

RR550, RS060, RS120, RS280, RS540, RS580 - MONARCH MEADOWS, AVIARA OAKS, CAMBRIA, DEER RIDGE, MAGNOLIA, PINE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
146-12-01-226-006-06	4049 MAGNOLIA PKWY	12/16/22	\$325,000	AFF	03-ARM'S LENGTH	\$361,672	\$188,200	52.04	\$395,586	\$46,763	\$314,909	\$331,496	0.950	2,387	\$131.93
068-12-10-152-013-00	6893 CAMBRIA DR	05/20/22	\$405,000	WD	03-ARM'S LENGTH	\$471,469	\$204,200	43.31	\$463,692	\$50,078	\$421,391	\$393,069	1.072	2,157	\$195.36
060-12-01-327-029-00	1026 ENGELHARDT STRASSE	07/01/24	\$330,000	WD	03-ARM'S LENGTH	\$343,288	\$139,300	40.58	\$336,870	\$36,922	\$306,366	\$285,049	1.075	1,799	\$170.30
146-12-01-226-006-06	4049 MAGNOLIA PKWY	08/02/24	\$391,000	WD	03-ARM'S LENGTH	\$405,706	\$201,000	49.54	\$395,586	\$46,763	\$358,943	\$331,496	1.083	2,387	\$150.37
146-12-01-226-006-07	4070 MAGNOLIA PKWY	03/01/24	\$395,000	WD	03-ARM'S LENGTH	\$415,097	\$179,900	43.34	\$401,110	\$51,334	\$363,763	\$332,402	1.094	2,078	\$175.05
068-12-10-152-014-00	6903 CAMBRIA DR	08/30/24	\$429,000	WD	03-ARM'S LENGTH	\$445,136	\$215,100	48.32	\$429,374	\$64,919	\$380,217	\$346,352	1.098	1,497	\$253.99
060-12-01-327-004-00	4022 AVIARA OAKS PKWY	09/08/23	\$383,800	WD	03-ARM'S LENGTH	\$411,563	\$147,300	35.79	\$395,346	\$40,750	\$370,813	\$336,982	1.100	1,808	\$205.10
146-12-01-226-006-18	4021 MAGNOLIA PKWY	02/02/24	\$415,000	WD	03-ARM'S LENGTH	\$437,215	\$200,800	45.93	\$411,932	\$51,423	\$385,792	\$342,602	1.126	2,172	\$177.62
146-12-01-226-006-23	4152 MULBERRY CIR	03/31/25	\$422,500	WD	03-ARM'S LENGTH	\$431,056	\$175,800	40.78	\$401,730	\$49,978	\$381,078	\$334,280	1.140	1,809	\$210.66
060-12-01-327-008-00	4046 AVIARA OAKS PKWY	05/15/24	\$380,000	WD	03-ARM'S LENGTH	\$397,317	\$157,300	39.59	\$365,577	\$35,901	\$361,416	\$313,300	1.154	1,808	\$199.90
146-12-01-226-006-16	4033 MAGNOLIA PKWY	10/31/22	\$359,000	WD	03-ARM'S LENGTH	\$404,769	\$164,700	40.69	\$369,316	\$46,476	\$358,293	\$306,804	1.168	1,701	\$210.64
060-12-01-327-012-00	4072 AVIARA OAKS PKWY	08/07/23	\$414,780	WD	03-ARM'S LENGTH	\$446,651	\$13,700	3.07	\$405,448	\$42,199	\$404,452	\$345,206	1.172	1,933	\$209.24
060-12-01-327-023-00	1023 ENGELHARDT STRASSE	09/01/23	\$370,000	WD	03-ARM'S LENGTH	\$396,765	\$146,400	36.90	\$358,452	\$38,362	\$358,403	\$304,190	1.178	1,840	\$194.78
146-12-01-226-006-07	4070 MAGNOLIA PKWY	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$465,648	\$200,900	43.14	\$401,110	\$51,334	\$414,314	\$332,402	1.246	2,078	\$199.38
091-12-16-227-020-00	125 REMINGTON DR	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$373,577	\$130,700	34.99	\$309,996	\$44,009	\$329,568	\$252,775	1.304	1,529	\$215.54
000-12-09-276-002-08	7295 MONARCH DR	11/27/24	\$300,000	WD	03-ARM'S LENGTH	\$308,896	\$113,100	36.61	\$246,934	\$25,940	\$282,956	\$210,017	1.347	1,488	\$190.16
060-12-01-327-011-00	4064 AVIARA OAKS PKWY	04/19/24	\$395,000	WD	03-ARM'S LENGTH	\$414,049	\$127,300	30.75	\$296,960	\$38,455	\$375,594	\$245,664	1.529	1,864	\$201.50
Totals:			\$6,440,080			\$6,929,874	\$2,705,700		\$6,385,019		\$6,168,268	\$5,344,084			\$193.62
								Sale. Ratio =>	39.04			E.C.F. =>	1.154	Std. Deviation=>	
								Std. Dev. =>	10.83			Ave. E.C.F. =>	1.167	Ave. Variance=>	

