

AAS										
0% TO 50%										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-07-400-037	1716 W ELLSWORTH RD	08/31/21	\$135,000	\$135,000	\$40,500	\$40,500	\$94,500	\$85,257	1.108	45
L-12-24-380-019	4405 TEXTILE RD	08/20/21	\$342,000	\$342,000	\$68,361	\$90,430	\$251,570	\$174,776	1.439	46
L-12-25-300-008	6825 CARPENTER RD	05/26/22	\$430,000	\$430,000	\$88,061	\$129,943	\$300,057	\$209,075	1.435	46
Totals:			\$907,000	\$907,000			\$646,127	\$469,108		
E.C.F. => 1.377										
Ave. E.C.F. => 1.328										
51% TO 60%										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-24-300-011	5695 CARPENTER RD	05/19/22	\$276,400	\$276,400	\$44,600	\$51,897	\$224,503	\$164,095	1.368	52
L-12-25-100-008	4818 TEXTILE RD	11/10/21	\$507,200	\$507,200	\$114,484	\$122,212	\$384,988	\$272,239	1.414	54
L-12-25-200-009	4010 TEXTILE RD	07/14/22	\$366,000	\$366,000	\$44,600	\$56,481	\$309,519	\$233,629	1.325	59
Totals:			\$1,149,600	\$1,149,600			\$919,010	\$669,963		
E.C.F. => 1.372										
Ave. E.C.F. => 1.369										
61% TO 70%										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-24-200-036	5254 CRANE RD	04/29/21	\$233,000	\$233,000	\$51,600	\$52,408	\$180,592	\$162,921	1.108	66
L-12-25-200-034	6453 CARPENTER RD	11/15/22	\$480,175	\$480,175	\$98,850	\$102,631	\$377,544	\$240,629	1.569	69
Totals:			\$713,175	\$713,175			\$558,136	\$403,550		
E.C.F. => 1.383										
Ave. E.C.F. => 1.339										
71% TO 80%										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-07-400-033	1676 W ELLSWORTH RD	10/20/22	\$400,000	\$400,000	\$40,500	\$57,262	\$342,738	\$327,660	1.046	78
L-12-23-300-005	5851 PLATT RD	07/23/21	\$260,000	\$260,000	\$51,600	\$51,600	\$208,400	\$161,837	1.288	73
L-12-25-200-033	6473 CARPENTER RD	06/13/22	\$600,000	\$600,000	\$93,940	\$115,401	\$484,599	\$510,785	0.949	78
Totals:			\$1,260,000	\$1,260,000			\$1,035,737	\$1,000,282		
E.C.F. => 1.035										
Ave. E.C.F. => 1.094										
81% TO 90%										1.050
91% TO 100%										0.893
NO CHANGE DUE TO LACK OF SALES										

ANN ARBOR ISLAND PARCELS										
AISLD			NO CHANGE DUE TO LACK OF SALES							
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-04-480-006	2862 STONE SCHOOL RD	12/02/21	\$965,000	\$965,000	\$89,000	\$98,633	\$866,367	\$199,640	4.340	

Totals:	\$965,000	\$965,000	\$866,367	\$199,640	
			E.C.F. =>	4.340	
			Ave. E.C.F. =>	4.340	

1.200

ARBOR RIDGE

AR-1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-401-001	4578 CHRISTINA DR	09/20/21	\$334,000	\$334,000	\$70,700	\$75,069	\$258,931	\$228,387	1.134
L-12-13-401-012	4538 CHRISTINA DR	08/12/21	\$328,800	\$328,800	\$70,700	\$78,250	\$250,550	\$235,682	1.063
		Totals:	\$662,800	\$662,800			\$509,481	\$464,069	
								E.C.F. =>	1.098
								Ave. E.C.F. =>	1.098

ARBOR - WOODLANDS

AR-2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-305-020	4230 CLOVERLANE DR	06/25/21	\$360,000	\$360,000	\$76,000	\$87,151	\$272,849	\$333,640	0.818
L-12-13-305-049	4243 CLOVERLANE DR	10/17/22	\$345,000	\$345,000	\$76,000	\$86,000	\$259,000	\$319,524	0.811
		Totals:	\$705,000	\$705,000			\$531,849	\$653,163	
								E.C.F. =>	0.814
								Ave. E.C.F. =>	0.814

