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						
USE 1.250 ECF FOR ALL STYLES											ECF =>	**1.318**								
											Avg ECF =>	**1.321**								
R0121	**HAVERHILL FARMS OCCP 912**																			
50-22-01-105-006	40784 KINGSLEY	11/21/24	$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						
USE 0.880 ECF FOR ALL STYLES											ECF =>	**0.883**								
											Avg ECF =>	**0.887**								
R0122	**LENOX PARK OCCP 1693**																			
50-22-01-326-117	40638 LENOX PARK	01/07/25	$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									
USE 0.90 ECF FOR ALL STYLES EXCEPT ONE STY											ECF =>	**0.941**								
											Avg ECF =>	**0.945**								
50-22-01-326-225	40622 LENOX PARK	10/11/24	$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						
USE 0.950 ECF FOR ONE STORY, B, C, D											ECF =>	**0.987**								

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											Avg ECF =>	**0.988**								
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%

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Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY B	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY C	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY B	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY C	1.100	1.150	1.250	1.350	1.550	1.600
BI-LEVEL	1.100	1.150	1.250	1.350	1.550	1.600
TRI-LEVEL	1.100	1.150	1.250	1.350	1.550	1.600
CUSTOM	1.100	1.150	1.250	1.350	1.550	1.600
TWO STORY D	1.100	1.150	1.250	1.350	1.550	1.600
OTHER	1.100	1.150	1.250	1.350	1.550	1.600
ONE STORY D	1.100	1.150	1.250	1.350	1.550	1.600
	1.500	1.600	1.700	1.800	1.900	2.000

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**								
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						
USE 1.02 ECF FOR ALL STYLES											ECF =>	**1.030**								
											Avg ECF =>	**1.032**								
outlier																				
50-22-02-226-005	31231 BARRINGTON	08/21/24	$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						
USE 1.02 ECF FOR ALL STYLES											ECF =>	**1.030**								
											Avg ECF =>	**1.031**								
outlier																				
50-22-02-202-143	30895 JASPER	01/17/25	$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	$245,210	1.084	1,396	$190.36	ONE STORY B	$60,000		MAPLE HEIGHTS OCCP 750	407	67
50-22-02-251-040	41701 SLEEPY HOLLOW	01/10/24	$355,000	PTA	03-ARM'S LENGTH	$355,000	$170,950	$341,901	$62,263	$292,737	$276,869	1.057	2,096	$139.66	TWO STORY B	$60,000		MAPLE HEIGHTS OCCP 750	407	67
50-22-02-251-025	41666 SLEEPY HOLLOW	10/27/23	$330,000	PTA	03-ARM'S LENGTH	$330,000	$171,480	$342,968	$62,263	$267,737	$277,926	0.963	1,774	$150.92	ONE STORY B	$60,000		MAPLE HEIGHTS OCCP 750	407	67

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
						$730,000	$347,290	$694,596		$323,883	$108,728		612	$125.19						
See below; similar to adjacent R0221, R0223, R0330											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 LE	$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 LE	$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	LTI PARCEL ARM'S LI	$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 =>	**1.413**								
											Avg ECF =>	**1.465**								

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

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
R0302	**SEC 3 SOUTH SIDE - RESIDENTIAL**																			
50-22-03-451-012	130 MAUDLIN	04/17/23	$160,000	PTA	03-ARM'S LENGTH	$160,000	$83,310	$166,614	$54,044	$105,956	$57,728	1.835	894	$118.52	ONE STORY C	$52,346	22-03-451-	Sec 3 S Side-Res	401	48
50-22-03-379-012	142 EUBANK	04/24/24	$325,000	PTA	03-ARM'S LENGTH	$318,000	$150,630	$301,267	$63,725	$254,275	$118,771	2.141	1,804	$140.95	TWO STORY C	$62,896		Sec 3 S Side-Res	401	59
50-22-03-376-008	155 BUFFINGTON	05/24/24	$600,000	PTA	03-ARM'S LENGTH	$600,000	$300,390	$600,786	$136,722	$463,278	$244,244	1.897	1,730	$267.79	ONE STORY B	$131,663		Sec 3 S Side-Res	401	63
50-22-03-380-006	135 EUBANK	04/14/23	$322,500	PTA	03-ARM'S LENGTH	$322,500	$172,980	$345,969	$72,361	$250,139	$144,004	1.737	1,400	$178.67	TWO STORY C	$71,532		Sec 3 S Side-Res	401	70
50-22-03-381-014	915 LEMAY	06/20/23	$470,000	PTA	03-ARM'S LENGTH	$470,000	$221,530	$443,050	$74,141	$395,859	$223,581	1.771	1,374	$288.11	TWO STORY	$72,005		Sec 3 S Side-Res	401	85
						$1,870,500	$928,840	$1,857,686		$1,469,507	$788,329		1,440	$198.81						
											ECF =>	**1.864**								
											Avg ECF =>	**1.876**								

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

R0303	**LILLEY POND**																			
50-22-03-351-036	29740 LILLEY	11/05/24	$573,000	PTA	03-ARM'S LENGTH	$573,000	$237,210	$474,411	$104,534	$468,466	$423,606	1.106	2,329	$201.14	TWO STORY	$98,000		LILLEY POND	401	73
											ECF =>	1.106								
USE 1.05 ECF FOR ALL STYLES											Avg ECF =>	1.106								
R0304	**BLOMFIELD SUB**																			
50-22-03-152-003	159 PENHILL	01/31/25	$274,500	WD	03-ARM'S LENGTH	$274,500	$144,960	$289,924	$60,454	$214,046	$117,677	1.819	1,302	$164.40	ONE STORY C	$56,194		BLOMFIELD SUB	401	59
50-22-03-153-010	2000 SOUTH LAKE	09/13/24	$295,000	WD	03-ARM'S LENGTH	$295,000	$145,090	$290,171	$108,547	$186,453	$90,812	2.053	1,388	$134.33	ONE STORY C	$105,347		BLOMFIELD SUB	401	45
						$569,500	$290,050	$580,095		$400,499	$208,489		1,345	$149.36						
											ECF =>	**1.921**								
											Avg ECF =>	**1.936**								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.400	1.500	1.700	1.800	1.900	2.000
ONE STORY B	1.400	1.500	1.700	1.800	1.900	2.000
ONE STORY C	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY B	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY C	1.400	1.500	1.700	1.800	1.900	2.000
BI-LEVEL	1.400	1.500	1.700	1.800	1.900	2.000
TRI-LEVEL	1.400	1.500	1.700	1.800	1.900	2.000
CUSTOM	1.400	1.500	1.700	1.800	1.900	2.000
TWO STORY D	1.400	1.500	1.700	1.800	1.900	2.000
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.400	1.500	1.700	1.800	1.900	2.000

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**																			
USE .76 ECF FOR ALL STYLES																				
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						
USE 1.20 ECF FOR ALL STYLES											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						
USE 1.95 ECF FOR ALL STYLES											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						
USE 1.45 ECF FOR ALL STYLES											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						
USE 1.15 ECF FOR ONE STORY B											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
USE 1.10 ECF FOR ALL ATYLES EXCEPT ONE STORY B (smaller units)											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						
USE .753 ECF FOR ALL STYLES											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
R0325	**SCENIC PINES ESTATES OCCP 2391**																			
USE 1.00 ECF FOR ALL-new construction																				
R0330	**SEC 3 W SIDE - LAKE**																			
50-22-03-155-008	2011 WEST LAKE	07/18/25	$900,000	WD	03-ARM'S LENGTH	$900,000	$370,550	$741,095	$196,640	$703,360	$330,794	2.126	2,275	$309.17	TWO STORY	$187,700		SEC 3 W SIDE-LAKE	401	80
50-22-03-131-004	1529 WEST LAKE	05/05/25	$450,000	WD	03-ARM'S LENGTH	$450,000	$215,920	$431,841	$222,698	$227,302	$102,021	2.228	1,432	$158.73	TWO STORY C	$217,789		SEC 3 W SIDE-LAKE	401	45
50-22-03-131-002	1517 WEST LAKE	07/18/24	$712,500	WD	03-ARM'S LENGTH	$712,500	$288,980	$577,951	$317,192	$395,308	$144,853	2.729	1,386	$285.22	TWO STORY C	$310,322		SEC 3 W SIDE-LAKE	401	61
50-22-03-155-015	2109 WEST LAKE	06/27/23	$808,000	PTA	03-ARM'S LENGTH	$808,000	$425,140	$850,278	$237,918	$570,082	$314,031	1.815	2,156	$264.42	TWO STORY C	$220,731		SEC 3 W SIDE-LAKE	401	69
						$2,870,500	$1,300,590	$2,601,165		$1,896,052	$891,699		1,812	$254.38						
											ECF =>	**2.126**								
											Avg ECF =>	**2.225**								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.700	1.850	1.950	2.000	2.050	2.050
ONE STORY B	1.700	1.850	1.950	2.000	2.050	2.050
ONE STORY C	1.700	1.850	1.950	2.000	2.050	2.050
TWO STORY	1.700	1.850	1.950	2.000	2.050	2.050
TWO STORY B	1.700	1.850	1.950	2.000	2.050	2.050
TWO STORY C	1.700	1.850	1.950	2.000	2.050	2.050
BI-LEVEL	1.700	1.850	1.950	2.000	2.050	2.050
TRI-LEVEL	1.700	1.850	1.950	2.000	2.050	2.050
CUSTOM	0.950	0.950	0.950	0.950	0.950	0.950
TWO STORY D	1.700	1.850	1.950	2.000	2.050	2.050
OTHER	1.700	1.850	1.950	2.000	2.050	2.050
ONE STORY D	1.700	1.850	1.950	2.000	2.050	2.050

R0332	**SEC 3 SHAWOOD LAKE**																			
50-22-03-483-009	209 CHARLOTTE	06/11/24	$485,000	WD	03-ARM'S LENGTH	$485,000	$259,560	$519,118	$175,743	$309,257	$190,764	1.621	1,783	$173.45	ONE STORY C	$157,824		Sec 3 Shawood Lake	401	60
50-22-03-481-003	315 ELM	05/12/23	$265,000	PTA	03-ARM'S LENGTH	$260,000	$147,210	$294,415	$104,798	$155,202	$105,343	1.473	1,080	$143.71	ONE STORY C	$102,534		Sec 3 Shawood Lake	401	63
						$745,000	$406,770	$813,533		$464,459	$296,107		1,432	$158.58						
USE 1.45-1.80 ECF FOR ONE STORY C											ECF =>	**1.569**								
											Avg ECF =>	**1.547**								
50-22-03-481-014	301 DUANA	03/15/24	$590,000	PTA	03-ARM'S LENGTH	$590,000	$300,770	$601,539	$92,800	$497,200	$282,633	1.759	1,928	$257.88	TWO STORY	$89,339		Sec 3 Shawood Lake	401	80
											Avg ECF =>	**1.759**								

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

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 1.80 ECF FOR ALL TWO STORY and TWO STORY B																				
R0341	**SEC 3 S SIDE - OFF LAKE**																			
50-22-03-477-002	425 SOUTH LAKE	07/01/24	$1,413,750	WD	LTI PARCEL ARM'S LE	$1,413,750	$699,110	$1,390,434	$312,172	$1,101,578	$718,841	1.532	3,581	$307.62	TWO STORY B	$296,315	22-03-476-	SEC 3 S SIDE-OFF LAKE	401	75
						$1,413,750	$699,110	$1,390,434		$1,101,578	$718,841		3,581	$307.62						
											ECF =>	**1.532**								
											Avg ECF =>	**1.532**								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	2.000	2.000	2.000	2.100	2.200	2.200
ONE STORY B	1.450	1.500	1.500	1.650	1.800	2.000
ONE STORY C	1.450	1.500	1.500	1.650	1.800	2.000
TWO STORY	1.450	1.500	1.600	1.750	1.950	2.100
TWO STORY B	1.450	1.500	1.500	1.650	1.800	2.000
TWO STORY C	2.000	2.000	2.000	2.100	2.200	2.200
BI-LEVEL	1.450	1.500	1.500	1.650	1.800	2.000
TRI-LEVEL	1.450	1.500	1.500	1.650	1.800	2.000
CUSTOM	1.450	1.500	1.500	1.650	1.800	2.000
TWO STORY D	1.450	1.500	1.500	1.650	1.800	2.000
OTHER	1.450	1.500	1.500	1.650	1.800	2.000
ONE STORY D	1.450	1.500	1.500	1.650	1.800	2.000

R0350	**SEC 3 ACREAGE**																			

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

R0401/R0402/R0403	**BRISTOL CORNERS WEST, NORTH, & SOUTH**																			
50-22-04-403-004	30319 STERLING	12/27/24	$700,000	WD	03-ARM'S LENGTH	$700,000	$309,030	$618,065	$126,936	$573,064	$598,938	0.957	3,419	$167.61	TWO STORY	$122,537		BRISTOL CORNERS WEST & SO	401	76
50-22-04-251-011	45692 BRISTOL	10/17/24	$650,000	WD	03-ARM'S LENGTH	$650,000	$307,950	$615,900	$129,341	$520,659	$593,365	0.877	3,008	$173.09	TWO STORY	$125,000		BRISTOL CORNERS WEST & SO	401	72
50-22-04-402-003	30370 BALFOUR	10/16/24	$750,000	PTA	03-ARM'S LENGTH	$750,000	$327,780	$655,558	$116,394	$633,606	$657,517	0.964	3,308	$191.54	TWO STORY	$112,053		BRISTOL CORNERS WEST & SO	401	74
50-22-04-402-008	45686 BALFOUR	08/19/24	$660,000	PTA	03-ARM'S LENGTH	$660,000	$296,360	$592,718	$129,341	$530,659	$565,094	0.939	3,152	$168.36	TWO STORY	$125,000		BRISTOL CORNERS WEST & SO	401	75
50-22-04-403-016	45625 SOUTH LAKE	07/31/24	$625,000	PTA	03-ARM'S LENGTH	$625,000	$276,810	$553,623	$121,227	$503,773	$527,312	0.955	2,794	$180.31	TWO STORY	$116,828		BRISTOL CORNERS WEST & SO	401	76
50-22-04-430-006	30211 PENNINGTON	02/16/24	$755,000	PTA	03-ARM'S LENGTH	$755,000	$351,910	$703,818	$115,314	$639,686	$717,688	0.891	3,447	$185.58	TWO STORY	$111,070		BRISTOL CORNERS WEST & SO	401	78
50-22-04-253-008	45651 MARLBOROUGH	08/07/23	$670,000	PTA	03-ARM'S LENGTH	$670,000	$315,610	$631,224	$150,211	$519,789	$586,601	0.886	3,050	$170.42	TWO STORY	$125,000		BRISTOL CORNERS WEST & SO	401	73

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**								
											Avg ECF =>	**0.917**								
outlier																				
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											ECF =>	**1.149**								
											Avg ECF =>	**1.150**								
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											ECF =>	**1.671**								
											Avg ECF =>	**1.672**								
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**								
											Avg ECF =>	**1.522**								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.350	1.450	1.550	1.650	1.650	1.650
ONE STORY B	1.350	1.450	1.550	1.650	1.650	1.650
ONE STORY C	1.350	1.450	1.550	1.650	1.650	1.650
TWO STORY	1.250	1.250	1.350	1.350	1.350	1.350
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						
USE 1.22 ECF FOR ALL STYLES											ECF =>	1.241								
adjusted similar to adjacent R1020, R1025, R1022											Avg ECF =>	1.241								
R1022	**LIBERTY PARK OCCP 1703**																			
50-22-10-301-124	45101 BARTLETT	11/26/24	$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						
USE 1.12 ECF FOR ALL TWO STORY											ECF =>	1.146								
											Avg ECF =>	1.149								
R1023	**TOWNES AT LIBERTY PARK OCCP 1705**																			
50-22-10-376-088	44771 ELLERY	06/25/25	$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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	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 OC(	407	86
						$5,842,198	$2,762,240	$5,524,429		$4,691,270	$3,665,072		1,335	$183.69						
USE 1.250 ECF FOR ALL ONE STORY B, TWO STORY. B, C, D											ECF =>	1.280								
											Avg ECF =>	1.279								
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 OC(	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 OC(	407	81
										$430,000	$256,391	1.677								
USE 1.60 ECF FOR ALL ONE STORY												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
BI-LEVEL	1.250	1.250	1.250	1.250	1.250	1.250														
CUSTOM	1.250	1.250	1.250	1.250	1.250	1.250														
ONE STORY	1.600	1.600	1.600	1.600	1.600	1.600														
ONE STORY B	1.250	1.250	1.250	1.250	1.250	1.250														
ONE STORY C	1.250	1.250	1.250	1.250	1.250	1.250														
ONE STORY D	1.250	1.250	1.250	1.250	1.250	1.250														
OTHER	1.250	1.250	1.250	1.250	1.250	1.250														
TRI-LEVEL	1.250	1.250	1.250	1.250	1.250	1.250														
TWO STORY	1.250	1.250	1.250	1.250	1.250	1.250														
TWO STORY B	1.250	1.250	1.250	1.250	1.250	1.250														
TWO STORY C	1.250	1.250	1.250	1.250	1.250	1.250														
TWO STORY D	1.250	1.250	1.250	1.250	1.250	1.250														
outlier																				
50-22-10-376-466	28054 LIGHTFOOT	07/11/24	$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											ECF =>	1.07								
adjusted similar to adjacent R1020, R1021, R1024, R1022											Avg ECF =>	1.07								
R1026	**LAKEVIEW OCCP 2277**																			
50-22-10-232-003	2270 OLD NOVI	08/01/24	$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	$205.64	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
						$1,188,850	$551,560	$1,103,107		$814,797	$634,936		1,482	$285.30						
											ECF =>	1.283								

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

R1050 SEC 10 ACREAGE

similar to R0150, R0450, R3150

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

R1101 HOWELL'S WALLED LAKE SUB

50-22-11-106-005	226 LINHART	12/06/24	$377,500	PTA	03-ARM'S LENGTH	$377,500	$167,840	$335,673	$70,171	$307,329	$173,847	1.768	1,164	$264.03	ONE STORY B	$60,000		HOWELL'S WALLED LAKE SUB	401	70
50-22-11-105-002	114 LINHART	04/09/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$128,710	$257,410	$66,436	$183,564	$98,861	1.857	1,328	$138.23	TRI-LEVEL	$60,002		HOWELL'S WALLED LAKE SUB	401	56

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

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						
USE 0.80 ECF FOR ALL STYLES											ECF =>	0.805								
											Avg ECF =>	0.801								
R1120	**SARATOGA CIRCLE OCCP 946**																			
50-22-11-108-046	43064 EMERSON	10/13/23	$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						
USE .88 ECF FOR ALL STYLES											ECF =>	0.882								
											Avg ECF =>	0.881								
R1121	**VISTA HILLS OCCP 822**																			
50-22-11-154-012	43033 BROOKSTONE	01/14/25	$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						
USE .955 ECF FOR ALL STYLES											ECF =>	0.973								
											Avg ECF =>	0.976								
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						
USE 1.00 ECF FOR ALL STYLES											ECF =>	1.017								
											Avg ECF =>	1.012								
outlier																				
50-22-11-127-005	29401 WHISTLER	06/27/24	$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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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 TOWNHOMES	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

no change

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**

USE 1.00 ECF FOR ALL STYLES

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**

USE 1.23 ECF FOR ALL STYLES

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						
USE .85 ECF FOR ALL STYLES											ECF =>	0.808								
											Avg ECF =>	0.808								