RS020, RS080, RS100, RS360, RS460, RS720 - ARBOR HILLS, BROOKFIELD HEIGHTS, BROOKWOOD HILLS, FAIRWAY HEIGHTS, KING & NOBLE, WESTERN ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
000-12-15-207-004-00	3131 EARL DR	11/04/24	\$230,000	WD	03-ARM'S LENGTH	\$236,820	\$125,200	52.87	\$267,390	\$56,161	\$180,659	\$195,211	0.925	1,910	\$94.59
064-12-14-226-020-00	3017 W COURT ST	10/11/22	\$125,000	MLC	03-ARM'S LENGTH	\$140,936	\$49,800	35.34	\$156,159	\$22,053	\$118,883	\$123,936	0.959	1,014	\$117.24
105-12-12-402-005-00	2613 RENFREW DR	06/01/22	\$180,000	WD	03-ARM'S LENGTH	\$208,223	\$81,200	39.00	\$230,159	\$32,441	\$175,782	\$182,724	0.962	1,762	\$99.76
153-12-15-205-004-01	6761 EWERS	01/04/23	\$135,000	WD	03-ARM'S LENGTH	\$149,626	\$57,600	38.50	\$162,399	\$36,707	\$112,919	\$116,160	0.972	937	\$120.51
062-12-11-476-020-00	5920 RIVERSIDE DR	02/05/25	\$230,000	OTH	03-ARM'S LENGTH	\$235,175	\$129,700	55.15	\$249,449	\$52,959	\$182,216	\$181,589	1.003	1,626	\$112.06
105-12-12-402-005-00	2613 RENFREW DR	11/08/24	\$210,000	WD	03-ARM'S LENGTH	\$216,227	\$90,600	41.90	\$230,159	\$32,441	\$183,786	\$182,724	1.006	1,762	\$104.31
051-12-01-482-024-00	1956 TRINITY LN	11/21/22	\$252,000	WD	03-ARM'S LENGTH	\$282,281	\$107,000	37.91	\$297,095	\$30,671	\$251,610	\$246,220	1.022	1,668	\$150.85
065-12-14-277-002-00	3400 REYNOLDS RD	02/25/25	\$187,000	WD	03-ARM'S LENGTH	\$191,208	\$74,000	38.70	\$198,076	\$25,958	\$165,250	\$159,066	1.039	1,196	\$138.17
050-12-01-483-006-00	1979 CATALINA AVE	11/22/24	\$247,000	WD	03-ARM'S LENGTH	\$254,324	\$121,600	47.81	\$261,511	\$27,150	\$227,174	\$216,589	1.049	1,810	\$125.51
056-12-01-426-009-00	1941 TRINITY LN	08/16/24	\$345,000	WD	03-ARM'S LENGTH	\$357,976	\$146,500	40.92	\$368,151	\$33,030	\$324,946	\$309,708	1.049	2,540	\$127.93
064-12-14-226-028-00	3009 WILLOWAY	06/30/23	\$176,500	WD	03-ARM'S LENGTH	\$191,650	\$85,500	44.61	\$196,869	\$24,136	\$167,514	\$159,634	1.049	1,300	\$128.86
000-12-15-201-007-00	3430 NOBLE ST	06/19/24	\$310,500	WD	03-ARM'S LENGTH	\$323,826	\$117,800	36.38	\$330,033	\$41,810	\$282,016	\$266,366	1.059	1,400	\$201.44
053-12-01-479-003-00	4849 FLEETWOOD LN	12/27/24	\$315,000	WD	03-ARM'S LENGTH	\$323,505	\$135,200	41.79	\$326,260	\$31,102	\$292,403	\$272,775	1.072	1,888	\$154.87
054-12-01-477-007-00	4858 FLEETWOOD LN	08/08/23	\$238,000	WD	03-ARM'S LENGTH	\$256,287	\$112,300	43.82	\$257,759	\$26,910	\$229,377	\$213,343	1.075	1,456	\$157.54
102-12-12-328-006-00	5494 SHERWOOD DR	06/17/24	\$176,500	WD	03-ARM'S LENGTH	\$184,075	\$77,100	41.89	\$183,261	\$26,487	\$157,588	\$144,885	1.088	1,014	\$155.41
063-12-14-227-001-03	6047 ARBOR LANE	11/20/24	\$233,500	WD	03-ARM'S LENGTH	\$240,424	\$88,500	36.81	\$236,216	\$31,601	\$208,823	\$189,098	1.104	2,114	\$98.78
106-12-12-405-007-00	2637 LUCERNE DR	06/29/22	\$161,000	WD	03-ARM'S LENGTH	\$186,244	\$68,500	36.78	\$180,239	\$31,329	\$154,915	\$137,618	1.126	1,230	\$125.95
062-12-11-476-010-00	6044 RIVERSIDE DR	10/27/23	\$255,000	WD	03-ARM'S LENGTH	\$272,298	\$104,100	38.23	\$262,920	\$31,158	\$241,140	\$214,187	1.126	1,938	\$124.43
057-12-01-428-001-00	1932 CATALINA AVE	12/27/24	\$380,000	AFF	03-ARM'S LENGTH	\$390,260	\$174,800	44.79	\$376,169	\$36,869	\$353,391	\$313,570	1.127	2,508	\$140.91
132-12-15-230-012-00	6589 LORRIE DR	06/30/23	\$259,000	AFF	03-ARM'S LENGTH	\$281,232	\$110,900	39.43	\$271,480	\$41,531	\$239,701	\$212,511	1.128	1,536	\$156.06
064-12-14-226-022-00	3010 W COURT ST	08/02/24	\$227,000	WD	03-ARM'S LENGTH	\$235,538	\$87,900	37.32	\$226,789	\$46,861	\$188,677	\$166,283	1.135	1,474	\$128.00
102-12-12-327-019-00	5502 SHERWOOD DR	02/07/25	\$220,000	WD	03-ARM'S LENGTH	\$224,950	\$75,800	33.70	\$215,675	\$25,034	\$199,916	\$176,184	1.135	1,014	\$197.16