ARBOR RIDGE CROSSINGS

AR-3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-13-306-001	4443 MONTITH DR	11/19/21	\$531,000	\$531,000	\$105,800	\$118,245	\$412,755	\$580,043	0.712	TWO-STORY
L-12-13-306-002	4431 MONTITH DR	10/26/22	\$582,659	\$582,659	\$105,800	\$113,426	\$469,233	\$596,502	0.787	TWO-STORY
L-12-13-306-015	4214 LILAC LANE	10/11/22	\$583,500	\$583,500	\$105,800	\$122,215	\$461,285	\$566,807	0.814	TWO-STORY
L-12-13-307-045	4287 LILAC LANE	05/20/22	\$540,000	\$540,000	\$105,800	\$118,857	\$421,143	\$513,913	0.819	TWO-STORY
L-12-13-307-057	4284 LILAC LANE	07/26/22	\$551,110	\$551,110	\$105,800	\$119,922	\$431,188	\$553,250	0.779	TWO-STORY
L-12-13-308-068	4119 MONTITH DR	11/02/22	\$570,805	\$570,805	\$105,800	\$113,828	\$456,977	\$597,727	0.765	TWO-STORY
L-12-13-308-069	4121 MONTITH DR	06/27/22	\$509,261	\$509,261	\$105,800	\$112,222	\$397,039	\$529,031	0.751	TWO-STORY
L-12-13-308-070	4123 MONTITH DR	06/10/22	\$474,525	\$474,525	\$105,800	\$112,222	\$362,303	\$475,883	0.761	TWO-STORY
L-12-13-308-071	4125 MONTITH DR	03/04/22	\$560,707	\$560,707	\$105,800	\$118,927	\$441,780	\$633,195	0.698	TWO-STORY
L-12-13-308-072	4127 MONTITH DR	02/09/22	\$468,510	\$468,510	\$105,800	\$121,910	\$346,600	\$543,270	0.638	TWO-STORY
L-12-13-308-075	4133 MONTITH DR	08/06/21	\$453,898	\$453,898	\$105,800	\$120,954	\$332,944	\$534,030	0.623	TWO-STORY
L-12-13-308-076	4135 MONTITH DR	02/04/22	\$518,351	\$518,351	\$105,800	\$121,910	\$396,441	\$532,663	0.744	TWO-STORY
L-12-13-308-077	4137 MONTITH DR	12/30/21	\$539,450	\$539,450	\$105,800	\$122,877	\$416,573	\$664,518	0.627	TWO-STORY
L-12-13-308-079	4143 MONTITH DR	06/24/21	\$416,526	\$416,526	\$105,800	\$115,109	\$301,417	\$489,041	0.616	TWO-STORY
L-12-13-308-081	4149 MONTITH DR	05/25/21	\$479,334	\$479,334	\$105,800	\$128,593	\$350,741	\$578,422	0.606	TWO-STORY
L-12-13-308-082	4151 MONTITH DR	07/14/21	\$446,256	\$446,256	\$105,800	\$120,540	\$325,716	\$507,465	0.642	TWO-STORY
L-12-13-308-082	4151 MONTITH DR	07/01/22	\$650,000	\$650,000	\$105,800	\$120,540	\$529,460	\$507,465	1.043	TWO-STORY
L-12-13-308-084	4155 MONTITH DR	11/30/21	\$457,535	\$457,535	\$105,800	\$115,185	\$342,350	\$512,130	0.668	TWO-STORY

L-12-13-308-087	4163 MONTITH DR	08/11/21	\$486,250	\$486,250	\$105,800	\$124,247	\$362,003	\$598,185	0.605	TWO-STORY
L-12-13-308-091	4175 MONTITH DR	02/16/22	\$497,375	\$497,375	\$105,800	\$121,910	\$375,465	\$537,956	0.698	TWO-STORY
L-12-13-308-127	4146 MONTITH DR	01/28/22	\$470,880	\$470,880	\$105,800	\$115,464	\$355,416	\$533,529	0.666	TWO-STORY
L-12-13-308-130	4138 MONTITH DR	02/25/22	\$524,600	\$524,600	\$105,800	\$124,487	\$400,113	\$597,439	0.670	TWO-STORY
L-12-13-308-133	4132 MONTITH DR	03/21/22	\$481,495	\$481,495	\$105,800	\$118,927	\$362,568	\$568,326	0.638	TWO-STORY
L-12-13-308-135	4128 MONTITH DR	05/18/22	\$485,040	\$485,040	\$105,800	\$112,048	\$372,992	\$472,217	0.790	TWO-STORY
L-12-13-308-136	4126 MONTITH DR	03/25/22	\$554,022	\$554,022	\$105,800	\$124,595	\$429,427	\$623,465	0.689	TWO-STORY
L-12-13-308-137	4124 MONTITH DR	05/23/22	\$523,180	\$523,180	\$105,800	\$118,632	\$404,548	\$538,776	0.751	TWO-STORY
L-12-13-308-138	4122 MONTITH DR	07/27/22	\$528,615	\$528,615	\$105,800	\$112,222	\$416,393	\$588,812	0.707	TWO-STORY
L-12-13-308-139	4120 MONTITH DR	09/07/22	\$536,910	\$536,910	\$105,800	\$118,024	\$418,886	\$586,527	0.714	TWO-STORY
L-12-13-308-140	4118 MONTITH DR	09/12/22	\$521,150	\$521,150	\$105,800	\$112,222	\$408,928	\$526,947	0.776	TWO-STORY
Totals:			\$14,942,944	\$14,942,944			\$11,502,684	\$16,087,535		
								E.C.F. =>	0.715	
								Ave. E.C.F. =>	0.717	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-13-306-003	4419 MONTITH DR	11/18/22	\$611,190	\$611,190	\$105,800	\$113,611	\$497,579	\$530,123	0.939	ONE-STORY
L-12-13-306-016	4218 LILAC LANE	04/18/22	\$500,000	\$500,000	\$105,800	\$121,624	\$378,376	\$468,490	0.808	ONE-STORY
L-12-13-308-074	4131 MONTITH DR	08/20/21	\$478,955	\$478,955	\$105,800	\$123,810	\$355,145	\$517,375	0.686	ONE-STORY
L-12-13-308-131	4136 MONTITH DR	02/28/22	\$507,590	\$507,590	\$105,800	\$121,910	\$385,680	\$510,196	0.756	ONE-STORY
L-12-13-308-132	4134 MONTITH DR	05/12/22	\$497,845	\$497,845	\$105,800	\$118,024	\$379,821	\$545,849	0.696	ONE-STORY
Totals:			\$2,595,580	\$2,595,580			\$1,996,601	\$2,572,034		
								E.C.F. =>	0.776	
								Ave. E.C.F. =>	0.777	