R1650 **SEC 16 N/I-96**

USE 2.00 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
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, (	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, (	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								
outlier																				
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, (	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, (	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, (	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								
											Avg ECF =>	0.929								
outlier																				
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								
											Avg ECF =>	1.027								
outlier																				
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 141	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 141	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 141	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 141	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 141	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 141	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 141	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								
											Avg ECF =>	0.869								
outlier																				
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 141	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						
USE .97 ECF FOR ALL STYLES											ECF =>	0.971								
											Avg ECF =>	0.976								
R1825	**ANDELINA RIDGE OCCP# 2063**																			
50-22-18-102-131	27486 BARCELLOS	11/06/24	$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						
USE .84 ECF FOR ALL STYLES											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 208	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 208	407	89
						$1,356,000	$624,770	$1,249,524		$1,106,866	$901,252		2,614	$211.77						
USE 1.18 ECF FOR ALL STYLES											ECF =>	1.228								
											Avg ECF =>	1.229								
	OUTLIER - to be parsonage																			
50-22-18-201-004	49501 HARRIER	06/26/25	$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 208	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 141	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 141	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 141	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 141	407	77
						$2,790,000	$1,391,890	$2,783,783		$2,051,365	$2,272,387		2,518	$203.60						
USE .90 ECF FOR ALL STYLES											ECF =>	0.903								
											Avg ECF =>	0.902								

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#1	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#1	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#1	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 LE	$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#1	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#155	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#155	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#155	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 LE	$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
						$2,166,000	$1,054,100	$2,108,208		$1,619,649	$1,774,838		2,610	$206.85						
USE .90 ECF FOR ALL STYLES											ECF =>	0.913								
similar with R1926											Avg ECF =>	0.913								
R1926	**ISLAND LK RAVINES WEST 2 OCCP 1271**																			
50-22-19-228-004	25518 DOGWOOD	02/12/25	$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
						$2,553,500	$1,258,380	$2,516,762		$2,050,827	$2,237,877		3,523	$194.21						
USE .90 ECF FOR ALL STYLES											ECF =>	0.916								
similar to R1925											Avg ECF =>	0.918								
R1927	**ISLAND LK ORCHARDS DRAKES BAY OCCP 1552**																			
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
						$4,573,073	$2,195,100	$4,390,194		$3,728,087	$3,853,487		3,631	$204.65						
USE .95 ECF FOR ALL STYLES 90-100% good											ECF =>	0.967								
											Avg ECF =>	0.966								
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
						$1,662,000	$725,610	$1,451,226		$1,322,534	$1,208,435		2,964	$224.32						
USE 1.05 ECF FOR ALL STYLES 80% and less											ECF =>	1.094								
											Avg ECF =>	1.094								

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								
											Avg ECF =>	0.852								
outlier																				
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																				

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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

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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 LI	$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								
											Avg ECF =>	1.777								
USE 1.15-1.65 ECF FOR 2-STORY AND TRI-LEVEL																				

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

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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						
USE 1.15 ECF FOR ALL TWO STORY											ECF =>	1.207								
USE 1.05 ECF FOR ALL OTHER STYLES											Avg ECF =>	1.209								
similar to R2103 and R2102																				
outlier																				
50-22-21-377-010	24415 VENICE	12/15/23	$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						
USE 1.85 ECF FOR ALL STYLES											ECF =>	1.863								
similar to R2104, R2103 and R2102											Avg ECF =>	1.876								
outlier																				
50-22-21-328-011	24754 SARAH FLYNN	05/01/23	$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											ECF =>	1.103								
											Avg ECF =>	1.106								
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											ECF =>	1.123								
											Avg ECF =>	1.121								
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											ECF =>	1.054								
											Avg ECF =>	1.056								
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											ECF =>	0.991								
											Avg ECF =>	0.993								
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											ECF =>	**1.858**								
											Avg ECF =>	**1.863**								
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						
USE 1.25 ECF FOR ALL STYLES											ECF =>	1.237								
											Avg ECF =>	1.237								
R2126	**ABBEY HILLS OCCP 1046**																			
USE .95 ECF FOR ALL STYLES																				
uniform increase as adjacent R2102, R2103 and R2101																				
R2127	**HOMESTEAD OCCP 1120**																			
USE 1.55 ECF FOR ALL STYLES																				
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						
USE 1.10-1.35 ECF FOR ALL STYLES											ECF =>	1.489								
											Avg ECF =>	1.489								
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						
USE 1.60 ECF FOR ALL STYLES EXCEPT TWO STORY, B, C											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**								
outlier																				
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								
outlier																				
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**								
USE 1.85 ECF FOR ALL STYLES											Avg ECF =>	**1.929**								

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								

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 QUEENSPOINTE	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						
USE 1.05 ECF FOR ALL STYLES excluding ONE STORY B AND C											ECF =>	**1.05**								
											Avg ECF =>	**1.04**								
50-22-23-227-057	41614 HAMLET	03/14/25	$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						
USE 1.40 ECF FOR ONE STORY B AND C											ECF =>	1.408								
											Avg ECF =>	1.408								
R2321	**BROOKHAVEN OCCP 1531**																			
USE .95 ECF FOR ALL STYLES																				
uniform with adjacent R2620																				
R2322	**GATEWAY TOWNHOMES OF NOVI OCCP 2271**																			
50-22-23-231-014	41600 ORIANNA	04/01/25	$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						
USE 1.08 ECF FOR ALL STYLES											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											ECF =>	**2.409**								
adjusted area similar to R2403, R2406											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											ECF =>	0.956								
similar R2406											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**																			
USE 1.70-1.90 ECF FOR ALL STYLES																				
uniform increase with adjacent R2403, R206-similar with R2404																				
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%														
ONE STORY	1.700	1.800	1.800	1.900	1.900	1.900														
ONE STORY B	1.700	1.800	1.800	1.900	1.900	1.900														
ONE STORY C	1.700	1.800	1.800	1.900	1.900	1.900														
TWO STORY	1.700	1.800	1.800	1.900	1.900	1.900														
TWO STORY B	1.700	1.800	1.800	1.900	1.900	1.900														
TWO STORY C	1.700	1.800	1.800	1.900	1.900	1.900														
BI-LEVEL	1.700	1.800	1.800	1.900	1.900	1.900														
TRI-LEVEL	1.700	1.800	1.800	1.900	1.900	1.900														
CUSTOM	1.700	1.800	1.800	1.900	1.900	1.900														
TWO STORY D	1.700	1.800	1.800	1.900	1.900	1.900														
OTHER	1.700	1.800	1.800	1.900	1.900	1.900														
ONE STORY D	1.700	1.800	1.800	1.900	1.900	1.900														
R2406	**WILLOWBROOK FARM SUB NO 4**																			
50-22-24-377-032	24405 AMANDA	11/15/24	$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						
USE .95 ECF FOR ALL STYLES											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 Orchrd/Applgt 1&2/Novi Pl	407	47
USE 1.70 ECF FOR ALL ONE STORY																				
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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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											ECF =>	**1.911**								
similar R2520											Avg ECF =>	**1.915**								
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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/Applgt 1&2/Novi Pl	407	47
						$938,000	$418,160	$836,324		$778,000	$384,275									
USE 1.90 ECF FOR TWO STORY											ECF =>	**2.025**								
											Avg ECF =>	**2.024**								
50-22-24-451-075	24606 BASHIAN	06/25/24	$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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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 Orchrd/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											ECF =>	**1.806**								
											Avg ECF =>	**1.820**								
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 Orchrd/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 Orchrd/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 Orchrd/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											ECF =>	**1.129**								
											Avg ECF =>	**1.702**								

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

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 Orchrd/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
50-22-24-451-446	24762 BASHIAN	11/01/24	$243,000	PTA	03-ARM'S LENGTH	$243,000	$116,990	$233,980	$40,000	$203,000	$144,125	1.408	1,250	$162.40	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	65
50-22-24-451-409	24308 BASHIAN	10/08/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$113,590	$227,170	$40,000	$205,000	$139,050	1.474	1,276	$160.66	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
50-22-24-451-418	24264 BASHIAN	06/21/24	$240,500	WD	03-ARM'S LENGTH	$240,500	$113,550	$227,106	$40,000	$200,500	$138,960	1.443	1,276	$157.13	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
50-22-24-451-420	24252 BASHIAN	01/17/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$106,330	$212,661	$40,000	$185,000	$130,975	1.412	1,025	$180.49	ONE STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
50-22-24-451-419	24260 BASHIAN	08/30/23	$247,000	PTA	03-ARM'S LENGTH	$247,000	$116,660	$233,326	$40,000	$207,000	$145,736	1.420	1,025	$201.95	ONE STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
						$1,200,500	$567,120	$1,134,243		$1,000,500	$698,846		1,170	$172.53						
											ECF =>	1.432								
USE 1.43 ECF FOR ALL STYLES											Avg ECF =>	1.432								
outliers																				
50-22-24-451-441	24738 BASHIAN	04/19/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$116,810	$233,624	$40,000	$195,000	$143,784	1.356	1,250	$156.00	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	64
50-22-24-451-422	24244 BASHIAN	05/15/24	$229,000	PTA	03-ARM'S LENGTH	$229,000	$116,530	$233,064	$40,000	$189,000	$143,216	1.320	1,240	$152.42	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
50-22-24-451-424	24236 BASHIAN	09/28/23	$229,000	WD	03-ARM'S LENGTH	$229,000	$121,150	$242,307	$40,000	$189,000	$152,151	1.242	1,025	$184.39	ONE STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	62
R2423	**NOVI PLACE OCCP 807**																			
50-22-24-451-476	24705 BASHIAN	05/09/25	$253,000	WD	03-ARM'S LENGTH	$253,000	$104,190	$208,388	$41,947	$211,053	$138,701	1.522	1,226	$172.15	TWO STORY B	$40,000		Old Orchrd/Applgt 1&2/Novi Pl	407	67
						$253,000	$104,190	$208,388		$211,053	$138,701		1,226	$172.15						
											ECF =>	**1.522**								
USE 1.30 ECF FOR ALL STYLES											Avg ECF =>	**1.522**								
R2450	**SEC 24 ACREAGE**																			
50-22-24-201-014	25712 SEELEY	10/30/24	$270,000	PTA	03-ARM'S LENGTH	$270,000	$117,460	$234,918	$101,332	$168,668	$106,869	1.578	1,460	$115.53	TWO STORY B	$92,280		Sec 24 Acreage	401	46
						$270,000	$117,460	$234,918		$168,668	$106,869		1,460	$115.53						
USE 1.35 ECF FOR ALL STYLES											ECF =>	**1.578**								
											Avg ECF =>	1.578								
R2501	**WILLOWBROOK ESTATES 2, 3**																			
50-22-25-131-002	40631 ROCKHILL	03/21/25	$355,000	WD	03-ARM'S LENGTH	$355,000	$158,010	$316,020	$68,565	$286,435	$101,002	2.836	1,545	$185.39	ONE STORY	$63,986		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-126-038	23685 RIPPLECREEK	01/31/25	$322,000	WD	03-ARM'S LENGTH	$322,000	$147,030	$294,068	$71,650	$250,350	$90,783	2.758	1,250	$200.28	ONE STORY	$67,701		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-101-033	23805 W LE BOST	01/23/25	$317,100	WD	03-ARM'S LENGTH	$317,100	$139,720	$279,432	$58,190	$258,910	$90,303	2.867	1,300	$199.16	ONE STORY	$56,683		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-105-013	23779 E LE BOST	01/21/25	$315,000	WD	03-ARM'S LENGTH	$315,000	$167,400	$334,792	$66,671	$248,329	$109,437	2.269	1,631	$152.26	ONE STORY	$62,284		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-101-013	23710 MEADOWBROOK	12/02/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$135,930	$271,852	$55,995	$204,005	$88,105	2.315	1,330	$153.39	ONE STORY	$53,849		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-127-004	24051 GLENRIDGE	11/13/24	$299,500	WD	03-ARM'S LENGTH	$299,500	$146,970	$293,940	$67,800	$231,700	$92,302	2.510	1,274	$181.87	ONE STORY	$66,293		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-102-011	23906 E LE BOST	10/31/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$158,400	$316,796	$70,943	$259,057	$100,348	2.582	1,472	$175.99	ONE STORY	$69,436		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-151-040	40976 HOLLYDALE	10/31/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$166,950	$333,905	$61,007	$248,993	$111,387	2.235	1,788	$139.26	ONE STORY	$59,500		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-102-002	40965 TEN MILE	05/20/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$127,790	$255,577	$61,209	$228,791	$79,334	2.884	1,148	$199.30	ONE STORY	$59,170		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-104-002	41151 N MCMAHON	05/03/24	$345,000	PTA	03-ARM'S LENGTH	$345,000	$156,750	$313,504	$61,965	$283,035	$102,669	2.757	1,459	$193.99	ONE STORY	$59,500		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-130-003	23767 MAUDELEA	03/07/24	$355,000	PTA	03-ARM'S LENGTH	$355,000	$173,880	$347,753	$65,493	$289,507	$115,208	2.513	1,250	$231.61	ONE STORY	$63,986		Willowbk Est 1,2,3 & Heathergr	401	59
50-22-25-101-006	23920 MEADOWBROOK	12/11/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$126,970	$253,948	$55,356	$179,644	$81,058	2.216	1,148	$156.48	ONE STORY	$53,849		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-105-038	41065 S MCMAHON	09/29/23	$302,000	PTA	03-ARM'S LENGTH	$302,000	$137,640	$275,272	$61,539	$240,461	$87,238	2.756	1,148	$209.46	ONE STORY	$59,500		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-128-021	40646 ROCKHILL	09/06/23	$315,000	PTA	03-ARM'S LENGTH	$315,000	$164,520	$329,047	$67,938	$247,062	$106,575	2.318	1,542	$160.22	ONE STORY	$66,431		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-105-004	23898 W LE BOST	07/21/23	$270,000	PTA	03-ARM'S LENGTH	$270,000	$156,970	$313,947	$65,911	$204,089	$101,239	2.016	1,541	$132.44	ONE STORY	$63,126		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-151-012	40929 MALOTT	07/21/23	$323,000	PTA	03-ARM'S LENGTH	$323,000	$163,450	$326,893	$64,545	$258,455	$107,081	2.414	1,586	$162.96	ONE STORY	$61,760		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-128-006	40539 TEN MILE	07/07/23	$324,900	WD	03-ARM'S LENGTH	$324,900	$142,910	$285,815	$63,343	$261,557	$90,805	2.880	1,404	$186.29	ONE STORY	$61,633		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-128-001	40693 TEN MILE	06/30/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$155,640	$311,288	$61,709	$298,291	$101,869	2.928	1,442	$206.86	ONE STORY	$59,691		Willowbk Est 1,2,3 & Heathergr	401	45
						$5,628,500	$2,726,930	$5,453,849		$4,478,671	$1,756,743		1,403	$179.29						
USE 2.55 ECF FOR ONE STORY											ECF =>	**2.55**								
											Avg ECF =>	**2.56**								
50-22-25-151-022	23270 W LE BOST	10/15/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$150,790	$301,581	$65,487	$274,513	$118,047	2.325	1,329	$206.56	ONE STORY B	$62,862		Willowbk Est 1,2,3 & Heathergr	401	47
50-22-25-153-026	23245 W LE BOST	09/13/24	$371,000	WD	03-ARM'S LENGTH	$371,000	$174,280	$348,554	$64,402	$306,598	$142,076	2.158	1,329	$230.70	ONE STORY B	$62,895		Willowbk Est 1,2,3 & Heathergr	401	49
50-22-25-153-036	23103 W LE BOST	05/23/24	$376,500	PTA	03-ARM'S LENGTH	$376,500	$159,620	$319,247	$70,497	$306,003	$124,375	2.460	1,329	$230.25	ONE STORY B	$68,990		Willowbk Est 1,2,3 & Heathergr	401	48

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
50-22-25-128-022	40630 ROCKHILL	08/09/24	$390,500	WD	03-ARM'S LENGTH	$390,500	$180,480	$360,969	$68,049	$322,451	$136,242	2.367	1,708	$188.79	TWO STORY B	$63,986		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-130-008	23675 MAUDELEA	06/21/23	$379,000	PTA	03-ARM'S LENGTH	$379,000	$195,970	$391,931	$63,719	$315,281	$152,657	2.065	2,144	$147.05	TWO STORY B	$61,413		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-130-005	23737 MAUDELEA	07/26/23	$300,000	PTA	03-ARM'S LENGTH	$300,000	$151,900	$303,799	$62,337	$237,663	$112,308	2.116	1,588	$149.66	TRI-LEVEL	$60,830		Willowbk Est 1,2,3 & Heathergr	401	45
						$2,157,000	$1,013,040	$2,026,081		$1,762,509	$785,705		1,571	$192.17						
USE 2.25 ECF FOR TWO STORY B AND TRI-LEVEL											ECF =>	**2.243**								
USE 2.15 ECF FOR ONE STORY B											Avg ECF =>	**2.249**								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	2.250	2.250	2.250	2.250	2.250	2.250
CUSTOM	2.250	2.250	2.250	2.250	2.250	2.250
ONE STORY	2.550	2.550	2.550	2.550	2.550	2.550
ONE STORY B	2.150	2.150	2.150	2.150	2.150	2.150
ONE STORY C	2.150	2.150	2.150	2.150	2.150	2.150
ONE STORY D	2.250	2.250	2.250	2.250	2.250	2.250
OTHER	2.250	2.250	2.250	2.250	2.250	2.250
TRI-LEVEL	2.250	2.250	2.250	2.250	2.250	2.250
TWO STORY	2.250	2.250	2.250	2.250	2.250	2.250
TWO STORY B	2.250	2.250	2.250	2.250	2.250	2.250
TWO STORY C	2.250	2.250	2.250	2.250	2.250	2.250
TWO STORY D	2.250	2.250	2.250	2.250	2.250	2.250