101-12-12-329-015-00	2683 FAIRWAY DR	07/29/22	\$150,000	WD	03-ARM'S LENGTH	\$172,420	\$67,400	39.09	\$164,307	\$29,860	\$142,560	\$124,251	1.147	1,014	\$140.59
151-12-15-202-005-02	3115 NOBLE ST	08/12/22	\$270,000	WD	03-ARM'S LENGTH	\$308,378	\$109,200	35.41	\$292,457	\$30,027	\$278,351	\$242,529	1.148	1,764	\$157.80
054-12-01-477-011-00	4842 FLEETWOOD LN	05/10/23	\$319,900	WD	03-ARM'S LENGTH	\$348,799	\$133,700	38.33	\$328,156	\$23,218	\$325,581	\$281,814	1.155	2,128	\$153.00
101-12-12-329-010-00	2663 FAIRWAY DR	12/21/23	\$187,000	WD	03-ARM'S LENGTH	\$198,003	\$68,500	34.60	\$184,047	\$20,868	\$177,135	\$150,805	1.175	1,014	\$174.69
105-12-12-404-003-00	2650 LUCERNE DR	07/21/23	\$180,000	WD	03-ARM'S LENGTH	\$194,641	\$71,300	36.63	\$180,863	\$35,542	\$159,099	\$134,301	1.185	1,086	\$146.50
120-12-15-230-017-00	6405 KING RD	06/12/24	\$250,000	WD	03-ARM'S LENGTH	\$260,730	\$88,500	33.94	\$241,016	\$33,792	\$226,938	\$191,509	1.185	1,196	\$189.75
054-12-01-477-003-00	4869 SEQUOIA DR	07/28/22	\$250,000	WD	03-ARM'S LENGTH	\$287,367	\$89,400	31.11	\$264,426	\$28,470	\$258,897	\$218,063	1.187	1,568	\$165.11
102-12-12-328-016-00	2656 FAIRWAY DR	04/15/22	\$165,000	WD	03-ARM'S LENGTH	\$193,289	\$74,700	38.65	\$174,598	\$23,874	\$169,415	\$139,294	1.216	1,014	\$167.08
053-12-01-479-002-00	4845 FLEETWOOD LN	08/07/23	\$250,000	WD	03-ARM'S LENGTH	\$269,209	\$102,100	37.93	\$241,145	\$29,960	\$239,249	\$195,170	1.226	1,244	\$192.32
102-12-12-328-014-00	2664 FAIRWAY DR	09/29/23	\$199,000	WD	03-ARM'S LENGTH	\$213,395	\$66,200	31.02	\$191,305	\$25,714	\$187,681	\$153,034	1.226	1,014	\$185.09
152-12-15-201-002-00	3110 NOBLE ST	08/09/23	\$165,500	WD	03-ARM'S LENGTH	\$178,217	\$62,000	34.79	\$159,543	\$31,625	\$146,592	\$118,218	1.240	864	\$169.67
132-12-15-227-014-00	3113 DOROTHY LN	03/28/25	\$262,500	WD	03-ARM'S LENGTH	\$267,816	\$99,200	37.04	\$237,099	\$37,879	\$229,937	\$184,112	1.249	1,288	\$178.52
058-12-01-429-004-00	1944 TRINITY LN	09/12/24	\$364,000	WD	03-ARM'S LENGTH	\$376,725	\$137,500	36.50	\$329,428	\$36,164	\$340,561	\$271,025	1.257	2,144	\$158.84
063-12-14-227-001-07	6049 ARBOR LANE	02/22/23	\$174,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$192,509	\$75,000	38.96	\$159,500	\$32,205	\$160,304	\$127,295	1.259	960	\$166.98
064-12-14-226-020-00	3017 W COURT ST	10/01/24	\$175,000	WD	03-ARM'S LENGTH	\$180,654	\$53,200	29.45	\$156,159	\$22,053	\$158,601	\$123,936	1.280	1,014	\$156.41
154-12-15-203-001-00	6749 KING RD	10/03/24	\$210,000	MLC	03-ARM'S LENGTH	\$216,784	\$72,500	33.44	\$185,044	\$31,279	\$185,505	\$142,104	1.305	1,040	\$178.37
102-12-12-328-012-00	2672 FAIRWAY DR	09/16/24	\$200,000	WD	03-ARM'S LENGTH	\$206,992	\$74,200	35.85	\$174,976	\$25,190	\$181,802	\$138,427	1.313	1,014	\$179.29
000-12-11-304-006-02	2870 WESTERN ACRES DR	03/31/23	\$354,000	OTH	03-ARM'S LENGTH	\$389,165	\$126,600	32.53	\$327,494	\$87,721	\$301,444	\$221,591	1.360	1,616	\$186.54
066-12-14-276-021-00	3322 REYNOLDS RD	11/22/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$263,239	\$111,600	42.39	\$234,300	\$44,440	\$218,799	\$153,351	1.427	1,276	\$171.47
062-12-14-226-005-00	6001 RIVERSIDE DR	06/22/22	\$220,000	WD	03-ARM'S LENGTH	\$254,495	\$78,200	30.73	\$195,822	\$35,214	\$219,281	\$148,429	1.477	988	\$221.94
066-12-14-276-020-00	3352 REYNOLDS RD	01/26/23	\$292,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$324,189	\$117,100	36.12	\$239,793	\$65,386	\$258,803	\$174,407	1.484	1,344	\$192.56
205-12-11-307-001-00	2958 S SANDSTONE RD	11/02/22	\$234,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$262,118	\$86,800	33.11	\$184,395	\$46,271	\$215,847	\$125,430	1.721	1,440	\$149.89

