526,616	\$108,373	\$476,627	\$510,052	0.934	2,394	\$199.09	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	77
	50-22-18-451-033	26033 ISLAND LAKE	06/12/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$265,940	\$531,876	\$107,461	\$427,539	\$517,579	0.826	2,610	\$163.81	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	78
	50-22-18-451-035	26029 ISLAND LAKE	04/14/23	\$560,000	PTA	03-ARM'S LENGTH	\$555,550	\$271,580	\$543,161	\$107,461	\$448,089	\$531,341	0.843	2,476	\$180.97	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	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								
	outlier											Avg ECF =>	0.869								
	50-22-18-451-039	25999 ISLAND LAKE	07/03/24	\$677,100	PTA	03-ARM'S LENGTH	\$677,100	\$278,050	\$556,108	\$107,461	\$569,639	\$547,131	1.041	2,476	\$230.06	TWO STORY	\$105,000		ISLAND LK NTH WDS OCCP 1415	407	77
	R1823	ISLAND LK EAST ARBORS OCCP 1659																			
	USE 1.01 ECF FOR ALL STYLES																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
similar to R1821																				
R1824	KNIGHTSBRIDGE GATE OCCP 1797																			
50-22-18-101-057	27026 MAXWELL	12/02/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$246,340	\$492,685	\$98,086	\$416,914	\$419,786	0.993	2,120	\$196.66	TWO STORY	\$95,000		Knightsbridge Gate	407	84
50-22-18-101-080	27041 MAXWELL	11/12/24	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$248,610	\$497,219	\$98,086	\$451,914	\$424,610	1.064	2,532	\$178.48	TWO STORY	\$95,000		Knightsbridge Gate	407	87
50-22-18-101-273	51356 E BOURNE	08/09/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$226,190	\$452,380	\$97,679	\$387,321	\$377,342	1.026	2,162	\$179.15	TWO STORY	\$95,000		Knightsbridge Gate	407	81
50-22-18-101-116	51125 HALLFIELD	03/01/24	\$541,500	PTA	03-ARM'S LENGTH	\$541,500	\$272,670	\$545,344	\$103,480	\$438,020	\$470,068	0.932	2,821	\$155.27	TWO STORY	\$95,000		Knightsbridge Gate	407	88
50-22-18-101-330	27303 BENJAMINS	03/01/24	\$578,300	PTA	03-ARM'S LENGTH	\$578,300	\$264,700	\$529,391	\$98,086	\$480,214	\$458,835	1.047	2,597	\$184.91	TWO STORY	\$95,000		Knightsbridge Gate	407	84
50-22-18-101-274	27699 BELGRAVE	02/26/24	\$537,500	PTA	03-ARM'S LENGTH	\$537,500	\$275,070	\$550,134	\$103,598	\$433,902	\$475,038	0.913	2,539	\$170.89	TWO STORY	\$95,000		Knightsbridge Gate	407	84
50-22-18-101-068	27158 MAXWELL	12/12/23	\$515,000	PTA	03-ARM'S LENGTH	\$513,500	\$255,910	\$511,818	\$98,086	\$415,414	\$440,140	0.944	2,539	\$163.61	TWO STORY	\$95,000		Knightsbridge Gate	407	82
50-22-18-101-264	51248 E BOURNE	10/18/23	\$480,000	PTA	03-ARM'S LENGTH	\$478,500	\$247,040	\$494,081	\$98,086	\$380,414	\$421,271	0.903	2,234	\$170.28	TWO STORY	\$95,000		Knightsbridge Gate	407	82
50-22-18-101-021	27147 VICTORIA	09/27/23	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$265,240	\$530,478	\$98,603	\$442,397	\$459,442	0.963	2,583	\$171.27	TWO STORY	\$95,000		Knightsbridge Gate	407	81
50-22-18-101-092	27078 LADBROKE	06/14/23	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$209,320	\$418,633	\$98,086	\$353,914	\$341,007	1.038	1,900	\$186.27	TWO STORY	\$95,000		Knightsbridge Gate	407	87
50-22-18-101-024	27111 VICTORIA	06/07/23	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$250,430	\$500,851	\$98,086	\$441,914	\$428,473	1.031	2,532	\$174.53	TWO STORY	\$95,000		Knightsbridge Gate	407	86
50-22-18-101-039	51231 LUKE	05/31/23	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$208,020	\$416,036	\$98,086	\$343,914	\$338,245	1.017	1,917	\$179.40	TWO STORY	\$95,000		Knightsbridge Gate	407	85
50-22-18-101-003	27363 VICTORIA	04/17/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$296,380	\$592,761	\$98,086	\$430,914	\$526,250	0.819	2,795	\$154.17	TWO STORY	\$95,000		Knightsbridge Gate	407	88
						\$6,703,300	\$3,265,920	\$6,531,811		\$5,417,166	\$5,580,507		2,405	\$174.22						
												ECF =>	0.971							
												Avg ECF =>	0.976							
R1825	ANDELINA RIDGE OCCP# 2063																			
50-22-18-102-131	27486 BARCELLOS	11/06/24	\$755,000	PTA	03-ARM'S LENGTH	\$755,000	\$347,360	\$694,727	\$125,292	\$629,708	\$694,433	0.907	3,337	\$188.70	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	91
50-22-18-102-095	50944 SEVILLA	10/22/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$305,230	\$610,457	\$125,292	\$514,708	\$591,665	0.870	2,702	\$190.49	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	92
50-22-18-102-101	50896 SEVILLA	10/22/24	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$298,490	\$596,978	\$125,292	\$536,708	\$575,227	0.933	2,507	\$214.08	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	91
50-22-18-102-146	50736 SEVILLA	09/26/24	\$637,500	WD	03-ARM'S LENGTH	\$637,500	\$301,170	\$602,330	\$127,294	\$510,206	\$579,312	0.881	2,625	\$194.36	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	90
50-22-18-102-065	27464 PAMPLONA	02/23/24	\$634,900	PTA	03-ARM'S LENGTH	\$634,900	\$320,900	\$641,799	\$125,292	\$509,608	\$629,887	0.809	2,958	\$172.28	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	91
50-22-18-102-039	27566 ESTRADA	12/04/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$325,050	\$650,105	\$132,280	\$567,720	\$631,494	0.899	3,070	\$184.93	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	89
50-22-18-102-063	27480 PAMPLONA	08/04/23	\$651,000	PTA	03-ARM'S LENGTH	\$651,000	\$324,440	\$648,888	\$125,292	\$525,708	\$638,532	0.823	3,070	\$171.24	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	89
50-22-18-102-068	27507 PAMPLONA	05/24/23	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$338,070	\$676,143	\$125,292	\$514,708	\$671,770	0.766	3,148	\$163.50	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	90
50-22-18-102-018	27618 AMADORA	04/21/23	\$576,000	WD	03-ARM'S LENGTH	\$576,000	\$297,340	\$594,676	\$125,292	\$450,708	\$572,420	0.787	2,739	\$164.55	TWO STORY	\$120,000		ANDELINA RIDGE OCCP# 2063	407	89
						\$5,896,400	\$2,858,050	\$5,716,103		\$4,759,782	\$5,584,738		2,906	\$182.68						
												ECF =>	0.852							
												Avg ECF =>	0.853							
R1826	BERKSHIRE POINTE OCCP 2080																			
50-22-18-201-081	49544 HARRIER	08/29/24	\$681,000	PTA	03-ARM'S LENGTH	\$681,000	\$318,410	\$636,813	\$124,567	\$556,433	\$461,483	1.206	2,637	\$211.01	TWO STORY	\$120,000		BERKSHIRE POINTE OCCP 2080	407	89
50-22-18-201-062	27612 HARTWICK	07/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$306,360	\$612,711	\$124,567	\$550,433	\$439,769	1.252	2,590	\$212.52	TWO STORY	\$120,000		BERKSHIRE POINTE OCCP 2080	407	89
						\$1,356,000	\$624,770	\$1,249,524		\$1,106,866	\$901,252		2,614	\$211.77						
												ECF =>	1.228							
												Avg ECF =>	1.229							
50-22-18-201-004	OUTLIER - to be parsonage 49501 HARRIER	06/26/25	\$825,000	PTA	03-ARM'S LENGTH	\$825,000	\$355,830	\$711,663	\$124,567	\$700,433	\$528,915	1.324	2,921	\$239.79	TWO STORY	\$120,000		BERKSHIRE POINTE OCCP 2080	407	89
R1920	ISLAND LK NTH BAY OCCP 1413																			
50-22-19-101-049	25734 ISLAND LAKE	02/19/25	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$352,510	\$705,013	\$186,785	\$543,215	\$575,809	0.943	2,610	\$208.13	TWO STORY B	\$180,000		ISLAND LK NTH BAY OCCP 1413	407	77
50-22-19-101-046	25758 ISLAND LAKE	05/24/24	\$735,000	PTA	03-ARM'S LENGTH	\$735,000	\$361,500	\$723,004	\$183,946	\$551,054	\$598,953	0.920	2,508	\$219.72	TWO STORY C	\$180,000		ISLAND LK NTH BAY OCCP 1413	407	77
50-22-19-101-059	25678 ISLAND LAKE	05/10/24	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$340,220	\$680,442	\$183,958	\$491,042	\$551,649	0.890	2,476	\$198.32	TWO STORY C	\$180,000		ISLAND LK NTH BAY OCCP 1413	407	78
50-22-19-101-014	25976 ISLAND LAKE	12/14/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$337,660	\$675,324	\$183,946	\$466,054	\$545,976	0.854	2,476	\$188.23	TWO STORY C	\$180,000		ISLAND LK NTH BAY OCCP 1413	407	77
						\$2,790,000	\$1,391,890	\$2,783,783		\$2,051,365	\$2,272,387		2,518	\$203.60						
												ECF =>	0.903							
												Avg ECF =>	0.902							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr								
R1921 ISLAND LK SHRS NTH OCCP#1444																												
50-22-19-203-017	25867 SHORELINE	01/27/25	\$2,020,000	WD	03-ARM'S LENGTH	\$2,020,000	\$954,420	\$1,908,830	\$406,347	\$1,613,653	\$1,306,507	1.235	5,465	\$295.27	TWO STORY	\$375,000		ISLAND LK SHRS NTH OCCP#14	407	80								
50-22-19-203-008	25693 SHORELINE	09/04/24	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$1,009,620	\$2,019,247	\$428,221	\$1,571,779	\$1,446,387	1.087	5,746	\$273.54	TWO STORY	\$375,000		ISLAND LK SHRS NTH OCCP#14	407	81								
50-22-19-203-007	25675 SHORELINE	01/31/24	\$1,550,000	PTA	03-ARM'S LENGTH	\$1,550,000	\$805,860	\$1,611,714	\$396,412	\$1,153,588	\$1,056,784	1.092	4,771	\$241.79	TWO STORY	\$375,000		ISLAND LK SHRS NTH OCCP#14	407	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	\$2,700,000	PTA	LTI PARCEL ARM'S L	\$2,700,000	\$1,114,740	\$2,212,562	\$502,173	\$2,197,827	\$1,487,295	1.478	5,503	\$399.39	TWO STORY	\$375,000	22-19-203-	ISLAND LK SHRS NTH OCCP#14	407	77								
R1922 ISLAND LK RAVINES WEST OCCP 1271																												
50-22-19-202-002	25710 SHORELINE	04/02/24	\$900,000	PTA	03-ARM'S LENGTH	\$892,223	\$459,940	\$919,877	\$174,269	\$717,954	\$784,851	0.915	4,005	\$179.26	TWO STORY	\$165,000		Island Lk Rav West #1271	407	80								
50-22-19-201-002	25884 SHORELINE	04/18/23	\$975,000	PTA	03-ARM'S LENGTH	\$975,000	\$468,480	\$936,954	\$174,269	\$800,731	\$802,826	0.997	3,782	\$211.72	TWO STORY	\$165,000		Island Lk Rav West #1271	407	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	\$925,000	PTA	03-ARM'S LENGTH	\$925,000	\$544,200	\$1,088,404	\$187,538	\$737,462	\$948,280	0.778	4,578	\$161.09	TWO STORY	\$165,000		Island Lk Rav West #1271	407	78								
R1923 ISLAND LK ORCHARDS OCCP 1552																												
50-22-19-377-095	50884 CHESAPEAKE	08/22/24	\$1,175,000	PTA	03-ARM'S LENGTH	\$1,175,000	\$504,070	\$1,008,130	\$165,484	\$1,009,516	\$1,043,937	0.967	4,535	\$222.61	TWO STORY	\$155,000		Island Lk Orchards OCCP#1552	407	85								
50-22-19-478-007	24303 SAYBROOK	05/17/24	\$871,000	PTA	03-ARM'S LENGTH	\$871,000	\$368,100	\$736,209	\$166,709	\$704,291	\$708,741	0.994	3,105	\$226.82	TWO STORY B	\$155,000		Island Lk Orchards OCCP#1552	407	86								
50-22-19-478-012	24252 SAYBROOK	02/26/24	\$922,000	WD	03-ARM'S LENGTH	\$922,000	\$421,310	\$842,627	\$175,892	\$746,108	\$827,245	0.902	3,172	\$235.22	TWO STORY B	\$165,000		Island Lk Orchards OCCP#1552	407	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	\$1,500,000	MLC	LTI PARCEL ARM'S L	\$1,500,000	\$661,070	\$1,319,057	\$368,441	\$1,131,559	\$931,977	1.214	4,205	\$269.10	TWO STORY	\$350,000	22-19-401-	Island Lk Shores S OCCP#1553	407	79								
USE 1.02 ECF FOR ALL STYLES																												
R1925 ISLAND LK STH HARBOR OCCP#1602																												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
50-22-19-427-037	24751 REEDS POINTE	03/04/25	\$721,000	WD	03-ARM'S LENGTH	\$721,000	\$352,760	\$705,528	\$182,117	\$538,883	\$594,785	0.906	2,610	\$206.47	TWO STORY	\$180,000		ISLAND LK STH HARBOR OCCP	407	79	
50-22-19-427-013	24907 REEDS POINTE	04/08/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$350,130	\$700,251	\$182,117	\$537,883	\$588,789	0.914	2,610	\$206.09	TWO STORY	\$180,000		ISLAND LK STH HARBOR OCCP	407	79	
50-22-19-427-012	24927 REEDS POINTE	10/27/23	\$725,000	PTA	03-ARM'S LENGTH	\$725,000	\$351,210	\$702,429	\$182,117	\$542,883	\$591,264	0.918	2,610	\$208.00	TWO STORY	\$180,000		ISLAND LK STH HARBOR OCCP	407	79	
USE .90 ECF FOR ALL STYLES						\$2,166,000	\$1,054,100	\$2,108,208		\$1,619,649	\$1,774,838		2,610	\$206.85							
similar with R1926																					
R1926 ISLAND LK RAVINES WEST 2 OCCP 1271																					
50-22-19-228-004	25518 DOGWOOD	02/12/25	\$878,500	WD	03-ARM'S LENGTH	\$878,500	\$431,590	\$863,176	\$157,193	\$721,307	\$784,426	0.920	3,510	\$205.50	TWO STORY B	\$147,250		Island Lk Rav West #1271	407	76	
50-22-19-228-002	25490 DOGWOOD	01/30/24	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$428,770	\$857,537	\$178,787	\$651,213	\$754,167	0.863	3,626	\$179.60	TWO STORY B	\$147,250		Island Lk Rav West #1271	407	83	
50-22-19-226-003	25627 HILLSDALE	11/09/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$398,020	\$796,049	\$166,693	\$678,307	\$699,284	0.970	3,434	\$197.53	TWO STORY B	\$156,750		Island Lk Rav West #1271	407	81	
USE .90 ECF FOR ALL STYLES						\$2,553,500	\$1,258,380	\$2,516,762		\$2,050,827	\$2,237,877		3,523	\$194.21							
similar to R1925																					
R1927 ISLAND LK ORCHARDS DRAKES BAY OCCP 1552																					
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	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$495,630	\$991,259	\$153,606	\$896,394	\$910,492	0.985	4,045	\$221.61	TWO STORY	\$144,000		ISLAND LK ORCHARDS HIGHLA	407	86	
50-22-19-377-031	50749 AMESBURG	11/15/24	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$449,950	\$899,897	\$178,166	\$721,834	\$784,490	0.920	3,466	\$208.26	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	83	
50-22-19-451-018	50409 LANGLEY	09/06/24	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$444,310	\$888,627	\$169,606	\$820,394	\$781,545	1.050	3,926	\$208.96	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	86	
50-22-19-377-034	24688 NEPAVINE	01/18/24	\$818,073	PTA	03-ARM'S LENGTH	\$818,073	\$399,760	\$799,512	\$174,002	\$644,071	\$679,902	0.947	3,473	\$185.45	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	84	
50-22-19-451-016	50345 LANGLEY	04/27/23	\$815,000	PTA	03-ARM'S LENGTH	\$815,000	\$405,450	\$810,899	\$169,606	\$645,394	\$697,058	0.926	3,244	\$198.95	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	87	
USE .95 ECF FOR ALL STYLES 90-100% good						\$4,573,073	\$2,195,100	\$4,390,194		\$3,728,087	\$3,853,487		3,631	\$204.65							
similar to R1925 and R1926																					
50-22-19-376-038	24458 TERRA DEL MAR	10/28/24	\$840,000	PTA	03-ARM'S LENGTH	\$840,000	\$365,550	\$731,100	\$169,733	\$670,267	\$610,182	1.098	3,200	\$209.46	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	78	
50-22-19-376-080	50617 AMESBURG	09/30/24	\$822,000	WD	03-ARM'S LENGTH	\$822,000	\$360,060	\$720,126	\$169,733	\$652,267	\$598,253	1.090	2,727	\$239.19	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	78	
USE 1.05 ECF FOR ALL STYLES 80% and less						\$1,662,000	\$725,610	\$1,451,226		\$1,322,534	\$1,208,435		2,964	\$224.32							
similar to R1925 and R1926																					
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																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr		
50-22-19-377-020	50757 CALVERT ISLE	07/26/24	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$516,000	\$1,032,007	\$169,733	\$1,130,267	\$937,254	1.206	4,042	\$279.63	TWO STORY	\$160,000		ISLAND LK ORCHARDS HIGHLA	407	88		
R1929 THE PRESERVE AT ISLAND LAKE OCCP 2084																						
50-22-19-378-004	50807 DENALI	01/15/25	\$952,000	WD	03-ARM'S LENGTH	\$952,000	\$429,590	\$859,183	\$176,591	\$775,409	\$898,147	0.863	3,251	\$238.51	TWO STORY	\$160,000		THE PRESERVE AT ISLAND LAKE	407	91		
50-22-19-378-007	50879 DENALI	05/21/24	\$876,414	PTA	03-ARM'S LENGTH	\$876,414	\$385,390	\$770,788	\$169,943	\$706,471	\$790,586	0.894	3,551	\$198.95	TWO STORY	\$160,000		THE PRESERVE AT ISLAND LAKE	407	89		
50-22-19-378-006	50855 DENALI	05/30/23	\$882,500	PTA	03-ARM'S LENGTH	\$882,500	\$424,140	\$848,289	\$172,849	\$709,651	\$888,737	0.798	3,461	\$205.04	TWO STORY	\$160,000		THE PRESERVE AT ISLAND LAKE	407	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												ECF =>		0.850								
outlier												Avg ECF =>		0.852								
50-22-19-378-021	50730 DENALI	08/04/23	\$835,000	PTA	03-ARM'S LENGTH	\$835,000	\$485,420	\$970,836	\$169,943	\$665,057	\$1,053,807	0.631	3,927	\$169.35	TWO STORY	\$160,000		THE PRESERVE AT ISLAND LAKE	407	90		
R1950 SEC 19 ACREAGE																						
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	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$281,900	\$563,804	\$94,824	\$455,176	\$430,257	1.058	2,352	\$193.53	ONE STORY B	\$84,573		BIRCHWOODS	401	63		
50-22-20-152-008	25100 DELMONT	12/13/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$255,830	\$511,669	\$97,386	\$432,614	\$380,076	1.138	2,004	\$215.88	ONE STORY B	\$87,135		BIRCHWOODS	401	60		
50-22-20-151-018	25152 BIRCHWOODS	03/28/24	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$237,770	\$475,538	\$102,779	\$400,221	\$341,981	1.170	2,031	\$197.06	TWO STORY B	\$91,942		BIRCHWOODS	401	60		
50-22-20-152-019	25153 BIRCHWOODS	11/30/23	\$531,000	PTA	03-ARM'S LENGTH	\$530,000	\$241,370	\$482,741	\$99,357	\$430,643	\$351,728	1.224	2,166	\$198.82	TWO STORY B	\$89,106		BIRCHWOODS	401	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	\$598,900	PTA	03-ARM'S LENGTH	\$598,900	\$281,380	\$562,767	\$93,657	\$505,243	\$551,894	0.915	2,066	\$244.55	ONE STORY B	\$85,350		NOTTINGHAM/PEBBLE RIDGE	401	79		
USE .90 ECF FOR ONE STORY AND ALL OTHER STYLES EXCEPT 2- STORIES																						
50-22-20-327-013	24570 DINSER	09/11/24	\$469,900	PTA	03-ARM'S LENGTH	\$469,900	\$218,400	\$436,797	\$109,762	\$360,138	\$344,247	1.046	2,047	\$175.93	TWO STORY B	\$101,455		NOTTINGHAM/PEBBLE RIDGE	401	53		
50-22-20-376-020	24602 NOTTINGHAM	09/04/24	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$239,560	\$479,118	\$98,822	\$402,178	\$400,312	1.005	2,448	\$164.29	TWO STORY B	\$90,515		NOTTINGHAM/PEBBLE RIDGE	401	64		
						\$970,900	\$457,960	\$915,915		\$762,316	\$744,559		2,248	\$170.11								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr									
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																						
	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	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$312,800	\$625,596	\$123,993	\$686,007	\$546,075	1.256	2,829	\$242.49	TWO STORY B	\$117,000		Greenwd Oks, Warringtn Mnr, N	401	79									
50-22-20-452-033	24296 WOODHAM	05/23/24	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$298,210	\$596,410	\$128,150	\$471,850	\$511,274	0.923	2,797	\$168.70	TWO STORY B	\$123,997		Greenwd Oks, Warringtn Mnr, N	401	70									
50-22-20-452-016	47681 ROCHESTER	08/21/23	\$646,800	PTA	03-ARM'S LENGTH	\$646,800	\$308,040	\$616,087	\$165,297	\$481,503	\$490,353	0.982	2,693	\$178.80	TWO STORY B	\$135,000		Greenwd Oks, Warringtn Mnr, N	401	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																
R2005 GREENWOOD OAKS																													
50-22-20-476-009	24428 SALEM	02/03/25	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$349,160	\$698,322	\$144,356	\$593,644	\$621,390	0.955	3,327	\$178.43	TWO STORY	\$134,377		Greenwd Oks, Warringtn Mnr, N	401	72									
50-22-20-451-004	24418 NANTUCKET	11/27/24	\$740,000	PTA	03-ARM'S LENGTH	\$740,000	\$335,630	\$671,263	\$155,904	\$584,096	\$577,745	1.011	2,671	\$218.68	TWO STORY B	\$125,211		Greenwd Oks, Warringtn Mnr, N	401	75									
50-22-20-480-013	47477 GREENWICH	05/28/24	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$331,360	\$662,714	\$130,269	\$619,731	\$596,505	1.039	2,936	\$211.08	TWO STORY	\$111,766		Greenwd Oks, Warringtn Mnr, N	401	75									
50-22-20-452-002	47647 ROCHESTER	08/14/23	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$306,160	\$612,311	\$142,987	\$472,013	\$525,592	0.898	3,064	\$154.05	TWO STORY B	\$135,000		Greenwd Oks, Warringtn Mnr, N	401	70									
50-22-20-480-005	47535 GREENWICH	06/23/23	\$725,101	PTA	03-ARM'S LENGTH	\$725,101	\$354,450	\$708,907	\$132,418	\$592,683	\$645,619	0.918	3,246	\$182.59	TWO STORY	\$122,439		Greenwd Oks, Warringtn Mnr, N	401	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																
	outlier																												
50-22-20-476-002	24418 HOLYOKE	07/16/24	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$304,640	\$609,272	\$164,569	\$635,431	\$497,926	1.276	3,082	\$206.17	TWO STORY B	\$135,000		Greenwd Oks, Warringtn Mnr, N	401	66									
R2006 WARRINGTON MANOR																													
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	\$1,050,000	PTA	03-ARM'S LENGTH	\$1,050,000	\$443,500	\$886,990	\$144,910	\$905,090	\$806,609	1.122	3,839	\$235.76	TWO STORY	\$135,000		Island Lk Rav Enclave #1271	407	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																
R2021 ISLAND LK RAVINES EAST OCCP 1271																													
USE .95 ECF FOR ALL STYLES																													