outliers																				
50-22-25-103-014	40960 MOORINGSIDE	12/13/24	$325,000	PTA	03-ARM'S LENGTH	$325,000	$132,510	$265,010	$62,299	$262,701	$82,739	3.175	1,211	$216.93	ONE STORY	$60,260		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-151-044	23619 E LE BOST	10/02/23	$330,000	PTA	03-ARM'S LENGTH	$330,000	$184,490	$368,986	$87,084	$242,916	$140,951	1.723	1,468	$165.47	ONE STORY B	$85,577		Willowbk Est 1,2,3 & Heathergr	401	45
R2502	**HEATHERGREENE**																			
50-22-25-203-006	40123 BUCKINGHAM	11/01/24	$376,950	PTA	03-ARM'S LENGTH	$376,950	$149,950	$299,893	$63,288	$313,662	$117,345	2.673	1,292	$242.77	ONE STORY B	$59,830		Willowbk Est 1,2,3 & Heathergr	401	45
50-22-25-202-007	24063 HEATHERGREEN	06/06/24	$340,000	PTA	03-ARM'S LENGTH	$340,000	$138,110	$276,216	$71,360	$268,640	$101,289	2.652	1,418	$189.45	BI-LEVEL	$67,366		Willowbk Est 1,2,3 & Heathergr	401	49
						$716,950	$288,060	$576,109		$582,302	$218,634		1,355	$216.11						
											ECF =>	**2.663**								
USE 2.50 ECF FOR ALL STYLES											Avg ECF =>	**2.663**								
R2504	**JASON**																			
50-22-25-204-033	39933 JASON	02/27/25	$436,000	WD	03-ARM'S LENGTH	$436,000	$240,770	$481,540	$84,568	$351,432	$190,284	1.847	1,882	$186.73	ONE STORY B	$75,503		FAIRFIELD FARMS/JASON	401	51
50-22-25-204-025	24101 NILAN	08/16/24	$436,000	WD	03-ARM'S LENGTH	$436,000	$217,320	$434,640	$80,944	$355,056	$186,159	1.907	1,490	$238.29	ONE STORY B	$75,566		FAIRFIELD FARMS/JASON	401	55
						$872,000	$458,090	$916,180		$706,488	$376,443		1,686	$212.51						
USE 1.87 ECF FOR ALL STYLES											ECF =>	**1.877**								
											Avg ECF =>	**1.877**								
R2505	**FAIRFIELD FARMS**																			
50-22-25-208-011	23510 LONDONDERRY	01/16/25	$380,000	WD	03-ARM'S LENGTH	$380,000	$169,480	$338,961	$75,569	$304,431	$117,063	2.601	1,418	$214.69	BI-LEVEL	$70,324		FAIRFIELD FARMS/JASON	401	59
50-22-25-254-017	23348 CRANBROOKE	11/15/24	$427,500	WD	03-ARM'S LENGTH	$427,500	$215,050	$430,100	$64,506	$362,994	$162,486	2.234	2,578	$140.80	BI-LEVEL	$60,779		FAIRFIELD FARMS/JASON	401	49
50-22-25-208-020	23515 NILAN	08/15/24	$375,000	WD	03-ARM'S LENGTH	$375,000	$152,600	$305,205	$76,074	$298,926	$101,836	2.935	1,418	$210.81	BI-LEVEL	$70,324		FAIRFIELD FARMS/JASON	401	49
50-22-25-208-016	23581 NILAN	02/12/24	$335,000	PTA	03-ARM'S LENGTH	$327,000	$170,780	$341,554	$74,274	$252,726	$118,791	2.127	1,418	$178.23	BI-LEVEL	$70,547		FAIRFIELD FARMS/JASON	401	58
50-22-25-252-020	40438 GUILFORD	10/16/23	$360,000	WD	03-ARM'S LENGTH	$355,000	$167,280	$334,556	$64,506	$290,494	$120,022	2.420	1,734	$167.53	BI-LEVEL	$60,779		FAIRFIELD FARMS/JASON	401	49
						$1,864,500	$875,190	$1,750,376		$1,509,571	$620,199		1,713	$182.41						
USE 2.35 ECF FOR BI-LEVEL											ECF =>	**2.434**								
											Avg ECF =>	**2.464**								
50-22-25-251-023	40392 FRANKLIN MILL	03/11/24	$407,000	WD	03-ARM'S LENGTH	$407,000	$203,500	$406,996	$69,665	$337,335	$160,634	2.100	2,124	$158.82	TWO STORY B	$64,000		FAIRFIELD FARMS/JASON	401	48
50-22-25-251-008	40241 OAK TREE	03/20/25	$475,000	WD	03-ARM'S LENGTH	$475,000	$220,870	$441,738	$68,919	$406,081	$177,533	2.287	1,816	$223.61	TWO STORY B	$64,000		FAIRFIELD FARMS/JASON	401	60

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
						$882,000	$424,370	$848,734		$743,416	$338,167		1,970	$191.22						
USE 2.20 ECF FOR TWO STORY, B, C. D											ECF =>	**2.198**								
											Avg ECF =>	**2.194**								
50-22-25-251-016	40504 FRANKLIN MILL	02/12/25	$440,000	WD	03-ARM'S LENGTH	$440,000	$211,670	$423,346	$69,878	$370,122	$176,734	2.094	1,845	$200.61	ONE STORY B	$64,000		FAIRFIELD FARMS/JASON	401	49
50-22-25-254-001	39895 SQUIRE	07/13/23	$325,000	PTA	03-ARM'S LENGTH	$325,000	$160,430	$320,858	$91,942	$233,058	$114,458	2.036	1,262	$184.67	ONE STORY B	$88,215		FAIRFIELD FARMS/JASON	401	49
50-22-25-254-021	23278 CRANBROOKE	05/04/23	$347,000	PTA	03-ARM'S LENGTH	$347,000	$162,630	$325,266	$64,506	$282,494	$130,380	2.167	1,250	$226.00	ONE STORY B	$60,779		FAIRFIELD FARMS/JASON	401	50
						$1,112,000	$534,730	$1,069,470		$885,674	$421,572		1,452	$203.76						
USE 2.10 ECF FOR ALL ONE STORY AND ONE STORY B, C, TRI-LEVEL, OTHER											ECF =>	**2.101**								
											Avg ECF =>	**2.099**								
USE .95 ECF FOR CUSTOM																				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	2.100	2.100	2.100	2.100	2.100	2.100
ONE STORY B	2.100	2.100	2.100	2.100	2.100	2.100
ONE STORY C	2.100	2.100	2.100	2.100	2.100	2.100
TWO STORY	2.200	2.200	2.200	2.200	2.200	2.200
TWO STORY B	2.200	2.200	2.200	2.200	2.200	2.200
TWO STORY C	2.200	2.200	2.200	2.200	2.200	2.200
BI-LEVEL	2.350	2.350	2.350	2.350	2.350	2.350
TRI-LEVEL	2.100	2.100	2.100	2.100	2.100	2.100
CUSTOM	0.950	0.950	0.950	0.950	0.950	0.950
TWO STORY D	2.200	2.200	2.200	2.200	2.200	2.200
OTHER	2.100	2.100	2.100	2.100	2.100	2.100

outlier																				
50-22-25-254-016	23402 CRANBROOKE	11/22/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$127,500	$255,006	$64,506	$245,494	$95,250	2.577	1,046	$234.70	ONE STORY B	$60,779		FAIRFIELD FARMS/JASON	401	49
50-22-25-252-010	40375 FRANKLIN MILL	05/07/24	$440,000	PTA	03-ARM'S LENGTH	$440,000	$171,600	$343,193	$64,506	$375,494	$132,708	2.829	1,570	$239.17	TWO STORY B	$60,779		FAIRFIELD FARMS/JASON	401	48
50-22-25-252-010	40375 FRANKLIN MILL	05/07/24	$440,000	PTA	03-ARM'S LENGTH	$440,000	$171,600	$343,193	$64,506	$375,494	$132,708	2.829	1,570	$239.17	TWO STORY B	$60,779		FAIRFIELD FARMS/JASON	401	48
50-22-25-208-007	23576 LONDONDERRY	01/17/25	$410,000	WD	03-ARM'S LENGTH	$410,000	$175,590	$351,177	$65,031	$344,969	$143,073	2.411	1,672	$206.32	ONE STORY B	$61,304		FAIRFIELD FARMS/JASON	401	49
50-22-25-411-002	23244 CRANBROOKE	09/18/24	$380,000	PTA	03-ARM'S LENGTH	$380,000	$160,760	$321,516	$89,632	$290,368	$110,421	2.630	1,514	$191.79	TWO STORY	$85,905		FAIRFIELD FARMS/JASON	401	49
50-22-25-254-013	23450 CRANBROOKE	05/31/24	$380,000	PTA	03-ARM'S LENGTH	$380,000	$148,180	$296,363	$65,358	$314,642	$102,669	3.065	1,418	$221.89	BI-LEVEL	$60,779		FAIRFIELD FARMS/JASON	401	50
50-22-25-204-002	23860 CRANBROOKE	04/14/25	$370,000	WD	03-ARM'S LENGTH	$370,000	$208,730	$417,469	$115,361	$254,639	$134,270	1.896	1,942	$131.12	BI-LEVEL	$110,337		FAIRFIELD FARMS/JASON	401	49
R2506	**"GREY'S SUB"**																			
USE 1.95 ECF FOR ALLSTYLES																				
similar increase as adjacent ECFs																				
R2507	**WESTMINSTER VILLAGE**																			
USE 1.20 ECF FOR ALL ONE STORY																				
move uniform with adjacent R2505																				
USE 1.12 ECF FOR ALL STYLES EXCEPT ONE STORY																				
move uniform with adjacent R2505																				
R2508	**Hthrwd/Hthrwk/Hthrbr**																			

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
50-22-25-379-012	22512 SHERIDAN	09/05/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$169,640	$339,270	$75,844	$274,156	$114,533	2.394	1,734	$158.11	BI-LEVEL	$73,797		Hthrwd/Hthrwk/Hthrbr	401	46
						$350,000	$169,640	$339,270		$274,156	$114,533		1,734	$158.11						
USE 2.35 ECF FOR BI-LEVEL											ECF =>	**2.394**								
											Avg ECF =>	**2.394**								
50-22-25-378-004	22664 WINFIELD	03/07/25	$363,000	WD	03-ARM'S LENGTH	$357,850	$169,910	$339,814	$69,204	$288,646	$135,305	2.133	1,200	$240.54	ONE STORY B	$65,815		Hthrwd/Hthrwk/Hthrbr	401	56
50-22-25-380-004	40661 OAKWOOD	03/06/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$166,840	$333,680	$71,124	$278,876	$131,278	2.124	1,484	$187.92	ONE STORY B	$64,987		Hthrwd/Hthrwk/Hthrbr	401	47
50-22-25-377-008	22608 DEERFIELD	10/30/23	$390,000	PTA	03-ARM'S LENGTH	$390,000	$190,420	$380,832	$72,156	$317,844	$154,338	2.059	1,608	$197.66	ONE STORY B	$68,512		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-376-013	40737 HEATHERBROOK	05/09/23	$360,000	PTA	03-ARM'S LENGTH	$360,000	$170,600	$341,205	$73,333	$286,667	$133,936	2.140	1,440	$199.07	ONE STORY B	$71,286		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-353-003	22772 SHADOW PINE	05/05/23	$288,500	PTA	03-ARM'S LENGTH	$288,500	$151,890	$303,775	$66,053	$222,447	$118,861	1.871	1,440	$154.48	ONE STORY B	$64,006		Hthrwd/Hthrwk/Hthrbr	401	45
						$1,746,350	$849,660	$1,699,306		$1,394,480	$673,718	2.066	1,434							
USE 2.05 ECF FOR ONE STORY B, C, CUSTOM AND OTHER											ECF =>	**2.070**								
											Avg ECF =>	**2.066**								
50-22-25-330-014	23011 BROOK FOREST	03/27/25	$495,000	WD	03-ARM'S LENGTH	$495,000	$218,130	$436,268	$73,943	$421,057	$164,693	2.557	2,124	$198.24	TWO STORY B	$66,177		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-328-001	40570 VILLAGE WOOD	02/24/25	$405,000	WD	03-ARM'S LENGTH	$400,000	$177,870	$355,731	$111,302	$288,698	$111,104	2.598	1,645	$175.50	TRI-LEVEL	$107,913		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-379-019	22583 HEATHERWOOD	12/05/24	$479,000	WD	03-ARM'S LENGTH	$479,000	$234,290	$468,584	$68,213	$410,787	$181,987	2.257	2,014	$203.97	TWO STORY C	$64,639		Hthrwd/Hthrwk/Hthrbr	401	56
50-22-25-379-022	22533 HEATHERWOOD	07/30/24	$398,300	WD	03-ARM'S LENGTH	$398,300	$170,700	$341,393	$66,686	$331,614	$124,867	2.656	1,662	$199.53	TWO STORY B	$64,639		Hthrwd/Hthrwk/Hthrbr	401	47
50-22-25-176-005	40700 VILLAGE WOOD	07/19/24	$450,700	PTA	03-ARM'S LENGTH	$450,700	$216,350	$432,696	$74,118	$376,582	$162,990	2.310	1,728	$217.93	TWO STORY B	$72,071		Hthrwd/Hthrwk/Hthrbr	401	59
50-22-25-330-007	40563 VILLAGE OAKS	10/20/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$155,470	$310,938	$68,571	$281,429	$110,167	2.555	1,645	$171.08	TRI-LEVEL	$66,524		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-302-010	22846 HEATHERBRAE	08/21/23	$337,000	PTA	03-ARM'S LENGTH	$337,000	$155,060	$310,117	$70,651	$266,349	$108,848	2.447	1,680	$158.54	TRI-LEVEL	$66,804		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-377-014	22510 DEERFIELD	05/26/23	$467,000	PTA	03-ARM'S LENGTH	$467,000	$208,330	$416,669	$78,740	$388,260	$153,604	2.528	2,124	$182.80	TWO STORY B	$73,797		Hthrwd/Hthrwk/Hthrbr	401	46
						$3,377,000	$1,536,200	$3,072,396		$2,764,776	$1,118,260		1,828	$188.45						
USE 2.30 ECF FOR TWO STORY B, C, D, and TRI LEVEL											ECF =>	**2.472**								
											Avg ECF =>	**2.488**								
50-22-25-352-030	41111 FENMORE	10/22/24	$365,000	PTA	03-ARM'S LENGTH	$365,000	$176,540	$353,070	$76,700	$288,300	$153,539	1.878	2,213	$130.28	TWO STORY	$74,653		Hthrwd/Hthrwk/Hthrbr	401	45
USE 1.65-1.85 ECF FOR ALL ONE STORY and TWO STORY																				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	2.350	2.350	2.350	2.350	2.350	2.350
CUSTOM	2.050	2.050	2.050	2.050	2.050	2.050
ONE STORY	1.650	1.650	1.700	1.800	1.800	1.850
ONE STORY B	2.050	2.050	2.050	2.050	2.050	2.050
ONE STORY C	2.050	2.050	2.050	2.050	2.050	2.050
OTHER	2.050	2.050	2.050	2.050	2.050	2.050
TRI-LEVEL	2.300	2.300	2.300	2.300	2.300	2.300
TWO STORY	1.650	1.650	1.700	1.800	1.800	1.850
TWO STORY B	2.300	2.300	2.300	2.300	2.300	2.300
TWO STORY C	2.300	2.300	2.300	2.300	2.300	2.300
TWO STORY D	2.300	2.300	2.300	2.300	2.300	2.300

outlier																				
50-22-25-354-013	22493 HEATHERBRAE	11/21/23	$380,000	PTA	03-ARM'S LENGTH	$379,000	$190,160	$380,313	$72,300	$306,700	$140,006	2.191	1,772	$173.08	TWO STORY B	$69,454		Hthrwd/Hthrwk/Hthrbr	401	45
50-22-25-331-003	22874 BROOK FOREST	10/11/24	$467,000	PTA	03-ARM'S LENGTH	$467,000	$180,660	$361,325	$67,561	$399,439	$133,529	2.991	1,728	$231.16	TWO STORY B	$65,514		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-352-031	41172 PARK FOREST	08/20/24	$490,000	WD	03-ARM'S LENGTH	$490,000	$205,120	$410,234	$67,016	$422,984	$156,008	2.711	2,124	$199.15	TWO STORY B	$64,969		Hthrwd/Hthrwk/Hthrbr	401	45
50-22-25-351-011	22532 MEADOWBROOK	05/13/25	$380,000	WD	03-ARM'S LENGTH	$380,000	$204,560	$409,127	$69,935	$310,065	$154,178	2.011	2,032	$152.59	TWO STORY B	$64,147		Hthrwd/Hthrwk/Hthrbr	401	45
50-22-25-377-005	22666 DEERFIELD	07/12/24	$505,000	PTA	03-ARM'S LENGTH	$505,000	$203,090	$406,189	$81,547	$423,453	$162,321	2.609	2,038	$207.78	ONE STORY B	$78,734		Hthrwd/Hthrwk/Hthrbr	401	46
50-22-25-153-037	40810 VILLAGE WOOD	11/20/24	$275,000	WD	03-ARM'S LENGTH	$275,000	$146,790	$293,584	$83,284	$191,716	$105,150	1.823	1,200	$159.76	ONE STORY B	$81,237		Hthrwd/Hthrwk/Hthrbr	401	46
R2520	**STONEHNG OCCP 125**																			
50-22-25-276-209	23629 N ROCKLEDGE	12/06/24	$180,000	PTA	03-ARM'S LENGTH	$180,000	$82,620	$165,241	$45,000	$135,000	$55,926	2.414	970	$139.18	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	52

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
50-22-25-276-180	23519 N ROCKLEDGE	09/27/24	$172,000	PTA	03-ARM'S LENGTH	$172,000	$82,620	$165,241	$45,000	$127,000	$55,926	2.271	970	$130.93	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-076	23642 STONEHENGE	12/20/23	$199,000	PTA	03-ARM'S LENGTH	$195,500	$94,180	$188,366	$45,000	$150,500	$66,682	2.257	970	$155.15	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	62
50-22-25-276-217	23743 STONEHENGE	10/13/23	$169,000	WD	03-ARM'S LENGTH	$169,000	$82,620	$165,241	$45,000	$124,000	$55,926	2.217	970	$127.84	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	52
						$716,500	$342,040	$684,089		$536,500	$234,460	2.290	970							
USE 2.25 ECF FOR ONE STORY											ECF =>	**2.288**								
											Avg ECF =>	**2.290**								
50-22-25-276-001	23793 STONEHENGE	10/15/24	$193,900	WD	03-ARM'S LENGTH	$193,900	$83,590	$167,182	$45,000	$148,900	$90,505	1.645	936	$159.08	ONE STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-259	23624 N ROCKLEDGE	08/09/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$88,050	$176,101	$45,000	$140,000	$97,112	1.442	936	$149.57	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-057	23638 STONEHENGE	05/31/24	$179,900	PTA	03-ARM'S LENGTH	$179,900	$83,590	$167,182	$45,000	$134,900	$90,505	1.491	936	$144.12	ONE STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-143	23524 WOODSHIRE	05/07/24	$180,000	WD	03-ARM'S LENGTH	$180,000	$88,050	$176,101	$45,000	$135,000	$97,112	1.390	936	$144.23	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-033	23669 STONEHENGE	01/22/24	$205,000	WD	03-ARM'S LENGTH	$204,200	$85,290	$170,574	$45,000	$159,200	$93,018	1.712	936	$170.09	ONE STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-189	23523 N ROCKLEDGE	05/19/23	$187,500	WD	03-ARM'S LENGTH	$187,500	$88,050	$176,101	$45,000	$142,500	$97,112	1.467	936	$152.24	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
						$1,130,500	$516,620	$1,033,241		$860,500	$565,364		936	$153.22						
USE 1.50 ECF FOR ONE STORY B and ONE STORY C											ECF =>	**1.522**								
											Avg ECF =>	**1.524**								
50-22-25-276-007	23787 STONEHENGE	10/10/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$94,700	$189,399	$45,000	$190,000	$91,974	2.066	968	$196.28	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-014	23715 STONEHENGE	07/11/24	$234,900	PTA	03-ARM'S LENGTH	$234,900	$94,700	$189,399	$45,000	$189,900	$91,974	2.065	968	$196.18	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-097	23585 STONEHENGE	06/28/24	$207,500	PTA	03-ARM'S LENGTH	$207,500	$94,700	$189,399	$45,000	$162,500	$91,974	1.767	968	$167.87	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-159	23534 STONEHENGE	06/14/24	$224,500	PTA	03-ARM'S LENGTH	$224,500	$97,910	$195,811	$45,000	$179,500	$96,058	1.869	1,024	$175.29	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-051	23625 STONEHENGE	05/06/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$97,980	$195,952	$45,000	$195,000	$96,148	2.028	1,010	$193.07	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-174	23465 DANBERRY	11/20/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$97,910	$195,811	$45,000	$160,000	$96,058	1.666	1,024	$156.25	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-031	23675 STONEHENGE	11/03/23	$235,000	PTA	03-ARM'S LENGTH	$233,800	$117,870	$235,742	$45,000	$188,800	$121,492	1.554	1,010	$186.93	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	62
50-22-25-276-278	23586 N ROCKLEDGE	10/26/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$96,720	$193,444	$45,000	$160,000	$94,550	1.692	968	$165.29	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-195	23462 DANBERRY	08/28/23	$197,500	PTA	03-ARM'S LENGTH	$197,500	$97,920	$195,833	$45,000	$152,500	$96,072	1.587	968	$157.54	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-054	23617 STONEHENGE	07/28/23	$210,000	PTA	03-ARM'S LENGTH	$210,000	$102,500	$205,003	$45,000	$165,000	$101,913	1.619	1,010	$163.37	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-294	23526 N ROCKLEDGE	05/12/23	$186,000	PTA	03-ARM'S LENGTH	$186,000	$97,210	$194,412	$45,000	$141,000	$95,167	1.482	968	$145.66	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-245	23670 N ROCKLEDGE	05/09/23	$186,500	PTA	03-ARM'S LENGTH	$186,500	$94,700	$189,399	$45,000	$141,500	$91,974	1.538	968	$146.18	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-220	23512 WOODSHIRE	04/05/23	$186,888	PTA	03-ARM'S LENGTH	$186,888	$94,700	$189,399	$45,000	$141,888	$91,974	1.543	968	$146.58	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
						$2,752,588	$1,279,520	$2,559,003		$2,167,588	$1,257,327		986	$168.96						
USE 1.70 ECF FOR TWO STORY B											ECF =>	**1.724**								
											Avg ECF =>	**1.729**								