ARBOR RIDGE -MEADOWS

AR-4

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-13-310-024	4470 CONNOR DR	05/25/22	\$481,000	\$481,000	\$89,800	\$98,613	\$382,387	\$478,554	0.799	
L-12-13-311-043	4321 CHRISTINA CT	05/06/22	\$430,000	\$430,000	\$89,800	\$102,988	\$327,012	\$451,459	0.724	
L-12-13-311-050	4324 CHRISTINA CT	06/18/21	\$415,891	\$415,891	\$89,800	\$94,901	\$320,990	\$499,278	0.643	
L-12-13-311-052	4458 CHRISTINA DR	01/27/22	\$420,000	\$420,000	\$89,800	\$96,320	\$323,680	\$446,956	0.724	
L-12-13-311-057	4930 PAULINA DR	07/09/21	\$365,424	\$365,424	\$89,800	\$102,893	\$262,531	\$371,187	0.707	
L-12-13-311-058	4918 PAULINA DR	03/28/23	\$447,000	\$447,000	\$89,800	\$99,022	\$347,978	\$432,974	0.804	
L-12-13-311-063	4782 PAULINA DR	10/13/22	\$452,000	\$452,000	\$89,800	\$96,025	\$355,975	\$441,282	0.807	
Totals:			\$3,011,315	\$3,011,315			\$2,320,553	\$3,121,692		
								E.C.F. =>	0.743	
								Ave. E.C.F. =>	0.744	

ARBOR CREEK

ARC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-06-310-034	2389 ROCKPORT CT	07/16/21	\$493,000	\$493,000	\$106,300	\$117,057	\$375,943	\$353,954	1.062
L-12-06-310-057	2727 MYSTIC DR	09/17/21	\$442,000	\$442,000	\$106,300	\$119,566	\$322,434	\$298,810	1.079
L-12-06-310-063	2782 MYSTIC DR	02/24/22	\$505,000	\$505,000	\$106,300	\$116,387	\$388,613	\$355,861	1.092
L-12-06-310-070	2676 CHATEAU CT	09/14/22	\$510,000	\$510,000	\$106,300	\$116,387	\$393,613	\$368,785	1.067

L-12-06-310-142	2258 BOULDER RIDGE BLVD	03/06/22	\$575,000	\$575,000	\$106,300	\$115,510	\$459,490	\$437,232	1.051
L-12-06-310-160	2291 SPRING RIDGE DR	04/29/22	\$700,000	\$700,000	\$106,300	\$118,765	\$581,235	\$484,150	1.201
L-12-06-310-162	2255 SPRING RIDGE DR	01/07/22	\$587,100	\$587,100	\$106,300	\$116,573	\$470,527	\$452,550	1.040
L-12-06-310-172	2359 SPRING RIDGE CT	06/09/22	\$580,000	\$580,000	\$106,300	\$113,674	\$466,326	\$432,369	1.079
L-12-06-310-174	2349 SPRING RIDGE CT	07/08/22	\$570,000	\$570,000	\$106,300	\$124,527	\$445,473	\$436,144	1.021
Totals:			\$4,962,100	\$4,962,100			\$3,903,654	\$3,619,855	
								E.C.F. =>	1.078
								Ave. E.C.F. =>	1.077

ARBOR FARMS ARF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-240-017	4244 ROLLING MEADOW LN	01/13/23	\$550,000	\$550,000	\$97,800	\$116,216	\$433,784	\$495,058	0.876
L-12-26-240-018	4232 ROLLING MEADOW LN	07/21/22	\$535,000	\$535,000	\$97,800	\$121,559	\$413,441	\$519,978	0.795
L-12-26-240-053	6493 HAWTHORNE AVE	12/09/22	\$525,000	\$525,000	\$97,800	\$114,815	\$410,185	\$478,235	0.858
L-12-26-240-057	4305 ROLLING MEADOW LN	11/16/21	\$520,447	\$520,447	\$97,800	\$111,029	\$409,418	\$519,345	0.788
L-12-26-240-079	4294 ROLLING MEADOW LN	10/08/21	\$466,715	\$466,715	\$97,800	\$111,403	\$355,312	\$459,569	0.773
Totals:			\$2,597,162	\$2,597,162			\$2,022,140	\$2,472,185	
								E.C.F. =>	0.818
								Ave. E.C.F. =>	0.818

ARBOR HEIGHTS ARH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-226-002	4198 PACKARD RD	07/21/21	\$102,250	\$102,250	\$24,600	\$24,600	\$77,650	\$70,100	1.108
L-12-12-226-005	4190 PACKARD RD	09/29/22	\$130,000	\$130,000	\$24,600	\$24,600	\$105,400	\$70,100	1.504
L-12-12-226-007	4198 PACKARD RD	06/25/21	\$100,000	\$100,000	\$24,600	\$24,600	\$75,400	\$68,983	1.093
L-12-12-226-046	4200 PACKARD RD	08/02/21	\$125,000	\$125,000	\$24,600	\$24,600	\$100,400	\$69,918	1.436
Totals:			\$457,250	\$457,250			\$358,850	\$279,101	
								E.C.F. =>	1.286
								Ave. E.C.F. =>	1.285