Totals: \$10,200,800 **\$10,942,219** **\$4,186,500** **\$10,330,091** **\$9,421,068** **\$8,139,477** **\$153.24**
Sale. Ratio => 38.26 **E.C.F. => 1.157** **Std. Deviation=>**
Std. Dev. => 5.28 **Ave. E.C.F. => 1.169** **Ave. Variance=>**

OUTLIERS

050-12-01-483-008-00	1971 CATALINA AVE	11/27/23	\$177,000	PTA	03-ARM'S LENGTH	\$188,211	\$97,500	51.80	\$259,830	\$25,851	\$162,360	\$216,236	0.751	2,119	\$76.62
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RS040, RS160 - ARBOR VALLEY/MARIETTA, CAMPUS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
000-12-16-380-009-01	112 BAKER ST	06/05/24	\$110,000	WD	03-ARM'S LENGTH	\$114,721	\$69,700	60.76	\$134,601	\$26,759	\$87,962	\$96,893	0.908	976	\$90.13
000-12-16-380-014-00	114 TEFT RD	10/14/22	\$139,000	WD	03-ARM'S LENGTH	\$156,721	\$47,100	30.05	\$155,572	\$23,864	\$132,857	\$118,336	1.123	1,020	\$130.25
000-12-21-201-003-02	160 BOADWAY ST	08/17/22	\$192,600	WD	03-ARM'S LENGTH	\$219,977	\$106,400	48.37	\$217,187	\$8,600	\$211,377	\$187,410	1.128	1,816	\$116.40
000-12-16-381-005-03	121 TEFT RD	12/03/24	\$225,000	WD	03-ARM'S LENGTH	\$231,075	\$87,000	37.65	\$207,940	\$3,580	\$227,495	\$183,612	1.239	1,728	\$131.65
060-12-21-130-002-00	109 BOADWAY ST	05/18/23	\$236,000	WD	03-ARM'S LENGTH	\$257,320	\$99,200	38.55	\$230,068	\$41,347	\$215,973	\$169,561	1.274	1,344	\$160.69
000-12-16-301-005-00	3749 CHAPEL RD	06/28/24	\$209,900	WD	03-ARM'S LENGTH	\$218,909	\$64,400	29.42	\$184,577	\$14,699	\$204,210	\$152,631	1.338	1,382	\$147.76
000-12-21-126-009-02	214 TEFT RD	08/31/22	\$167,500	WD	03-ARM'S LENGTH	\$191,309	\$67,400	35.23	\$157,267	\$17,390	\$173,919	\$125,676	1.384	720	\$241.55

Totals: \$1,280,000 **\$1,390,032** **\$541,200** **\$1,287,212** **\$1,253,793** **\$1,034,118** **\$145.49**
Sale. Ratio => 38.93 **E.C.F. => 1.212** **Std. Deviation=>**
Std. Dev. => 11.12 **Ave. E.C.F. => 1.199** **Ave. Variance=>**

RS140, RS200, RS320, RS380,, RS700 - CAMPBELL, CHAPEL HEIGHTS, FAIRFIELD, GREENBRIAR, VILLAGE GREEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
078-12-08-476-002-09	8025 STONEHAVEN DR	06/19/23	\$220,000	WD	03-ARM'S LENGTH	\$238,884	\$96,000	40.19	\$242,774	\$26,972	\$211,912	\$187,328	1.131	1,189	\$178.23