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

outlier

50-22-25-276-284	23562 N ROCKLEDGE	07/30/25	$260,000	WD	03-ARM'S LENGTH	$260,000	$88,050	$176,101	$45,000	$215,000	$97,112	2.214	936	$229.70	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-250	23640 N ROCKLEDGE	03/20/25	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,620	$165,241	$45,000	$110,000	$55,926	1.967	970	$113.40	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-034	23667 STONEHENGE	02/28/25	$260,000	WD	03-ARM'S LENGTH	$260,000	$97,870	$195,739	$45,000	$215,000	$96,012	2.239	968	$222.11	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-053	23619 STONEHENGE	08/07/24	$222,000	WD	03-ARM'S LENGTH	$222,000	$87,560	$175,121	$45,000	$177,000	$96,386	1.836	936	$189.10	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	52
50-22-25-276-064	23689 N ROCKLEDGE	04/30/24	$216,000	PTA	03-ARM'S LENGTH	$216,000	$82,620	$165,241	$45,000	$171,000	$55,926	3.058	970	$176.29	ONE STORY	$45,000		STONEHNG OCCP 125/LAKWD	407	52

	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	860	$151.16	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-035	39762 VILLAGE WOOD	03/18/25	$162,500	WD	03-ARM'S LENGTH	$162,500	$80,220	$160,439	$45,000	$117,500	$76,959	1.527	860	$136.63	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
	50-22-25-426-015	39852 VILLAGE WOOD	12/20/24	$180,000	PTA	03-ARM'S LENGTH	$180,000	$80,280	$160,559	$45,000	$135,000	$77,039	1.752	860	$156.98	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51

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
50-22-25-429-010	22814 TALFORD	10/04/24	$169,900	PTA	03-ARM'S LENGTH	$169,900	$80,280	$160,559	$45,000	$124,900	$77,039	1.621	860	$145.23	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-427-018	39733 VILLAGE WOOD	09/30/24	$180,000	PTA	03-ARM'S LENGTH	$180,000	$80,280	$160,559	$45,000	$135,000	$77,039	1.752	860	$156.98	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-430-005	39525 VILLAGE WOOD	08/16/24	$170,000	PTA	03-ARM'S LENGTH	$170,000	$80,280	$160,559	$45,000	$125,000	$77,039	1.623	860	$145.35	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-427-064	39867 VILLAGE WOOD	02/23/24	$148,000	PTA	03-ARM'S LENGTH	$148,000	$80,280	$160,559	$45,000	$103,000	$77,039	1.337	860	$119.77	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-427-067	39845 VILLAGE WOOD	12/08/23	$176,900	WD	03-ARM'S LENGTH	$175,400	$80,280	$160,559	$45,000	$130,400	$77,039	1.693	860	$151.63	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-426-008	39874 VILLAGE WOOD	11/07/23	$160,000	PTA	03-ARM'S LENGTH	$160,000	$80,280	$160,559	$45,000	$115,000	$77,039	1.493	860	$133.72	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-407-003	23076 CRANBROOKE	08/28/23	$162,000	PTA	03-ARM'S LENGTH	$162,000	$78,240	$156,488	$45,000	$117,000	$74,325	1.574	860	$136.05	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-426-057	39724 VILLAGE WOOD	08/28/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$80,280	$160,559	$45,000	$120,000	$77,039	1.558	860	$139.53	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-427-029	39757 VILLAGE WOOD	04/19/23	$157,000	PTA	03-ARM'S LENGTH	$157,000	$80,280	$160,559	$45,000	$112,000	$77,039	1.454	860	$130.23	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
						$2,004,800	$961,260	$1,922,517		$1,464,800	$921,678		860	$141.94						
USE 1.55 ECF FOR TWO STORY C AND ONE STORY C											ECF =>	**1.589**								
											Avg ECF =>	**1.589**								

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

outlier																				
50-22-25-405-010	22827 CRANBROOKE	07/22/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$116,260	$232,527	$45,000	$222,000	$105,352	2.107	1,184	$187.50	TWO STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-427-028	39717 VILLAGE WOOD	05/19/25	$189,900	WD	03-ARM'S LENGTH	$189,900	$80,810	$161,624	$45,000	$144,900	$75,241	1.926	775	$186.97	ONE STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-458-013	22762 RENFORD	04/10/24	$232,000	PTA	03-ARM'S LENGTH	$232,000	$96,710	$193,423	$45,000	$187,000	$95,757	1.953	1,005	$186.07	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-408-010	22895 TALFORD	01/08/25	$215,000	WD	03-ARM'S LENGTH	$215,000	$119,630	$239,255	$45,000	$170,000	$125,326	1.356	1,005	$169.15	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	59
50-22-25-460-012	22629 WOOLSEY	04/10/24	$231,000	WD	03-ARM'S LENGTH	$231,000	$91,850	$183,700	$45,000	$186,000	$89,484	2.079	840	$221.43	ONE STORY B	$45,000		STONEHNG OCCP 125/LAKWD	407	51
50-22-25-410-010	22834 RENFORD	03/14/24	$147,000	PTA	03-ARM'S LENGTH	$145,000	$81,520	$163,032	$45,000	$100,000	$78,688	1.271	860	$116.28	TWO STORY C	$45,000		STONEHNG OCCP 125/LAKWD	407	51
R2522	**OAK RIDGE OCCP 633**																			
50-22-25-431-042	39449 COUNTRY	02/14/25	$256,000	WD	03-ARM'S LENGTH	$256,000	$122,110	$244,216	$46,131	$209,869	$180,077	1.165	1,272	$164.99	TWO STORY	$45,000		OAK RIDGE OCCP 633	407	65
50-22-25-431-001	39422 COUNTRY	01/09/25	$255,000	WD	03-ARM'S LENGTH	$255,000	$112,300	$224,604	$45,000	$210,000	$163,276	1.286	1,272	$165.09	TWO STORY	$45,000		OAK RIDGE OCCP 633	407	63
50-22-25-431-035	39479 COUNTRY	05/25/23	$256,000	PTA	03-ARM'S LENGTH	$256,000	$124,140	$248,283	$46,131	$209,869	$168,460	1.246	1,272	$164.99	TWO STORY B	$45,000		OAK RIDGE OCCP 633	407	65
50-22-25-431-006	39432 COUNTRY	04/25/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$112,870	$225,735	$46,131	$188,869	$163,276	1.157	1,272	$148.48	TWO STORY	$45,000		OAK RIDGE OCCP 633	407	63
						$1,002,000	$471,420	$942,838		$818,607	$675,090		1,272	$160.89						
USE 1.20 ECF FOR ALL STYLES											ECF =>	1.213								
											Avg ECF =>	1.214								
R2523	**VILLAGEWOOD PLACE OCCP 1540**																			
50-22-25-432-009	39560 KARTAR	11/21/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$90,970	$181,930	$46,413	$153,587	$112,931	1.360	1,108	$138.62	TWO STORY	$45,000		Villagewood Place OCCP 1540	407	58
						$200,000	$90,970	$181,930		$153,587	$112,931		1,108	$138.62						
USE 1.30 ECF FOR ALL STYLES											ECF =>	1.360								
uniform adjustment with adjacent R2522, R2521 and R2508											Avg ECF =>	1.360								
R2530	**HEATHERWOOD - LAKE**																			
50-22-25-403-005	40412 VILLAGE OAKS	01/22/25	$520,000	WD	03-ARM'S LENGTH	$520,000	$247,940	$495,880	$112,868	$407,132	$171,267	2.377	1,882	$216.33	ONE STORY B	$108,445		HEATHERWOOD - LAKES	401	59
50-22-25-326-003	40843 VILLAGE WOOD	12/14/23	$520,000	WD	03-ARM'S LENGTH	$520,000	$269,370	$538,733	$91,491	$428,509	$223,621	1.916	1,906	$224.82	ONE STORY B	$89,544		HEATHERWOOD - LAKES	401	60

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
50-22-25-329-017	40544 VILLAGE OAKS	06/22/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$204,560	$409,120	$89,472	$340,528	$159,824	2.131	1,942	$175.35	TWO STORY B	$86,503		HEATHERWOOD - LAKES	401	50
						$1,470,000	$721,870	$1,443,733		$1,176,169	$554,712		1,910	$205.50						
USE 2.10 ECF FOR ALL STYLES											ECF =>	**2.120**								
uniform adjustment with adjacent R2508, R2521, R2022, R2523											Avg ECF =>	**2.141**								
R2550	**SEC 25 ACREAGE**																			
50-22-25-229-021	39411 WESTMINSTER	12/10/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$127,290	$254,574	$79,074	$195,926	$94,865	2.065	1,336	$146.65	ONE STORY C	$75,000		SEC 25 ACREAGE	401	45
						$275,000	$127,290	$254,574		$195,926	$94,865		1,336	$146.65						
USE 1.95 ECF FOR ALL STYLES											ECF =>	**2.065**								
uniform adjustment with adjacent R2508, R2521, R2022, R2523, R2530											Avg ECF =>	**2.065**								
R2601	**ORCHARD HILLS**																			
50-22-26-276-021	41642 SYCAMORE	06/27/25	$350,000	WD	03-ARM'S LENGTH	$350,000	$153,350	$306,698	$68,283	$281,717	$132,453	2.127	1,375	$204.89	ONE STORY B	$62,798		Orchard Hills	401	45
50-22-26-230-008	41772 ASPEN	06/10/25	$329,000	WD	03-ARM'S LENGTH	$329,000	$137,290	$274,574	$73,712	$255,288	$111,590	2.288	1,628	$156.81	ONE STORY	$68,227		Orchard Hills	401	45
50-22-26-231-017	41650 BORCHART	04/15/25	$320,000	WD	03-ARM'S LENGTH	$320,000	$148,340	$296,682	$73,824	$246,176	$123,810	1.988	1,405	$175.21	ONE STORY B	$68,339		Orchard Hills	401	45
50-22-26-228-004	41881 QUINCE	07/31/24	$315,000	PTA	03-ARM'S LENGTH	$315,000	$145,480	$290,952	$79,508	$235,492	$117,469	2.005	1,448	$162.63	ONE STORY	$70,572		Orchard Hills	401	45
						$1,314,000	$584,460	$1,168,906		$1,018,673	$485,322		1,464	$174.89						
USE 2.00 ECF FOR ALL STYLES											ECF =>	**2.099**								
											Avg ECF =>	**2.102**								
outlier																				
50-22-26-230-005	41981 QUINCE	06/06/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$157,100	$314,205	$71,306	$228,694	$134,944	1.695	1,647	$138.85	ONE STORY	$63,351		Orchard Hills	401	45
50-22-26-201-010	41921 TAMARA	08/07/23	$430,000	PTA	03-ARM'S LENGTH	$430,000	$219,030	$438,066	$74,093	$355,907	$202,207	1.760	1,696	$209.85	TWO STORY B	$68,608		Orchard Hills	401	62
R2602	**MEADOWBROOK LAKE SUB**																			
50-22-26-428-009	22870 GILBAR	05/22/24	$475,000	PTA	03-ARM'S LENGTH	$475,000	$230,580	$461,160	$110,510	$364,490	$259,741	1.403	2,528	$144.18	TWO STORY	$82,301		MEADOWBROOK LAKE SUB	401	45
50-22-26-403-023	22853 GILBAR	07/20/23	$450,000	PTA	03-ARM'S LENGTH	$450,000	$234,020	$468,034	$95,524	$354,476	$275,933	1.285	2,059	$172.16	TWO STORY	$88,868		MEADOWBROOK LAKE SUB	401	52
						$925,000	$464,600	$929,194		$718,966	$535,674		2,294	$158.17						
USE 1.35 ECF FOR ALL STYLES except ONE STORY B											ECF =>	1.342								
											Avg ECF =>	1.344								
USE 1.10 ECF FOR 1 STY B																				
R2603	**ORCHARD HILLS WEST**																			
50-22-26-254-004	42006 ASPEN	10/06/23	$542,000	PTA	03-ARM'S LENGTH	$542,000	$264,690	$529,376	$104,251	$437,749	$457,124	0.958	2,163	$202.38	TWO STORY B	$95,000		ORCHARD HILLS WEST	401	84
						$542,000	$264,690	$529,376		$437,749	$457,124		2,163	$202.38						
											ECF =>	0.958								
USE .95 ECF FOR ALL STYLES											Avg ECF =>	0.958								
R2603	**ORCHARD HILLS NORTH OCCP 2087**																			
50-22-26-202-010	42136 WOODGLEN	05/19/23	$731,000	WD	03-ARM'S LENGTH	$731,000	$361,170	$722,340	$103,394	$627,606	$665,533	0.943	3,140	$199.87	TWO STORY	$95,000		ORCHARD HILLS NORTH #208	401	90
						$731,000	$361,170	$722,340		$627,606	$665,533		3,140	$199.87						
											ECF =>	0.943								
USE .93 ECF FOR ALL STYLES											Avg ECF =>	0.943								
R2621	**RIDGEVIEW OF NOVI OCCP 2142**																			
50-22-26-102-063	23774 SEMINOLE	01/10/25	$650,000	WD	03-ARM'S LENGTH	$650,000	$329,520	$659,044	$113,005	$536,995	$620,499	0.865	2,589	$207.41	TWO STORY	$110,000		RIDGEVIEW OF NOVI OCCP 21	407	93

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	**WOODBRIDGE 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		WOODBRIDGE 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		WOODBRIDGE 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		WOODBRIDGE 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 LE	$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
50-22-27-307-001	44817 FORD WAY	08/30/24	$615,000	WD	03-ARM'S LENGTH	$615,000	$272,350	$544,706	$92,153	$522,847	$431,003	1.213	2,805	$186.40	TWO STORY	$88,000		Dunbarton Pines 1, 2, 3	401	62
50-22-27-302-010	45283 COURTVIEW	07/31/24	$530,000	WD	03-ARM'S LENGTH	$530,000	$236,710	$473,414	$107,547	$422,453	$348,445	1.212	2,354	$179.46	TWO STORY	$103,394		Dunbarton Pines 1, 2, 3	401	62
50-22-27-306-005	44780 FORD WAY	06/06/24	$472,000	WD	03-ARM'S LENGTH	$472,000	$231,520	$463,039	$98,434	$373,566	$347,243	1.076	2,005	$186.32	ONE STORY	$94,281		Dunbarton Pines 1, 2, 3	401	61
50-22-27-351-011	45107 COURTVIEW	05/31/24	$616,000	PTA	03-ARM'S LENGTH	$616,000	$288,850	$577,708	$149,252	$466,748	$408,053	1.144	2,762	$168.99	TWO STORY	$110,000		Dunbarton Pines 1, 2, 3	401	62
50-22-27-306-003	44452 MIDWAY	05/30/24	$680,000	PTA	03-ARM'S LENGTH	$680,000	$305,340	$610,677	$102,873	$577,127	$483,623	1.193	2,384	$242.08	TWO STORY	$96,681		Dunbarton Pines 1, 2, 3	401	69
50-22-27-327-009	44489 MIDWAY	04/30/24	$627,000	PTA	03-ARM'S LENGTH	$627,000	$287,720	$575,437	$92,153	$534,847	$460,270	1.162	2,854	$187.40	TWO STORY	$88,000		Dunbarton Pines 1, 2, 3	401	62
50-22-27-305-011	22752 WAYCROFT	02/15/24	$512,000	PTA	03-ARM'S LENGTH	$512,000	$252,920	$505,848	$92,153	$419,847	$393,995	1.066	2,649	$158.49	TWO STORY	$88,000		Dunbarton Pines 1, 2, 3	401	62
50-22-27-302-005	22841 WAYCROFT	12/27/23	$530,000	PTA	03-ARM'S LENGTH	$530,000	$272,560	$545,118	$96,772	$433,228	$426,996	1.015	2,354	$184.04	TWO STORY	$92,619		Dunbarton Pines 1, 2, 3	401	73
						$7,043,400	$3,291,860	$6,583,717		$5,782,762	$5,069,599		2,601	$185.83						
											ECF =>	1.141								
USE 1.14 ECF FOR ALL STYLES											Avg ECF =>	1.140								
outlier																				
50-22-27-301-005	45310 COURTVIEW	12/29/23	$560,000	PTA	03-ARM'S LENGTH	$560,000	$304,560	$609,127	$114,153	$445,847	$471,404	0.946	2,722	$163.79	TWO STORY	$110,000		Dunbarton Pines 1, 2, 3	401	72
50-22-27-301-013	45346 COURTVIEW	07/12/24	$671,550	PTA	03-ARM'S LENGTH	$671,550	$280,650	$561,295	$115,264	$556,286	$424,791	1.310	2,872	$193.69	TWO STORY	$109,386		Dunbarton Pines 1, 2, 3	401	63
50-22-27-304-009	45035 ROUNDVIEW	05/15/24	$574,000	PTA	03-ARM'S LENGTH	$574,000	$238,420	$476,842	$99,125	$474,875	$359,730	1.320	2,354	$201.73	TWO STORY	$94,972		Dunbarton Pines 1, 2, 3	401	61
R2705	**BROOKLAND FARMS**																			