ARBOR OAKS AROAKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-26-305-008	3313 ROSLYN	02/28/23	\$469,990	\$469,990	\$109,300	\$124,283	\$345,707	\$364,796	0.948	ONE-STORY
L-12-26-305-010	3341 ROSLYN	09/15/22	\$383,055	\$383,055	\$109,300	\$124,283	\$258,772	\$349,016	0.741	ONE-STORY
L-12-26-305-011	3355 ROSLYN	09/22/22	\$433,240	\$433,240	\$109,300	\$119,932	\$313,308	\$363,723	0.861	ONE-STORY
L-12-26-305-012	3369 ROSLYN	10/04/22	\$448,815	\$448,815	\$109,300	\$124,283	\$324,532	\$373,974	0.868	ONE-STORY
L-12-26-305-013	3383 ROSLYN	09/28/22	\$383,490	\$383,490	\$109,300	\$124,283	\$259,207	\$341,231	0.760	ONE-STORY
L-12-26-305-014	3397 ROSLYN	09/20/22	\$485,915	\$485,915	\$109,300	\$124,283	\$361,632	\$412,868	0.876	ONE-STORY
L-12-26-305-023	3436 ROSLYN	11/23/22	\$620,440	\$620,440	\$109,300	\$128,297	\$492,143	\$495,211	0.994	ONE-STORY
L-12-26-305-024	3422 ROSLYN	11/28/22	\$523,540	\$523,540	\$109,300	\$124,283	\$399,257	\$416,510	0.959	ONE-STORY
L-12-26-305-026	3380 ROSLYN	10/26/22	\$543,266	\$543,266	\$109,300	\$124,283	\$418,983	\$462,771	0.905	ONE-STORY
L-12-26-305-028	3352 ROSLYN	06/09/22	\$529,940	\$529,940	\$109,300	\$124,283	\$405,657	\$432,336	0.938	ONE-STORY

L-12-26-305-029	3338 ROSLYN	06/14/22	\$469,770	\$469,770	\$109,300	\$124,283	\$345,487	\$409,933	0.843	ONE-STORY
L-12-26-305-030	3324 ROSLYN	07/28/22	\$534,215	\$534,215	\$109,300	\$124,283	\$409,932	\$492,434	0.832	ONE-STORY
L-12-26-305-032	3296 ROSLYN	04/26/22	\$502,315	\$502,315	\$109,300	\$119,824	\$382,491	\$435,361	0.879	ONE-STORY
L-12-26-305-033	3280 ROSLYN	06/21/22	\$459,245	\$459,245	\$109,300	\$124,283	\$334,962	\$431,989	0.775	ONE-STORY
L-12-26-305-036	3202 ROSLYN	10/19/22	\$482,565	\$482,565	\$109,300	\$124,283	\$358,282	\$441,528	0.811	ONE-STORY
L-12-26-305-039	3520 COLT	11/18/22	\$590,915	\$590,915	\$109,300	\$124,283	\$466,632	\$494,557	0.944	ONE-STORY
L-12-26-305-043	3464 COLT	10/06/22	\$475,690	\$475,690	\$109,300	\$119,932	\$355,758	\$391,817	0.908	ONE-STORY
L-12-26-305-045	3534 COLT	02/24/23	\$540,665	\$540,665	\$109,300	\$124,283	\$416,382	\$463,913	0.898	ONE-STORY
L-12-26-305-047	3562 COLT	01/25/23	\$442,090	\$442,090	\$109,300	\$124,283	\$317,807	\$359,762	0.883	ONE-STORY
L-12-26-305-077	6542 FOOTHILL	02/14/23	\$523,140	\$523,140	\$109,300	\$124,283	\$398,857	\$422,411	0.944	ONE-STORY
Totals:			\$9,842,301	\$9,842,301			\$7,365,788	\$8,356,142		
										E.C.F. => 0.881
										Ave. E.C.F. => 0.878