204-12-09-351-001-13	7945 VILLAGE GREEN LN	04/07/23	\$256,100	WD	03-ARM'S LENGTH	\$280,388	\$110,900	39.55	\$283,836	\$31,243	\$249,145	\$219,265	1.136	2,140	\$116.42
097-12-01-326-001-05	1645 BUNTING RD	06/20/22	\$250,000	WD	03-ARM'S LENGTH	\$289,199	\$123,100	42.57	\$287,094	\$25,816	\$263,383	\$226,804	1.161	1,524	\$172.82
078-12-08-477-002-36	8242 LOCKERBIE DR	08/15/22	\$240,000	WD	03-ARM'S LENGTH	\$274,114	\$99,400	36.26	\$265,666	\$30,029	\$244,085	\$204,546	1.193	1,843	\$132.44
098-12-01-326-001-03	1823 BUNTING RD	11/23/22	\$300,000	WD	03-ARM'S LENGTH	\$336,049	\$121,300	36.10	\$319,627	\$35,278	\$300,771	\$246,831	1.219	1,426	\$210.92
078-12-08-477-002-28	8253 LOCKERBIE DR	04/25/22	\$228,000	WD	03-ARM'S LENGTH	\$267,090	\$95,800	35.87	\$251,541	\$31,083	\$236,007	\$191,370	1.233	1,368	\$172.52
109-12-09-401-019-01	2046 ELWOOD BLVD	04/25/24	\$360,000	WD	03-ARM'S LENGTH	\$377,361	\$162,200	42.98	\$356,682	\$73,996	\$303,365	\$245,387	1.236	1,872	\$162.05
097-12-01-326-001-07	1665 BUNTING RD	04/28/23	\$327,000	WD	03-ARM'S LENGTH	\$358,012	\$123,600	34.52	\$328,731	\$32,009	\$326,003	\$257,571	1.266	1,782	\$182.94
204-12-09-351-001-12	7946 VILLAGE GREEN LN	03/28/25	\$260,000	WD	03-ARM'S LENGTH	\$265,265	\$113,100	42.64	\$244,052	\$44,700	\$220,565	\$173,049	1.275	1,212	\$181.98
109-12-09-401-005-00	2018 ELWOOD BLVD	04/04/24	\$285,000	WD	03-ARM'S LENGTH	\$298,744	\$128,200	42.91	\$272,590	\$35,847	\$262,897	\$205,506	1.279	1,546	\$170.05
109-12-09-401-005-00	2018 ELWOOD BLVD	05/27/22	\$260,000	WD	03-ARM'S LENGTH	\$302,671	\$110,900	36.64	\$272,590	\$35,847	\$266,824	\$205,506	1.298	1,546	\$172.59
078-12-08-476-002-01	8002 STONEHAVEN DR	04/07/23	\$242,000	AFF	03-ARM'S LENGTH	\$264,951	\$105,500	39.82	\$237,694	\$26,270	\$238,681	\$183,528	1.301	1,567	\$152.32
070-12-09-351-013-00	2901 CHAPEL RD	04/22/24	\$224,900	WD	03-ARM'S LENGTH	\$235,746	\$72,700	30.84	\$209,022	\$26,149	\$209,597	\$158,744	1.320	1,120	\$187.14
078-12-08-477-002-33	8254 LOCKERBIE DR	03/12/25	\$258,500	WD	03-ARM'S LENGTH	\$263,735	\$114,900	43.57	\$224,821	\$29,748	\$233,987	\$169,334	1.382	1,392	\$168.09
078-12-08-477-002-22	8225 LOCKERBIE DR	06/16/22	\$215,000	WD	03-ARM'S LENGTH	\$248,711	\$62,500	25.13	\$188,284	\$24,549	\$224,162	\$142,131	1.577	1,416	\$158.31
Totals:			\$3,926,500			\$4,300,920	\$1,640,100		\$3,985,004		\$3,791,384	\$3,016,899			\$167.92
								Sale. Ratio =>	38.13			E.C.F. =>	1.257	Std. Deviation=>	
								Std. Dev. =>	5.17			Ave. E.C.F. =>	1.267	Ave. Variance=>	

RS180, RS20 - BLENHEIM & WICKENHAM, MELODY & HARMONY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
076-12-21-227-009-00	118 BLENHEIM DR	02/10/25	\$306,000	MLC	03-ARM'S LENGTH	\$312,885	\$135,300	43.24	\$363,033	\$48,325	\$264,560	\$269,037	0.983	1,792	\$147.63
076-12-21-227-001-00	227 WICKENHAM DR	10/31/22	\$340,000	WD	03-ARM'S LENGTH	\$383,347	\$132,900	34.67	\$407,692	\$49,979	\$333,368	\$305,801	1.090	2,976	\$112.02
088-12-21-129-019-00	144 HARMONY RD	06/02/23	\$275,000	WD	03-ARM'S LENGTH	\$298,605	\$111,400	37.31	\$298,297	\$25,005	\$273,600	\$233,631	1.171	1,852	\$147.73
087-12-16-451-020-00	145 HARMONY RD	06/29/22	\$325,000	WD	03-ARM'S LENGTH	\$375,958	\$135,000	35.91	\$328,579	\$20,679	\$355,279	\$263,217	1.350	2,264	\$156.93
076-12-21-227-004-00	215 WICKENHAM DR	10/20/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$394,622	\$141,900	35.96	\$302,830	\$78,470	\$316,152	\$208,836	1.514	2,557	\$123.64
076-12-21-227-003-00	219 WICKENHAM DR	08/04/23	\$340,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$366,125	\$134,000	36.60	\$264,015	\$58,612	\$307,513	\$202,424	1.519	2,504	\$122.81
Totals:			\$1,936,000			\$2,131,542	\$790,500		\$1,964,446		\$1,850,472	\$1,482,946			\$135.13
								Sale. Ratio =>	37.09			E.C.F. =>	1.248	Std. Deviation=>	
								Std. Dev. =>	3.05			Ave. E.C.F. =>	1.271	Ave. Variance=>	