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

R2720	**ARROWON PINES OCCP 771**																			
50-22-27-200-077	43580 WENDINGO	07/23/24	$345,000	PTA	03-ARM'S LENGTH	$345,000	$171,420	$342,848	$71,256	$273,744	$258,659	1.058	1,516	$180.57	TWO STORY B	$70,000		ARROWON PINES OCCP 771	407	67
50-22-27-200-043	43451 ALGONQUIN	05/03/24	$340,000	PTA	03-ARM'S LENGTH	$340,000	$163,730	$327,455	$64,256	$275,744	$250,666	1.100	1,345	$205.01	ONE STORY	$63,000		ARROWON PINES OCCP 771	407	66
50-22-27-200-080	43530 ALGONQUIN	03/06/24	$415,000	PTA	03-ARM'S LENGTH	$415,000	$199,800	$399,608	$71,256	$343,744	$312,716	1.099	1,818	$189.08	TWO STORY C	$70,000		ARROWON PINES OCCP 771	407	67
50-22-27-200-047	43501 ALGONQUIN	04/25/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$187,840	$375,685	$73,072	$301,928	$288,203	1.048	1,583	$190.73	TWO STORY	$70,000		ARROWON PINES OCCP 771	407	67
						$1,475,000	$722,790	$1,445,596		$1,195,160	$1,110,244		1,566	$191.35						
											ECF =>	1.08								
USE 1.08 ECF FOR ALL STYLES											Avg ECF =>	1.08								
R2721	**WESTON ESTATES OCCP 1441**																			
USE.90 ECF FOR ALL STYLES																				
R2722	**MONTEBELLO ESTATES OCCP 2172**																			
50-22-27-453-024	22604 MONTEBELLO	01/22/25	$1,650,000	WD	03-ARM'S LENGTH	$1,650,000	$654,990	$1,309,974	$278,693	$1,371,307	$982,172	1.396	3,884	$353.07	TWO STORY	$270,000		MONTEBELLO ESTATES OCCP 1	407	98
50-22-27-453-013	22573 MONTEBELLO	04/01/24	$1,249,900	PTA	03-ARM'S LENGTH	$1,249,900	$548,540	$1,097,086	$225,000	$1,024,900	$830,558	1.234	3,331	$307.69	TWO STORY	$225,000		MONTEBELLO ESTATES OCCP 1	407	97

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
50-22-27-453-001	22423 MONTEBELLO	03/12/24	$985,000	PTA	03-ARM'S LENGTH	$985,000	$497,640	$995,272	$228,377	$756,623	$730,376	1.036	2,928	$258.41	TWO STORY	$213,750		MONTEBELLO ESTATES OCCP 2	407	96
						$3,884,900	$1,701,170	$3,402,332		$3,152,830	$2,543,106		3,381	$306.39						
											ECF =>	1.240								
USE 1.20 .ECF FOR ALL STYLES											Avg ECF =>	1.222								
R2750	**SEC 27 ACREAGE**																			

USE 1.00-1.80 ECF FOR ALL STYLES

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

R2801	**BROADMOOR PARK**																			
50-22-28-103-018	47064 NORTHUMBERLA	01/15/25	$800,000	PTA	03-ARM'S LENGTH	$800,000	$423,690	$847,379	$186,092	$613,908	$718,790	0.854	3,596	$170.72	TWO STORY	$175,879		Broadmoor Park	401	75
50-22-28-103-009	23692 BROADMOOR PA	08/19/24	$835,000	PTA	03-ARM'S LENGTH	$835,000	$375,210	$750,418	$164,206	$670,794	$637,187	1.053	3,564	$188.21	TWO STORY	$156,138		Broadmoor Park	401	75
50-22-28-103-017	47082 NORTHUMBERLA	12/18/23	$801,000	WD	03-ARM'S LENGTH	$801,000	$357,280	$714,564	$167,070	$633,930	$595,102	1.065	2,899	$218.67	TWO STORY	$145,369		Broadmoor Park	401	75
50-22-28-104-006	23651 BROADMOOR PA	12/13/23	$875,000	PTA	03-ARM'S LENGTH	$875,000	$389,580	$779,154	$152,828	$722,172	$680,789	1.061	3,474	$207.88	TWO STORY	$144,238		Broadmoor Park	401	71
50-22-28-126-023	23952 ARGYLE	06/14/23	$915,000	PTA	03-ARM'S LENGTH	$915,000	$420,630	$841,254	$162,425	$752,575	$737,858	1.020	3,667	$205.23	TWO STORY	$150,457		Broadmoor Park	401	75
						$4,226,000	$1,966,390	$3,932,769		$3,393,379	$3,369,726		3,440	$198.14						
											ECF =>	1.007								
USE .965 ECF FOR ALL STYLES											Avg ECF =>	1.011								
R2802	**WINTERGREEN**																			
50-22-28-128-002	24162 WINTERGREEN	08/15/24	$655,000	PTA	03-ARM'S LENGTH	$655,000	$345,930	$691,868	$143,478	$511,522	$589,667	0.867	3,341	$153.10	TWO STORY	$135,578		WINTERGREEN	401	71
						$655,000	$345,930	$691,868		$511,522	$589,667		3,341	$153.10						
											ECF =>	0.867								
USE .90 ECF FOR ALL STYLES											Avg ECF =>	0.867								
R2803	**WINDRIDGE PLACE**																			
50-22-28-203-015	24092 WINDRIDGE	04/26/24	$695,000	PTA	03-ARM'S LENGTH	$695,000	$319,920	$639,831	$137,327	$557,673	$523,442	1.065	3,025	$184.35	TWO STORY	$130,000		Windridge Place	401	71
						$695,000	$319,920	$639,831		$557,673	$523,442		3,025	$184.35						
											ECF =>	1.065								
USE 1.04 ECF FOR ALL STYLES											Avg ECF =>	1.065								
R2804	**WESTMONT VILLAGE**																			
50-22-28-204-004	45860 LATHUM	09/08/23	$710,000	PTA	03-ARM'S LENGTH	$710,000	$354,400	$708,794	$125,319	$584,681	$620,718	0.942	2,913	$200.71	TWO STORY	$117,231		Addington & Westmont Vlg	401	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
						$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								
USE 1.08 ECF FOR ALL STYLES											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								
USE 1.06 ECF FOR ALL STYLES											Avg ECF =>	1.044								
see also R2807, 2808, 2809, 2811, 3101, 2905, 2909																				
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								
USE .98 ECF FOR ALL STYLES											Avg ECF =>	0.910								
see also R2808, 2809, 2811, 3101, 2905, 2909																				
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
50-22-28-451-020	45595 IRVINE	12/14/23	$745,000	PTA	03-ARM'S LENGTH	$745,000	$404,190	$808,387	$128,336	$616,664	$666,717	0.925	3,220	$191.51	TWO STORY	$122,312		ROYAL CROWN	401	77
50-22-28-451-021	45583 IRVINE	07/07/23	$780,000	PTA	03-ARM'S LENGTH	$780,000	$364,630	$729,267	$148,200	$631,800	$569,674	1.109	2,736	$230.92	TWO STORY	$110,122		ROYAL CROWN	401	70
50-22-28-477-025	22524 DEVRON	06/30/23	$705,000	PTA	03-ARM'S LENGTH	$705,000	$339,950	$679,905	$137,294	$567,706	$531,972	1.067	2,818	$201.46	TWO STORY	$132,757		ROYAL CROWN	401	71
50-22-28-428-014	22675 COLONY	05/12/23	$560,000	PTA	03-ARM'S LENGTH	$560,000	$307,740	$615,479	$114,377	$445,623	$491,276	0.907	2,836	$157.13	TWO STORY	$110,340		ROYAL CROWN	401	64
						$11,326,000	$5,403,460	$10,806,917		$9,329,141	$8,637,312		2,839	$205.55						
											ECF =>	1.080								
USE 1.08 ECF FOR ALL STYLES											Avg ECF =>	1.082								
see also R2807, 2809, 2811, 3101, 2905, 2909																				
outlier																				
50-22-28-403-011	22630 MOORGATE	06/14/23	$599,900	PTA	03-ARM'S LENGTH	$599,900	$342,350	$684,690	$119,998	$479,902	$553,620	0.867	3,078	$155.91	TWO STORY	$116,217		ROYAL CROWN	401	68
R2809	**AMBERLAND**																			
50-22-28-376-020	22440 AMBERLUND	11/21/24	$1,500,000	PTA	03-ARM'S LENGTH	$1,500,000	$738,120	$1,476,246	$191,833	$1,308,167	$1,167,648	1.120	5,250	$249.17	TWO STORY	$172,796		AMBERLUND	401	75
						$1,500,000	$738,120	$1,476,246		$1,308,167	$1,167,648		5,250	$249.17						
											ECF =>	1.120								
USE 1.10 ECF FOR ALL STYLES											Avg ECF =>	1.120								
see also R2807, 2808, 2811, 3101, 2905, 2909																				
R2810	**ARDEN GLEN**																			
50-22-28-326-009	22745 DENBY	12/29/23	$986,000	PTA	03-ARM'S LENGTH	$986,000	$473,920	$947,847	$136,927	$849,073	$901,022	0.942	4,483	$189.40	TWO STORY	$122,957		Arden Glen/Darcey	401	79
						$986,000	$473,920	$947,847		$849,073	$901,022		4,483	$189.40						
											ECF =>	0.942								
USE.95 ECF FOR ALL STYLES											Avg ECF =>	0.942								
see also R2807, 2808, 2809, 3101, 2905, 2909																				
R2811	**DARCEY**																			
USE .95 ECF FOR ALL STYLES																				
see also R2807, 2808, 2809, 3101, 2905, 2909																				
R2850	**SEC 28 ACREAGE**																			
USE 1.20-1.50 ECF FOR ALL STYLES																				

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

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
R2901	**ECHO VALLEY ESTATES**																			
50-22-29-203-007	23854 HEARTWOOD	10/15/24	$427,000	PTA	03-ARM'S LENGTH	$427,000	$214,040	$428,074	$79,031	$347,969	$232,695	1.495	2,428	$143.32	TWO STORY	$73,040		ECHO VALLEY ESTATES	401	53
50-22-29-204-014	23935 LYNWOOD	06/10/24	$401,000	PTA	03-ARM'S LENGTH	$401,000	$195,200	$390,398	$70,866	$330,134	$181,682	1.817	1,368	$241.33	ONE STORY B	$64,875		ECHO VALLEY ESTATES	401	63
50-22-29-252-002	48225 RUSHWOOD	04/07/23	$350,000	PTA	03-ARM'S LENGTH	$350,000	$181,950	$363,908	$76,327	$273,673	$172,927	1.583	2,085	$131.26	TRI-LEVEL	$70,336		ECHO VALLEY ESTATES	401	45

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

R2902	**ANDOVER POINTE 1**																			
50-22-29-176-002	48320 BURNTWOOD	10/25/24	$649,900	PTA	03-ARM'S LENGTH	$649,900	$294,970	$589,930	$168,755	$481,145	$457,799	1.051	2,574	$186.93	TWO STORY	$127,359		Andover Pointe 1 & Andover Poi	401	72
50-22-29-254-008	47639 EDINBOROUGH	11/30/23	$750,000	PTA	03-ARM'S LENGTH	$750,000	$384,850	$769,704	$159,182	$590,818	$663,611	0.890	3,396	$173.97	TWO STORY	$138,548		Andover Pointe 1 & Andover Poi	401	71
						$1,399,900	$679,820	$1,359,634		$1,071,963	$1,121,410		2,985	$180.45						
											ECF =>	0.956								
USE .93 ECF FOR ALL STYLES											Avg ECF =>	0.971								
R2903	**ANDOVER POINTE 2**																			
USE .90 ECF FOR ALL STYLES																				
adjusted with adjacent																				
R2904	**IROQUOIS COURT**																			
USE .90 ECF FOR ALL STYLES																				
adjusted with adjacent																				
R2905	**HUMMINGBIRD**																			
50-22-29-276-001	47610 EDINBOROUGH	06/24/24	$890,000	PTA	03-ARM'S LENGTH	$890,000	$389,970	$779,942	$174,949	$715,051	$711,757	1.005	4,113	$173.85	TWO STORY B	$168,000		Hummingbird	401	70
50-22-29-276-007	47490 EDINBOROUGH	05/09/24	$1,099,000	PTA	03-ARM'S LENGTH	$1,099,000	$498,800	$997,601	$170,303	$928,697	$973,292	0.954	4,554	$203.93	TWO STORY B	$163,354		Hummingbird	401	74
						$1,989,000	$888,770	$1,777,543		$1,643,748	$1,685,048		4,334	$188.89						
											ECF =>	0.975								
USE .90 ECF FOR ALL STYLES											Avg ECF =>	0.979								
R2906	**BECKENHAM**																			
50-22-29-477-008	22451 KENSINGTON	12/12/24	$850,000	WD	03-ARM'S LENGTH	$850,000	$398,810	$797,611	$154,471	$695,529	$714,600	0.973	3,694	$188.29	TWO STORY	$145,551		BECKENHAM	401	72

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
50-22-29-478-011	22532 KENSINGTON	09/04/24	$830,000	PTA	03-ARM'S LENGTH	$830,000	$443,740	$887,480	$168,997	$661,003	$798,314	0.828	3,756	$175.99	TWO STORY	$158,467		BECKENHAM	401	71
50-22-29-476-017	47520 BECKENHAM	06/29/23	$905,000	PTA	03-ARM'S LENGTH	$905,000	$442,310	$884,629	$177,339	$727,661	$785,878	0.926	3,666	$198.49	TWO STORY	$164,450		BECKENHAM	401	72
50-22-29-478-008	47594 BRITTANY	05/19/23	$969,000	WD	03-ARM'S LENGTH	$969,000	$510,970	$1,021,940	$171,792	$797,208	$944,609	0.844	4,324	$184.37	TWO STORY	$162,872		BECKENHAM	401	72
						$3,554,000	$1,795,830	$3,591,660		$2,881,401	$3,243,401		3,860	$186.78						
											ECF =>	0.888								
USE .90 ECF FOR ALL STYLES											Avg ECF =>	0.893								
adjusted with adjacent																				
outlier																				
50-22-29-451-004	47914 BECKENHAM	06/24/25	$1,375,000	WD	03-ARM'S LENGTH	$1,375,000	$455,110	$910,225	$163,058	$1,211,942	$830,186	1.460	3,782	$320.45	TWO STORY	$154,138		BECKENHAM	401	72
50-22-29-476-015	47577 BALDWIN	10/22/24	$850,000	PTA	03-ARM'S LENGTH	$850,000	$365,590	$731,177	$161,170	$688,830	$633,341	1.088	3,462	$198.97	TWO STORY	$152,250		BECKENHAM	401	71
R2907	**VASILIOS ESTATES**																			
USE .98 ECF FOR ALL STYLES																				
adjusted with adjacent R2905																				
R2908	**CHELTENHAM**																			
50-22-29-427-004	47590 ABERDEEN	06/16/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$451,210	$902,420	$154,114	$645,886	$831,451	0.777	4,366	$147.94	TWO STORY	$143,802		CHELTENHAM	401	74
						$800,000	$451,210	$902,420		$645,886	$831,451		4,366	$147.94						
											ECF =>	0.777								
USE .98 ECF FOR ALL STYLES											Avg ECF =>	0.777								
adjusted with adjacent R2905																				
R2909	**WILSHIRE ABBEY**																			
USE 1.00 ECF FOR ALL STYLES																				
R2910	**VALENCIA SOUTH ESTATES OCCP 2150**																			
USE 1.00 ECF FOR ALL STYLES																				
similar to adjacent																				
R2950	**TEN MILE ACREAGE**																			
USE 1.07 ECF FOR ALL STYLES																				
R2951	**BECK RD ACREAGE**																			
USE 1.00-1.45 ECF FOR ALL STYLES																				

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

R2952	**NINE MILE ACREAGE**

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						
											ECF =>	0.916								
USE .90 ECF FOR ALL STYLES											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						
											ECF =>	1.203								
USE 1.20 ECF FOR ALL STYLES																				
R3050	**SEC 30 ACREAGE**																			
50-22-30-476-003	49825 NINE MILE	07/21/25	$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						
											ECF =>	1.290								
USE 1.00-1.45 ECF FOR ALL STYLES											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

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																

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
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								
USE 1.10 ECF FOR ALL STYLES											Avg ECF =>	1.423								
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								
USE .95 ECF FOR ALL STYLES											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								
USE 1.07 ECF FOR ALL STYLES											Avg ECF =>	1.073								
R3121	**CHAMBERLIN CROSSINGS OCCP2130**																			
USE .90 ECF FOR ALL STYLES																				
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								
USE .95 ECF FOR ALL STYLES											Avg ECF =>	1.119								
similar move as R3102																				
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
50-22-31-401-037	21047 BALLANTYNE	07/26/24	$1,495,291	WD	03-ARM'S LENGTH	$1,495,291	$624,880	$1,249,765	$290,299	$1,204,992	$1,009,964	1.193	4,268	$282.33	TWO STORY	$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-041	20976 BALLANTYNE	07/17/24	$1,672,715	WD	03-ARM'S LENGTH	$1,672,715	$792,530	$1,585,065	$495,619	$1,177,096	$1,146,785	1.026	4,411	$266.85	TWO STORY	$481,250		BALLANTYNE OCCP 2367	407	98
50-22-31-401-036	21013 BALLANTYNE	07/03/24	$1,446,405	WD	03-ARM'S LENGTH	$1,446,405	$649,450	$1,298,899	$286,185	$1,160,220	$1,066,015	1.088	4,721	$245.76	TWO STORY	$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-033	21136 BALLANTYNE	06/13/24	$1,121,565	WD	03-ARM'S LENGTH	$1,121,565	$544,460	$1,088,923	$284,464	$837,101	$846,799	0.989	3,596	$232.79	TWO STORY	$275,000		BALLANTYNE OCCP 2367	407	98
50-22-31-401-032	21166 BALLANTYNE	05/15/24	$1,494,786	PTA	03-ARM'S LENGTH	$1,494,786	$624,930	$1,249,862	$285,325	$1,209,461	$1,015,302	1.191	4,325	$279.64	TWO STORY	$275,000		BALLANTYNE OCCP 2367	407	98
						$14,394,032	$6,361,930	$12,723,872		$11,327,953	$10,166,098		4,299	$263.16						
											ECF =>	1.114								
USE 1.10 ECF FOR ALL STYLES											Avg ECF =>	1.113								
outlier																				
50-22-31-401-001	20869 BALLANTYNE	09/06/24	$1,810,000	PTA	03-ARM'S LENGTH	$1,810,000	$737,930	$1,475,859	$492,881	$1,317,119	$1,034,714	1.273	4,317	$305.10	TWO STORY	$481,250		BALLANTYNE OCCP 2367	407	96
50-22-31-401-038	21073 BALLANTYNE	09/26/24	$1,762,928	WD	03-ARM'S LENGTH	$1,762,928	$743,780	$1,487,554	$496,331	$1,266,597	$1,043,393	1.214	4,258	$297.46	TWO STORY	$481,250		BALLANTYNE OCCP 2367	407	98
R3124	**PARC VISTA OCCP 2404**																			
50-22-31-402-004	20831 CAVALLO	01/08/25	$1,481,653	WD	03-ARM'S LENGTH	$1,481,653	$641,480	$1,282,950	$319,445	$1,162,208	$1,119,118	1.039	5,112	$227.35	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-005	20857 CAVALLO	12/12/24	$1,090,123	PTA	03-ARM'S LENGTH	$1,090,123	$462,800	$925,599	$271,735	$818,388	$759,825	1.077	3,373	$242.63	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-014	20937 PALOMINO	11/26/24	$1,315,150	WD	03-ARM'S LENGTH	$1,315,150	$626,390	$1,252,784	$282,440	$1,032,710	$1,111,475	0.929	4,793	$215.46	TWO STORY	$273,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-017	21037 PALOMINO	11/22/24	$1,568,949	PTA	03-ARM'S LENGTH	$1,568,949	$627,330	$1,254,666	$270,379	$1,298,570	$1,128,069	1.151	4,905	$264.74	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-037	21018 PALOMINO	11/15/24	$1,580,878	WD	03-ARM'S LENGTH	$1,580,878	$629,550	$1,259,092	$286,808	$1,294,070	$1,136,356	1.139	4,769	$271.35	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-039	20902 FARRIER	11/06/24	$1,448,876	PTA	03-ARM'S LENGTH	$1,448,876	$625,400	$1,250,798	$291,316	$1,157,560	$1,122,598	1.031	4,711	$245.71	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-034	21108 PALOMINO	10/24/24	$1,310,324	PTA	03-ARM'S LENGTH	$1,310,324	$564,100	$1,128,206	$269,692	$1,040,632	$983,006	1.059	4,173	$249.37	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-018	21077 PALOMINO	10/23/24	$1,644,609	PTA	03-ARM'S LENGTH	$1,644,609	$663,910	$1,327,818	$295,666	$1,348,943	$1,183,035	1.140	4,911	$274.68	TWO STORY	$286,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-019	21109 PALOMINO	10/07/24	$1,467,917	PTA	03-ARM'S LENGTH	$1,467,917	$612,460	$1,224,923	$295,753	$1,172,164	$1,187,150	0.987	4,384	$267.37	TWO STORY	$286,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-038	20926 FARRIER	10/04/24	$1,605,949	WD	03-ARM'S LENGTH	$1,605,949	$667,270	$1,334,535	$296,019	$1,309,930	$1,228,683	1.066	5,190	$252.39	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-006	20883 CAVALLO	09/10/24	$1,576,959	PTA	03-ARM'S LENGTH	$1,576,959	$643,110	$1,286,219	$266,450	$1,310,509	$1,169,060	1.121	5,105	$256.71	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-011	20901 FARRIER	09/10/24	$1,495,587	PTA	03-ARM'S LENGTH	$1,495,587	$663,160	$1,326,329	$269,605	$1,225,982	$1,174,138	1.044	5,128	$239.08	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-012	20923 FARRIER	08/22/24	$1,313,362	WD	03-ARM'S LENGTH	$1,313,362	$613,110	$1,226,212	$292,163	$1,021,199	$1,095,578	0.932	4,483	$227.79	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
						$18,900,336	$8,040,070	$16,080,131		$15,192,865	$14,398,091		4,695	$248.82						
											ECF =>	1.055								
USE 1.05 ECF FOR ALL STYLES											Avg ECF =>	1.055								
outliers																				
50-22-31-402-008	20856 CAVALLO	10/22/24	$1,165,412	WD	03-ARM'S LENGTH	$1,165,412	$552,830	$1,105,664	$285,773	$879,639	$962,969	0.913	4,002	$219.80	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-010	20871 FARRIER	10/25/24	$1,580,738	PTA	03-ARM'S LENGTH	$1,580,738	$671,620	$1,343,233	$473,845	$1,106,893	$1,221,248	0.906	5,160	$214.51	TWO STORY	$286,000		PARC VISTA OCCP 2404	407	98
50-22-31-402-007	20882 CAVALLO	10/03/24	$1,251,639	PTA	03-ARM'S LENGTH	$1,251,639	$623,260	$1,246,521	$286,493	$965,146	$1,118,976	0.863	4,711	$204.87	TWO STORY	$260,000		PARC VISTA OCCP 2404	407	98
R3150	**SEC 31 ACREAGE**																			
USE 1.10-1.35 ECF FOR ALL STYLES																				
increased similar to adjacent ECF																				