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-26-305-004	3257 ROSLYN	03/17/23	\$523,415	\$523,415	\$109,300	\$124,283	\$399,132	\$496,091	0.805	TWO-STORY
L-12-26-305-005	3271 ROSLYN	03/28/23	\$514,990	\$514,990	\$109,300	\$123,849	\$391,141	\$459,310	0.852	TWO-STORY
L-12-26-305-006	3285 ROSLYN	12/05/22	\$507,990	\$507,990	\$109,300	\$124,283	\$383,707	\$470,808	0.815	TWO-STORY
L-12-26-305-007	3299 ROSLYN	04/01/22	\$522,740	\$522,740	\$109,300	\$123,745	\$398,995	\$526,341	0.758	TWO-STORY
L-12-26-305-009	3327 ROSLYN	12/14/22	\$519,990	\$519,990	\$109,300	\$123,849	\$396,141	\$459,310	0.862	TWO-STORY
L-12-26-305-015	3411 ROSLYN	07/19/22	\$555,040	\$555,040	\$109,300	\$124,283	\$430,757	\$552,678	0.779	TWO-STORY
L-12-26-305-016	3425 ROSLYN	09/13/22	\$566,265	\$566,265	\$109,300	\$128,297	\$437,968	\$528,768	0.828	TWO-STORY
L-12-26-305-017	3439 ROSLYN	08/13/22	\$595,841	\$595,841	\$109,300	\$119,932	\$475,909	\$570,514	0.834	TWO-STORY
L-12-26-305-022	3450 ROSLYN	03/14/23	\$594,265	\$594,265	\$109,300	\$128,297	\$465,968	\$519,361	0.897	TWO-STORY
L-12-26-305-025	3394 ROSLYN	10/26/22	\$622,290	\$622,290	\$109,300	\$124,283	\$498,007	\$575,216	0.866	TWO-STORY
L-12-26-305-027	3366 ROSLYN	08/18/22	\$595,240	\$595,240	\$109,300	\$124,283	\$470,957	\$562,674	0.837	TWO-STORY
L-12-26-305-031	3310 ROSLYN	06/02/22	\$568,255	\$568,255	\$109,300	\$124,283	\$443,972	\$568,239	0.781	TWO-STORY
L-12-26-305-034	3254 ROSLYN	06/28/22	\$535,576	\$535,576	\$109,300	\$128,297	\$407,279	\$500,705	0.813	TWO-STORY
L-12-26-305-035	3228 ROSLYN	06/23/22	\$571,755	\$571,755	\$109,300	\$124,283	\$447,472	\$579,424	0.772	TWO-STORY
L-12-26-305-037	3547 COLT	09/02/22	\$519,940	\$519,940	\$109,300	\$124,283	\$395,657	\$485,151	0.816	TWO-STORY
L-12-26-305-038	3561 COLT	11/09/22	\$591,485	\$591,485	\$109,300	\$124,283	\$467,202	\$564,124	0.828	TWO-STORY
L-12-26-305-075	6509 FOOTHILL	03/10/23	\$556,505	\$556,505	\$109,300	\$128,297	\$428,208	\$537,579	0.797	TWO-STORY
L-12-26-305-076	6528 FOOTHILL	02/15/23	\$697,090	\$697,090	\$109,300	\$128,297	\$568,793	\$570,303	0.997	TWO-STORY
L-12-26-305-079	6570 FOOTHILL	12/13/22	\$702,515	\$702,515	\$109,300	\$128,297	\$574,218	\$584,240	0.983	TWO-STORY
L-12-26-305-088	3575 COLT	12/20/22	\$678,790	\$678,790	\$109,300	\$128,297	\$550,493	\$592,731	0.929	TWO-STORY
Totals:			\$11,539,977	\$11,539,977			\$9,031,976	\$10,703,567		
										E.C.F. => 0.844
										Ave. E.C.F. => 0.842

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-120-021	3275 HAWKS AVE	07/07/21	\$401,000	\$401,000	\$80,400	\$108,979	\$292,021	\$322,063	0.907
L-12-12-121-077	3315 CENTURY TRL	05/21/21	\$363,000	\$363,000	\$88,620	\$98,315	\$264,685	\$372,346	0.711
L-12-12-121-124	4702 CARTER PL	04/04/22	\$440,000	\$440,000	\$80,400	\$89,246	\$350,754	\$354,291	0.990
L-12-12-230-134	4450 BLOSSOM HILL TRL	07/26/21	\$405,000	\$405,000	\$88,620	\$104,086	\$300,914	\$443,184	0.679
L-12-12-230-137	4424 BLOSSOM HILL TRL	08/02/21	\$425,000	\$425,000	\$88,620	\$98,662	\$326,338	\$428,765	0.761
L-12-12-230-142	4378 BLOSSOM HILL TRL	06/23/22	\$500,000	\$500,000	\$84,420	\$94,926	\$405,074	\$436,279	0.928

L-12-12-230-192	4386 KNOLLCREST DR	04/16/21	\$360,000	\$360,000	\$80,400	\$89,486	\$270,514	\$401,850	0.673
		Totals:	\$2,894,000	\$2,894,000			\$2,210,300	\$2,758,777	E.C.F. => 0.801
									Ave. E.C.F. => 0.807