OUTLIERS

086-12-16-452-002-00	123 MELODY LN	08/29/23	\$150,000	WD	03-ARM'S LENGTH	\$161,526	\$96,900	59.99	\$231,856	\$21,969	\$139,557	\$179,428	0.778	2,049	\$68.11
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RS220, RS260, RS480, RS520, RS560 - CHAPEL HILLS, DAWSON, KINGS CHAPEL, LOR-ER-LEN, OAK MANOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
145-12-07-301-003-00	2511 S PARMA RD	08/15/24	\$247,000	WD	03-ARM'S LENGTH	\$256,290	\$123,000	47.99	\$280,161	\$46,883	\$209,407	\$209,212	1.001	1,840	\$113.81
160-12-21-102-010-01	105 BURR OAK DR (105/107)	04/11/23	\$180,000	WD	03-ARM'S LENGTH	\$197,071	\$81,500	41.36	\$189,673	\$27,161	\$169,910	\$159,014	1.069	1,704	\$99.71
145-12-07-301-005-00	2517 S PARMA RD	09/06/24	\$280,000	WD	03-ARM'S LENGTH	\$289,789	\$93,800	32.37	\$298,853	\$49,644	\$240,145	\$223,499	1.074	1,232	\$194.92
145-12-07-301-003-00	2511 S PARMA RD	04/01/22	\$232,000	WD	03-ARM'S LENGTH	\$271,776	\$93,900	34.55	\$280,161	\$46,883	\$224,893	\$209,212	1.075	1,840	\$122.22
161-12-21-101-020-00	170 BURR OAK DR	01/06/23	\$319,000	WD	03-ARM'S LENGTH	\$353,560	\$112,600	31.85	\$354,469	\$34,669	\$318,891	\$286,808	1.112	2,068	\$154.20
145-12-07-301-007-00	2525 S PARMA RD	12/29/22	\$192,000	WD	03-ARM'S LENGTH	\$213,665	\$71,800	33.60	\$195,643	\$26,369	\$187,296	\$151,811	1.234	1,034	\$181.14
090-12-21-126-017-00	328 TEFT RD	09/30/22	\$250,000	WD	03-ARM'S LENGTH	\$283,704	\$93,300	32.89	\$239,654	\$22,675	\$261,029	\$194,594	1.341	1,296	\$201.41
080-12-17-429-001-00	3772 CHAPEL RD	08/30/22	\$208,000	LC	03-ARM'S LENGTH	\$237,566	\$77,000	32.41	\$214,265	\$32,543	\$205,023	\$138,521	1.480	1,352	\$151.64
Totals:			\$1,908,000			\$2,103,421	\$746,900		\$2,052,879		\$1,816,594	\$1,572,671			\$152.38
								Sale. Ratio =>	35.51			E.C.F. =>	1.155	Std. Deviation=>	
								Std. Dev. =>	5.77			Ave. E.C.F. =>	1.173	Ave. Variance=>	

RS300, RS600, RS660 - EVELYN DRYER, REARDON, STONEY ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
095-12-23-426-017-00	4996 REYNOLDS RD	01/04/23	\$151,200	WD	03-ARM'S LENGTH	\$167,581	\$48,700	29.06	\$192,270	\$26,400	\$141,181	\$151,051	0.935	1,082	\$130.48
095-12-23-426-002-00	4680 REYNOLDS RD	07/05/23	\$267,000	WD	03-ARM'S LENGTH	\$288,717	\$74,500	25.80	\$298,431	\$43,520	\$245,197	\$232,137	1.056	2,256	\$108.69
095-12-23-426-003-00	4750 REYNOLDS RD	01/06/24	\$193,000	WD	03-ARM'S LENGTH	\$203,843	\$59,300	29.09	\$205,920	\$48,594	\$155,249	\$143,270	1.084	1,156	\$134.30
095-12-23-426-027-00	5308 VROOMAN RD	03/27/24	\$270,000	WD	03-ARM'S LENGTH	\$283,737	\$94,600	33.34	\$278,489	\$33,947	\$249,790	\$222,695	1.122	1,688	\$147.98
095-12-23-426-019-04	5144 RIMERS DR SOUTH	07/20/22	\$300,500	WD	03-ARM'S LENGTH	\$345,415	\$123,800	35.84	\$333,190	\$31,546	\$313,869	\$274,695	1.143	1,642	\$191.15
175-12-23-277-002-00	5036 RIMERS DR	10/31/22	\$250,000	WD	03-ARM'S LENGTH	\$281,873	\$84,100	29.84	\$267,250	\$25,851	\$256,022	\$219,832	1.165	1,888	\$135.60
176-12-23-228-006-00	5025 RIMERS DR	06/14/23	\$237,000	WD	03-ARM'S LENGTH	\$257,343	\$83,000	32.25	\$241,653	\$46,996	\$210,347	\$177,266	1.187	1,258	\$167.21
178-12-23-227-007-00	5056 RIMERS DR	08/19/22	\$260,000	WD	03-ARM'S LENGTH	\$296,957	\$101,400	34.15	\$275,193	\$32,969	\$263,988	\$220,583	1.197	2,184	\$120.87
176-12-23-228-007-00	5021 RIMERS DR	02/08/24	\$247,100	WD	03-ARM'S LENGTH	\$260,327	\$87,500	33.61	\$236,706	\$34,373	\$225,954	\$184,256	1.226	1,864	\$121.22
170-12-26-326-007-00	6720 HORTON RD	08/30/24	\$330,000	WD	33-TO BE DETERMINED	\$342,412	\$135,100	39.46	\$293,206	\$27,723	\$314,689	\$241,764	1.302	1,566	\$200.95
095-12-23-426-015-00	4822 REYNOLDS RD	06/14/24	\$257,500	WD	03-ARM'S LENGTH	\$268,552	\$66,200	24.65	\$225,218	\$26,400	\$242,152	\$181,055	1.337	2,182	\$110.98
175-12-23-277-002-00	5036 RIMERS DR	11/06/24	\$295,000	WD	03-ARM'S LENGTH	\$303,748	\$102,500	33.75	\$267,250	\$25,851	\$277,897	\$219,832	1.264	1,888	\$147.19
176-12-23-228-005-00	5029 RIMERS DR	09/16/22	\$262,500	WD	03-ARM'S LENGTH	\$297,889	\$99,400	33.37	\$264,157	\$46,585	\$251,304	\$198,134	1.268	1,920	\$130.89
Totals:			\$3,320,800			\$3,598,394	\$1,160,100		\$3,378,933		\$3,147,639	\$2,666,570			\$142.12
								Sale. Ratio =>	32.24			E.C.F. =>	1.180		Std. Deviation=>
								Std. Dev. =>	4.06			Ave. E.C.F. =>	1.176		Ave. Variance=>