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

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
R3220	**BELLAGIO OCCP 1238**																			
50-22-32-278-032	47605 BELLAGIO	12/11/24	$2,150,000	WD	03-ARM'S LENGTH	$2,150,000	$960,170	$1,920,336	$392,802	$1,757,198	$1,417,688	1.239	4,661	$377.00	TWO STORY	$375,000		BELLAGIO OCCP 1238	407	79
50-22-32-276-016	48050 RAVELLO	10/21/24	$3,100,000	PTA	03-ARM'S LENGTH	$3,100,000	$1,414,740	$2,829,473	$404,766	$2,695,234	$2,255,928	1.195	7,154	$376.75	TWO STORY	$375,000		BELLAGIO OCCP 1238	407	81
50-22-32-276-018	48085 RAVELLO	08/09/24	$2,700,000	PTA	03-ARM'S LENGTH	$2,700,000	$1,138,530	$2,277,068	$450,493	$2,249,507	$1,695,514	1.327	6,546	$343.65	TWO STORY	$375,000		BELLAGIO OCCP 1238	407	75
50-22-32-278-028	47510 CAPRI	06/26/23	$1,937,500	PTA	03-ARM'S LENGTH	$1,937,500	$1,057,190	$2,114,373	$454,661	$1,482,839	$1,548,809	0.957	5,333	$278.05	TWO STORY	$375,000		BELLAGIO OCCP 1238	407	77
50-22-32-276-005	47610 BELLAGIO	04/03/23	$1,875,000	WD	03-ARM'S LENGTH	$1,875,000	$982,570	$1,965,149	$447,107	$1,427,893	$1,412,986	1.011	5,311	$268.86	TWO STORY	$366,815		BELLAGIO OCCP 1238	407	75
						$11,762,500	$5,553,200	$11,106,399		$9,612,671	$8,330,925		5,801	$328.86						
											ECF =>	1.154								
USE 1.15 ECF FOR ALL STYLES											Avg ECF =>	1.146								
uniform with R3221, R3222, R3223, and R3621																				
R3221	**MAYBURY PARK OCCP#1609**																			
50-22-32-401-033	21080 MAYBURY PARK	03/13/25	$1,680,000	WD	03-ARM'S LENGTH	$1,680,000	$834,030	$1,668,050	$310,654	$1,369,346	$1,072,886	1.276	4,270	$320.69	TWO STORY	$300,000		MAYBURY PARK OCCP#1609	407	86
50-22-32-401-053	20774 RICHMOND	11/11/24	$1,560,000	PTA	03-ARM'S LENGTH	$1,560,000	$769,470	$1,538,934	$397,413	$1,162,587	$992,565	1.171	3,520	$330.28	TWO STORY	$300,000		MAYBURY PARK OCCP#1609	407	87
50-22-32-401-042	20805 MAYBURY PARK	08/18/23	$1,995,000	WD	03-ARM'S LENGTH	$1,995,000	$940,030	$1,880,065	$338,499	$1,656,501	$1,219,609	1.358	4,760	$348.00	TWO STORY	$300,000		MAYBURY PARK OCCP#1609	407	86
50-22-32-401-091	21531 EQUESTRIAN	07/28/23	$2,150,000	PTA	03-ARM'S LENGTH	$2,150,000	$940,780	$1,881,553	$461,641	$1,688,359	$1,218,934	1.385	4,841	$348.76	TWO STORY	$330,000		MAYBURY PARK OCCP#1609	407	87
						$7,385,000	$3,484,310	$6,968,602		$5,876,793	$4,503,994		4,348	$336.93						
											ECF =>	1.305								
USE 1.30 ECF FOR ALL STYLES EXCEPT CUSTOM											Avg ECF =>	1.298								
uniform with R3222, R3223, R3220, and R3621																				
USE 1.20 ECF FOR CUSTOM																				
outlier																				
50-22-32-401-058	20892 RICHMOND	07/19/24	$2,100,000	PTA	03-ARM'S LENGTH	$2,100,000	$857,520	$1,715,042	$382,911	$1,717,089	$1,050,425	1.635	4,195	$409.32	TWO STORY	$300,000		MAYBURY PARK OCCP#1609	407	86
50-22-32-401-025	21127 MAYBURY PARK	07/12/24	$2,150,000	PTA	03-ARM'S LENGTH	$2,150,000	$942,280	$1,884,568	$442,755	$1,707,245	$1,143,627	1.493	4,451	$383.56	TWO STORY	$315,000		MAYBURY PARK OCCP#1609	407	86
R3222	**TUSCANY RESERVE OCCP 1873**																			
50-22-32-376-016	48868 VENETO	11/15/23	$2,300,000	WD	03-ARM'S LENGTH	$2,300,000	$1,149,340	$2,298,689	$497,343	$1,802,657	$1,677,376	1.075	4,457	$404.46	TWO STORY	$350,000		TUSCANY RESERVE OCCP 187	407	89
						$2,300,000	$1,149,340	$2,298,689		$1,802,657	$1,677,376		4,457	$404.46						
											ECF =>	1.075								
USE 1.20 ECF FOR ALL STYLES											Avg ECF =>	1.075								
uniform with R3221, R3223, R3220, and R3621																				
R3223	**CASA LOMA OCCP 2125**																			
USE 1.10 ECF FOR ALL STYLES																				
R3224	**DUNHILL PARK OCCP 2161**																			
50-22-32-402-023	47692 WALES	07/19/24	$1,435,000	PTA	03-ARM'S LENGTH	$1,435,000	$634,070	$1,268,147	$257,819	$1,177,181	$1,155,380	1.019	4,369	$269.44	TWO STORY	$235,000		DUNHILL PARK OCCP 2161	407	94
						$1,435,000	$634,070	$1,268,147		$1,177,181	$1,155,380		4,369	$269.44						
											ECF =>	1.019								
USE ECF 1.20-ONE STORY and 1.00-FOR ALL OTHER STYLES											Avg ECF =>	1.019								
see R3221, R3222, R3220, R3223 and R3621																				
R3250	**SEC 32 ACREAGE**																			
50-22-32-200-022	47993 NINE MILE	12/04/24	$710,000	PTA	03-ARM'S LENGTH	$710,000	$355,460	$710,924	$185,474	$524,526	$420,360	1.248	3,159	$166.04	TRI-LEVEL	$171,800		SEC 32 ACREAGE	401	64
						$710,000	$355,460	$710,924		$524,526	$420,360		3,159	$166.04						

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
											ECF =>	**1.248**								
USE RANGE 1.10-1.45 ECF FOR ALL STYLES											Avg ECF =>	**1.248**								

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

outlier																				
50-22-32-200-008	47707 NINE MILE	05/02/24	$460,000	PTA	LTI PARCEL ARM'S LE	$460,000	$160,740	$321,480	$150,679	$309,321	$126,519	2.445	1,014	$305.05	ONE STORY B	$128,040	22-32-200-	SEC 32 ACREAGE	401	54
R3301	**BARCLAY ESTATES**																			
50-22-33-102-023	21913 YORK MILLS	12/13/24	$775,000	PTA	03-ARM'S LENGTH	$775,000	$389,140	$778,284	$133,085	$641,915	$679,157	0.945	3,812	$168.39	TWO STORY	$125,497		BARCLAY ESTATES	401	71
50-22-33-101-005	22320 BARCLAY	10/18/24	$735,000	PTA	03-ARM'S LENGTH	$735,000	$368,150	$736,293	$130,495	$604,505	$637,682	0.948	3,216	$187.97	TWO STORY	$122,907		BARCLAY ESTATES	401	71
50-22-33-130-003	22114 YORK MILLS	10/18/24	$900,000	WD	03-ARM'S LENGTH	$900,000	$407,720	$815,442	$145,683	$754,317	$705,010	1.070	3,295	$228.93	TWO STORY	$136,455		BARCLAY ESTATES	401	77
50-22-33-151-004	21939 BARCLAY	09/30/24	$617,000	WD	03-ARM'S LENGTH	$617,000	$326,000	$651,990	$132,388	$484,612	$546,950	0.886	2,980	$162.62	TWO STORY	$124,800		BARCLAY ESTATES	401	71
50-22-33-130-007	22066 YORK MILLS	09/05/24	$950,000	WD	03-ARM'S LENGTH	$935,000	$422,770	$845,544	$138,042	$796,958	$744,739	1.070	4,026	$197.95	TWO STORY	$128,617		BARCLAY ESTATES	401	69
50-22-33-129-006	22357 HAZELTON	05/28/24	$790,000	PTA	03-ARM'S LENGTH	$790,000	$353,710	$707,415	$147,588	$642,412	$589,292	1.090	3,523	$182.35	TWO STORY	$140,000		BARCLAY ESTATES	401	70
50-22-33-129-011	22257 HAZELTON	05/15/24	$690,000	PTA	03-ARM'S LENGTH	$690,000	$319,820	$639,640	$128,327	$561,673	$538,224	1.044	3,038	$184.88	TWO STORY	$120,739		BARCLAY ESTATES	401	72
50-22-33-102-015	22220 BARCLAY	05/05/23	$825,000	PTA	03-ARM'S LENGTH	$825,000	$379,630	$759,264	$147,588	$677,412	$643,870	1.052	3,315	$204.35	TWO STORY	$140,000		BARCLAY ESTATES	401	71
						$6,267,000	$2,966,940	$5,933,872		$5,163,804	$5,084,922		3,401	$189.68						
											ECF =>	1.016								
USE RANGE 1.00 ECF FOR ALL STYLES											Avg ECF =>	1.013								
outlier																				
50-22-33-129-008	22317 HAZELTON	08/30/24	$740,000	PTA	03-ARM'S LENGTH	$740,000	$311,720	$623,446	$147,588	$592,412	$500,903	1.183	3,010	$196.81	TWO STORY	$140,000		BARCLAY ESTATES	401	70
R3302	**BRADFORD of NOVI 1, 2, 3**																			
50-22-33-277-012	21984 ROXBURY	03/21/25	$706,500	WD	03-ARM'S LENGTH	$706,500	$336,740	$673,479	$148,068	$558,432	$574,220	0.973	2,378	$234.83	ONE STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	68
50-22-33-251-012	22145 DALEVIEW	02/11/25	$850,000	WD	03-ARM'S LENGTH	$850,000	$391,380	$782,764	$147,205	$702,795	$694,600	1.012	3,798	$185.04	TWO STORY	$132,000		BRADFORD of NOVI 1, 2, 3	401	71
50-22-33-176-004	22508 NORFOLK	08/09/24	$800,000	PTA	03-ARM'S LENGTH	$800,000	$396,340	$792,671	$167,027	$632,973	$683,764	0.926	4,146	$152.67	TWO STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	67
50-22-33-226-008	21986 WORCESTER	06/24/24	$685,000	WD	03-ARM'S LENGTH	$685,000	$323,760	$647,517	$151,183	$533,817	$542,442	0.984	2,523	$211.58	ONE STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	61
50-22-33-177-007	22519 WINDERMERE	05/15/24	$1,185,000	WD	03-ARM'S LENGTH	$1,185,000	$536,150	$1,072,290	$232,048	$952,952	$918,297	1.038	4,894	$194.72	TWO STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	67
50-22-33-251-015	22025 DALEVIEW	04/02/24	$841,100	PTA	03-ARM'S LENGTH	$841,100	$408,960	$817,926	$158,105	$682,995	$721,116	0.947	3,448	$198.08	TWO STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	69
50-22-33-202-004	22186 DALEVIEW	02/28/24	$900,000	PTA	03-ARM'S LENGTH	$900,000	$417,230	$834,469	$169,915	$730,085	$726,289	1.005	3,698	$197.43	TWO STORY	$140,000		BRADFORD of NOVI 1, 2, 3	401	73
50-22-33-251-022	22367 WORCESTER	01/29/24	$700,000	PTA	03-ARM'S LENGTH	$700,000	$369,690	$739,370	$137,649	$562,351	$657,619	0.855	3,479	$161.64	TWO STORY	$129,129		BRADFORD of NOVI 1, 2, 3	401	67
50-22-33-277-019	22097 WORCESTER	05/08/23	$850,000	PTA	03-ARM'S LENGTH	$850,000	$384,180	$768,366	$147,160	$702,840	$678,914	1.035	3,668	$191.61	TWO STORY	$139,092		BRADFORD of NOVI 1, 2, 3	401	63
						$7,517,600	$3,564,430	$7,128,852		$6,059,240	$6,197,259		3,559	$191.96						
											ECF =>	0.978								
USE RANGE .95 ECF FOR ALL STYLES											Avg ECF =>	0.975								
R3304	**LEXINGTON GREEN**																			
50-22-33-279-005	45735 SHEFFIELD	12/06/24	$683,000	WD	03-ARM'S LENGTH	$680,000	$314,760	$629,512	$160,290	$519,710	$274,226	1.895	2,696	$192.77	TWO STORY	$118,887		LEXINGTON GREEN	401	57

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**								
USE RANGE 1.80 ECF FOR ALL STYLES											Avg ECF =>	**1.799**								
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								
USE RANGE .95 ECF FOR ALL STYLES											Avg ECF =>	1.019								
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								
USE RANGE 1.30 ECF FOR ALL STYLES											Avg ECF =>	1.299								
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								
USE RANGE 1.00-1.45 ECF FOR ALL STYLES											Avg ECF =>	1.249								

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						
USE 1.35 ECF FOR BI-LEVEL, ONE STY B, C											ECF =>	1.463								
											Avg ECF =>	1.470								
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
50-22-34-152-017	45241 BYRNE	04/03/23	$365,000	PTA	03-ARM'S LENGTH	$365,000	$179,470	$358,942	$90,056	$274,944	$206,835	1.329	1,945	$141.36	TRI-LEVEL	$81,856		CONNEMARA HILLS	401	45
						$875,000	$409,320	$818,634		$682,317	$481,501		2,273	$148.99						
											ECF =>	1.417								
USE 1.35 ECF FOR TRI-LEVEL,											Avg ECF =>	1.406								
50-22-34-154-007	21710 RATHLONE	07/09/24	$740,000	WD	03-ARM'S LENGTH	$740,000	$363,130	$726,252	$90,492	$649,508	$447,718	1.451	2,660	$244.18	ONE STORY	$82,931		CONNEMARA HILLS	401	72
50-22-34-102-037	45170 BYRNE	06/27/24	$478,000	PTA	03-ARM'S LENGTH	$478,000	$236,610	$473,214	$105,180	$372,820	$259,179	1.438	2,196	$169.77	TWO STORY B	$94,552		CONNEMARA HILLS	401	46
50-22-34-154-005	21758 RATHLONE	05/11/23	$440,000	PTA	03-ARM'S LENGTH	$440,000	$214,950	$429,895	$93,557	$346,443	$236,858	1.463	1,816	$190.77	TWO STORY B	$83,823		CONNEMARA HILLS	401	46
						$1,658,000	$814,690	$1,629,361		$1,368,771	$943,755		2,224	$201.57						
											ECF =>	1.450								
USE 1.40 ECF FOR ONE STY, TWO STY B, C, D											Avg ECF =>	1.451								