ASHFORD VILLAGE

ASH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-400-023	5800 MUNGER RD	08/27/21	\$380,000	\$380,000	\$75,000	\$90,408	\$289,592	\$386,060	0.750	TWO-STORY
L-12-24-400-024	5780 MUNGER RD	04/23/21	\$320,000	\$320,000	\$75,000	\$86,251	\$233,749	\$346,895	0.674	TWO-STORY
L-12-24-410-003	5950 COTTONWOOD DR	02/08/22	\$397,500	\$397,500	\$75,000	\$79,401	\$318,099	\$317,081	1.003	TWO-STORY
L-12-24-410-008	5953 CAYMAN BLVD	10/25/22	\$320,000	\$320,000	\$75,000	\$83,094	\$236,906	\$257,940	0.918	TWO-STORY
L-12-24-415-011	5954 CAYMAN BLVD	07/09/21	\$325,000	\$325,000	\$75,000	\$85,475	\$239,525	\$317,925	0.753	TWO-STORY
L-12-24-415-015	5884 COTTONWOOD DR	02/23/22	\$390,000	\$390,000	\$75,000	\$84,026	\$305,974	\$315,001	0.971	TWO-STORY
L-12-24-415-018	5832 COTTONWOOD DR	08/13/21	\$378,000	\$378,000	\$75,000	\$78,695	\$299,305	\$327,865	0.913	TWO-STORY
L-12-24-415-019	5812 COTTONWOOD DR	06/30/21	\$417,000	\$417,000	\$75,000	\$84,529	\$332,471	\$361,770	0.919	TWO-STORY
L-12-24-415-023	5756 AMBER WAY	11/04/22	\$425,000	\$425,000	\$75,000	\$82,509	\$342,491	\$333,577	1.027	TWO-STORY
L-12-24-425-169	4554 SYCAMORE DR	01/19/22	\$365,000	\$365,000	\$75,000	\$88,405	\$276,595	\$320,250	0.864	TWO-STORY
L-12-24-425-205	4694 SYCAMORE DR	01/06/23	\$425,000	\$425,000	\$75,000	\$92,962	\$332,038	\$366,833	0.905	TWO-STORY
L-12-24-435-031	4631 WHITE PINE CT	07/28/22	\$419,900	\$419,900	\$75,000	\$91,213	\$328,687	\$339,701	0.968	TWO-STORY
L-12-24-435-039	5855 COTTONWOOD DR	10/08/21	\$340,000	\$340,000	\$75,000	\$91,390	\$248,610	\$304,760	0.816	TWO-STORY
L-12-24-440-067	5949 SUNRISE DR	07/07/22	\$424,000	\$424,000	\$75,000	\$84,038	\$339,962	\$274,524	1.238	TWO-STORY
L-12-24-445-102	5825 SOUTH ASHFORD WAY	08/30/21	\$305,000	\$305,000	\$75,000	\$79,051	\$225,949	\$321,437	0.703	TWO-STORY
L-12-24-455-248	4886 SYCAMORE DR	09/29/22	\$392,000	\$392,000	\$75,000	\$86,257	\$305,743	\$352,712	0.867	TWO-STORY
L-12-24-470-287	5703 SUNRISE DR	09/14/22	\$450,000	\$450,000	\$75,000	\$89,827	\$360,173	\$365,420	0.986	TWO-STORY
L-12-24-470-310	5732 TIFFANY CT	07/12/21	\$435,000	\$435,000	\$75,000	\$87,127	\$347,873	\$399,578	0.871	TWO-STORY
	Totals:	\$6,908,400	\$6,908,400				\$5,363,742	\$6,009,330	E.C.F. => 0.893	
									Ave. E.C.F. => 0.897	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-440-065	5953 SUNRISE DR	08/12/22	\$405,953	\$405,953	\$75,000	\$84,090	\$321,863	\$380,088	0.847	ONE-STORY
L-12-24-440-076	5873 SUNRISE DR	11/28/22	\$345,000	\$345,000	\$75,000	\$81,376	\$263,624	\$282,201	0.934	ONE-STORY
L-12-24-445-139	4762 NORTH ASHFORD WAY	07/11/22	\$381,900	\$381,900	\$75,000	\$86,805	\$295,095	\$332,263	0.888	ONE-STORY
L-12-24-455-129	4785 NORTH ASHFORD WAY	09/13/21	\$347,616	\$347,616	\$75,000	\$83,591	\$264,025	\$334,995	0.788	ONE-STORY
	Totals:	\$1,480,469	\$1,480,469				\$1,144,607	\$1,329,548	E.C.F. => 0.861	
									Ave. E.C.F. => 0.864	

BLUE HERON POINTE

BHP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-235-002	6344 TRUMPETER LN	05/19/22	\$238,500	\$238,500	\$46,075	\$46,075	\$192,425	\$167,883	1.146
L-12-26-235-031	3017 ORINOCHO LN	03/28/23	\$245,000	\$245,000	\$48,500	\$48,500	\$196,500	\$174,890	1.124
L-12-26-235-067	6306 HARLEQUIN LN	04/23/21	\$224,500	\$224,500	\$48,500	\$48,500	\$176,000	\$159,354	1.104
L-12-26-235-110	3155 WIGEON LN	12/02/22	\$235,000	\$235,000	\$48,500	\$48,500	\$186,500	\$160,158	1.164

L-12-26-235-114	6389 SCOTER LN	06/13/22	\$242,500	\$242,500	\$48,500	\$48,500	\$194,000	\$173,638	1.117
		Totals:	\$1,185,500	\$1,185,500			\$945,425	\$835,923	
								E.C.F. =>	1.131
								Ave. E.C.F. =>	1.131

BOULDER RIDGE

BOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
L-12-06-305-009	2805 GREEN VALLEY DR	06/28/21	\$439,000	\$439,000	\$100,600	\$111,445	\$327,555	\$259,949	1.260	BOR
L-12-06-305-012	2797 GREEN VALLEY DR	05/03/22	\$522,000	\$522,000	\$100,600	\$116,091	\$405,909	\$275,015	1.476	BOR
L-12-06-305-057	3029 GREEN VALLEY DR	08/09/22	\$455,000	\$455,000	\$84,500	\$93,684	\$361,316	\$253,398	1.426	BOR
L-12-06-305-059	3041 GREEN VALLEY DR	08/11/22	\$485,000	\$485,000	\$84,500	\$88,158	\$396,842	\$270,771	1.466	BOR
L-12-06-305-060	3047 GREEN VALLEY DR	07/05/22	\$550,000	\$550,000	\$84,500	\$100,746	\$449,254	\$293,717	1.530	BOR
L-12-06-305-101	2831 ASPEN RIDGE DR	08/18/22	\$443,000	\$443,000	\$90,300	\$97,182	\$345,818	\$236,943	1.459	BOR
L-12-06-305-108	2717 ASPEN RIDGE DR	05/07/21	\$410,000	\$410,000	\$90,300	\$101,474	\$308,526	\$238,644	1.293	BOR
L-12-06-305-112	2159 SPRING RIDGE DR	04/15/21	\$406,500	\$406,500	\$90,300	\$100,012	\$306,488	\$229,987	1.333	BOR
L-12-06-305-118	2190 SPRING RIDGE DR	12/10/21	\$443,000	\$443,000	\$90,300	\$100,852	\$342,148	\$259,220	1.320	BOR
Totals:			\$4,153,500	\$4,153,500			\$3,243,856	\$2,317,643		
										E.C.F. => 1.400
										Ave. E.C.F. => 1.396