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	similar increase with adjacent R2001, R 2022, R2023																					
	outlier																					
	50-22-20-302-018	25029 ACORN	03/27/24	\$720,000	PTA	03-ARM'S LENGTH	\$720,000	\$398,800	\$797,593	\$144,438	\$575,562	\$709,951	0.811	3,524	\$163.33	TWO STORY	\$135,000		Island Lk Rav East #1271	407	78	
	R2022		KIRKWAY PLACE OCCP 1572																			
	50-22-20-276-016	25289 SUTTON	11/13/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$349,600	\$699,209	\$142,035	\$607,965	\$618,215	0.983	2,073	\$293.28	ONE STORY	\$135,000		Kirkway Place OCCP 1572	407	86	
	50-22-20-276-004	25242 SUTTON	08/07/24	\$710,000	WD	03-ARM'S LENGTH	\$705,000	\$377,030	\$754,050	\$128,535	\$576,465	\$692,379	0.833	2,313	\$249.23	ONE STORY	\$121,500		Kirkway Place OCCP 1572	407	85	
	50-22-20-276-015	25275 SUTTON	11/22/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$377,770	\$755,531	\$153,570	\$646,430	\$666,739	0.970	2,368	\$272.99	ONE STORY	\$135,000		Kirkway Place OCCP 1572	407	81	
							\$2,255,000	\$1,104,400	\$2,208,790		\$1,830,860	\$1,977,333		2,251	\$271.83							
	USE .925 ECF FOR ALL STYLES												ECF =>	0.926								
	similar increase with adjacent R2001, R2020, R2021, R2023												Avg ECF =>	0.929								
	R2023		RESERVE OF ISLAND LAKE OCCP 2048																			
	50-22-20-304-023	24890 OVERLOOK	08/07/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$412,590	\$825,174	\$175,786	\$699,214	\$834,000	0.838	3,178	\$220.02	TWO STORY	\$165,000		ISLAND LAKE RESERVE #2048	407	88	
							\$875,000	\$412,590	\$825,174		\$699,214	\$834,000		3,178	\$220.02							
	USE .90 ECF FOR ALL STYLES												ECF =>	0.838								
													Avg ECF =>	0.838								
	R2024		VALENCIA ESTATES OCCP 2053																			
	50-22-20-402-007	47466 VALENCIA	12/06/24	\$920,000	PTA	03-ARM'S LENGTH	\$920,000	\$425,620	\$851,245	\$174,346	\$745,654	\$697,834	1.069	3,346	\$222.85	TWO STORY	\$165,000		VALENCIA EST #2053	407	88	
	50-22-20-402-011	47494 VALENCIA	06/23/23	\$955,000	PTA	03-ARM'S LENGTH	\$955,000	\$465,330	\$930,666	\$180,821	\$774,179	\$773,036	1.001	3,519	\$220.00	TWO STORY	\$165,000		VALENCIA EST #2053	407	88	
							\$1,875,000	\$890,950	\$1,781,911		\$1,519,833	\$1,470,870		3,433	\$221.42							
	USE 1.03 ECF FOR ALL STYLES												ECF =>	1.033								
													Avg ECF =>	1.035								
	R2025		OBERLIN OCCP 2144																			
	50-22-20-201-045	25858 TENNYSON	08/28/24	\$785,000	PTA	03-ARM'S LENGTH	\$785,000	\$369,580	\$739,164	\$140,392	\$644,608	\$516,183	1.249	2,936	\$219.55	TWO STORY	\$135,000		OBERLIN #2144	407	92	
	50-22-20-201-007	25811 OBERLIN	08/12/24	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$355,450	\$710,901	\$139,540	\$660,460	\$492,553	1.341	2,749	\$240.25	TWO STORY	\$135,000		OBERLIN #2144	407	92	
	50-22-20-201-037	48303 ISABELLA	06/28/24	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$366,630	\$733,261	\$141,978	\$608,022	\$509,727	1.193	2,855	\$212.97	TWO STORY	\$135,000		OBERLIN #2144	407	91	
	50-22-20-201-036	25741 TENNYSON	06/21/24	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$365,040	\$730,086	\$139,540	\$640,460	\$509,091	1.258	2,972	\$215.50	TWO STORY	\$135,000		OBERLIN #2144	407	91	
	50-22-20-201-050	25937 WEMBLEY	01/26/24	\$751,000	PTA	03-ARM'S LENGTH	\$751,000	\$365,390	\$730,770	\$139,540	\$611,460	\$509,681	1.200	2,752	\$222.19	TWO STORY	\$135,000		OBERLIN #2144	407	93	
	50-22-20-201-013	25624 OBERLIN	08/03/23	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$346,670	\$693,345	\$139,540	\$590,460	\$477,418	1.237	2,486	\$237.51	TWO STORY	\$135,000		OBERLIN #2144	407	94	
	50-22-20-201-059	25721 WEMBLEY	04/18/23	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$328,730	\$657,468	\$139,540	\$500,460	\$446,490	1.121	2,350	\$212.96	TWO STORY	\$135,000		OBERLIN #2144	407	93	
							\$5,236,000	\$2,497,490	\$4,994,995		\$4,255,930	\$3,461,142		2,729	\$222.99							
	USE 1.21 ECF FOR ALL STYLES												ECF =>	1.230								
													Avg ECF =>	1.228								
	outliers																					
	50-22-20-201-048	25712 OBERLIN	04/24/23	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$402,000	\$804,000	\$220,247	\$474,753	\$503,235	0.943	2,876	\$165.07	TWO STORY	\$200,000		OBERLIN #2144	407	91	
	50-22-20-201-003	25907 OBERLIN	04/28/23	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$378,740	\$757,479	\$139,540	\$560,460	\$532,706	1.052	2,890	\$193.93	TWO STORY	\$135,000		OBERLIN #2144	407	93	
	50-22-20-201-063	25798 WEMBLEY	04/25/23	\$760,000	PTA	03-ARM'S LENGTH	\$760,000	\$408,710	\$817,418	\$144,180	\$615,820	\$580,378	1.061	2,890	\$213.09	TWO STORY	\$135,000		OBERLIN #2144	407	93	
	R2050		SEC 20 ACREAGE																			
	50-22-20-301-007	24633 DINSER	12/10/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$227,090	\$454,180	\$137,033	\$367,967	\$264,289	1.392	1,718	\$214.18	ONE STORY B	\$118,928		SEC 19 & 20 ACREAGE	401	51	
	50-22-20-301-007	24633 DINSER	12/27/23	\$460,000	WD	03-ARM'S LENGTH	\$457,000	\$227,090	\$454,180	\$137,033	\$319,967	\$264,289	1.211	1,718	\$186.24	ONE STORY B	\$118,928		SEC 19 & 20 ACREAGE	401	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															

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr			
	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	\$1,325,000	PTA	LTI PARCEL ARM'S LE	\$1,325,000	\$555,910	\$1,185,969	\$902,774	\$422,226	\$235,996	1.789	1,875	\$225.19	ONE STORY	\$791,560	22-20-100-	SEC 19 & 20 ACREAGE	401	45			
	R2101	PIONEER MEADOWS																						
	50-22-21-103-028	25668 STRATH HAVEN	03/14/25	\$311,500	WD	03-ARM'S LENGTH	\$304,875	\$134,620	\$269,248	\$83,054	\$221,821	\$124,129	1.787	1,542	\$143.85	TWO STORY	\$76,451		Pioneer Meadows	401	49			
	50-22-21-151-011	25691 STRATH HAVEN	05/12/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$176,100	\$352,204	\$83,603	\$316,397	\$179,067	1.767	2,220	\$142.52	TWO STORY	\$77,000		Pioneer Meadows	401	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										
	USE 1.15-1.65 ECF FOR 2-STORY AND TRI-LEVEL												Avg ECF =>	1.777										
	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																	
	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	\$654,000	PTA	03-ARM'S LENGTH	\$654,000	\$317,450	\$634,905	\$106,973	\$547,027	\$512,555	1.067	2,899	\$188.70	TWO STORY B	\$103,858		Lochmoor Vlg & Briarwood of N	401	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	\$486,620	PTA	03-ARM'S LENGTH	\$486,620	\$222,710	\$445,428	\$102,766	\$383,854	\$342,320	1.121	2,232	\$171.98	TWO STORY B	\$98,826		Lochmoor Vlg & Briarwood of N	401	63			
	50-22-21-303-003	24596 BRAMBLEWOOD	12/29/23	\$449,000	WD	03-ARM'S LENGTH	\$445,500	\$222,190	\$444,380	\$101,322	\$344,178	\$342,715	1.004	2,272	\$151.49	TWO STORY B	\$97,382		Lochmoor Vlg & Briarwood of N	401	63			
	50-22-21-303-020	24481 REDWING	06/10/24	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$260,940	\$521,885	\$115,950	\$514,050	\$405,529	1.268	2,335	\$220.15	TWO STORY B	\$105,000		Lochmoor Vlg & Briarwood of N	401	64			
	50-22-21-377-003	24284 BRAMBLEWOOD	12/18/23	\$475,000	PTA	03-ARM'S LENGTH	\$465,000	\$221,220	\$442,439	\$99,502	\$365,498	\$342,594	1.067	2,141	\$170.71	TWO STORY B	\$95,562		Lochmoor Vlg & Briarwood of N	401	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										