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.350	1.350	1.350	1.350	1.350	1.350
CUSTOM	1.350	1.350	1.350	1.350	1.350	1.350
ONE STORY	1.400	1.400	1.400	1.400	1.400	1.400
ONE STORY B	1.350	1.350	1.350	1.350	1.350	1.350
ONE STORY C	1.350	1.350	1.350	1.350	1.350	1.350
OTHER	1.350	1.350	1.350	1.350	1.350	1.350
TRI-LEVEL	1.350	1.350	1.350	1.350	1.350	1.350
TWO STORY	1.400	1.400	1.400	1.400	1.400	1.400
TWO STORY B	1.400	1.400	1.400	1.400	1.400	1.400
TWO STORY C	1.400	1.400	1.400	1.400	1.400	1.400
TWO STORY D	1.400	1.400	1.400	1.400	1.400	1.400

outlier																				
50-22-34-155-010	45039 GALWAY	12/20/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$206,760	$413,517	$93,790	$256,210	$225,160	1.138	2,070	$123.77	TWO STORY B	$85,697		CONNEMARA HILLS	401	45
R3402	**NORTH HILLS ESTATES**																			
50-22-34-177-022	21945 ROSSDALE	10/31/24	$480,500	PTA	03-ARM'S LENGTH	$480,500	$223,430	$446,855	$124,419	$356,081	$266,476	1.336	2,156	$165.16	TWO STORY B	$118,136		NORTH HILLS ESTATES	401	50
50-22-34-251-020	44200 GALWAY	10/15/24	$540,000	PTA	03-ARM'S LENGTH	$540,000	$250,620	$501,244	$81,845	$458,155	$346,611	1.322	2,337	$196.04	TWO STORY B	$77,692		NORTH HILLS ESTATES	401	59
50-22-34-201-018	22090 CUMBERLAND	08/29/24	$535,000	WD	03-ARM'S LENGTH	$535,000	$251,360	$502,720	$96,586	$438,414	$335,648	1.306	2,106	$208.17	TWO STORY B	$90,248		NORTH HILLS ESTATES	401	59
50-22-34-251-005	21872 CUMBERLAND	08/02/24	$540,000	WD	03-ARM'S LENGTH	$540,000	$259,680	$519,354	$83,063	$456,937	$360,571	1.267	2,312	$197.64	TWO STORY B	$76,780		NORTH HILLS ESTATES	401	63
50-22-34-251-001	21940 CUMBERLAND	06/23/23	$475,000	PTA	03-ARM'S LENGTH	$475,000	$237,500	$475,007	$105,116	$369,884	$305,695	1.210	2,437	$151.78	TWO STORY B	$90,000		NORTH HILLS ESTATES	401	50
						$2,570,500	$1,222,590	$2,445,180		$2,079,471	$1,615,001		2,270	$183.76						
											ECF =>	1.288								
USE 1.27 ECF FOR ALL STYLES											Avg ECF =>	1.288								
see also R3403, R3404, R3420, R3501																				
outlier																				
50-22-34-177-028	21943 CENTER	05/05/23	$435,000	PTA	03-ARM'S LENGTH	$435,000	$223,480	$446,954	$95,738	$339,262	$290,261	1.169	2,321	$146.17	TWO STORY B	$89,988		NORTH HILLS ESTATES	401	51
R3403	**TIMBERIDGE ESTATES**																			
50-22-34-251-040	43650 SERENITY	06/15/23	$682,000	PTA	03-ARM'S LENGTH	$682,000	$318,530	$637,064	$137,448	$544,552	$458,363	1.188	2,905	$187.45	TWO STORY	$133,188		TIMBERIDGE ESTATES	401	63
						$682,000	$318,530	$637,064		$544,552	$458,363		2,905	$187.45						
											ECF =>	1.188								
USE 1.15 ECF FOR TWO STY											Avg ECF =>	1.188								
USE .97 ECF FOR ALL OTHER STYLES																				
see also R3402, R3404, R3420, R3501																				
R3404	**SUN VALLEY**																			

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 ALL STYLES																				
see also R3403, R3404, R3420, R3501																				
R3405	**WESTRIDGE DOWNS**																			
50-22-34-278-019	43536 GALWAY	01/10/25	$545,000	WD	03-ARM'S LENGTH	$545,000	$273,110	$546,213	$106,191	$438,809	$269,952	1.626	2,630	$166.85	TWO STORY	$92,531		WESTRIDGE DOWNS	401	45
						$545,000	$273,110	$546,213		$438,809	$269,952		2,630	$166.85						
											ECF =>	**1.626**								
USE 1.63 ECF FOR ALL STYLES																				
R3420	**CHELSEA KNOLL OCCP 468**																			
USE 1.05 ECF FOR ALL STYLES																				
see also R3402, R3403, R3404, R3501																				
R3450	**SEC 34 ACREAGE**																			
50-22-34-276-011	21937 NOVI	10/26/23	$675,000	WD	03-ARM'S LENGTH	$675,000	$323,890	$647,776	$189,736	$485,264	$305,360	1.589	3,232	$150.14	TWO STORY B	$179,600		SEC 34 ACREAGE	401	59
						$675,000	$323,890	$647,776		$485,264	$305,360		3,232	$150.14						
											ECF =>	**1.589**								
USE RANGE 1.10-1.60 ECF FOR ALL STYLES											Avg ECF =>	**1.589**								

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

outlier																				
50-22-34-279-013	21845 NOVI	07/31/25	$310,000	WD	03-ARM'S LENGTH	$310,000	$80,810	$161,615	$55,714	$254,286	$78,445	3.242	1,032	$246.40	ONE STORY B	$51,840		SEC 34 ACREAGE	401	51
R3501	**CHASE FARMS**																			
50-22-35-279-016	22090 PICADILLY	01/06/25	$728,500	WD	03-ARM'S LENGTH	$728,500	$336,180	$672,368	$130,534	$597,966	$630,040	0.949	2,818	$212.20	TWO STORY	$122,547		CHASE FARMS	401	72
50-22-35-280-001	41621 HEMPSHIRE	10/16/24	$726,800	PTA	03-ARM'S LENGTH	$726,800	$337,040	$674,070	$165,539	$561,261	$591,315	0.949	2,907	$193.07	TWO STORY	$143,692		CHASE FARMS	401	70
50-22-35-226-017	22210 CHASE	08/23/24	$870,000	PTA	03-ARM'S LENGTH	$870,000	$344,850	$689,709	$146,849	$723,151	$631,233	1.146	2,940	$245.97	TWO STORY	$138,862		CHASE FARMS	401	72
50-22-35-251-025	21874 PICADILLY	05/15/24	$818,000	PTA	03-ARM'S LENGTH	$818,000	$349,850	$699,694	$131,487	$686,513	$660,706	1.039	3,588	$191.34	TWO STORY	$123,500		CHASE FARMS	401	71
50-22-35-355-005	42929 ASHBURY	04/23/24	$535,000	PTA	03-ARM'S LENGTH	$535,000	$246,360	$492,722	$150,656	$384,344	$397,751	0.966	2,309	$166.45	ONE STORY B	$142,068		CHASE FARMS	401	56
50-22-35-353-002	43146 WESTCHESTER	03/25/24	$740,000	PTA	03-ARM'S LENGTH	$733,800	$344,670	$689,337	$148,117	$585,683	$629,326	0.931	3,401	$172.21	TWO STORY	$140,130		CHASE FARMS	401	67
50-22-35-327-017	21071 WHEATON	03/18/24	$710,000	PTA	03-ARM'S LENGTH	$710,000	$348,910	$697,820	$145,606	$564,394	$642,109	0.879	3,234	$174.52	TWO STORY	$137,619		CHASE FARMS	401	69

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
50-22-35-252-010	21750 CHASE	12/15/23	$677,000	WD	03-ARM'S LENGTH	$665,000	$325,530	$651,069	$131,487	$533,513	$604,165	0.883	3,387	$157.52	TWO STORY	$123,500		CHASE FARMS	401	71
50-22-35-177-008	21455 CHASE	10/04/23	$740,000	WD	03-ARM'S LENGTH	$740,000	$363,860	$727,722	$150,895	$589,105	$670,729	0.878	3,097	$190.22	TWO STORY	$138,994		CHASE FARMS	401	68
50-22-35-226-028	41641 DUKESBURY	09/01/23	$730,000	WD	03-ARM'S LENGTH	$730,000	$363,770	$727,541	$131,487	$598,513	$693,086	0.864	3,881	$154.22	TWO STORY	$123,500		CHASE FARMS	401	71
50-22-35-279-013	22018 PICADILLY	07/28/23	$800,000	PTA	03-ARM'S LENGTH	$800,000	$396,310	$792,623	$148,959	$651,041	$748,447	0.870	3,657	$178.03	TWO STORY	$133,005		CHASE FARMS	401	70
50-22-35-355-003	42961 ASHBURY	07/14/23	$675,000	PTA	03-ARM'S LENGTH	$675,000	$327,130	$654,266	$142,769	$532,231	$594,764	0.895	3,021	$176.18	TWO STORY	$134,782		CHASE FARMS	401	70
50-22-35-279-002	22121 CHASE	07/07/23	$735,000	PTA	03-ARM'S LENGTH	$735,000	$366,220	$732,449	$130,489	$604,511	$699,954	0.864	3,290	$183.74	TWO STORY	$121,275		CHASE FARMS	401	72
50-22-35-201-031	41764 HEMPSHIRE	04/28/23	$791,001	PTA	03-ARM'S LENGTH	$791,001	$360,080	$720,167	$140,182	$650,819	$674,401	0.965	2,906	$223.96	TWO STORY	$129,298		CHASE FARMS	401	71
						$10,258,101	$4,810,760	$9,621,557		$8,263,045	$8,868,024		3,174	$187.11						
											ECF =>	0.932								
USE .93 ECF FOR ALL STYLES											Avg ECF =>	0.934								
see also R3402, R3403, R3404, R3520																				
outlier																				
50-22-35-278-028	21904 CHASE	07/09/24	$635,000	PTA	03-ARM'S LENGTH	$635,000	$321,730	$643,462	$131,487	$503,513	$595,320	0.846	2,915	$172.73	TWO STORY	$123,500		CHASE FARMS	401	67
50-22-35-326-011	21285 CHASE	04/30/24	$715,000	WD	03-ARM'S LENGTH	$715,000	$368,010	$736,017	$174,861	$540,139	$652,507	0.828	3,133	$172.40	TWO STORY	$163,983		CHASE FARMS	401	69
50-22-35-201-029	41716 HEMPSHIRE	05/01/23	$769,000	PTA	03-ARM'S LENGTH	$769,000	$393,180	$786,357	$134,480	$634,520	$757,997	0.837	3,590	$176.75	TWO STORY	$126,493		CHASE FARMS	401	71
50-22-35-355-002	42977 ASHBURY	01/05/24	$655,000	PTA	03-ARM'S LENGTH	$652,500	$326,570	$653,149	$138,870	$513,630	$597,999	0.859	2,989	$171.84	TWO STORY	$130,883		CHASE FARMS	401	74
50-22-35-327-015	21175 WHEATON	07/14/23	$715,000	PTA	03-ARM'S LENGTH	$715,000	$359,090	$718,174	$137,057	$577,943	$675,717	0.855	3,349	$172.57	TWO STORY	$129,070		CHASE FARMS	401	74
R3502	**DEERBROOK**																			
50-22-35-228-013	41479 REINDEER	02/28/25	$655,000	WD	03-ARM'S LENGTH	$655,000	$308,350	$616,690	$125,667	$529,333	$467,641	1.132	2,808	$188.51	TWO STORY	$106,675		DEERBROOK	401	71
50-22-35-278-012	41493 FAWN	07/25/24	$593,300	PTA	03-ARM'S LENGTH	$593,300	$294,540	$589,073	$124,398	$468,902	$442,548	1.060	2,964	$158.20	TWO STORY	$118,940		DEERBROOK	401	62
50-22-35-226-006	22325 ANTLER	06/12/24	$685,000	WD	03-ARM'S LENGTH	$685,000	$337,870	$675,743	$121,405	$563,595	$527,941	1.068	3,056	$184.42	TWO STORY	$113,051		DEERBROOK	401	73
50-22-35-228-013	41479 REINDEER	03/29/24	$595,000	PTA	03-ARM'S LENGTH	$595,000	$308,350	$616,690	$125,667	$469,333	$467,641	1.004	2,808	$167.14	TWO STORY	$106,675		DEERBROOK	401	71
50-22-35-276-002	22214 ANTLER	08/11/23	$663,000	PTA	03-ARM'S LENGTH	$663,000	$306,350	$612,701	$126,855	$536,145	$462,710	1.159	2,986	$179.55	TWO STORY	$121,397		DEERBROOK	401	63
						$3,191,300	$1,555,460	$3,110,897		$2,567,308	$2,368,481		2,924	$175.56						
											ECF =>	1.084								
USE 1.08 ECF FOR ALL STYLES											Avg ECF =>	1.084								
R3503	**YERKES MANOR**																			
50-22-35-376-052	20876 VERANDA	08/09/24	$580,000	PTA	03-ARM'S LENGTH	$580,000	$286,420	$572,845	$117,183	$462,817	$499,670	0.926	2,256	$205.15	TWO STORY	$109,500		YERKES MANOR	401	78
						$580,000	$286,420	$572,845		$462,817	$499,670		2,256	$205.15						
											ECF =>	0.926								
USE 1.00 ECF FOR ALL STYLES											Avg ECF =>	0.926								
R3504	**MISSION PINES**																			
50-22-35-400-054	41489 MISSION	07/22/24	$973,000	WD	03-ARM'S LENGTH	$973,000	$422,130	$844,258	$181,127	$791,873	$913,886	0.866	3,757	$210.77	TWO STORY B	$160,338		MISSION PINES	401	76
						$973,000	$422,130	$844,258		$791,873	$913,886		3,757	$210.77						
											ECF =>	0.866								
USE .85 ECF FOR ALL STYLES											Avg ECF =>	0.866								
R3505	**PINE HOLLOW**																			
USE .93 ECF FOR ALL STYLES																				
see also R3501																				
R3506	**BROQUET DRIVE**																			

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
50-22-35-429-001	41488 BROQUET	08/10/23	$440,000	PTA	03-ARM'S LENGTH	$440,000	$254,810	$509,610	$129,662	$310,338	$361,855	0.858	1,888	$164.37	ONE STORY	$111,545		BROQUET DRIVE	401	60
						$440,000	$254,810	$509,610		$310,338	$361,855		1,888	$164.37						
											ECF =>	0.858								
USE 1.08 ECF FOR ALL STYLES											Avg ECF =>	0.858								
see also R3502																				
R3520	**GLEN HAVEN OCCP 313**																			
50-22-35-453-052	20824 GLEN HAVEN CIF	10/11/24	$203,000	WD	03-ARM'S LENGTH	$203,000	$91,290	$182,580	$53,000	$150,000	$70,043	2.142	1,201	$124.90	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	53
USE 1.95 ECF FOR ONE STY																				
50-22-35-453-053	20826 GLEN HAVEN CIF	11/07/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$146,750	$293,504	$53,000	$262,000	$160,336	1.634	1,522	$172.14	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	63
50-22-35-402-052	21226 GLEN HAVEN CIF	10/18/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$137,250	$274,501	$53,000	$247,000	$147,667	1.673	1,490	$165.77	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
50-22-35-402-059	21218 GLEN HAVEN CIF	06/25/24	$318,000	PTA	03-ARM'S LENGTH	$318,000	$137,250	$274,501	$53,000	$265,000	$147,667	1.795	1,490	$177.85	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
50-22-35-402-057	21214 GLEN HAVEN CIF	05/10/24	$295,000	PTA	03-ARM'S LENGTH	$295,000	$137,250	$274,501	$53,000	$242,000	$147,667	1.639	1,490	$162.42	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
50-22-35-453-053	20826 GLEN HAVEN CIF	05/10/24	$311,800	WD	03-ARM'S LENGTH	$311,800	$146,750	$293,504	$53,000	$258,800	$160,336	1.614	1,522	$170.04	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	63
50-22-35-453-055	20830 GLEN HAVEN CIF	02/12/24	$231,500	WD	03-ARM'S LENGTH	$231,500	$103,560	$207,112	$53,000	$178,500	$102,741	1.737	1,072	$166.51	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	53
50-22-35-402-063	21200 GLEN HAVEN CIF	05/26/23	$255,000	PTA	03-ARM'S LENGTH	$255,000	$139,970	$279,935	$53,000	$202,000	$151,290	1.335	1,490	$135.57	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
50-22-35-402-027	21207 GLEN HAVEN CIF	05/25/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$141,780	$283,559	$53,000	$242,000	$153,706	1.574	1,490	$162.42	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
50-22-35-402-055	21232 GLEN HAVEN CIF	05/19/23	$282,000	PTA	03-ARM'S LENGTH	$282,000	$142,690	$285,370	$53,000	$229,000	$154,913	1.478	1,490	$153.69	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	59
						$2,603,300	$1,233,250	$2,466,487		$2,126,300	$1,326,325		1,451	$162.93						
											ECF =>	**1.603**								
USE 1.60 ECF FOR ALL OTHER STYLES											Avg ECF =>	**1.609**								
R3521	**COUNTRY PLACE OCCP 342**																			
50-22-35-476-021	20852 GLEN HAVEN CIF	03/07/25	$229,000	WD	03-ARM'S LENGTH	$229,000	$102,140	$204,283	$53,000	$176,000	$67,237	2.618	1,201	$146.54	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-451-025	21055 GLEN HAVEN CIF	07/29/24	$201,000	WD	03-ARM'S LENGTH	$201,000	$99,550	$199,104	$53,000	$148,000	$64,935	2.279	1,201	$123.23	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-476-065	21124 GLEN HAVEN CIF	05/06/24	$238,000	PTA	03-ARM'S LENGTH	$238,000	$100,980	$201,968	$53,000	$185,000	$66,208	2.794	1,201	$154.04	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-401-021	42155 PELLSTON	04/12/24	$215,000	PTA	03-ARM'S LENGTH	$215,000	$99,550	$199,104	$53,000	$162,000	$64,935	2.495	1,201	$134.89	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-401-010	42215 PELLSTON	04/10/24	$223,000	PTA	03-ARM'S LENGTH	$223,000	$99,550	$199,104	$53,000	$170,000	$64,935	2.618	1,201	$141.55	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-452-045	20811 GLEN HAVEN CIF	12/20/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$103,810	$207,622	$53,000	$162,000	$68,721	2.357	1,201	$134.89	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-401-035	42109 PELLSTON	11/06/23	$225,000	PTA	03-ARM'S LENGTH	$225,000	$100,890	$201,786	$53,000	$172,000	$66,127	2.601	1,201	$143.21	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-051	41748 BROQUET	06/16/23	$204,000	PTA	03-ARM'S LENGTH	$204,000	$99,550	$199,104	$53,000	$151,000	$64,935	2.325	1,201	$125.73	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-452-011	42125 GLADWIN	06/15/23	$185,000	WD	03-ARM'S LENGTH	$185,000	$100,980	$201,968	$53,000	$132,000	$66,208	1.994	1,201	$109.91	ONE STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
						$1,935,000	$907,000	$1,814,043		$1,458,000	$594,241		1,201	$134.89						
											ECF =>	**2.454**								
USE 2.45 ECF FOR ONE STY											Avg ECF =>	**2.453**								
50-22-35-427-041	21264 GLEN HAVEN CIF	03/24/25	$187,500	WD	03-ARM'S LENGTH	$187,500	$84,190	$168,385	$53,000	$134,500	$51,282	2.623	830	$162.05	ONE STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-427-031	21260 GLEN HAVEN CIF	11/05/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$79,170	$158,345	$53,000	$132,000	$46,820	2.819	830	$159.04	ONE STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-428-041	41724 ONAWAY	05/16/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$79,170	$158,345	$53,000	$107,000	$46,820	2.285	830	$128.92	ONE STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
						$532,500	$242,530	$485,075		$373,500	$144,922		830	$150.00						
											ECF =>	**2.577**								
USE 2.55 ECF FOR ONE STY B											Avg ECF =>	**2.576**								
USE 1.80 ECF FOR ONE STY C																				
50-22-35-451-020	42109 ROSCOMMON	03/14/25	$305,000	WD	03-ARM'S LENGTH	$305,000	$141,800	$283,594	$53,000	$252,000	$139,754	1.803	1,522	$165.57	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-452-002	42171 GLADWIN	03/03/25	$290,000	WD	03-ARM'S LENGTH	$290,000	$145,150	$290,303	$53,000	$237,000	$143,820	1.648	1,522	$155.72	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-451-053	42182 GLADWIN	02/28/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$135,110	$270,227	$53,000	$222,000	$131,653	1.686	1,522	$145.86	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51