outliers

095-12-23-426-025-01	5200 VROOMAN RD	09/05/24	\$130,000	OTH	11-FROM LENDING INSTITUTION EXPOSED	\$134,545	\$79,300	58.94	\$165,796	\$55,546	\$78,999	\$100,400	0.787	1,040	\$75.96
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RS340 - FAIRFIELDS OF SPRING ARBOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
099-12-17-478-039-00	99 DICKENS	06/10/22	\$287,700	WD	03-ARM'S LENGTH	\$332,810	\$26,900	8.08	\$317,674	\$43,212	\$289,598	\$283,145	1.023	1,636	\$177.02
099-12-17-478-062-00	66 DICKENS	11/29/22	\$319,667	WD	03-ARM'S LENGTH	\$358,079	\$15,000	4.19	\$338,856	\$40,641	\$317,438	\$307,649	1.032	1,808	\$175.57
099-12-17-478-055-00	61 DICKENS	09/12/24	\$333,000	WD	03-ARM'S LENGTH	\$344,641	\$155,000	44.97	\$316,344	\$41,319	\$303,322	\$283,725	1.069	1,606	\$188.87
099-12-17-477-030-00	29 DICKENS	12/21/22	\$285,000	WD	03-ARM'S LENGTH	\$317,159	\$133,700	42.16	\$283,826	\$38,885	\$278,274	\$252,690	1.101	1,737	\$160.20
099-12-17-478-055-00	61 DICKENS	10/24/23	\$335,000	WD	03-ARM'S LENGTH	\$357,725	\$59,600	16.66	\$316,344	\$41,319	\$316,406	\$283,725	1.115	1,606	\$197.01
099-12-17-478-041-00	93 DICKENS	10/27/22	\$328,169	WD	03-ARM'S LENGTH	\$370,007	\$15,000	4.05	\$326,768	\$40,303	\$329,704	\$295,527	1.116	1,864	\$176.88
099-12-17-477-033-00	23 DICKENS	08/18/23	\$300,000	WD	03-ARM'S LENGTH	\$323,051	\$111,800	34.61	\$285,919	\$40,104	\$282,947	\$253,591	1.116	1,432	\$197.59
099-12-17-477-020-00	48 DICKENS	03/20/24	\$429,900	WD	03-ARM'S LENGTH	\$451,772	\$166,200	36.79	\$396,806	\$43,412	\$408,360	\$364,574	1.120	2,112	\$193.35
099-12-17-478-059-00	60 DICKENS	02/07/25	\$330,000	WD	03-ARM'S LENGTH	\$337,425	\$144,400	42.79	\$293,350	\$39,645	\$297,780	\$261,731	1.138	1,592	\$187.05
099-12-17-478-061-00	64 DICKENS	01/12/24	\$364,633	WD	03-ARM'S LENGTH	\$385,120	\$15,500	4.02	\$328,919	\$44,152	\$340,968	\$293,776	1.161	1,606	\$212.31
099-12-17-478-060-00	62 DICKENS	10/09/24	\$400,000	WD	03-ARM'S LENGTH	\$412,922	\$164,800	39.91	\$349,535	\$39,729	\$373,193	\$319,607	1.168	2,080	\$179.42
099-12-17-478-056-00	54 DICKENS	11/09/22	\$336,543	WD	03-ARM'S LENGTH	\$376,983	\$15,000	3.98	\$318,044	\$41,254	\$335,729	\$285,546	1.176	1,576	\$213.03
099-12-17-478-059-00	60 DICKENS	05/25/23	\$320,000	WD	03-ARM'S LENGTH	\$348,908	\$62,300	17.86	\$293,350	\$39,645	\$309,263	\$261,731	1.182	1,592	\$194.26
099-12-17-478-042-00	89 DICKENS	11/21/22	\$319,900	WD	03-ARM'S LENGTH	\$358,340	\$15,000	4.19	\$300,605	\$39,904	\$318,436	\$268,948	1.184	1,612	\$197.54
099-12-17-478-043-00	87 DICKENS	05/06/22	\$303,900	WD	03-ARM'S LENGTH	\$353,776	\$116,800	33.02	\$295,102	\$43,356	\$310,420	\$259,710	1.195	1,505	\$206.26
099-12-17-477-012-00	32 DICKENS	07/03/24	\$345,000	WD	03-ARM'S LENGTH	\$358,892	\$138,800	38.67	\$293,750	\$38,332	\$320,560	\$263,498	1.217	1,526	\$210.07
099-12-17-478-046-00	81 DICKENS	12/26/24	\$375,000	WD	03-ARM'S LENGTH	\$385,125	\$140,700	36.53	\$306,400	\$39,260	\$345,865	\$275,591	1.255	1,692	\$204.41
099-12-17-477-007-00	22 DICKENS	05/20/24	\$350,000	WD	03-ARM'S LENGTH	\$365,950	\$131,800	36.02	\$288,702	\$42,810	\$323,140	\$253,671	1.274	1,512	\$213.72
Totals:			\$6,063,412			\$6,538,685	\$1,628,300		\$5,650,294		\$5,801,403	\$5,068,433			\$193.59
								Sale. Ratio =>	24.90			E.C.F. =>	1.145		Std. Deviation=>
								Std. Dev. =>	16.38			Ave. E.C.F. =>	1.147		Ave. Variance=>