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	outliers																				
	50-22-21-303-016	24545 REDWING	08/29/23	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$312,930	\$625,854	\$99,502	\$495,498	\$525,826	0.942	2,840	\$174.47	TWO STORY B	\$95,562		Lochmoor Vlg & Briarwood of N	401	68
	50-22-21-353-001	47289 ROBIN	05/25/23	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$289,560	\$579,125	\$105,046	\$464,954	\$473,605	0.982	2,845	\$163.43	TWO STORY B	\$101,106		Lochmoor Vlg & Briarwood of N	401	64
	R2104	ROMA RIDGE																			
	50-22-21-329-036	24579 NAPLES	07/12/24	\$607,000	PTA	03-ARM'S LENGTH	\$607,000	\$255,850	\$511,691	\$108,994	\$498,006	\$376,645	1.322	2,367	\$210.40	TWO STORY B	\$105,000		Roma Ridge	401	63
	50-22-21-327-020	24744 PICARA	07/10/24	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$254,340	\$508,672	\$98,773	\$521,227	\$383,076	1.361	2,380	\$219.00	TWO STORY B	\$94,779		Roma Ridge	401	64
	50-22-21-327-019	24762 PICARA	05/03/24	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$257,980	\$515,957	\$99,684	\$525,316	\$391,669	1.341	2,477	\$212.08	TWO STORY B	\$95,690		Roma Ridge	401	63
	50-22-21-326-010	46772 CIDERMILL	09/29/23	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$258,700	\$517,391	\$108,994	\$376,006	\$384,763	0.977	2,428	\$154.86	TWO STORY B	\$105,000		Roma Ridge	401	63
	50-22-21-326-013	46418 CIDERMILL	06/28/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$259,600	\$519,195	\$108,994	\$441,006	\$383,634	1.150	2,398	\$183.91	TWO STORY B	\$105,000		Roma Ridge	401	64
	50-22-21-329-019	24668 VENICE	06/14/23	\$583,000	PTA	03-ARM'S LENGTH	\$583,000	\$283,550	\$567,092	\$99,694	\$483,306	\$437,140	1.106	2,404	\$201.04	TWO STORY B	\$95,700		Roma Ridge	401	73
							\$3,470,000	\$1,570,020	\$3,139,998		\$2,844,867	\$2,356,927		2,409	\$196.88						
												ECF =>	1.207								
												Avg ECF =>	1.209								
	outlier																				
	50-22-21-377-010	24415 VENICE	12/15/23	\$585,000	PTA	03-ARM'S LENGTH	\$580,000	\$309,280	\$618,563	\$102,325	\$477,675	\$515,722	0.926	2,765	\$172.76	ONE STORY B	\$98,331		Roma Ridge	401	71
	R2105/R2106	SIMMONS ORCH 1, 2, 3, 4																			
	50-22-21-452-001	24502 SIMMONS	01/17/25	\$364,000	WD	03-ARM'S LENGTH	\$360,000	\$163,840	\$327,687	\$74,103	\$285,897	\$144,905	1.973	1,392	\$205.39	TWO STORY B	\$69,950		Simmons Orchard 1,2,3,4	401	59
	50-22-21-458-022	24486 RIVERVIEW	12/06/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$218,620	\$437,237	\$106,928	\$343,072	\$188,748	1.818	1,886	\$181.90	TWO STORY B	\$80,000		Simmons Orchard 1,2,3,4	401	61
	50-22-21-327-004	24945 SARAH FLYNN	11/25/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$248,620	\$497,245	\$103,994	\$396,006	\$224,715	1.762	2,216	\$178.70	TWO STORY B	\$100,000		Simmons Orchard 1,2,3,4	401	62
	50-22-21-453-017	24485 BONNIE BROOK	11/22/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$181,070	\$362,140	\$93,114	\$321,886	\$153,729	2.094	1,843	\$174.65	TWO STORY	\$88,061		Simmons Orchard 1,2,3,4	401	57
	50-22-21-452-017	24530 SIMMONS	11/01/24	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$196,570	\$393,136	\$104,153	\$300,847	\$165,133	1.822	1,675	\$179.61	TWO STORY B	\$100,000		Simmons Orchard 1,2,3,4	401	60
	50-22-21-378-018	24562 SARAH FLYNN	10/24/24	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$227,550	\$455,109	\$85,644	\$431,856	\$211,123	2.046	2,216	\$194.88	TWO STORY B	\$81,650		Simmons Orchard 1,2,3,4	401	62
	50-22-21-455-004	24349 FAIRWAY HILLS	09/27/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$194,180	\$388,357	\$85,040	\$349,960	\$173,324	2.019	1,657	\$211.20	TWO STORY	\$79,929		Simmons Orchard 1,2,3,4	401	65
	50-22-21-453-029	24297 SIMMONS	09/20/24	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$175,230	\$350,457	\$84,544	\$300,456	\$151,950	1.977	1,300	\$231.12	ONE STORY B	\$80,391		Simmons Orchard 1,2,3,4	401	60
	50-22-21-457-013	24923 FAIRWAY HILLS	09/06/24	\$450,000	WD	03-ARM'S LENGTH	\$447,000	\$227,270	\$454,542	\$84,153	\$362,847	\$211,651	1.714	1,451	\$250.07	ONE STORY B	\$80,000		Simmons Orchard 1,2,3,4	401	71
	50-22-21-327-002	45931 CIDERMILL	05/31/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$226,040	\$452,087	\$105,559	\$369,441	\$198,016	1.866	1,966	\$187.92	TWO STORY B	\$100,000		Simmons Orchard 1,2,3,4	401	62
	50-22-21-378-014	24513 SARAH FLYNN	02/26/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$269,030	\$538,052	\$112,660	\$427,340	\$243,081	1.758	2,196	\$194.60	TWO STORY B	\$100,000		Simmons Orchard 1,2,3,4	401	73
	50-22-21-451-016	24355 SURFSIDE	02/23/24	\$473,000	PTA	03-ARM'S LENGTH	\$472,250	\$213,650	\$427,295	\$93,330	\$378,920	\$190,837	1.986	1,912	\$198.18	TWO STORY	\$89,177		Simmons Orchard 1,2,3,4	401	65
	50-22-21-457-013	24923 FAIRWAY HILLS	11/02/23	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$227,270	\$454,542	\$84,153	\$362,847	\$211,651	1.714	1,451	\$250.07	ONE STORY B	\$80,000		Simmons Orchard 1,2,3,4	401	71
	50-22-21-451-034	24607 SIMMONS	09/11/23	\$500,001	PTA	03-ARM'S LENGTH	\$500,001	\$253,490	\$506,979	\$86,625	\$413,376	\$240,202	1.721	1,927	\$214.52	TWO STORY B	\$80,000		Simmons Orchard 1,2,3,4	401	73
	50-22-21-452-003	24474 SIMMONS	04/14/23	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$194,350	\$388,690	\$82,368	\$327,632	\$175,041	1.872	1,760	\$186.15	TWO STORY B	\$75,974		Simmons Orchard 1,2,3,4	401	59
							\$6,758,751	\$3,216,780	\$6,433,555		\$5,372,383	\$2,884,107		1,790	\$202.60						
												ECF =>	1.863								
												Avg ECF =>	1.876								
	outlier																				
	50-22-21-328-011	24754 SARAH FLYNN	05/01/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$219,560	\$439,123	\$85,644	\$339,356	\$201,988	1.680	1,910	\$177.67	TWO STORY B	\$81,650		Simmons Orchard 1,2,3,4	401	62
	50-22-21-453-024	24425 BONNIE BROOK	06/26/23	\$395,000	WD	03-ARM'S LENGTH	\$392,500	\$170,490	\$340,978	\$88,180	\$304,320	\$144,456	2.107	1,496	\$203.42	TWO STORY	\$84,027		Simmons Orchard 1,2,3,4	401	58
	50-22-21-456-011	24236 SIMMONS	11/08/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$202,280	\$404,569	\$90,691	\$384,309	\$179,359	2.143	1,888	\$203.55	TWO STORY B	\$86,538		Simmons Orchard 1,2,3,4	401	53
	R2107	YORKSHIRE PLACE																			
	50-22-21-478-002	24904 SUTHERLAND	10/15/24	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$234,580	\$469,168	\$103,310	\$406,690	\$355,202	1.145	2,074	\$196.09	TWO STORY B	\$98,305		YORKSHIRE	401	60
	50-22-21-480-022	24748 DAVENPORT	10/07/24	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$277,310	\$554,626	\$104,100	\$505,900	\$437,404	1.157	2,515	\$201.15	TWO STORY B	\$100,000		YORKSHIRE	401	68
	50-22-21-427-022	45584 FREEMONT	08/30/24	\$562,500	PTA	03-ARM'S LENGTH	\$562,500	\$271,900	\$543,791	\$90,524	\$471,976	\$440,065	1.073	2,696	\$175.07	TWO STORY B	\$84,784		YORKSHIRE	401	62
	50-22-21-480-014	24876 DAVENPORT	07/26/24	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$286,300	\$572,590	\$89,785	\$520,215	\$468,743	1.110	2,515	\$206.84	TWO STORY B	\$85,685		YORKSHIRE	401	68
	50-22-21-426-003	24923 WHITE PLAINS	07/18/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$241,140	\$482,286	\$97,913	\$427,087	\$373,178	1.144	1,939	\$220.26	ONE STORY B	\$93,813		YORKSHIRE	401	61
	50-22-21-426-027	45555 FREEMONT	02/26/24	\$500,500	PTA	03-ARM'S LENGTH	\$500,500	\$224,750	\$449,498	\$93,038	\$407,462	\$346,078	1.177	2,042	\$199.54	TWO STORY B	\$88,938		YORKSHIRE	401	62
	50-22-21-477-003	24870 PORTSMOUTH	12/08/23	\$557,000	PTA	03-ARM'S LENGTH	\$557,000	\$280,850	\$561,695	\$118,846	\$438,154	\$429,951	1.019	2,739	\$159.97	TWO STORY B	\$81,220		YORKSHIRE	401	61
	50-22-21-476-023	24890 WHITE PLAINS	06/20/23	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$256,600	\$513,207	\$93,326	\$416,674	\$407,651	1.022	2,559	\$162.83	TWO STORY B	\$89,226		YORKSHIRE	401	61
							\$4,385,000	\$2,073,430	\$4,146,861		\$3,594,158	\$3,258,271		2,385	\$190.22						

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr												
	USE 1.08 ECF FOR ALL STYLES																																
	outlier																																
	50-22-21-477-009	24982 PORTSMOUTH	06/20/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$235,700	\$471,404	\$85,320	\$364,680	\$374,839	0.973	2,496	\$146.11	TWO STORY B	\$81,220		YORKSHIRE	401	61												
	R2120 WALDEN WOODS OCCP 757																																
	50-22-21-202-011	46294 CORDOBA	09/12/24	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$352,310	\$704,616	\$141,420	\$633,580	\$562,633	1.126	2,991	\$211.83	TWO STORY	\$133,033		Waldon Woods OCCP 757 & 89	407	67												
	50-22-21-252-006	25682 ARCADIA	08/02/24	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$314,000	\$628,004	\$140,891	\$534,109	\$486,626	1.098	2,896	\$184.43	TWO STORY	\$132,504		Waldon Woods OCCP 757 & 89	407	67												
	50-22-21-252-016	25594 ARCADIA	07/02/24	\$830,000	PTA	03-ARM'S LENGTH	\$830,000	\$365,980	\$731,968	\$141,302	\$688,698	\$590,076	1.167	3,266	\$210.87	TWO STORY	\$132,915		Waldon Woods OCCP 757 & 89	407	67												
	50-22-21-202-010	46282 CORDOBA	08/23/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$345,910	\$691,817	\$125,720	\$619,280	\$565,531	1.095	3,208	\$193.04	TWO STORY	\$117,333		Waldon Woods OCCP 757 & 89	407	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																																
	outlier																																
	R2121 WALDEN WOODS II OCCP 891																																
	50-22-21-251-020	25684 CHEYENNE	07/29/24	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$393,040	\$786,079	\$171,578	\$678,422	\$613,887	1.105	2,772	\$244.74	TWO STORY B	\$131,670		Waldon Woods OCCP 757 & 89	407	74												
	50-22-21-130-005	25879 CHEYENNE	07/10/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$309,820	\$619,635	\$141,920	\$523,080	\$477,238	1.096	2,820	\$185.49	TWO STORY B	\$135,769		Waldon Woods OCCP 757 & 89	407	69												
	50-22-21-129-001	25968 LARAMIE	06/25/24	\$745,000	PTA	03-ARM'S LENGTH	\$745,000	\$357,330	\$714,651	\$138,435	\$606,565	\$575,640	1.054	2,924	\$207.44	TWO STORY B	\$128,194		Waldon Woods OCCP 757 & 89	407	71												
	50-22-21-130-006	25857 CHEYENNE	05/21/24	\$805,000	PTA	03-ARM'S LENGTH	\$805,000	\$400,180	\$800,361	\$142,461	\$662,539	\$657,243	1.008	3,554	\$186.42	TWO STORY B	\$136,310		Waldon Woods OCCP 757 & 89	407	70												
	50-22-21-203-007	25737 CHEYENNE	09/08/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$346,220	\$692,435	\$139,318	\$560,682	\$552,564	1.015	3,279	\$170.99	TWO STORY B	\$133,167		Waldon Woods OCCP 757 & 89	407	71												
																		\$3,765,000	\$1,806,590	\$3,613,161		\$3,031,288	\$2,876,572		3,070	\$199.02							
	USE 1.05 ECF FOR ALL STYLES																																
	outlier																																
	50-22-21-203-014	25724 CODY	08/29/23	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$383,940	\$767,889	\$139,318	\$540,682	\$627,943	0.861	3,743	\$144.45	TWO STORY B	\$133,167		Waldon Woods OCCP 757 & 89	407	71												
	50-22-21-126-026	25905 LARAMIE	07/25/23	\$752,500	PTA	03-ARM'S LENGTH	\$752,500	\$391,270	\$782,545	\$170,139	\$582,361	\$611,794	0.952	3,615	\$161.10	TWO STORY B	\$133,163		Waldon Woods OCCP 757 & 89	407	71												
	50-22-21-126-028	25839 LARAMIE	06/01/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$357,930	\$715,863	\$142,096	\$507,904	\$573,194	0.886	2,813	\$180.56	TWO STORY B	\$135,945		Waldon Woods OCCP 757 & 89	407	69												
	R2122 BRIARWOOD OCCP 617																																
	50-22-21-301-024	24665 EDGEWOOD CT	06/14/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$214,940	\$429,878	\$77,530	\$347,470	\$348,859	0.996	1,701	\$204.27	TWO STORY	\$75,000		Briarwood OCCP 617	407	64												
	50-22-21-301-025	24659 EDGEWOOD CT	06/29/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$201,080	\$402,156	\$77,530	\$347,470	\$321,412	1.081	1,701	\$204.27	TWO STORY	\$75,000		Briarwood OCCP 617	407	64												
	50-22-21-301-055	24603 EDGEWOOD	06/16/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$211,000	\$422,004	\$77,530	\$302,470	\$341,063	0.887	1,552	\$194.89	ONE STORY B	\$75,000		Briarwood OCCP 617	407	65												
	50-22-21-301-020	47312 CIDERMILL	05/05/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,680	\$365,365	\$77,530	\$287,470	\$284,985	1.009	1,701	\$169.00	TWO STORY	\$75,000		Briarwood OCCP 617	407	63												
																		\$1,595,000	\$809,700	\$1,619,403		\$1,284,880	\$1,296,320		1,664	\$193.11							
	USE 1.00 ECF FOR ALL STYLES																																
	outlier																																
	R2123/R2124 BRIARWOOD VILLAGE NORTH OCCP 747/SOUTH OCCP 745																																
	50-22-21-354-016	24261 SCARLET	11/19/24	\$498,000	PTA	03-ARM'S LENGTH	\$498,000	\$235,330	\$470,655	\$83,146	\$414,854	\$222,045	1.868	2,118	\$195.87	TWO STORY B	\$80,750		Briarwood Village S OCCP 745	407	66												
	50-22-21-354-002	47114 SCARLET DR S	08/20/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$199,570	\$399,145	\$83,146	\$366,854	\$180,776	2.029	1,576	\$232.78	TWO STORY	\$80,750		Briarwood Village S OCCP 745	407	66												
	50-22-21-354-009	47170 SCARLET DR S	07/26/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,250	\$434,497	\$83,146	\$381,854	\$205,879	1.855	1,705	\$223.96	ONE STORY B	\$80,750		Briarwood Village S OCCP 745	407	66												
	50-22-21-354-044	47226 SCARLET DR S	04/22/24	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$223,880	\$447,767	\$87,396	\$386,604	\$205,497	1.881	1,616	\$239.24	TWO STORY	\$85,000		Briarwood Village S OCCP 745	407	66												
	50-22-21-354-005	47138 SCARLET DR S	09/22/23	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$208,920	\$417,845	\$83,146	\$355,854	\$191,562	1.858	1,576	\$225.80	TWO STORY	\$80,750		Briarwood Village S OCCP 745	407	71												
	50-22-21-355-009	47306 SCARLET DR N	08/25/23	\$473,000	WD	03-ARM'S LENGTH	\$473,000	\$233,210	\$466,424	\$87,396	\$385,604	\$216,094	1.784	2,078	\$185.56	TWO STORY B	\$85,000		Briarwood Village N OCCP 747	407	66												
	50-22-21-354-047	47250 SCARLET DR S	05/04/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,130	\$508,259	\$87,396	\$412,604	\$233,813	1.765	2,239	\$184.28	TWO STORY B	\$85,000		Briarwood Village S OCCP 745	407	66												
																		\$3,299,000	\$1,572,290	\$3,144,592		\$2,704,228	\$1,455,666		1,844	\$212.50							
	USE 1.85 ECF FOR ALL STYLES																																
	outlier																																
	50-22-21-354-008	47162 SCARLET DR S	09/18/23	\$439,900	PTA	03-ARM'S LENGTH	\$439,900	\$224,710	\$449,414	\$91,646	\$348,254	\$208,241	1.672	1,457	\$239.02	ONE STORY B	\$89,250		Briarwood Village S OCCP 745	407	66												
	50-22-21-354-030	47177 SCARLET DR S	04/03/23	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$242,540	\$485,072	\$87,396	\$374,604	\$226,489	1.654	2,218	\$168.89	TWO STORY B	\$85,000		Briarwood Village S OCCP 745	407	66												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
R2125 WEATHERVANE VILLAGE OCCP 744																				
50-22-21-400-041	24311 WEATHERVANE	09/18/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$173,300	\$346,605	\$72,662	\$282,338	\$228,232	1.237	1,657	\$170.39	TWO STORY	\$70,000		WEATHERVANE VILLAGE OCCP	407	66
						\$355,000	\$173,300	\$346,605		\$282,338	\$228,232		1,657	\$170.39						
<i>USE 1.25 ECF FOR ALL STYLES</i>																				
											ECF =>	1.237								
											Avg ECF =>	1.237								
R2126 ABBEY HILLS OCCP 1046																				
<i>USE .95 ECF FOR ALL STYLES</i>																				
uniform increase as adjacent R2102, R2103 and R2101																				
R2127 HOMESTEAD OCCP 1120																				
<i>USE 1.55 ECF FOR ALL STYLES</i>																				
uniform increase as adjacent R2105, R2103 and R2101																				
R2150 SEC 21 ACREAGE																				
50-22-21-378-032	46400 TEN MILE	12/27/24	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$230,510	\$461,020	\$126,610	\$398,390	\$267,528	1.489	3,670	\$108.55	TWO STORY B	\$112,540		Sec 21 Acreage	401	45
						\$525,000	\$230,510	\$461,020		\$398,390	\$267,528		3,670	\$108.55						
<i>USE 1.10-1.35 ECF FOR ALL STYLES</i>																				
uniform increase as 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	1.350													
	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													
R2201 CEDARSPRING ESTATES 1, 2																				
50-22-22-126-001	25999 PETROS	11/08/24	\$459,000	PTA	03-ARM'S LENGTH	\$459,000	\$192,100	\$384,198	\$99,487	\$359,513	\$189,807	1.894	1,713	\$209.87	ONE STORY	\$95,813		CEDARSPRING 1, 2 & 3	401	59
						\$459,000	\$192,100	\$384,198		\$359,513	\$189,807		1,713	\$209.87						
<i>USE 1.60 ECF FOR ALL STYLES EXCEPT TWO STORY, B, C</i>																				
											ECF =>	1.894								
											Avg ECF =>	1.894								
50-22-22-127-019	25884 BUCKMINSTER	11/26/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,720	\$417,440	\$103,553	\$346,447	\$179,364	1.932	1,824	\$189.94	TWO STORY	\$99,521		CEDARSPRING 1, 2 & 3	401	59
50-22-22-177-044	44417 STONE	10/25/24	\$470,000	PTA	03-ARM'S LENGTH	\$467,500	\$236,890	\$473,776	\$103,674	\$363,826	\$211,487	1.720	2,109	\$172.51	TWO STORY	\$100,000		CEDARSPRING 1, 2 & 3	401	61
50-22-22-128-017	25427 BUCKMINSTER	07/11/23	\$422,500	PTA	03-ARM'S LENGTH	\$422,500	\$202,870	\$405,733	\$93,391	\$329,109	\$178,481	1.844	1,830	\$179.84	TWO STORY	\$88,000		CEDARSPRING 1, 2 & 3	401	59