BOULDER RIDGE < 1600

BOR-S

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
L-12-06-305-004	2875 GREEN VALLEY DR	10/29/21	\$350,000	\$350,000	\$84,500	\$91,484	\$258,516	\$191,036	1.353	BOR-S
L-12-06-305-007	2831 GREEN VALLEY DR	08/10/21	\$350,000	\$350,000	\$100,600	\$104,156	\$245,844	\$216,630	1.135	BOR-S
L-12-06-305-029	2880 SILVER SPRING DR	11/24/21	\$400,000	\$400,000	\$84,500	\$96,211	\$303,789	\$256,321	1.185	BOR-S
Totals:			\$1,100,000	\$1,100,000			\$808,149	\$663,987	E.C.F. =>	1.220
										Ave. E.C.F. => 1.224

BRIAR HILL & BURNHAM WOODS & DEERFIELD

BRB

Ave. E.C.F. => 0.849

BEMIS RIDGE ESTATES

BRDG

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-32-301-002	7910 BISCAYNE WAY	12/07/22	\$566,786	\$566,786	\$118,800	\$132,762	\$434,024	\$679,175	0.639	TWO-STORY
L-12-32-301-004	7860 BISCAYNE WAY	01/28/22	\$439,295	\$439,295	\$118,800	\$132,469	\$306,826	\$496,343	0.618	TWO-STORY
L-12-32-301-005	7852 BISCAYNE WAY	03/17/22	\$568,173	\$568,173	\$118,800	\$134,856	\$433,317	\$715,876	0.605	TWO-STORY
L-12-32-301-006	7840 BISCAYNE WAY	01/03/23	\$587,171	\$587,171	\$118,800	\$134,921	\$452,250	\$682,466	0.663	TWO-STORY
L-12-32-301-007	7828 BISCAYNE WAY	07/20/22	\$564,143	\$564,143	\$118,800	\$132,599	\$431,544	\$675,232	0.639	TWO-STORY
L-12-32-301-009	7810 BISCAYNE WAY	12/17/21	\$533,160	\$533,160	\$118,800	\$126,394	\$406,766	\$677,851	0.600	TWO-STORY
L-12-32-301-010	7800 BISCAYNE WAY	09/14/22	\$618,580	\$618,580	\$118,800	\$131,493	\$487,087	\$722,501	0.674	TWO-STORY
L-12-32-301-011	7809 BISCAYNE WAY	06/23/22	\$802,752	\$802,752	\$118,800	\$134,531	\$668,221	\$942,734	0.709	TWO-STORY
L-12-32-301-015	1285 JUSTINE WAY	10/24/22	\$720,002	\$720,002	\$118,800	\$134,433	\$585,569	\$791,315	0.740	TWO-STORY
L-12-32-301-018	1243 JUSTINE WAY	01/25/23	\$832,179	\$832,179	\$118,800	\$128,725	\$703,454	\$800,321	0.879	TWO-STORY
L-12-32-301-024	7881 BEMIS RIDGE	01/31/23	\$585,246	\$585,246	\$118,800	\$127,698	\$457,548	\$550,505	0.831	TWO-STORY
L-12-32-301-025	7897 BEMIS RIDGE	02/14/23	\$507,774	\$507,774	\$118,800	\$132,615	\$375,159	\$550,575	0.681	TWO-STORY
L-12-32-301-028	7949 BEMIS RIDGE	03/03/23	\$471,615	\$471,615	\$118,800	\$126,329	\$345,286	\$493,757	0.699	TWO-STORY
L-12-32-301-032	7962 BEMIS RIDGE	03/03/23	\$583,412	\$583,412	\$118,800	\$138,790	\$444,622	\$611,037	0.728	TWO-STORY
L-12-32-301-039	1242 ROBERT WAY	02/17/23	\$469,280	\$469,280	\$118,800	\$132,477	\$336,803	\$507,920	0.663	TWO-STORY
L-12-32-301-051	1282 JUSTINE WAY	12/16/22	\$574,190	\$574,190	\$118,800	\$133,380	\$440,810	\$716,750	0.615	TWO-STORY
Totals:			\$9,423,758	\$9,423,758			\$7,309,286	\$10,614,357		
								E.C.F. =>	0.689	
								Ave. E.C.F. =>	0.686	

Parcel Number

Sale Date

L-12-32-301-008	7822 BISCAYNE WAY	11/22/22	\$551,228	\$551,228	\$118,800	\$132,860	\$418,368	\$558,232	0.777	ONE-STORY
L-12-32-301-027	7931 BEMIS RIDGE	03/07/23	\$495,255	\$495,255	\$118,800	\$133,678	\$361,577	\$474,429	0.762	ONE-STORY
Totals:				\$1,046,483	\$1,046,483		\$779,945	\$1,012,661		
						E.C.F. =>		0.770		
						Ave. E.C.F. =>		0.770		