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
50-22-35-426-109	21382 GLEN HAVEN CIF	10/15/24	$298,000	PTA	03-ARM'S LENGTH	$298,000	$139,170	$278,339	$53,000	$245,000	$136,569	1.794	1,522	$160.97	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-401-054	42142 ROSCOMMON	02/29/24	$295,000	PTA	03-ARM'S LENGTH	$295,000	$138,740	$277,478	$53,000	$242,000	$136,047	1.779	1,522	$159.00	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-453-015	20878 GLEN HAVEN CIF	02/12/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$140,960	$281,926	$53,000	$237,000	$138,743	1.708	1,522	$155.72	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-401-019	42177 PELLSTON	01/30/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$133,570	$267,142	$53,000	$227,000	$129,783	1.749	1,522	$149.15	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-077	21306 GLEN HAVEN CIF	01/24/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$138,740	$277,478	$53,000	$237,000	$136,047	1.742	1,522	$155.72	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-094	21346 GLEN HAVEN CIF	06/23/23	$282,000	WD	03-ARM'S LENGTH	$282,000	$133,570	$267,142	$53,000	$229,000	$129,783	1.764	1,522	$150.46	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
						$2,605,000	$1,246,810	$2,493,629		$2,128,000	$1,222,199		1,522	$155.35						
											ECF =>	**1.741**								
USE 1.72 ECF FOR TWO STY											Avg ECF =>	**1.742**								
outlier																				
50-22-35-451-034	42128 GLADWIN	08/02/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$133,570	$267,142	$53,000	$197,000	$129,783	1.518	1,522	$129.43	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-452-019	20929 GLEN HAVEN CIF	04/10/23	$254,000	PTA	03-ARM'S LENGTH	$254,000	$135,690	$271,387	$53,000	$201,000	$132,356	1.519	1,522	$132.06	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-401-022	42157 PELLSTON	06/29/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$136,160	$272,310	$53,000	$257,000	$132,915	1.934	1,522	$168.86	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-401-063	42194 ROSCOMMON	02/26/24	$335,000	WD	03-ARM'S LENGTH	$335,000	$143,150	$286,303	$53,000	$282,000	$141,396	1.994	1,522	$185.28	TWO STORY	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-120	42126 PELLSTON	12/19/24	$228,000	PTA	03-ARM'S LENGTH	$228,000	$119,530	$239,063	$53,000	$175,000	$107,551	1.627	1,120	$156.25	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-476-058	21108 GLEN HAVEN CIF	10/31/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$123,220	$246,431	$53,000	$207,000	$111,810	1.851	1,072	$193.10	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-428-007	41769 ONAWAY	09/20/24	$217,000	PTA	03-ARM'S LENGTH	$217,000	$107,320	$214,630	$53,000	$164,000	$93,428	1.755	1,030	$159.22	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-451-002	42171 ROSCOMMON	08/20/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$113,700	$227,403	$53,000	$187,000	$100,811	1.855	1,072	$174.44	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-428-050	41732 ONAWAY	08/16/24	$248,000	WD	03-ARM'S LENGTH	$248,000	$117,550	$235,091	$53,000	$195,000	$105,255	1.853	1,200	$162.50	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-476-040	20912 GLEN HAVEN CIF	05/30/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$115,510	$231,015	$53,000	$212,000	$102,899	2.060	1,072	$197.76	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-427-037	21280 GLEN HAVEN CIF	05/22/24	$218,000	WD	03-ARM'S LENGTH	$218,000	$112,610	$225,218	$53,000	$165,000	$99,548	1.657	1,030	$160.19	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-401-048	42104 ROSCOMMON	03/06/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$115,920	$231,837	$53,000	$212,000	$103,374	2.051	1,120	$189.29	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-401-065	42198 ROSCOMMON	12/27/23	$257,000	PTA	03-ARM'S LENGTH	$257,000	$118,970	$237,942	$53,000	$204,000	$106,903	1.908	1,120	$182.14	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-108	21380 GLEN HAVEN CIF	12/04/23	$237,500	PTA	03-ARM'S LENGTH	$236,000	$118,970	$237,942	$53,000	$183,000	$106,903	1.712	1,120	$163.39	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-452-018	20927 GLEN HAVEN CIF	10/30/23	$237,500	PTA	03-ARM'S LENGTH	$237,500	$113,700	$227,403	$53,000	$184,500	$100,811	1.830	1,072	$172.11	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	52
50-22-35-401-066	42172 ROSCOMMON	08/09/23	$230,000	PTA	03-ARM'S LENGTH	$230,000	$114,910	$229,815	$53,000	$177,000	$102,205	1.732	1,120	$158.04	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-427-035	21254 GLEN HAVEN CIF	08/04/23	$270,000	PTA	03-ARM'S LENGTH	$270,000	$119,300	$238,591	$53,000	$217,000	$107,278	2.023	1,147	$189.19	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-064	41770 BROQUET	07/14/23	$248,000	PTA	03-ARM'S LENGTH	$248,000	$114,910	$229,815	$53,000	$195,000	$102,205	1.908	1,120	$174.11	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-426-133	42140 PELLSTON	04/21/23	$230,000	PTA	03-ARM'S LENGTH	$230,000	$121,270	$242,539	$53,000	$177,000	$109,560	1.616	1,120	$158.04	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	52
						$3,649,500	$1,747,390	$3,494,735		$2,854,500	$1,560,540		1,102	$172.65						
											ECF =>	**1.829**								
USE 1.80 ECF FOR TWO STY B											Avg ECF =>	**1.829**								
outlier																				
50-22-35-427-057	41705 BROQUET	11/27/23	$225,000	PTA	03-ARM'S LENGTH	$225,000	$121,880	$243,760	$53,000	$172,000	$110,266	1.560	1,200	$143.33	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51
50-22-35-427-054	41715 BROQUET	10/31/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$124,230	$248,454	$53,000	$177,000	$112,979	1.567	1,147	$154.32	TWO STORY B	$53,000		Country Pl #342 & Glen Haven #	407	51

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

R3522 **RIVERBRIDGE OCCP 724**

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
50-22-35-302-006	43271 ASHBURY	08/21/24	$490,000	WD	03-ARM'S LENGTH	$490,000	$240,370	$480,746	$96,727	$393,273	$409,128	0.961	1,918	$205.04	ONE STORY	$93,000		Riverbridge OCCP 724	407	65
						$490,000	$240,370	$480,746		$393,273	$409,128		1,918	$205.04						
											ECF =>	0.961								
USE .98 ECF FOR ALL STYLES											Avg ECF =>	0.961								
R3523	**MIRABELLA ESTATES OCCP 1632**																			
50-22-35-400-062	41570 CARMELA	06/06/23	$1,725,000	PTA	03-ARM'S LENGTH	$1,725,000	$837,840	$1,675,686	$288,557	$1,436,443	$1,342,977	1.070	5,452	$263.47	TWO STORY	$275,000		MIRABELLA ESTATES OCCP 163	407	83
						$1,725,000	$837,840	$1,675,686		$1,436,443	$1,342,977		5,452	$263.47						
											ECF =>	1.070								
USE 1.07 ECF FOR ALL STYLES											Avg ECF =>	1.070								
R3524	**NORMANDY HILLS ESTATES**																			
50-22-35-478-013	20830 NORMANDY	11/28/23	$1,600,000	PTA	03-ARM'S LENGTH	$1,580,000	$746,470	$1,492,937	$239,774	$1,340,226	$1,354,962	0.989	5,653	$237.08	CUSTOM	$225,000		NORMANDY HILLS ESTATES OC	407	81
						$1,580,000	$746,470	$1,492,937		$1,340,226	$1,354,962		5,653	$237.08						
											ECF =>	0.989								
USE .95 ECF FOR ALL STYLES											Avg ECF =>	0.989								
R3550	**SEC 35 ACREAGE**																			
50-22-35-400-069	20785 MEADOWBROOK	11/04/24	$799,900	PTA	03-ARM'S LENGTH	$799,900	$399,930	$799,853	$121,745	$678,155	$697,961	0.972	2,976	$227.87	TWO STORY	$106,258		CARRIAGE HILL	401	96
						$799,900	$399,930	$799,853		$678,155	$697,961		2,976	$227.87						
											ECF =>	0.972								
USE RANGE 1.00-1.25 ECF FOR ALL STYLES											Avg ECF =>	0.972								

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

R3601	**TURTLE CREEK**																			
50-22-36-101-013	22209 CASCADE	08/30/24	$450,000	WD	03-ARM'S LENGTH	$450,000	$214,800	$429,590	$101,539	$348,461	$287,764	1.211	1,888	$184.57	ONE STORY	$97,279		TURTLE CREEK	401	58
50-22-36-101-011	22237 CASCADE	04/24/24	$585,000	PTA	03-ARM'S LENGTH	$585,000	$286,600	$573,202	$97,764	$487,236	$417,051	1.168	2,706	$180.06	TWO STORY	$93,504		TURTLE CREEK	401	59
50-22-36-102-017	22280 MERIDIAN	02/21/24	$530,000	PTA	03-ARM'S LENGTH	$530,000	$266,590	$533,179	$100,343	$429,657	$379,681	1.132	2,145	$200.31	ONE STORY	$95,700		TURTLE CREEK	401	64
50-22-36-152-002	21736 SIEGAL	09/26/23	$495,000	PTA	03-ARM'S LENGTH	$495,000	$238,800	$477,595	$108,406	$386,594	$323,850	1.194	2,475	$156.20	TWO STORY	$102,389		TURTLE CREEK	401	52
50-22-36-101-021	22101 CASCADE	07/21/23	$465,000	PTA	03-ARM'S LENGTH	$465,000	$229,170	$458,330	$97,764	$367,236	$316,286	1.161	2,112	$173.88	TWO STORY	$93,504		TURTLE CREEK	401	57
						$2,525,000	$1,235,960	$2,471,896		$2,019,184	$1,724,632		2,265	$179.00						
											ECF =>	1.171								
USE 1.15 ECF FOR ALL STYLES											Avg ECF =>	1.173								
R3602	**CHARRINGTON GREEN**																			

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
50-22-36-152-013	41162 MARKS	09/19/24	$499,900	WD	03-ARM'S LENGTH	$495,600	$232,540	$465,071	$90,415	$405,185	$369,576	1.096	2,162	$187.41	TWO STORY	$83,472		CHARRINGTON GREEN	401	60
50-22-36-153-012	41071 TODD	07/02/24	$493,000	WD	03-ARM'S LENGTH	$493,000	$204,110	$408,212	$87,066	$405,934	$316,801	1.281	2,326	$174.52	TWO STORY	$81,656		CHARRINGTON GREEN	401	53
50-22-36-153-002	41351 TODD	06/04/24	$483,000	PTA	03-ARM'S LENGTH	$483,000	$193,570	$387,143	$83,257	$399,743	$298,043	1.341	1,898	$210.61	TWO STORY	$78,997		CHARRINGTON GREEN	401	59
50-22-36-151-018	41294 MARKS	08/25/23	$410,000	PTA	03-ARM'S LENGTH	$410,000	$217,040	$434,085	$87,369	$322,631	$341,408	0.945	2,391	$134.94	TWO STORY	$81,129		CHARRINGTON GREEN	401	53
50-22-36-153-004	41295 TODD	05/24/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$185,180	$370,369	$84,341	$280,659	$286,439	0.980	1,675	$167.56	ONE STORY	$80,081		CHARRINGTON GREEN	401	60
						$2,246,600	$1,032,440	$2,064,880		$1,814,152	$1,612,267		2,090	$175.01						
											ECF =>	**1.125**								
USE 1.12 ECF FOR ALL STYLES											Avg ECF =>	**1.129**								
R3603	**WHISPERING MEADOWS SUBS 1-3**																			
50-22-36-127-018	22341 MILL	12/06/24	$402,000	PTA	03-ARM'S LENGTH	$402,000	$183,360	$366,723	$84,153	$317,847	$177,717	1.789	1,458	$218.00	ONE STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	57
50-22-36-202-003	22214 SUNRISE	03/20/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$190,990	$381,972	$109,494	$240,506	$171,370	1.403	1,533	$156.89	ONE STORY	$103,930		WHISPRG MEADOWS/ SUNRIS	401	57
50-22-36-251-013	21867 SUNFLOWER	05/02/24	$410,000	PTA	03-ARM'S LENGTH	$410,000	$204,220	$408,438	$105,252	$304,748	$190,683	1.598	1,512	$201.55	ONE STORY	$101,099		WHISPRG MEADOWS/ SUNRIS	401	58
50-22-36-254-002	40112 LADENE	04/02/24	$510,000	PTA	03-ARM'S LENGTH	$510,000	$240,580	$481,155	$93,246	$416,754	$243,968	1.708	1,724	$241.74	ONE STORY	$83,267		WHISPRG MEADOWS/ SUNRIS	401	70
50-22-36-252-017	40317 LADENE	08/09/23	$465,000	WD	03-ARM'S LENGTH	$465,000	$219,990	$439,984	$88,069	$376,931	$221,330	1.703	1,875	$201.03	ONE STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	59
50-22-36-252-010	21690 SUNFLOWER	05/15/23	$400,000	PTA	03-ARM'S LENGTH	$400,000	$178,250	$356,509	$84,153	$315,847	$171,293	1.844	1,448	$218.13	ONE STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	57
						$2,537,000	$1,217,390	$2,434,781		$1,972,633	$1,176,361		1,592	$206.22						
											ECF =>	**1.677**								
USE 1.65 ECF FOR ONE STORY											Avg ECF =>	**1.674**								
50-22-36-126-022	22364 MILL	01/03/25	$405,000	WD	03-ARM'S LENGTH	$405,000	$204,410	$408,828	$87,179	$317,821	$189,205	1.680	1,885	$168.61	TWO STORY	$81,152		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-127-043	22081 SHADYBROOK	12/13/24	$470,000	PTA	03-ARM'S LENGTH	$470,000	$220,920	$441,848	$84,153	$385,847	$210,409	1.834	2,254	$171.18	TWO STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-126-019	22410 MILL	09/24/24	$410,000	PTA	03-ARM'S LENGTH	$410,000	$193,030	$386,055	$87,676	$322,324	$175,517	1.836	1,865	$172.83	TWO STORY	$81,180		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-178-002	21640 SHADYBROOK	09/06/24	$460,000	WD	03-ARM'S LENGTH	$460,000	$222,100	$444,194	$96,646	$363,354	$204,440	1.777	2,316	$156.89	TWO STORY	$92,493		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-126-012	40505 MILL ROAD CT E	06/17/24	$558,200	PTA	03-ARM'S LENGTH	$558,200	$238,660	$477,325	$106,016	$452,184	$218,417	2.070	2,302	$196.43	TWO STORY	$91,178		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-178-011	21850 SHADYBROOK	05/15/24	$475,000	PTA	03-ARM'S LENGTH	$475,000	$220,530	$441,066	$101,006	$373,994	$200,035	1.870	2,298	$162.75	TWO STORY	$94,617		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-127-044	22059 SHADYBROOK	11/29/23	$485,000	PTA	03-ARM'S LENGTH	$485,000	$241,610	$483,227	$85,271	$399,729	$234,092	1.708	2,492	$160.40	TWO STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-128-010	22136 SHADYBROOK	08/18/23	$392,500	PTA	03-ARM'S LENGTH	$392,500	$189,680	$379,361	$88,938	$303,562	$170,837	1.777	2,094	$144.97	TWO STORY	$84,785		WHISPRG MEADOWS/ SUNRIS	401	52
50-22-36-176-009	21950 GREENTREE	04/07/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$182,640	$365,278	$85,431	$294,569	$164,616	1.789	1,784	$165.12	TWO STORY	$80,000		WHISPRG MEADOWS/ SUNRIS	401	52
						$4,035,700	$1,913,580	$3,827,182		$3,213,384	$1,767,568		2,143	$166.57						
											ECF =>	**1.818**								
USE 1.80 ECF FOR ALL EXCEPT TRI-LEVEL											Avg ECF =>	**1.816**								
USE 1.45 ECF FOR TRI-LEVEL																				

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

outlier

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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	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 37	407	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
50-22-36-226-061	22300 PONDVIEW	05/23/23	$271,000	PTA	03-ARM'S LENGTH	$271,000	$114,960	$229,913	$50,000	$221,000	$163,557	1.351	1,134	$194.89	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
50-22-36-226-068	40047 CROSSWINDS	05/09/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$124,950	$249,902	$50,000	$200,000	$181,729	1.101	1,134	$176.37	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
50-22-36-226-089	22357 PEACHTREE	04/06/23	$240,000	PTA	03-ARM'S LENGTH	$240,000	$114,960	$229,913	$50,000	$190,000	$163,557	1.162	1,134	$167.55	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
						$4,899,100	$2,265,620	$4,531,208		$3,899,100	$3,210,189		1,119	$174.11						
											ECF =>	1.215								
USE 1.20 ECF FOR ALL STYLES											Avg ECF =>	1.220								
outlier																				
50-22-36-226-201	39884 CROSSWINDS	04/24/23	$230,000	PTA	03-ARM'S LENGTH	$230,000	$124,480	$248,964	$50,000	$180,000	$180,876	0.995	1,134	$158.73	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
50-22-36-226-140	22068 EDGEWATER	05/26/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$131,100	$262,190	$50,000	$320,000	$192,900	1.659	1,134	$282.19	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
50-22-36-226-180	22158 EDGEWATER	04/24/23	$345,000	PTA	03-ARM'S LENGTH	$345,000	$131,100	$262,190	$50,000	$295,000	$192,900	1.529	1,134	$260.14	ONE STORY B	$50,000		CROSSWINDS WEST OCCP 371	407	59
R3621	**TURNBERRY ESTATES OCCP 1006**																			
50-22-36-451-002	20790 TURNBERRY	04/15/25	$1,760,000	WD	03-ARM'S LENGTH	$1,760,000	$732,890	$1,465,773	$383,742	$1,376,258	$1,145,435	1.202	5,210	$264.16	TWO STORY B	$300,000		Turnberry Estates OCCP1006	407	74
50-22-36-451-005	20880 TURNBERRY	07/17/24	$1,565,000	PTA	03-ARM'S LENGTH	$1,565,000	$670,410	$1,340,828	$330,601	$1,234,399	$1,039,976	1.187	4,602	$268.23	TWO STORY B	$300,000		Turnberry Estates OCCP1006	407	78
						$3,325,000	$1,403,300	$2,806,601		$2,610,657	$2,185,411		4,906	$266.19						
											ECF =>	1.195								
USE 1.15 ECF FOR ALL STYLES											Avg ECF =>	1.194								
R3650	**SEC 36 ACREAGE**																			
USE 1.50 ECF FOR ONE STORY B AND TWO STORY B																				
USE 1.05 ECF FOR ALL OTHER STYLES																				

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

R3651	**ESTATES OF MEADOWBROOK**																			
USE 1.00 ECF FOR ALL STYLES																				