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
						\$1,340,000	\$648,480	\$1,296,949		\$1,039,382	\$569,332		1,921	\$180.76						
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	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,670	\$389,333	\$96,897	\$268,103	\$167,106	1.604	1,934	\$138.63	TWO STORY	\$92,712		CEDARSPRING 1, 2 & 3	401	53
R2202 CEDARSPRING ESTATES 3 4																				
50-22-22-126-007	25627 SULLIVAN	10/10/23	\$557,500	PTA	03-ARM'S LENGTH	\$557,500	\$253,390	\$506,785	\$90,375	\$467,125	\$447,753	1.043	2,622	\$178.16	TWO STORY	\$86,222		CEDARSPRING 1, 2 & 3	401	70
50-22-22-177-007	25553 KEENAN	07/18/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$247,140	\$494,276	\$92,869	\$422,131	\$431,620	0.978	2,478	\$170.35	TWO STORY	\$88,716		CEDARSPRING 1, 2 & 3	401	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								
											Avg ECF =>	1.011								
50-22-22-177-025	44622 KALI	10/07/24	\$624,500	PTA	03-ARM'S LENGTH	\$624,500	\$241,170	\$482,347	\$97,047	\$527,453	\$414,301	1.273	2,333	\$226.08	TWO STORY	\$92,894		CEDARSPRING 1, 2 & 3	401	66
R2203 MUNRO																				
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	\$315,000	PTA	03-ARM'S LENGTH	\$313,500	\$149,310	\$298,627	\$82,996	\$230,504	\$114,184	2.019	1,229	\$187.55	TRI-LEVEL	\$79,359		Novi Heights	401	62
50-22-22-202-011	44050 STASSEN	07/20/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$184,810	\$369,625	\$87,515	\$222,485	\$144,672	1.538	1,970	\$112.94	TRI-LEVEL	\$85,000		Novi Heights	401	45
50-22-22-202-019	44030 STASSEN	09/08/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$234,960	\$469,920	\$88,553	\$311,447	\$225,692	1.380	1,649	\$188.87	TWO STORY B	\$85,000		Novi Heights	401	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														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
TWO STORY C	1.500	1.600	1.700	1.750	1.800	1.850														
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														
R2205 SALOW'S WALNUT HILLS SUB NO 2																				
50-22-22-301-031	24759 GLENDA	03/04/25	\$361,900	WD	03-ARM'S LENGTH	\$361,900	\$160,670	\$321,338	\$103,656	\$258,244	\$161,246	1.602	2,098	\$123.09	ONE STORY C	\$100,000		SALOW'S WALNUT HILLS	401	45
50-22-22-301-065	24977 GLENDA	06/26/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$299,600	\$599,192	\$99,096	\$515,904	\$384,689	1.341	2,503	\$206.11	ONE STORY B	\$90,175		SALOW'S WALNUT HILLS	401	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														
R2206 JAMESTOWNE GREEN 1, 2																				
50-22-22-377-016	44831 HUNTINGTON	11/19/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$185,170	\$370,347	\$83,994	\$331,006	\$163,768	2.021	1,592	\$207.92	TWO STORY	\$80,000		JAMESTOWNE 1, 2, 3 & 4	401	58
50-22-22-351-021	44975 YORKSHIRE	09/03/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$187,290	\$374,581	\$83,994	\$331,006	\$166,203	1.992	1,624	\$203.82	TWO STORY	\$80,000		JAMESTOWNE 1, 2, 3 & 4	401	60
50-22-22-376-009	44736 HUNTINGTON	05/21/24	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$164,860	\$329,710	\$91,608	\$286,392	\$137,098	2.089	1,352	\$211.83	TWO STORY	\$87,614		JAMESTOWNE 1, 2, 3 & 4	401	58
50-22-22-378-026	24250 JAMESTOWNE	05/15/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$241,030	\$482,065	\$84,902	\$365,098	\$226,027	1.615	2,076	\$175.87	TWO STORY	\$80,908		JAMESTOWNE 1, 2, 3 & 4	401	65
						\$1,658,000	\$778,350	\$1,556,703		\$1,313,502	\$693,096		1,661	\$199.86						
												ECF =>	1.895							
												Avg ECF =>	1.929							
USE 1.85 ECF FOR ALL STYLES																				
R2207 JAMESTOWNE GREEN 3, 4																				
outlier																				
50-22-22-326-009	25038 NEWBERRY	04/07/23	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$251,210	\$502,416	\$84,021	\$400,979	\$261,497	1.533	2,424	\$165.42	TWO STORY	\$80,000		JAMESTOWNE 1, 2, 3 & 4	401	65
USE 1.75 ECF FOR ALL STYLES																				
similar R2206																				
R2208 SETTLER'S CREEK																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr																																																																																											
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	\$782,000	WD	03-ARM'S LENGTH	\$782,000	\$335,610	\$671,220	\$133,905	\$648,095	\$602,225	1.076	3,125	\$207.39	TWO STORY	\$123,758		Churchill Crossng & Settler's C	401	77																																																																																											
50-22-22-403-005	24555 THATCHER	03/04/24	\$805,000	PTA	03-ARM'S LENGTH	\$805,000	\$386,720	\$773,437	\$106,346	\$698,654	\$744,977	0.938	3,529	\$197.98	TWO STORY	\$101,980		Churchill Crossng & Settler's C	401	80																																																																																											
50-22-22-453-011	24354 THATCHER	06/23/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$323,900	\$647,796	\$131,928	\$553,072	\$578,810	0.956	3,046	\$181.57	TWO STORY	\$126,401		Churchill Crossng & Settler's C	401	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																																																																																																															
50-22-22-351-012	45000 TEN MILE	12/23/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$159,890	\$319,788	\$162,737	\$147,263	\$92,383	1.594	1,308	\$112.59	ONE STORY C	\$156,912		SALOW'S WALNUT HILLS	401	45																																																																																											
50-22-22-379-011	44740 TEN MILE	09/07/23	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$286,260	\$572,519	\$72,587	\$497,413	\$357,094	1.393	2,800	\$177.65	TWO STORY	\$59,809		SALOW'S WALNUT HILLS	401	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																																																																																																		
<table border="1"> <thead> <tr> <th>Building Style</th> <th>91-100%</th> <th>81-90%</th> <th>71-80%</th> <th>61-70%</th> <th>51-60%</th> <th>0-50%</th> </tr> </thead> <tbody> <tr> <td>ONE STORY</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>ONE STORY B</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>ONE STORY C</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>TWO STORY</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>TWO STORY B</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>TWO STORY C</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>BI-LEVEL</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>TRI-LEVEL</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>CUSTOM</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>TWO STORY D</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>OTHER</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> <tr> <td>ONE STORY D</td> <td>1.250</td> <td>1.300</td> <td>1.350</td> <td>1.350</td> <td>1.450</td> <td>1.550</td> </tr> </tbody> </table>																					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
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																																																																																																															
outlier																																																																																																															
50-22-22-202-039	25983 CREEK CROSSIN	04/08/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$229,840	\$459,678	\$103,709	\$521,291	\$245,496	2.123	2,188	\$238.25	TWO STORY B	\$99,449		CREEK CROSSING OCCP 940	407	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	\$799,000	PTA	03-ARM'S LENGTH	\$799,000	\$378,670	\$757,348	\$140,191	\$658,809	\$649,639	1.014	3,317	\$198.62	TWO STORY	\$135,000		TAFT KNOLLS OCCP#1647	407	85																																																																																											
							\$799,000	\$378,670	\$757,348		\$658,809	\$649,639		3,317	\$198.62																																																																																																
USE 1.00 ECF FOR ALL STYLES																																																																																																															
												ECF =>	1.014																																																																																																		
												Avg ECF =>	1.014																																																																																																		
R2222 EMERSON PARK OCCP#2250																																																																																																															

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	50-22-22-404-036	43576 PROSPECT	03/28/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$262,390	\$524,778	\$102,023	\$432,977	\$384,323	1.127	2,153	\$201.10	TWO STORY	\$100,000		EMERSON PARK OCCP#2250	407	94	
	50-22-22-404-092	43578 CHANCELLOR	06/30/23	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$256,840	\$513,676	\$102,023	\$372,977	\$374,230	0.997	2,153	\$173.24	TWO STORY	\$100,000		EMERSON PARK OCCP#2250	407	93	
	50-22-22-404-079	43533 CHANCELLOR	05/31/23	\$527,000	PTA	03-ARM'S LENGTH	\$527,000	\$267,230	\$534,467	\$102,331	\$424,669	\$392,851	1.081	2,153	\$197.25	TWO STORY	\$100,000		EMERSON PARK OCCP#2250	407	93	
							\$1,537,000	\$786,460	\$1,572,921		\$1,230,623	\$1,151,404		2,153	\$190.53							
	USE 1.06 ECF FOR ALL STYLES																					
													ECF =>	1.069								
													Avg ECF =>	1.068								
	outlier																					
	50-22-22-404-014	43445 CHANCELLOR	07/26/24	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$249,480	\$498,957	\$102,331	\$462,669	\$360,569	1.283	1,945	\$237.88	TWO STORY	\$100,000		EMERSON PARK OCCP#2250	407	93	
	50-22-22-404-120	43487 PROSPECT	07/09/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$248,950	\$497,904	\$100,000	\$465,000	\$361,731	1.285	1,930	\$240.93	TWO STORY	\$100,000		EMERSON PARK OCCP#2250	407	95	
	R2223 HERITAGE WOODS OCCP 2285																					
	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	\$349,188	PTA	03-ARM'S LENGTH	\$349,188	\$172,290	\$344,575	\$74,621	\$274,567	\$134,977	2.034	1,283	\$214.00	ONE STORY B	\$70,365		MEADWBRK GLEN	401	57	
	50-22-23-402-016	42102 RIDGE RD W	07/02/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$149,830	\$299,665	\$70,781	\$309,219	\$114,442	2.702	1,229	\$251.60	ONE STORY B	\$66,000		MEADWBRK GLEN	401	50	
	50-22-23-451-017	24315 PINECREST	05/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,310	\$308,621	\$71,473	\$253,527	\$118,574	2.138	1,296	\$195.62	ONE STORY B	\$66,787		MEADWBRK GLEN	401	45	
	50-22-23-327-016	42519 PARK RIDGE	08/23/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$161,650	\$323,298	\$66,950	\$243,050	\$128,174	1.896	1,484	\$163.78	ONE STORY B	\$63,745		MEADWBRK GLEN	401	46	
	50-22-23-453-006	24360 KNOLLWOOD	08/09/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$214,800	\$429,602	\$71,773	\$373,227	\$159,035	2.347	2,042	\$182.78	TRI-LEVEL	\$67,307		MEADWBRK GLEN	401	60	
	50-22-23-453-004	24384 KNOLLWOOD	05/17/24	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$200,390	\$400,780	\$72,278	\$338,722	\$146,001	2.320	2,042	\$165.88	TRI-LEVEL	\$67,307		MEADWBRK GLEN	401	53	
	50-22-23-431-021	24512 KINGS POINTE	10/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,250	\$336,507	\$70,890	\$279,110	\$118,052	2.364	1,590	\$175.54	TRI-LEVEL	\$67,685		MEADWBRK GLEN	401	49	
	50-22-23-427-001	41836 CHERRYHILL	08/31/23	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$162,320	\$324,631	\$69,992	\$282,508	\$113,173	2.496	1,597	\$176.90	TRI-LEVEL	\$66,787		MEADWBRK GLEN	401	51	
	50-22-23-402-005	42009 CHERRYHILL	03/17/25	\$370,000	WD	03-ARM'S LENGTH	\$367,000	\$176,550	\$353,105	\$86,010	\$280,990	\$118,709	2.367	1,430	\$196.50	TRI-LEVEL	\$81,229		MEADWBRK GLEN	401	50	
	50-22-23-454-025	24200 HAMPTON HILL	11/03/23	\$412,000	PTA	03-ARM'S LENGTH	\$412,000	\$197,200	\$394,405	\$85,907	\$326,093	\$154,249	2.114	2,408	\$135.42	TWO STORY	\$82,072		MEADWBRK GLEN	401	45	
	50-22-23-451-016	24323 PINECREST	10/20/23	\$420,000	WD	03-ARM'S LENGTH	\$415,000	\$211,540	\$423,079	\$71,257	\$343,743	\$175,911	1.954	2,264	\$151.83	TWO STORY	\$67,001		MEADWBRK GLEN	401	55	
	50-22-23-430-001	41881 PARK RIDGE	02/18/25	\$412,000	WD	03-ARM'S LENGTH	\$407,800	\$191,440	\$382,878	\$80,426	\$327,374	\$151,226	2.165	1,914	\$171.04	TWO STORY B	\$77,221		MEADWBRK GLEN	401	49	
	50-22-23-328-009	42518 PARK RIDGE	01/29/25	\$396,010	WD	03-ARM'S LENGTH	\$384,130	\$200,410	\$400,821	\$69,205	\$314,925	\$165,808	1.899	1,639	\$192.14	TWO STORY B	\$66,000		MEADWBRK GLEN	401	59	
	50-22-23-454-021	24248 HAMPTON HILL	12/17/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$193,950	\$387,899	\$71,685	\$363,315	\$158,107	2.298	1,640	\$221.53	TWO STORY B	\$66,000		MEADWBRK GLEN	401	59	
	50-22-23-452-003	24344 PINECREST	11/08/24	\$455,000	PTA	03-ARM'S LENGTH	\$450,000	\$190,000	\$379,996	\$70,512	\$379,488	\$154,742	2.452	2,264	\$167.62	TWO STORY B	\$67,307		MEADWBRK GLEN	401	45	
	50-22-23-329-003	24862 APPLE CREST	11/01/24	\$420,000	PTA	03-ARM'S LENGTH	\$411,600	\$204,870	\$409,745	\$79,571	\$332,029	\$165,087	2.011	2,013	\$164.94	TWO STORY B	\$66,000		MEADWBRK GLEN	401	47	
	50-22-23-407-008	24700 HIGHLANDS	08/07/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$184,350	\$368,692	\$79,156	\$355,844	\$144,768	2.458	1,708	\$208.34	TWO STORY B	\$66,000		MEADWBRK GLEN	401	50	
	50-22-23-327-003	42536 CHERRYHILL	08/05/24	\$439,350	WD	03-ARM'S LENGTH	\$439,350	\$181,960	\$363,929	\$70,343	\$369,007	\$146,793	2.514	2,013	\$183.31	TWO STORY B	\$66,271		MEADWBRK GLEN	401	47	
	50-22-23-327-024	42455 PARK RIDGE	07/08/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$166,820	\$333,634	\$72,518	\$257,482	\$130,558	1.972	1,708	\$150.75	TWO STORY B	\$69,313		MEADWBRK GLEN	401	46	
	50-22-23-405-011	24837 HIGHLANDS	06/24/24	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$180,070	\$360,141	\$74,521	\$382,479	\$142,810	2.678	1,735	\$220.45	TWO STORY B	\$66,000		MEADWBRK GLEN	401	49	
	50-22-23-377-017	24556 PARK RIDGE	06/18/24	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$171,080	\$342,166	\$69,416	\$281,584	\$136,375	2.065	1,639	\$171.80	TWO STORY B	\$66,211		MEADWBRK GLEN	401	52	
	50-22-23-328-031	24815 APPLE CREST	06/14/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$187,200	\$374,402	\$70,624	\$389,376	\$151,889	2.564	1,950	\$199.68	TWO STORY B	\$66,000		MEADWBRK GLEN	401	46	
	50-22-23-328-040	24705 APPLE CREST	05/10/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$168,350	\$336,705	\$85,365	\$274,635	\$125,670	2.185	1,639	\$167.56	TWO STORY B	\$79,559		MEADWBRK GLEN	401	45	
	50-22-23-454-010	24380 HAMPTON HILL	05/09/24	\$407,000	PTA	03-ARM'S LENGTH	\$407,000	\$184,870	\$369,733	\$72,079	\$334,921	\$148,827	2.250	2,336	\$143.37	TWO STORY B	\$66,000		MEADWBRK GLEN	401	45	
	50-22-23-328-021	42388 PARK RIDGE	04/18/24	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$157,030	\$314,059	\$71,727	\$310,273	\$121,166	2.561	1,639	\$189.31	TWO STORY B	\$66,000		MEADWBRK GLEN	401	45	
	50-22-23-403-018	41930 RIDGE RD E	03/04/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$182,180	\$364,365	\$70,781	\$364,219	\$146,792	2.481	1,735	\$209.92	TWO STORY B	\$66,000		MEADWBRK GLEN	401	51	
	50-22-23-428-008	41802 RIDGE RD E	11/30/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$201,190	\$402,384	\$83,840	\$316,160	\$159,272	1.985	1,735	\$182.22	TWO STORY B	\$79,605		MEADWBRK GLEN	401	57	
	50-22-23-430-005	24580 QUEENSPINTE	08/23/23	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$178,300	\$356,603	\$70,351	\$321,649	\$143,126	2.247	1,868	\$172.19	TWO STORY B	\$66,263		MEADWBRK GLEN	401	49	
	50-22-23-328-008	42526 PARK RIDGE	05/31/23	\$380,000	OTH	03-ARM'S LENGTH	\$380,000	\$159,970	\$319,930	\$70,340	\$309,660	\$124,795	2.481	1,708	\$181.30	TWO STORY B	\$66,000		MEADWBRK GLEN	401	46	
	50-22-23-451-015	24331 PINECREST	05/05/23	\$294,500	PTA	03-ARM'S LENGTH	\$294,500	\$137,920	\$275,837	\$71,151	\$223,349	\$102,343	2.182	1,351	\$165.32	TWO STORY B	\$67,048		MEADWBRK GLEN	401	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 OCCP1430																					