RS400, RS420, RS500, RS620 - GREVE, HENDERSON, LATHER ESTATES, RICHARD SITE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
111-12-16-407-005-00	3538 E GORDON DR	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$198,382	\$94,800	47.79	\$211,489	\$36,531	\$161,851	\$158,958	1.018	1,892	\$85.54
140-12-16-402-001-00	400 RICHARD ST	08/23/22	\$170,000	WD	03-ARM'S LENGTH	\$194,164	\$71,200	36.67	\$190,970	\$38,556	\$155,608	\$138,476	1.124	1,144	\$136.02
141-12-16-401-002-00	3506 AUDREY AVE	02/14/25	\$276,200	WD	03-ARM'S LENGTH	\$282,415	\$96,400	34.13	\$269,508	\$38,904	\$243,511	\$209,516	1.162	1,396	\$174.43
111-12-16-405-003-00	8042 SHARON DR	10/13/22	\$125,000	WD	03-ARM'S LENGTH	\$140,936	\$56,800	40.30	\$131,365	\$23,023	\$117,913	\$98,434	1.198	816	\$144.50
111-12-16-407-008-00	3530 E GORDON DR	06/06/22	\$150,000	WD	03-ARM'S LENGTH	\$173,519	\$75,400	43.45	\$160,889	\$21,507	\$152,012	\$126,636	1.200	1,248	\$121.80
116-12-16-428-009-00	3514 HENDERSON RD	02/06/23	\$205,000	WD	03-ARM'S LENGTH	\$226,287	\$82,400	36.41	\$209,063	\$22,470	\$203,817	\$169,529	1.202	1,750	\$116.47
171-12-16-430-009-00	3523 WAKEFIELD CT	07/31/23	\$240,000	WD	03-ARM'S LENGTH	\$259,521	\$96,600	37.22	\$237,726	\$24,280	\$235,241	\$193,927	1.213	1,205	\$195.22
111-12-16-407-003-00	3520 E GORDON DR	08/25/22	\$165,000	WD	03-ARM'S LENGTH	\$188,453	\$68,900	36.56	\$170,682	\$18,070	\$170,383	\$138,656	1.229	1,248	\$136.52
140-12-16-402-008-00	384 RICHARD ST	01/30/23	\$273,000	AFF	03-ARM'S LENGTH	\$302,576	\$89,500	29.58	\$274,977	\$43,636	\$258,940	\$210,185	1.232	2,568	\$100.83
171-12-16-430-003-00	427 RICHARD ST	05/20/24	\$274,000	WD	03-ARM'S LENGTH	\$286,487	\$116,000	40.49	\$253,847	\$28,268	\$258,219	\$204,950	1.260	1,234	\$209.25
171-12-16-430-016-00	3504 WAKEFIELD CT	09/19/24	\$285,000	WD	03-ARM'S LENGTH	\$294,963	\$116,200	39.39	\$253,357	\$23,935	\$271,028	\$208,442	1.300	1,229	\$220.53
Totals:			\$2,348,200			\$2,547,703	\$964,200		\$2,363,873		\$2,228,523	\$1,857,708			\$149.19
								Sale. Ratio =>	37.85			E.C.F. =>	1.200	Std. Deviation=>	
								Std. Dev. =>	4.80			Ave. E.C.F. =>	1.194	Ave. Variance=>	

RS680 - SUNNYDELL MOBILE HOME SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
187-12-09-305-003-00	7987 KEVIN DR	04/10/23	\$75,000	AFF	03-ARM'S LENGTH	\$82,113	\$36,600	44.57	\$106,406	\$19,640	\$62,473	\$85,400	0.732	2,205	\$28.33
181-12-09-154-008-00	7965 BRANDON DR	06/20/23	\$65,000	WD	03-ARM'S LENGTH	\$70,579	\$26,600	37.69	\$77,396	\$22,223	\$48,356	\$54,304	0.890	780	\$61.99
192-12-09-304-011-00	7987 SUNNYDELL DR	04/04/23	\$120,000	WD	03-ARM'S LENGTH	\$131,380	\$35,600	27.10	\$133,160	\$18,677	\$112,703	\$112,680	1.000	1,248	\$90.31
195-12-09-301-015-00	7974 IVAN DR	08/22/22	\$140,000	WD	03-ARM'S LENGTH	\$159,900	\$25,700	16.07	\$143,481	\$18,664	\$141,236	\$122,851	1.150	1,144	\$123.46
181-12-09-154-007-00	7969 BRANDON DR	02/27/24	\$116,400	AFF	03-ARM'S LENGTH	\$122,631	\$33,300	27.15	\$109,026	\$23,042	\$99,589	\$84,630	1.177	1,125	\$88.52
180-12-09-152-002-00	7995 CABOT DR	07/13/22	\$100,000	WD	03-ARM'S LENGTH	\$114,947	\$24,600	21.40	\$90,692	\$27,538	\$87,409	\$62,159	1.406	1,152	\$75.88
Totals:			\$616,400			\$681,550	\$182,400		\$660,161		\$551,766	\$522,025			\$78.08
								Sale. Ratio =>	26.76			E.C.F. =>	1.057	Std. Deviation=>	
								Std. Dev. =>	10.49			Ave. E.C.F. =>	1.059	Ave. Variance=>	