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	50-22-23-227-050	41641 TERA	03/28/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$141,820	\$283,632	\$61,119	\$278,881	\$234,224	1.191	1,838	\$151.73	TWO STORY B	\$60,000		GATEWAY VILLAGE OCCP1430	407	77
	50-22-23-227-013	25618 PORTICO	01/11/24	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$133,170	\$266,340	\$61,119	\$191,881	\$216,022	0.888	1,226	\$156.51	ONE STORY	\$60,000		GATEWAY VILLAGE OCCP1430	407	77
							\$593,000	\$274,990	\$549,972		\$470,762	\$450,246		1,532	\$154.12						
	<i>USE 1.05 ECF FOR ALL STYLES excluding ONE STORY B AND C</i>																				
												ECF =>	1.05								
												Avg ECF =>	1.04								
	50-22-23-227-057	41614 HAMLET	03/14/25	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$130,320	\$260,649	\$61,214	\$226,786	\$149,951	1.512	1,132	\$200.34	ONE STORY C	\$60,000		GATEWAY VILLAGE OCCP1430	407	79
	50-22-23-227-062	41604 HAMLET	10/08/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$129,460	\$258,928	\$61,214	\$193,786	\$148,657	1.304	1,272	\$152.35	ONE STORY B	\$60,000		GATEWAY VILLAGE OCCP1430	407	79
							\$543,000	\$259,780	\$519,577		\$420,572	\$298,608		1,202	\$176.34						
	<i>USE 1.40 ECF FOR ONE STORY B AND C</i>																				
												ECF =>	1.408								
												Avg ECF =>	1.408								
	R2321 BROOKHAVEN OCCP 1531																				
	<i>USE .95 ECF FOR ALL STYLES</i>																				
	uniform with adjacent R2620																				
	R2322 GATEWAY TOWNHOMES OF NOVI OCCP 2271																				
	50-22-23-231-014	41600 ORIANNA	04/01/25	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$219,020	\$438,046	\$70,000	\$382,500	\$340,783	1.122	1,797	\$212.85	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-011	41626 ORIANNA	08/15/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$228,100	\$456,204	\$70,000	\$375,000	\$357,596	1.049	1,795	\$208.91	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-021	41558 ORIANNA	08/14/24	\$446,550	PTA	03-ARM'S LENGTH	\$446,550	\$219,020	\$438,046	\$70,000	\$376,550	\$340,783	1.105	1,797	\$209.54	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-024	41546 ORIANNA	08/13/24	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$230,130	\$460,268	\$70,000	\$387,000	\$361,359	1.071	1,795	\$215.60	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-019	41566 ORIANNA	08/01/24	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$219,020	\$438,046	\$70,000	\$370,000	\$340,783	1.086	1,797	\$205.90	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-005	41664 ORIANNA	05/31/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$213,460	\$426,924	\$70,000	\$390,000	\$330,485	1.180	1,797	\$217.03	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-013	41604 ORIANNA	03/25/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$230,290	\$460,582	\$70,000	\$390,000	\$361,650	1.078	1,797	\$217.03	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-023	41550 ORIANNA	02/08/24	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$219,020	\$438,046	\$70,000	\$387,000	\$340,783	1.136	1,797	\$215.36	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	96
	50-22-23-231-007	41656 ORIANNA	07/14/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$228,100	\$456,204	\$70,000	\$385,000	\$357,596	1.077	1,795	\$214.48	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-010	41630 ORIANNA	06/29/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$217,110	\$434,215	\$70,000	\$365,000	\$337,236	1.082	1,797	\$203.12	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-008	41638 ORIANNA	06/15/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$228,260	\$456,516	\$70,000	\$385,000	\$357,885	1.076	1,797	\$214.25	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-001	41680 ORIANNA	05/04/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$228,260	\$456,516	\$70,000	\$385,000	\$357,885	1.076	1,797	\$214.25	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
	50-22-23-231-009	41634 ORIANNA	04/03/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$217,110	\$434,215	\$70,000	\$365,000	\$337,236	1.082	1,797	\$203.12	TWO STORY	\$70,000		GATEWAY TOWNHOMES OF NO	407	95
							\$5,853,050	\$2,896,900	\$5,793,828		\$4,943,050	\$4,522,063		1,797	\$211.65						
	<i>USE 1.08 ECF FOR ALL STYLES</i>																				
												ECF =>	1.093								
												Avg ECF =>	1.094								
	outlier																				
	50-22-23-231-026	25503 GRANDVIEW	05/08/25	\$470,200	WD	03-ARM'S LENGTH	\$470,200	\$198,100	\$396,205	\$88,000	\$382,200	\$285,375	1.339	2,227	\$171.62	OTHER	\$70,000		GATEWAY TOWNHOMES OF NO	407	98
	50-22-23-231-028	25519 GRANDVIEW	12/27/24	\$467,000	PTA	03-ARM'S LENGTH	\$467,000	\$229,670	\$459,331	\$88,000	\$379,000	\$343,825	1.102	2,227	\$170.18	OTHER	\$70,000		GATEWAY TOWNHOMES OF NO	407	98
	R2323 THE TOWNES AT MAIN STREET OCCP 2406																				
	50-22-23-153-015	43102 ATWOOD	03/07/25	\$499,990	WD	03-ARM'S LENGTH	\$494,990	\$218,960	\$437,914	\$95,000	\$399,990	\$348,436	1.148	2,200	\$181.81	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-011	43118 ATWOOD	01/22/25	\$573,990	WD	03-ARM'S LENGTH	\$573,990	\$240,510	\$481,017	\$95,000	\$478,990	\$352,527	1.359	2,244	\$213.45	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-018	43090 ATWOOD	12/20/24	\$548,365	PTA	03-ARM'S LENGTH	\$548,365	\$268,220	\$536,444	\$109,250	\$439,115	\$355,995	1.233	2,244	\$195.68	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-012	43114 ATWOOD	12/20/24	\$576,990	WD	03-ARM'S LENGTH	\$576,990	\$305,330	\$610,669	\$95,000	\$481,990	\$400,356	1.204	2,576	\$187.11	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-013	43110 ATWOOD	12/19/24	\$496,615	WD	03-ARM'S LENGTH	\$496,615	\$255,460	\$510,910	\$95,000	\$401,615	\$358,568	1.120	2,200	\$182.55	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-017	43094 ATWOOD	12/18/24	\$560,340	PTA	03-ARM'S LENGTH	\$560,340	\$305,330	\$610,669	\$95,000	\$465,340	\$400,356	1.162	2,576	\$180.64	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-010	43160 ATWOOD	12/09/24	\$547,990	PTA	03-ARM'S LENGTH	\$547,990	\$278,550	\$557,090	\$109,250	\$438,740	\$355,995	1.232	2,244	\$195.52	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-009	43164 ATWOOD	12/09/24	\$499,140	WD	03-ARM'S LENGTH	\$499,140	\$252,910	\$505,828	\$95,000	\$404,140	\$358,568	1.127	2,200	\$183.70	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-008	43168 ATWOOD	12/06/24	\$572,990	PTA	03-ARM'S LENGTH	\$572,990	\$305,320	\$610,642	\$95,000	\$477,990	\$400,333	1.194	2,576	\$185.56	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-006	43176 ATWOOD	12/04/24	\$576,540	PTA	03-ARM'S LENGTH	\$576,540	\$260,940	\$521,884	\$95,000	\$481,540	\$389,848	1.235	2,576	\$186.93	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-007	43172 ATWOOD	12/02/24	\$496,190	WD	03-ARM'S LENGTH	\$496,190	\$253,690	\$507,384	\$95,000	\$401,190	\$355,898	1.127	2,200	\$182.36	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-003	43200 ATWOOD	11/15/24	\$599,990	PTA	03-ARM'S LENGTH	\$599,990	\$312,180	\$624,360	\$109,250	\$490,740	\$411,031	1.194	2,620	\$187.31	OTHER	\$95,000		THE TOWNES AT MAIN STREET	407	98

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
							\$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	\$491,290	PTA	03-ARM'S LENGTH	\$491,290	\$257,620	\$515,244	\$95,000	\$396,290	\$362,536	1.093	2,200	\$180.13	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	50-22-23-153-014	43106 ATWOOD	12/20/24	\$475,990	WD	03-ARM'S LENGTH	\$475,990	\$241,020	\$482,034	\$95,000	\$380,990	\$344,236	1.107	2,200	\$173.18	TRI-LEVEL	\$95,000		THE TOWNES AT MAIN STREET	407	98
	R2401 WILLOWBROOK ESTATES																				
	50-22-24-353-018	24455 MILLSTREAM	03/28/25	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,750	\$303,507	\$78,071	\$266,929	\$104,854	2.546	1,466	\$182.08	ONE STORY	\$75,998		Willowbk Est 1,2,3 & Heathergr	401	45
	50-22-24-352-008	24461 WILLOW	11/04/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$132,720	\$265,439	\$68,828	\$228,172	\$91,447	2.495	1,211	\$188.42	ONE STORY	\$66,755		Willowbk Est 1,2,3 & Heathergr	401	45
	50-22-24-353-016	40890 TEN MILE	07/12/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$195,400	\$390,809	\$101,694	\$283,306	\$134,472	2.107	2,112	\$134.14	ONE STORY	\$98,103		Willowbk Est 1,2,3 & Heathergr	401	45
	50-22-24-376-007	24400 BORDERHILL	02/12/24	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$174,800	\$349,595	\$76,126	\$324,874	\$127,195	2.554	2,026	\$160.35	ONE STORY	\$72,636		Willowbk Est 1,2,3 & Heathergr	401	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																				
	adjusted area similar to R2403, R2406																				
												Avg ECF =>	2.409								
												Avg ECF =>	2.425								
	R2402 CAMBORNE PLACE																				
	USE 1.07 ECF FOR ALL STYLES																				
	uniform increase with adjacent R2403, R206																				
	R2403 WILLOWBROOK FARMS																				
	50-22-24-302-028	24938 BLOOMFIELD	01/31/25	\$995,000	WD	03-ARM'S LENGTH	\$991,500	\$420,060	\$840,115	\$148,796	\$842,704	\$813,317	1.036	3,661	\$230.18	TWO STORY	\$141,703		WILLOWBRK FARMS	401	78
	50-22-24-377-021	40673 CAMBORNE	09/20/24	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$332,230	\$664,460	\$129,026	\$545,974	\$629,922	0.867	3,259	\$167.53	TWO STORY	\$123,970		WILLOWBRK FARMS	401	77
	50-22-24-301-026	41240 CLERMONT	06/24/24	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$343,710	\$687,429	\$135,103	\$614,897	\$649,795	0.946	3,348	\$183.66	TWO STORY	\$129,980		WILLOWBRK FARMS	401	78
	50-22-24-377-023	24430 BETHANY	03/22/24	\$622,500	WD	03-ARM'S LENGTH	\$622,500	\$279,250	\$558,498	\$127,528	\$494,972	\$507,024	0.976	2,421	\$204.45	TWO STORY	\$122,472		WILLOWBRK FARMS	401	76
	50-22-24-376-012	24687 BETHANY	09/06/23	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$269,280	\$538,551	\$136,098	\$483,902	\$473,474	1.022	2,775	\$174.38	TWO STORY	\$125,521		WILLOWBRK FARMS	401	73
	50-22-24-326-023	24570 BETHANY	06/16/23	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$287,930	\$575,855	\$115,178	\$474,822	\$541,973	0.876	2,730	\$173.93	TWO STORY	\$110,122		WILLOWBRK FARMS	401	73
							\$4,249,000	\$1,932,460	\$3,864,908		\$3,457,271	\$3,615,505		3,032	\$189.02						
	USE .95 ECF FOR ALL STYLES																				
	similar R2406																				
												Avg ECF =>	0.956								
												Avg ECF =>	0.954								
	outlier																				
	50-22-24-302-012	41242 SCARBOROUGH	07/09/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$301,300	\$602,600	\$114,746	\$670,254	\$573,946	1.168	2,898	\$231.28	TWO STORY	\$109,623		WILLOWBRK FARMS	401	75
	R2404 LESLIE PARK																				
	outlier																				
	50-22-24-326-006	24801 JOSEPH	07/11/23	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$315,730	\$631,454	\$60,593	\$529,407	\$326,206	1.623	2,049	\$258.37	ONE STORY B	\$55,200		Leslie Park	401	47
	USE 1.70-1.90 ECF FOR ALL STYLES																				
	uniform increase with adjacent R2403, R206-similar with R2405																				
	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														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
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															
R2405 SEELEY'S GOLDEN ACRES																					
<i>USE 1.70-1.90 ECF FOR ALL STYLES</i>																					
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	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$295,670	\$591,334	\$113,994	\$551,006	\$578,590	0.952	2,764	\$199.35	TWO STORY	\$110,000		WILLOWBROOK FARMS 4	401	80	
						\$665,000	\$295,670	\$591,334		\$551,006	\$578,590		2,764	\$199.35							
<i>USE .95 ECF FOR ALL STYLES</i>												ECF =>	0.952								
similar to R2403												Avg ECF =>	0.952								
R2420 OLDE ORCHARD OCCP 39																					
50-22-24-451-299	24645 OLDE ORCHARD	04/17/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$84,850	\$169,706	\$40,000	\$145,000	\$83,681	1.733	796	\$182.16	ONE STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
<i>USE 1.70 ECF FOR ALL ONE STORY</i>																					
similar R2520																					
50-22-24-451-290	24623 OLDE ORCHARD	02/21/25	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$94,330	\$188,664	\$40,000	\$179,900	\$84,468	2.130	1,048	\$171.66	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-109	24413 OLDE ORCHARD	01/13/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,710	\$201,427	\$40,000	\$175,000	\$91,720	1.908	1,096	\$159.67	TWO STORY	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-047	24582 OLDE ORCHARD	07/24/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,330	\$188,664	\$40,000	\$180,000	\$84,468	2.131	1,048	\$171.76	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-028	24514 OLDE ORCHARD	03/25/24	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$98,360	\$196,728	\$40,000	\$172,500	\$89,050	1.937	1,048	\$164.60	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-021	24500 OLDE ORCHARD	03/18/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$104,440	\$208,877	\$40,000	\$150,000	\$95,953	1.563	1,096	\$136.86	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-342	24834 OLDE ORCHARD	02/16/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,640	\$193,270	\$40,000	\$180,000	\$87,085	2.067	1,048	\$171.76	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-156	24543 OLDE ORCHARD	10/30/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,740	\$189,480	\$40,000	\$180,000	\$84,932	2.119	1,048	\$171.76	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-142	24507 OLDE ORCHARD	10/27/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$101,190	\$202,376	\$40,000	\$170,000	\$92,259	1.843	1,096	\$155.11	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-310	24675 OLDE ORCHARD	09/15/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$99,350	\$198,696	\$40,000	\$170,000	\$90,168	1.885	1,058	\$160.68	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-187	24652 OLDE ORCHARD	07/19/23	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$95,010	\$190,014	\$40,000	\$157,000	\$85,235	1.842	1,048	\$149.81	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	
50-22-24-451-222	24770 OLDE ORCHARD	06/23/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$97,530	\$195,063	\$40,000	\$172,000	\$88,104	1.952	1,096	\$156.93	TWO STORY B	\$40,000		Old Orchr/ Applgt 1&2/Novi Pl	407	47	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
50-22-24-451-032	24526 OLDE ORCHARD	04/28/23	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$95,010	\$190,014	\$40,000	\$137,000	\$85,235	1.607	1,048	\$130.73	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	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																					
similar R2520																					
outlier																					
50-22-24-451-148	24523 OLDE ORCHARD	10/03/24	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$94,330	\$188,664	\$40,000	\$189,900	\$84,468	2.248	1,048	\$181.20	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
R2421 APPLEGATE OCCP 98																					
50-22-24-451-259	24619 BASHIAN	05/24/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$104,440	\$208,881	\$40,000	\$190,000	\$95,955	1.980	1,188	\$159.93	TWO STORY	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-404	24458 BASHIAN	06/21/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$109,480	\$218,959	\$40,000	\$215,000	\$101,681	2.114	1,188	\$180.98	TWO STORY	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	52	
50-22-24-451-094	24524 BASHIAN	04/11/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$100,830	\$201,668	\$40,000	\$200,000	\$91,857	2.177	1,188	\$168.35	TWO STORY	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-088	24548 BASHIAN	01/18/24	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$103,410	\$206,816	\$40,000	\$173,000	\$94,782	1.825	1,188	\$145.62	TWO STORY	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
						\$938,000	\$418,160	\$836,324		\$778,000	\$384,275										
USE 1.90 ECF FOR TWO STORY																					
outlier																					
50-22-24-451-075	24606 BASHIAN	06/25/24	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$85,350	\$170,698	\$40,000	\$149,900	\$74,260	2.019	822	\$182.36	ONE STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-069	24630 BASHIAN	10/04/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,210	\$224,420	\$40,000	\$205,000	\$104,784	1.956	1,346	\$152.30	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-360	24471 BASHIAN	04/02/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,210	\$224,420	\$40,000	\$175,000	\$104,784	1.670	1,346	\$130.01	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-361	24475 BASHIAN	11/30/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$118,490	\$236,977	\$40,000	\$200,000	\$111,919	1.787	1,346	\$148.59	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-351	24431 BASHIAN	05/05/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,020	\$230,041	\$40,000	\$180,000	\$107,978	1.667	1,346	\$133.73	TWO STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	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																					
outlier																					
50-22-24-451-352	24435 BASHIAN	02/13/25	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$103,420	\$206,836	\$40,000	\$142,500	\$94,793	1.503	1,172	\$121.59	TWO STORY C	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-262	24631 BASHIAN	12/28/23	\$225,000	WD	03-ARM'S LENGTH	\$224,000	\$105,150	\$210,294	\$40,000	\$184,000	\$96,758	1.902	1,172	\$157.00	TWO STORY C	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
50-22-24-451-079	24584 BASHIAN	08/26/24	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$105,860	\$211,713	\$40,000	\$181,000	\$97,564	1.855	1,100	\$164.55	TWO STORY D	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	47	
						\$627,500	\$314,430	\$628,843		\$326,500	\$289,115										
USE 1.70 ECF FOR ALL TWO STORY C and TWO STORY D																					
outlier																					
50-22-24-451-381	24305 BASHIAN	11/08/23	\$187,500	PTA	03-ARM'S LENGTH	\$186,000	\$99,270	\$198,536	\$40,000	\$146,000	\$90,077	1.621	822	\$177.62	ONE STORY B	\$40,000		Old Orchr/Applgt 1&2/Novi Pl	407	57	
R2422 APPLEGATE II OCCP 513																					

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	50-22-25-276-217	23743 STONEHENGE	04/11/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,620	\$165,241	\$45,000	\$145,000	\$55,926	2.593	970	\$149.48	ONE STORY	\$45,000		STONEHNG OCCP 125/LAKWD	407	52
	R2521 LAKEWOOD PARK HOMES OCCP 212																				
	50-22-25-456-011	22787 RENFORD	01/31/25	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$96,710	\$193,423	\$45,000	\$161,100	\$95,757	1.682	1,005	\$160.30	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-001	39615 VILLAGE WOOD	09/12/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$86,250	\$172,505	\$45,000	\$135,000	\$82,261	1.641	840	\$160.71	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-410-008	22808 RENFORD	07/23/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$96,710	\$193,423	\$45,000	\$180,000	\$95,757	1.880	1,005	\$179.10	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-461-018	22664 WOOLSEY	03/29/24	\$225,000	WD	03-ARM'S LENGTH	\$220,061	\$105,270	\$210,543	\$45,000	\$175,061	\$106,802	1.639	1,005	\$174.19	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-410-014	22845 RENFORD	02/07/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$96,710	\$193,423	\$45,000	\$155,000	\$95,757	1.619	1,005	\$154.23	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-429-014	22844 TALFORD	11/22/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$103,250	\$206,498	\$45,000	\$165,000	\$104,192	1.584	1,005	\$164.18	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-458-015	22766 RENFORD	07/21/23	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$96,710	\$193,423	\$45,000	\$166,000	\$95,757	1.734	1,005	\$165.17	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-003	39619 VILLAGE WOOD	05/05/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$87,530	\$175,061	\$45,000	\$125,000	\$83,910	1.490	840	\$148.81	ONE STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-428-004	22938 TALFORD	07/16/25	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$80,810	\$161,624	\$45,000	\$128,500	\$75,241	1.708	775	\$165.81	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-045	39813 VILLAGE WOOD	07/07/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,810	\$161,624	\$45,000	\$140,000	\$75,241	1.861	775	\$180.65	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-023	39725 VILLAGE WOOD	07/01/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,160	\$162,324	\$45,000	\$140,000	\$75,693	1.850	835	\$167.66	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-016	39775 VILLAGE WOOD	06/20/25	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$84,920	\$169,840	\$45,000	\$122,000	\$80,542	1.515	895	\$136.31	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-430-010	39535 VILLAGE WOOD	04/09/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$91,530	\$183,063	\$45,000	\$120,000	\$89,073	1.347	1,005	\$119.40	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-408-005	22842 RENFORD	01/31/25	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$86,990	\$173,988	\$45,000	\$137,500	\$83,218	1.652	875	\$157.14	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-058	39726 VILLAGE WOOD	01/21/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,060	\$174,112	\$45,000	\$120,000	\$83,298	1.441	875	\$137.14	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-021	39727 VILLAGE WOOD	11/26/24	\$160,342	WD	03-ARM'S LENGTH	\$160,342	\$81,160	\$162,324	\$45,000	\$115,342	\$75,693	1.524	835	\$138.13	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-060	39809 VILLAGE WOOD	10/23/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$84,920	\$169,840	\$45,000	\$125,000	\$80,542	1.552	895	\$139.66	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-047	39817 VILLAGE WOOD	09/23/24	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$87,060	\$174,112	\$45,000	\$139,000	\$83,298	1.669	875	\$158.86	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-430-006	39523 VILLAGE WOOD	09/03/24	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$87,060	\$174,112	\$45,000	\$129,000	\$83,298	1.549	875	\$147.43	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-407-013	23062 CRANBROOKE	07/31/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$87,060	\$174,112	\$45,000	\$115,000	\$83,298	1.381	875	\$131.43	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-059	39807 VILLAGE WOOD	07/31/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$84,920	\$169,840	\$45,000	\$135,000	\$80,542	1.676	895	\$150.84	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-041	39774 VILLAGE WOOD	05/22/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,920	\$169,840	\$45,000	\$130,000	\$80,542	1.614	895	\$145.25	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-040	39784 VILLAGE WOOD	12/06/23	\$160,000	WD	03-ARM'S LENGTH	\$159,500	\$81,160	\$162,324	\$45,000	\$114,500	\$75,693	1.513	835	\$137.13	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-055	39825 VILLAGE WOOD	09/12/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$84,920	\$169,840	\$45,000	\$135,000	\$80,542	1.676	895	\$150.84	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-064	39712 VILLAGE WOOD	08/18/23	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$84,920	\$169,840	\$45,000	\$128,000	\$80,542	1.589	895	\$143.02	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-005	39623 VILLAGE WOOD	08/09/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$80,810	\$161,624	\$45,000	\$95,000	\$75,241	1.263	775	\$122.58	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-046	39832 VILLAGE WOOD	07/28/23	\$183,500	PTA	03-ARM'S LENGTH	\$183,500	\$84,920	\$169,840	\$45,000	\$138,500	\$80,542	1.720	895	\$154.75	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-427-061	39869 VILLAGE WOOD	04/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,810	\$161,624	\$45,000	\$105,000	\$75,241	1.396	775	\$135.48	ONE STORY C	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
							\$5,034,503	\$2,457,060	\$4,914,146		\$3,774,503	\$2,357,514		891	\$150.94						
	USE 1.60 ECF FOR ALL ONE STORY and ONE STORY B																				
												ECF ==>	1.601								
												Avg ECF ==>	1.599								
	50-22-25-455-018	22407 CRANBROOKE	03/12/25	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$107,410	\$214,817	\$45,000	\$188,000	\$95,403	1.971	1,050	\$179.05	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-405-016	22813 CRANBROOKE	12/30/24	\$230,500	PTA	03-ARM'S LENGTH	\$230,500	\$107,980	\$215,964	\$45,000	\$185,500	\$96,047	1.931	1,050	\$176.67	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-406-008	22853 CRANBROOKE	11/14/24	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$126,230	\$252,466	\$45,000	\$216,000	\$116,554	1.853	1,254	\$172.25	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-454-013	22529 CRANBROOKE	10/18/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,410	\$214,817	\$45,000	\$180,000	\$95,403	1.887	1,050	\$171.43	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-453-004	22663 CRANBROOKE	07/22/24	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$107,410	\$214,817	\$45,000	\$187,000	\$95,403	1.960	1,050	\$178.10	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-406-006	22857 CRANBROOKE	05/20/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$118,750	\$237,495	\$45,000	\$190,000	\$108,143	1.757	1,184	\$160.47	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-406-002	22867 CRANBROOKE	05/06/24	\$261,100	PTA	03-ARM'S LENGTH	\$261,100	\$124,090	\$248,173	\$45,000	\$216,100	\$114,142	1.893	1,260	\$171.51	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-455-001	22449 CRANBROOKE	03/21/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,690	\$231,380	\$45,000	\$175,000	\$104,708	1.671	1,184	\$147.80	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-453-012	22643 CRANBROOKE	01/12/24	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$127,730	\$255,469	\$45,000	\$223,000	\$118,241	1.886	1,254	\$177.83	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-453-017	22629 CRANBROOKE	09/08/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,200	\$236,403	\$45,000	\$185,000	\$107,530	1.720	1,254	\$147.53	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-453-006	22657 CRANBROOKE	07/26/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$115,690	\$231,380	\$45,000	\$217,000	\$104,708	2.072	1,184	\$183.28	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-453-010	22647 CRANBROOKE	05/15/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$137,860	\$275,713	\$45,000	\$230,000	\$129,614	1.774	1,184	\$194.26	TWO STORY B	\$45,000		STONEHNG OCCP 125/LAKWD	407	61
							\$2,932,600	\$1,414,450	\$2,828,894		\$2,392,600	\$1,285,896		1,163	\$171.68						
	USE 1.85 ECF FOR TWO STORY B																				
												ECF ==>	1.861								
												Avg ECF ==>	1.865								
	50-22-25-427-051	39837 VILLAGE WOOD	03/28/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,280	\$160,559	\$45,000	\$130,000	\$77,039	1.687	86							

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	50-22-26-102-083	42833 CARDINAL	08/23/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$302,590	\$605,179	\$113,005	\$536,995	\$559,289	0.960	2,648	\$202.79	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	91	
	50-22-26-102-044	42844 CARDINAL	08/05/24	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$281,760	\$563,516	\$113,005	\$516,995	\$511,944	1.010	2,189	\$236.18	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-028	23884 SEMINOLE	05/23/24	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$280,080	\$560,166	\$113,005	\$461,995	\$508,138	0.909	2,278	\$202.81	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-042	42868 CARDINAL	05/17/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$303,570	\$607,136	\$113,005	\$521,995	\$561,513	0.930	2,346	\$222.50	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-053	42776 CARDINAL	01/31/24	\$685,000	PTA	03-ARM'S LENGTH	\$685,000	\$311,330	\$622,653	\$113,005	\$571,995	\$579,145	0.988	2,695	\$212.24	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-047	42832 CARDINAL	12/08/23	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$282,330	\$564,651	\$113,005	\$481,995	\$513,234	0.939	2,334	\$206.51	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-017	23976 SEMINOLE	11/15/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$354,570	\$709,135	\$113,005	\$626,995	\$677,420	0.926	2,807	\$223.37	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	93	
	50-22-26-102-033	42936 CARDINAL	11/06/23	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$310,380	\$620,752	\$113,005	\$486,995	\$576,985	0.844	2,396	\$203.25	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	91	
	50-22-26-102-048	42812 CARDINAL	07/07/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$293,230	\$586,453	\$113,005	\$434,995	\$538,009	0.809	2,525	\$172.28	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	50-22-26-102-091	42749 CARDINAL	05/25/23	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$333,580	\$667,158	\$113,005	\$506,995	\$629,719	0.805	2,648	\$191.46	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	93	
							\$6,928,000	\$3,382,940	\$6,765,843		\$5,684,945	\$6,275,895		2,496	\$207.35							
	USE .90 ECF FOR ALL STYLES																					
												ECF =>	0.906									
												Avg ECF =>	0.908									
	outliers																					
	50-22-26-102-021	23944 SEMINOLE	09/06/24	\$751,000	WD	03-ARM'S LENGTH	\$751,000	\$303,590	\$607,173	\$113,005	\$637,995	\$561,555	1.136	2,649	\$240.84	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	93	
	50-22-26-102-055	42768 CARDINAL	04/20/23	\$509,600	WD	03-ARM'S LENGTH	\$509,600	\$298,210	\$596,426	\$113,005	\$396,595	\$549,342	0.722	2,303	\$172.21	TWO STORY	\$110,000		RIDGEVIEW OF NOVI OCCP 21	407	92	
	R2622	WOODBIDGE PARK OCCP 2311																				
	50-22-26-301-033	43231 HERON	05/03/24	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$270,980	\$541,956	\$97,023	\$477,977	\$413,891	1.155	2,153	\$222.01	TWO STORY	\$95,000		WOODBIDGE PARK OCCP 23	407	95	
	50-22-26-301-020	22518 WOODBRIDGE	04/30/24	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$238,750	\$477,506	\$97,331	\$392,669	\$353,651	1.110	1,930	\$203.46	TWO STORY	\$95,000		WOODBIDGE PARK OCCP 23	407	96	
							\$1,065,000	\$509,730	\$1,019,462		\$870,646	\$767,542		2,042	\$212.73							
												ECF =>	1.134									
	USE 1.12 ECF FOR ALL STYLES																					
												Avg ECF =>	1.133									
	outlier																					
	50-22-26-301-024	22486 WOODBRIDGE	05/06/24	\$496,000	PTA	03-ARM'S LENGTH	\$496,000	\$257,280	\$514,568	\$97,023	\$398,977	\$388,414	1.027	2,153	\$185.31	TWO STORY	\$95,000		WOODBIDGE PARK OCCP 23	407	95	
	R2630	MEADOWBROOK LK SUB - LAKE																				
	50-22-26-476-016	22663 PENTON RISE	05/24/24	\$546,000	PTA	03-ARM'S LENGTH	\$546,000	\$266,090	\$532,188	\$144,830	\$401,170	\$322,798	1.243	2,237	\$179.33	ONE STORY	\$138,221		MEADOWBROOK LK SUB - LAKE	401	46	
	50-22-26-430-016	41429 CHATTMAN	09/26/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$162,140	\$324,289	\$112,901	\$222,099	\$176,157	1.261	1,294	\$171.64	ONE STORY	\$107,709		MEADOWBROOK LK SUB - LAKE	401	52	
							\$881,000	\$428,230	\$856,477		\$623,269	\$498,955		1,766	\$175.49							
	USE 1.25 ECF FOR ALL STYLES																					
												ECF =>	1.249									
												Avg ECF =>	1.252									
	outlier																					
	50-22-26-476-004	23125 MEADOWBROOK	05/26/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$271,380	\$542,766	\$141,778	\$308,222	\$334,157	0.922	2,283	\$135.01	TWO STORY	\$135,436		MEADOWBROOK LK SUB - LAKE	401	60	
	R2650	SEC 26 ACREAGE																				
	50-22-26-476-042	41666 NINE MILE	10/23/23	\$615,000	WD	LTI PARCEL ARM'S L	\$600,000	\$295,640	\$591,291	\$246,465	\$353,535	\$255,427	1.384	3,058	\$115.61	TWO STORY B	\$203,000	22-26-476-	Sec 26 Acreage	401	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									
	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															

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
	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																			
	50-22-27-201-002	24055 HICKORY GROVE	10/09/24	\$500,500	PTA	03-ARM'S LENGTH	\$500,500	\$210,550	\$421,103	\$101,177	\$399,323	\$290,842	1.373	1,836	\$217.50	ONE STORY	\$94,828		ORCHARD RIDGE	401	53
	50-22-27-205-024	23733 GREENING	07/30/24	\$592,700	PTA	03-ARM'S LENGTH	\$592,700	\$266,880	\$533,767	\$109,222	\$483,478	\$385,950	1.253	2,456	\$196.86	TWO STORY	\$105,175		ORCHARD RIDGE	401	59
	50-22-27-252-008	23444 HIGH-MEADOW	11/21/23	\$430,000	PTA	03-ARM'S LENGTH	\$427,000	\$212,110	\$424,223	\$103,839	\$323,161	\$291,258	1.110	1,974	\$163.71	TWO STORY	\$99,792		ORCHARD RIDGE	401	57
	50-22-27-253-011	23401 DUCHESS	09/22/23	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$256,980	\$513,954	\$111,131	\$428,869	\$366,203	1.171	2,635	\$162.76	TWO STORY	\$105,199		ORCHARD RIDGE	401	55
	50-22-27-202-022	23851 HARVEST	06/22/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$249,590	\$499,171	\$94,801	\$425,199	\$367,609	1.157	2,456	\$173.13	TWO STORY	\$90,754		ORCHARD RIDGE	401	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								
	outlier																				
	50-22-27-251-023	44085 WINTHROP	03/26/24	\$502,000	PTA	03-ARM'S LENGTH	\$502,000	\$273,380	\$546,766	\$148,380	\$353,620	\$362,169	0.976	2,064	\$171.33	ONE STORY	\$144,333		ORCHARD RIDGE	401	58
	50-22-27-202-016	23959 HARVEST	10/18/23	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$281,680	\$563,367	\$102,424	\$437,576	\$419,039	1.044	2,220	\$197.11	TWO STORY	\$98,377		ORCHARD RIDGE	401	69
	R2702	MYSTIC FOREST																			
	50-22-27-430-003	23400 MYSTIC FOREST	03/14/25	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$322,690	\$645,387	\$116,698	\$593,302	\$574,662	1.032	2,720	\$218.13	TWO STORY	\$112,677		MYSTIC FOREST	401	79
	50-22-27-279-005	43455 BENNINGTON	12/08/23	\$667,238	PTA	03-ARM'S LENGTH	\$667,238	\$331,980	\$663,953	\$124,601	\$542,637	\$586,252	0.926	3,003	\$180.70	TWO STORY	\$120,580		MYSTIC FOREST	401	70
	50-22-27-426-026	23298 MYSTIC FOREST	09/20/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$293,520	\$587,044	\$129,037	\$545,963	\$497,834	1.097	3,000	\$181.99	TWO STORY	\$123,067		MYSTIC FOREST	401	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								
	outlier																				
	50-22-27-431-002	23364 MYSTIC FOREST	05/01/24	\$645,000	PTA	03-ARM'S LENGTH	\$645,000	\$276,380	\$552,750	\$116,624	\$528,376	\$474,050	1.115	2,657	\$198.86	TWO STORY	\$112,603		MYSTIC FOREST	401	70
	R2703	DUNBARTON PINES 1																			
	50-22-27-377-008	44823 DUNBARTON	02/14/25	\$570,000	WD	03-ARM'S LENGTH	\$560,000	\$247,660	\$495,325	\$99,591	\$460,409	\$369,845	1.245	2,450	\$187.92	TWO STORY	\$95,491		Dunbarton Pines 1, 2, 3	401	60
	50-22-27-353-005	45205 DUNBARTON	11/22/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$236,080	\$472,152	\$95,499	\$439,501	\$352,012	1.249	2,010	\$218.66	ONE STORY	\$91,399		Dunbarton Pines 1, 2, 3	401	58
	50-22-27-377-024	44740 HUNTINGCROSS	08/07/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$273,420	\$546,833	\$93,476	\$471,524	\$423,698	1.113	2,289	\$206.00	TWO STORY	\$89,376		Dunbarton Pines 1, 2, 3	401	73
	50-22-27-377-011	44709 DUNBARTON	06/26/23	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$225,610	\$451,211	\$108,382	\$336,618	\$320,401	1.051	1,911	\$176.15	ONE STORY	\$104,282		Dunbarton Pines 1, 2, 3	401	56
	50-22-27-353-015	45082 HUNTINGCROSS	04/14/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$240,200	\$480,398	\$95,879	\$424,121	\$359,364	1.180	2,700	\$157.08	TWO STORY	\$91,779		Dunbarton Pines 1, 2, 3	401	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	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$246,140	\$492,275	\$101,042	\$578,958	\$365,638	1.583	2,803	\$206.55	TWO STORY	\$96,942		Dunbarton Pines 1, 2, 3	401	53
	50-22-27-355-022	22480 ALTON	06/09/25	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$238,600	\$477,201	\$114,100	\$548,900	\$339,347	1.618	2,602	\$210.95	TWO STORY	\$110,000		Dunbarton Pines 1, 2, 3	401	53
	50-22-27-377-026	44708 MIDWAY	06/05/25	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$221,210	\$442,417	\$105,861	\$539,139	\$314,538	1.714	1,902	\$283.46	ONE STORY	\$101,761		Dunbarton Pines 1, 2, 3	401	59
	50-22-27-355-003	22471 EATON	05/09/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$260,860	\$521,725	\$111,247	\$398,753	\$383,624	1.039	2,625	\$151.91	TWO STORY	\$107,147		Dunbarton Pines 1, 2, 3	401	60
	50-22-27-378-014	22470 PLAISANCE	01/31/24	\$512,500	PTA	03-ARM'S LENGTH	\$512,500	\$272,930	\$545,863	\$114,100	\$398,400	\$403,517	0.987	2,689	\$148.16	TWO STORY	\$110,000		Dunbarton Pines 1, 2, 3	401	60
	R2704	DUNBARTON PINES 2, 3																			
	50-22-27-330-005	44806 EXETER	02/20/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$309,040	\$618,076	\$114,728	\$520,272	\$479,379	1.085	2,785	\$186.81	TWO STORY	\$110,000		Dunbarton Pines 1, 2, 3	401	69
	50-22-27-304-022	44401 MIDWAY	11/13/24	\$616,500	PTA	03-ARM'S LENGTH	\$616,500	\$287,340	\$574,671	\$106,129	\$510,371	\$446,230	1.144	2,782	\$183.45	TWO STORY	\$101,976		Dunbarton Pines 1, 2, 3	401	63
	50-22-27-304-008	45077 ROUNDVIEW	11/08/24	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$277,680	\$555,355	\$100,722	\$539,278	\$432,984	1.245	2,694	\$200.18	TWO STORY	\$94,972		Dunbarton Pines 1, 2, 3	401	61
	50-22-27-305-006	44400 MIDWAY	09/03/24	\$569,900	PTA	03-ARM'S LENGTH	\$569,900	\$269,830	\$539,668	\$107,722	\$462,178	\$411,377	1.123	2,778	\$166.37	TWO STORY	\$102,185		Dunbarton Pines 1, 2, 3	401	62

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
							\$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	\$660,000	PTA	03-ARM'S LENGTH	\$660,000	\$339,810	\$679,614	\$125,843	\$534,157	\$508,047	1.051	2,800	\$190.77	TWO STORY	\$118,814		Addington & Westmont Vlg	401	69
	50-22-28-226-003	45659 ADDINGTON	06/07/24	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$340,610	\$681,229	\$121,135	\$578,865	\$513,848	1.127	3,128	\$185.06	TWO STORY	\$114,106		Addington & Westmont Vlg	401	72
	50-22-28-279-011	45411 HALSTON	08/14/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$314,900	\$629,806	\$147,029	\$427,971	\$442,915	0.966	2,478	\$172.71	TWO STORY	\$140,000		Addington & Westmont Vlg	401	67
	50-22-28-227-004	24129 ELIZABETH	03/04/24	\$807,500	WD	03-ARM'S LENGTH	\$807,500	\$383,400	\$766,793	\$125,506	\$681,994	\$588,337	1.159	3,026	\$225.38	TWO STORY	\$118,477		Addington & Westmont Vlg	401	75
							\$2,742,500	\$1,378,720	\$2,757,442		\$2,222,987	\$2,053,146		2,858	\$193.48						
												ECF =>	1.083								
												Avg ECF =>	1.076								
	outlier																				
	50-22-28-226-007	45627 ADDINGTON	10/28/24	\$737,500	PTA	03-ARM'S LENGTH	\$737,500	\$322,260	\$644,515	\$123,377	\$614,123	\$478,108	1.284	2,690	\$228.30	TWO STORY	\$116,348		Addington & Westmont Vlg	401	71
	50-22-28-276-007	23935 DEVONSHIRE	05/15/24	\$735,000	PTA	03-ARM'S LENGTH	\$735,000	\$337,020	\$674,043	\$140,873	\$594,127	\$489,147	1.215	3,204	\$185.43	TWO STORY	\$133,844		Addington & Westmont Vlg	401	67
	R2806 AUTUMN PARK																				
	50-22-28-352-005	22726 SUMMER	11/06/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$394,980	\$789,968	\$152,240	\$822,760	\$678,434	1.213	3,676	\$223.82	TWO STORY	\$144,253		Autumn Park	401	70
	50-22-28-352-028	47159 SUNNYBROOK	05/30/24	\$890,000	PTA	03-ARM'S LENGTH	\$890,000	\$370,530	\$741,066	\$152,073	\$737,927	\$626,588	1.178	3,656	\$201.84	TWO STORY	\$144,086		Autumn Park	401	70
	50-22-28-353-001	22833 SUMMER	11/29/23	\$830,000	PTA	03-ARM'S LENGTH	\$830,000	\$414,380	\$828,765	\$166,389	\$663,611	\$704,655	0.942	4,466	\$148.59	TWO STORY	\$147,842		Autumn Park	401	74
	50-22-28-327-020	46195 WHITE PINES	08/21/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$494,690	\$989,378	\$160,170	\$834,830	\$882,136	0.946	3,956	\$211.03	TWO STORY	\$150,058		Autumn Park	401	88
	50-22-28-351-019	22670 AUTUMN PARK	06/29/23	\$905,000	PTA	03-ARM'S LENGTH	\$905,000	\$451,290	\$902,572	\$154,510	\$750,490	\$795,811	0.943	4,026	\$186.41	TWO STORY	\$146,523		Autumn Park	401	76
							\$4,595,000	\$2,125,870	\$4,251,749		\$3,809,618	\$3,687,625		3,956	\$194.34						
												ECF =>	1.033								
												Avg ECF =>	1.044								
	<i>see also R2807, 2808, 2809, 2811, 3101, 2905, 2909</i>																				
	outlier																				
	50-22-28-353-012	22569 SUMMER	12/22/23	\$795,000	PTA	03-ARM'S LENGTH	\$795,000	\$413,670	\$827,332	\$159,531	\$635,469	\$710,427	0.894	3,468	\$183.24	TWO STORY	\$151,544		Autumn Park	401	76
	50-22-28-302-014	23120 WHITEHALL	06/09/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$448,780	\$897,554	\$160,281	\$669,719	\$784,333	0.854	4,211	\$159.04	TWO STORY	\$150,302		Autumn Park	401	74
	R2807 SOUTHWYCK OF NOVI																				
	50-22-28-351-005	22470 SOUTHWYCK	12/13/23	\$807,000	PTA	03-ARM'S LENGTH	\$790,700	\$406,120	\$812,232	\$141,095	\$649,605	\$713,976	0.910	3,874	\$167.68	TWO STORY	\$132,698		SOUTHWYCK OF NOVI	401	69
							\$790,700	\$406,120	\$812,232		\$649,605	\$713,976		3,874	\$167.68						
												ECF =>	0.910								
												Avg ECF =>	0.910								
	<i>see also R2808, 2809, 2811, 3101, 2905, 2909</i>																				
	R2808 ROYAL CROWN																				
	50-22-28-478-019	45455 IRVINE	03/18/25	\$752,000	WD	03-ARM'S LENGTH	\$752,000	\$364,480	\$728,957	\$119,076	\$632,924	\$597,923	1.059	2,931	\$215.94	TWO STORY	\$115,295		ROYAL CROWN	401	74
	50-22-28-476-011	45516 VIOLET	03/11/25	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$334,260	\$668,522	\$145,787	\$483,213	\$512,485	0.943	2,777	\$174.01	TWO STORY	\$138,365		ROYAL CROWN	401	68
	50-22-28-426-013	22824 BRAYDON	03/04/25	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$291,330	\$582,661	\$139,982	\$500,018	\$433,999	1.152	2,366	\$211.33	TWO STORY	\$110,406		ROYAL CROWN	401	66
	50-22-28-428-007	22727 FOXMOOR	02/13/25	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$288,050	\$576,094	\$112,614	\$452,386	\$454,392	0.996	2,697	\$167.74	TWO STORY	\$108,833		ROYAL CROWN	401	64
	50-22-28-479-013	22493 FULLER	01/23/25	\$716,000	WD	03-ARM'S LENGTH	\$716,000	\$327,970	\$655,939	\$140,929	\$575,071	\$504,912	1.139	3,081	\$186.65	TWO STORY	\$137,148		ROYAL CROWN	401	69
	50-22-28-453-010	22449 MOORGATE	11/12/24	\$660,000	PTA	03-ARM'S LENGTH	\$660,000	\$295,210	\$590,420	\$115,271	\$544,729	\$465,832	1.169	2,460	\$221.43	TWO STORY	\$109,288		ROYAL CROWN	401	71
	50-22-28-451-026	22540 HAVERGALE	08/02/24	\$755,000	PTA	03-ARM'S LENGTH	\$755,000	\$376,130	\$752,251	\$90,318	\$664,682	\$648,954	1.024	2,756	\$241.18	TWO STORY	\$85,532		ROYAL CROWN	401	90
	50-22-28-403-001	22642 MOORGATE	07/31/24	\$855,000	PTA	03-ARM'S LENGTH	\$855,000	\$350,950	\$701,898	\$128,456	\$726,544	\$562,198	1.292	3,117	\$233.09	TWO STORY	\$124,675		ROYAL CROWN	401	70
	50-22-28-426-016	45578 WHITE PINES	06/10/24	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$322,260	\$644,514	\$108,899	\$581,101	\$525,113	1.107	2,807	\$207.02	TWO STORY	\$105,118		ROYAL CROWN	401	66
	50-22-28-428-044	22586 BERTRAM	06/03/24	\$646,000	PTA	03-ARM'S LENGTH	\$646,000	\$309,270	\$618,538	\$121,576	\$524,424	\$487,218	1.076	2,967	\$176.75	TWO STORY	\$117,795		ROYAL CROWN	401	65
	50-22-28-451-008	45727 IRVINE	05/24/24	\$825,000	PTA	03-ARM'S LENGTH	\$825,000	\$386,410	\$772,816	\$125,957	\$699,043	\$634,176	1.102	3,069	\$227.78	TWO STORY	\$122,176		ROYAL CROWN	401	73
	50-22-28-401-010	22690 CHESHIRE	04/29/24	\$803,000	PTA	03-ARM'S LENGTH	\$803,000	\$340,630	\$681,269	\$119,787	\$683,213	\$550,473	1.241	2,791	\$244.79	TWO STORY	\$108,605		ROYAL CROWN	401	74

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
50-22-29-400-025	47900 NINE MILE	05/27/25	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,338,640	\$2,677,281	\$339,055	\$2,660,945	\$2,033,240	1.309	8,665	\$307.09	CUSTOM	\$303,000		Nine Mile Acreage	401	64
50-22-29-400-024	48050 NINE MILE	06/26/24	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$302,450	\$604,909	\$166,566	\$440,434	\$236,942	1.859	2,021	\$217.93	TWO STORY B	\$130,920		Nine Mile Acreage	401	50
50-22-29-326-014	48500 NINE MILE	04/28/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$198,300	\$396,609	\$88,643	\$286,357	\$166,468	1.720	2,317	\$123.59	TWO STORY	\$85,000		Nine Mile Acreage	401	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	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$499,400	\$998,807	\$173,223	\$826,777	\$914,268	0.904	3,752	\$220.36	TWO STORY	\$165,000		PROVINCIAL GLADES	407	81
50-22-30-301-057	23938 MONDAVI	11/08/23	\$815,000	PTA	03-ARM'S LENGTH	\$815,000	\$402,160	\$804,327	\$184,308	\$630,692	\$686,621	0.919	2,908	\$216.88	TWO STORY	\$165,000		PROVINCIAL GLADES	407	85
50-22-30-301-044	50652 GLADES COURT	04/03/23	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$464,810	\$929,615	\$165,000	\$785,000	\$846,750	0.927	3,481	\$225.51	TWO STORY	\$165,000		PROVINCIAL GLADES	407	88
						\$2,765,000	\$1,366,370	\$2,732,749		\$2,242,469	\$2,447,639		3,380	\$220.92						
USE .90 ECF FOR ALL STYLES																				
												ECF =>	0.916							
												Avg ECF =>	0.917							
R3021 EVERGREEN ESTATES																				
USE .90 ECF FOR ALL STYLES																				
adjust similar to R3020																				
R3022 TERRA OCCP 2282																				
50-22-29-326-054	49339 VILLA	04/09/24	\$1,245,000	WD	03-ARM'S LENGTH	\$1,245,000	\$579,050	\$1,158,092	\$228,604	\$1,016,396	\$844,989	1.203	2,468	\$411.83	ONE STORY	\$220,000		TERRA OCCP 2282	407	97
						\$1,245,000	\$579,050	\$1,158,092		\$1,016,396	\$844,989		2,468	\$411.83						
USE 1.20 ECF FOR ALL STYLES																				
												ECF =>	1.203							
R3050 SEC 30 ACREAGE																				
50-22-30-476-003	49825 NINE MILE	07/21/25	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$596,130	\$1,192,265	\$156,949	\$1,493,051	\$1,035,316	1.442	4,572	\$326.56	TWO STORY	\$118,198		SEC 30 ACREAGE	401	98
50-22-30-401-024	49650 NINE MILE	08/02/24	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$379,110	\$758,229	\$104,309	\$645,691	\$622,781	1.037	3,000	\$215.23	TWO STORY	\$100,000		SEC 30 ACREAGE	401	83
						\$2,400,000	\$975,240	\$1,950,494		\$2,138,742	\$1,658,097		3,786	\$270.90						
USE 1.00-1.45 ECF FOR ALL STYLES																				
												ECF =>	1.290							
												Avg ECF =>	1.239							
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														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr
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	\$688,000	PTA	03-ARM'S LENGTH	\$688,000	\$269,930	\$539,851	\$150,655	\$537,345	\$377,664	1.423	2,261	\$237.66	TWO STORY B	\$142,268		DEER RUN	401	72
						\$688,000	\$269,930	\$539,851		\$537,345	\$377,664		2,261	\$237.66						
											ECF =>	1.423								
											Avg ECF =>	1.423								
<i>USE 1.10 ECF FOR ALL STYLES</i>																				
similar move as R3102																				
R3102 PARK PLACE																				
50-22-31-126-014	51112 SUNDAY	10/28/24	\$890,000	PTA	03-ARM'S LENGTH	\$890,000	\$405,470	\$810,941	\$172,553	\$717,447	\$696,581	1.030	3,437	\$208.74	TWO STORY	\$159,071		PARK PLACE	401	76
50-22-31-127-013	50985 SUNDAY	10/07/24	\$1,110,000	PTA	03-ARM'S LENGTH	\$1,110,000	\$544,060	\$1,088,111	\$195,880	\$914,120	\$965,341	0.947	4,570	\$200.03	TWO STORY	\$152,952		PARK PLACE	401	76
50-22-31-151-001	51341 PARK PLACE	09/15/23	\$877,000	PTA	03-ARM'S LENGTH	\$877,000	\$442,020	\$884,038	\$148,575	\$728,425	\$797,608	0.913	4,356	\$167.22	TWO STORY	\$135,093		PARK PLACE	401	78
50-22-31-127-001	50965 SUNDAY	06/15/23	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$470,760	\$941,521	\$189,648	\$780,352	\$816,477	0.956	4,119	\$189.45	TWO STORY	\$176,166		PARK PLACE	401	77
						\$3,847,000	\$1,862,310	\$3,724,611		\$3,140,344	\$3,276,007		4,121	\$191.36						
											ECF =>	0.959								
<i>USE .95 ECF FOR ALL STYLES</i>																				
											Avg ECF =>	0.961								
R3120 DEER RUN OCCP 1303																				
50-22-31-252-006	49781 DEER RUN	08/28/24	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$408,170	\$816,338	\$188,590	\$641,410	\$597,855	1.073	3,028	\$211.83	TWO STORY	\$145,000		Deer Run OCCP 1303	407	80
						\$830,000	\$408,170	\$816,338		\$641,410	\$597,855		3,028	\$211.83						
											ECF =>	1.073								
<i>USE 1.07 ECF FOR ALL STYLES</i>																				
											Avg ECF =>	1.073								
R3121 CHAMBERLIN CROSSINGS OCCP2130																				
<i>USE .90 ECF FOR ALL STYLES</i>																				
R3122 PARK PLACE EAST OCCP 2138																				
50-22-31-201-003	50340 BOARDWALK	06/12/25	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$362,520	\$725,031	\$156,082	\$903,918	\$807,630	1.119	3,042	\$297.15	TWO STORY	\$145,000		PARK PLACE EAST	407	95
						\$1,060,000	\$362,520	\$725,031		\$903,918	\$807,630		3,042	\$297.15						
											ECF =>	1.119								
<i>USE .95 ECF FOR ALL STYLES</i>																				
											Avg ECF =>	1.119								
R3123 BALLANTYNE OCCP 2367																				
50-22-31-401-039	21042 BALLANTYNE	10/16/24	\$1,472,790	WD	03-ARM'S LENGTH	\$1,472,790	\$626,020	\$1,252,032	\$283,389	\$1,189,401	\$1,019,624	1.167	4,325	\$275.01	TWO STORY	\$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-002	20903 BALLANTYNE	10/09/24	\$1,380,220	WD	03-ARM'S LENGTH	\$1,380,220	\$616,870	\$1,233,746	\$286,683	\$1,093,537	\$996,908	1.097	4,350	\$251.39	TWO STORY	\$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-006	21049 BALLANTYNE	09/16/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$645,750	\$1,291,493	\$284,895	\$1,215,105	\$1,059,577	1.147	4,433	\$274.10	TWO STORY	\$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-031	21190 BALLANTYNE	09/11/24	\$1,409,490	PTA	03-ARM'S LENGTH	\$1,409,490	\$624,520	\$1,249,049	\$285,840	\$1,123,650	\$1,013,904	1.108	4,235	\$265.32	TWO STORY	\$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-035	20983 BALLANTYNE	08/29/24	\$1,400,770	PTA	03-ARM'S LENGTH	\$1,400,770	\$612,520	\$1,225,038	\$283,380	\$1,117,390	\$991,219	1.127	4,325	\$258.36	TWO STORY	\$275,000		BALLANTYNE OCCP 2367	407	98

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr																																																																																				
50-22-33-278-001	21960 WORCESTER	09/30/24	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$308,370	\$616,734	\$104,789	\$510,211	\$299,705	1.702	2,644	\$192.97	TWO STORY	\$97,334		LEXINGTON GREEN	401	67																																																																																				
						\$1,295,000	\$623,130	\$1,246,246		\$1,029,921	\$573,931		2,670	\$192.87																																																																																										
											ECF =>	1.795																																																																																												
											Avg ECF =>	1.799																																																																																												
USE RANGE 1.80 ECF FOR ALL STYLES																																																																																																								
R3305 DELFI NO ESTATES																																																																																																								
50-22-33-227-006	22320 ANNA MARIA	04/02/25	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$420,850	\$841,693	\$183,253	\$756,747	\$742,984	1.019	3,463	\$218.52	TWO STORY	\$165,000		DELFINO ESTATES	401	76																																																																																				
						\$940,000	\$420,850	\$841,693		\$756,747	\$742,984		3,463	\$218.52																																																																																										
											ECF =>	1.019																																																																																												
											Avg ECF =>	1.019																																																																																												
USE RANGE .95 ECF FOR ALL STYLES																																																																																																								
uniform with adjacent R3302																																																																																																								
R3306 DUNNABECK ESTATES																																																																																																								
50-22-33-153-006	21888 DUNNABECK	07/31/23	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$285,310	\$570,617	\$104,033	\$500,967	\$385,738	1.299	2,271	\$220.59	TWO STORY	\$99,677		DUNNABECK ESTATES	401	78																																																																																				
						\$605,000	\$285,310	\$570,617		\$500,967	\$385,738		2,271	\$220.59																																																																																										
											ECF =>	1.299																																																																																												
											Avg ECF =>	1.299																																																																																												
USE RANGE 1.30 ECF FOR ALL STYLES																																																																																																								
uniform with adjacent R3302, R3304																																																																																																								
R3350 SEC 33 ACREAGE																																																																																																								
50-22-33-200-036	45625 NINE MILE	04/22/24	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$437,000	\$873,992	\$235,161	\$664,839	\$532,359	1.249	2,801	\$237.36	TWO STORY	\$217,364		Sec 33 Acreage	401	79																																																																																				
						\$900,000	\$437,000	\$873,992		\$664,839	\$532,359		2,801	\$237.36																																																																																										
											ECF =>	1.249																																																																																												
											Avg ECF =>	1.249																																																																																												
USE RANGE 1.00-1.45 ECF FOR ALL STYLES																																																																																																								
<table border="1"> <thead> <tr> <th>Building Style</th> <th>91-100%</th> <th>81-90%</th> <th>71-80%</th> <th>61-70%</th> <th>51-60%</th> <th>0-50%</th> </tr> </thead> <tbody> <tr> <td>ONE STORY</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>ONE STORY B</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>ONE STORY C</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>TWO STORY</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>TWO STORY B</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>TWO STORY C</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>BI-LEVEL</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>TRI-LEVEL</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>CUSTOM</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>TWO STORY D</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> <tr> <td>OTHER</td> <td>1.000</td> <td>1.100</td> <td>1.200</td> <td>1.250</td> <td>1.350</td> <td>1.450</td> </tr> </tbody> </table>																					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
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																																																																																																		
outlier																																																																																																								
50-22-33-200-032	46011 NINE MILE	08/22/24	\$1,438,500	WD	03-ARM'S LENGTH	\$1,438,500	\$815,460	\$1,630,913	\$456,354	\$982,146	\$870,044	1.129	5,930	\$165.62	TWO STORY B	\$363,622		Sec 33 Acreage	401	60																																																																																				
R3401 CONNEMARA HILLS																																																																																																								
50-22-34-101-009	45270 MAYO	05/29/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$190,280	\$380,567	\$99,535	\$360,465	\$228,481	1.578	1,735	\$207.76	ONE STORY B	\$91,974		CONNEMARA HILLS	401	46																																																																																				
50-22-34-176-006	21800 CONNEMARA	09/06/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$223,040	\$446,081	\$129,499	\$350,501	\$257,384	1.362	2,274	\$154.13	ONE STORY C	\$96,963		CONNEMARA HILLS	401	45																																																																																				
						\$940,000	\$413,320	\$826,648		\$710,966	\$485,865		2,005	\$180.95																																																																																										
											ECF =>	1.463																																																																																												
											Avg ECF =>	1.470																																																																																												
USE 1.35 ECF FOR BI-LEVEL, ONE STY B, C																																																																																																								
50-22-34-102-039	45332 BYRNE	07/01/24	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$229,850	\$459,692	\$102,627	\$407,373	\$274,665	1.483	2,601	\$156.62	TRI-LEVEL	\$89,988		CONNEMARA HILLS	401	45																																																																																				

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/SqFt	Building Style	Land Value	Other Parcels in Sale	Land Table	Prop. Class	Bldg Depr	
	50-22-36-178-011	21850 SHADYBROOK	02/13/24	\$401,100	PTA	03-ARM'S LENGTH	\$401,100	\$220,530	\$441,066	\$101,006	\$300,094	\$200,035	1.500	2,298	\$130.59	TWO STORY	\$94,617		WHISPRG MEADOWS/ SUNRIS	401	52	
	50-22-36-177-020	21901 SUNRISE	11/02/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$212,150	\$424,293	\$88,370	\$311,630	\$197,602	1.577	2,260	\$137.89	TWO STORY	\$80,000		WHISPRG MEADOWS/ SUNRIS	401	53	
	50-22-36-177-002	21620 CLOVER	03/29/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$224,930	\$449,865	\$85,336	\$454,664	\$214,429	2.120	2,298	\$197.85	TWO STORY	\$81,183		WHISPRG MEADOWS/ SUNRIS	401	53	
	50-22-36-127-025	40528 LADENE	03/13/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$191,090	\$382,171	\$85,783	\$374,217	\$174,346	2.146	1,864	\$200.76	TWO STORY	\$80,000		WHISPRG MEADOWS/ SUNRIS	401	52	
	R3604	CARRIAGE HILL																				
	50-22-36-301-016	41344 BEACON	02/25/25	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$309,360	\$618,728	\$122,673	\$527,227	\$461,058	1.144	2,923	\$180.37	TWO STORY	\$114,473		CARRIAGE HILL	401	59	
	50-22-36-303-007	41273 BEACON	05/17/24	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$328,800	\$657,598	\$128,732	\$581,268	\$498,271	1.167	2,914	\$199.47	TWO STORY	\$121,810		CARRIAGE HILL	401	61	
	50-22-36-306-003	21511 INGRAM	08/17/23	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$250,730	\$501,455	\$118,587	\$406,413	\$357,993	1.135	2,322	\$175.03	TWO STORY	\$109,642		CARRIAGE HILL	401	59	
	50-22-36-305-001	41379 CARRIAGE HILL	06/14/23	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$286,580	\$573,150	\$126,748	\$476,252	\$416,698	1.143	2,696	\$176.65	TWO STORY	\$118,186		CARRIAGE HILL	401	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	\$634,000	PTA	03-ARM'S LENGTH	\$634,000	\$365,200	\$730,409	\$172,237	\$461,763	\$507,429	0.910	2,937	\$157.22	TWO STORY	\$121,496		CARRIAGE HILL	401	67	
	R3605	MEADOWBROOK MANOR																				
	50-22-36-351-004	41326 LLEWELYN	02/26/25	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$327,760	\$655,517	\$117,653	\$552,347	\$533,195	1.036	2,759	\$200.20	ONE STORY B	\$107,376		MEADOWBROOK MANOR	401	58	
	50-22-36-376-017	41276 LLEWELYN	06/21/24	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$294,210	\$588,429	\$122,851	\$512,149	\$462,405	1.108	2,447	\$209.30	TWO STORY	\$112,574		MEADOWBROOK MANOR	401	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	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$189,850	\$379,697	\$116,416	\$223,584	\$250,744	0.892	2,061	\$108.48	ONE STORY	\$103,429		MEADOWBROOK MANOR	401	45	
	R3606	MEADOWBROOK VIEW																				
	USE 1.15 ECF FOR ALL STYLES																					
	outlier																					
	50-22-36-328-002	21101 CAMBRIDGE	02/13/24	\$5,000,000	PTA	03-ARM'S LENGTH	\$5,000,000	\$2,065,460	\$4,130,915	\$1,911,269	\$3,088,731	\$2,061,961	1.498	8,738	\$353.48	TWO STORY	#####		MEADOWBROOK VIEW	401	60	
	R3620	CROSSWINDS WEST OCCP 371																				
	50-22-36-226-018	22264 PONDVIEW	04/17/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$104,510	\$209,024	\$50,000	\$195,000	\$144,567	1.349	1,100	\$177.27	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-206	39872 CROSSWINDS	03/12/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,840	\$217,677	\$50,000	\$200,000	\$152,434	1.312	1,100	\$181.82	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-017	22266 PONDVIEW	02/28/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,300	\$268,600	\$50,000	\$210,000	\$198,727	1.057	1,134	\$185.19	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-026	22213 PONDVIEW	12/27/24	\$250,000	PTA	03-ARM'S LENGTH	\$249,150	\$104,860	\$209,722	\$50,000	\$199,150	\$145,202	1.372	1,100	\$181.05	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-074	40013 CROSSWINDS	12/21/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$108,390	\$216,771	\$50,000	\$175,000	\$151,610	1.154	1,100	\$159.09	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-098	22379 PEACHTREE	12/06/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,360	\$198,718	\$50,000	\$175,000	\$135,198	1.294	1,100	\$159.09	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-130	22040 EDGEWATER	10/21/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$103,610	\$207,225	\$50,000	\$170,000	\$142,932	1.189	1,100	\$154.55	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-006	22180 PONDVIEW	09/27/24	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$99,360	\$198,718	\$50,000	\$162,500	\$135,198	1.202	1,100	\$147.73	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-097	22381 PEACHTREE	07/22/24	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$114,960	\$229,913	\$50,000	\$222,000	\$163,557	1.357	1,134	\$195.77	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-169	22118 EDGEWATER	06/14/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,300	\$250,592	\$50,000	\$215,000	\$182,356	1.179	1,134	\$189.59	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-020	22260 PONDVIEW	06/14/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$114,960	\$229,913	\$50,000	\$195,000	\$163,557	1.192	1,134	\$171.96	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-137	22062 EDGEWATER	05/10/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$133,060	\$266,128	\$50,000	\$220,000	\$196,480	1.120	1,134	\$194.00	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-049	40054 CROSSWINDS	04/17/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$114,960	\$229,913	\$50,000	\$210,000	\$163,557	1.284	1,134	\$185.19	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-171	22122 EDGEWATER	03/29/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$102,200	\$204,407	\$50,000	\$160,000	\$140,370	1.140	1,100	\$145.45	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-091	22353 PEACHTREE	12/08/23	\$219,450	WD	03-ARM'S LENGTH	\$219,450	\$103,110	\$206,228	\$50,000	\$169,450	\$142,025	1.193	1,100	\$154.05	TWO STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-016	22214 PONDVIEW	08/25/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$116,570	\$233,130	\$50,000	\$195,000	\$166,482	1.171	1,134	\$171.96	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	
	50-22-36-226-024	22274 PONDVIEW	06/16/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,400	\$244,801	\$50,000	\$215,000	\$177,092	1.214	1,134	\$189.59	ONE STORY B	\$50,000		CROSSWINDS WEST OCCP 371	407	59	