BRIDGEFIELD ESTATES

BRE

Ave. E.C.F. => 0.986

BELLA VISTA ESTATES

BVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-314-001	2461 FORTUNA WAY	06/30/21	\$638,600	\$638,600	\$116,300	\$125,747	\$512,853	\$761,965	0.673
L-12-07-314-003	2425 FORTUNA WAY	09/30/21	\$586,380	\$586,380	\$116,300	\$126,140	\$460,240	\$711,027	0.647
L-12-07-314-006	2371 FORTUNA WAY	09/25/21	\$599,900	\$599,900	\$116,300	\$125,654	\$474,246	\$706,644	0.671
L-12-07-314-008	2335 FORTUNA WAY	08/31/21	\$499,281	\$499,281	\$116,300	\$128,449	\$370,832	\$566,433	0.655
L-12-07-314-011	3768 BELLA VISTA DRIVE	08/31/21	\$588,590	\$588,590	\$127,900	\$140,449	\$448,141	\$694,235	0.646
L-12-07-314-015	3792 BELLA VISTA DRIVE	11/12/21	\$664,975	\$664,975	\$127,900	\$139,466	\$525,509	\$802,842	0.655
L-12-07-314-017	3806 BELLA VISTA DRIVE	08/27/21	\$678,730	\$678,730	\$122,100	\$133,084	\$545,646	\$821,864	0.664
L-12-07-314-049	2354 FORTUNA WAY	09/14/21	\$664,665	\$664,665	\$127,900	\$137,352	\$527,313	\$816,459	0.646
L-12-07-314-051	2390 FORTUNA WAY	10/26/21	\$624,440	\$624,440	\$127,900	\$137,740	\$486,700	\$742,121	0.656
Totals:			\$5,545,561	\$5,545,561			\$4,351,480	\$6,623,589	
E.C.F. => 0.657									
Ave. E.C.F. => 0.657									

BROOKVIEW HIGHLANDS

BVH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-210-042	2254 WINDMILL WAY	07/14/22	\$630,000	\$630,000	\$154,710	\$170,212	\$459,788	\$662,048	0.694
L-12-30-220-100	6470 BROOKVIEW DR	06/17/22	\$1,130,000	\$1,130,000	\$171,900	\$209,729	\$920,271	\$987,462	0.932
L-12-30-220-101	6460 BROOKVIEW DR	11/05/21	\$740,000	\$740,000	\$171,900	\$201,439	\$538,561	\$890,066	0.605
Totals:			\$2,500,000	\$2,500,000			\$1,918,620	\$2,539,577	
E.C.F. => 0.755									
Ave. E.C.F. => 0.744									

BELLA VISTA VILLAS

BVV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-215-003	3580 BELLA VISTA DRIVE	09/30/21	\$559,320	\$559,320	\$113,100	\$116,536	\$442,784	\$452,374	0.979
L-12-07-215-004	3574 BELLA VISTA DRIVE	09/28/21	\$505,835	\$505,835	\$113,100	\$116,536	\$389,299	\$447,019	0.871
L-12-07-215-005	3562 BELLA VISTA DRIVE	12/30/21	\$623,902	\$623,902	\$118,100	\$121,536	\$502,366	\$565,987	0.888
L-12-07-215-006	3556 BELLA VISTA DRIVE	12/29/21	\$563,385	\$563,385	\$118,100	\$121,364	\$442,021	\$470,522	0.939
L-12-07-215-007	3544 BELLA VISTA DRIVE	10/29/21	\$615,000	\$615,000	\$118,100	\$124,902	\$490,098	\$549,248	0.892
L-12-07-215-008	3538 BELLA VISTA DRIVE	11/30/21	\$575,000	\$575,000	\$118,100	\$124,113	\$450,887	\$463,104	0.974
L-12-07-215-013	3472 BELLA VISTA DRIVE	10/15/21	\$528,917	\$528,917	\$107,700	\$111,480	\$417,437	\$463,330	0.901
L-12-07-215-014	3466 BELLA VISTA DRIVE	10/15/21	\$503,300	\$503,300	\$107,700	\$111,480	\$391,820	\$453,013	0.865
L-12-07-215-026	3358 BELLA VISTA DRIVE	03/14/22	\$495,000	\$495,000	\$107,700	\$112,291	\$382,709	\$417,473	0.917
L-12-07-215-043	2129 CASTELLO CIRCLE	04/26/21	\$535,805	\$535,805	\$118,100	\$123,201	\$412,604	\$465,731	0.886
L-12-07-215-045	2141 CASTELLO CIRCLE	05/03/21	\$612,815	\$612,815	\$118,100	\$122,351	\$490,464	\$559,708	0.876
L-12-07-215-055	3549 BELLA VISTA DRIVE	11/19/21	\$531,507	\$531,507	\$107,700	\$111,480	\$420,027	\$448,864	0.936
L-12-07-215-056	3555 BELLA VISTA DRIVE	11/30/21	\$529,380	\$529,380	\$113,100	\$116,536	\$412,844	\$454,817	0.908
Totals:			\$7,179,166	\$7,179,166			\$5,645,360	\$6,211,192	

E.C.F. => **0.909**
 Ave. E.C.F. => **0.910**

CENTENNIAL FARMS

CEF

0-80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-29-125-058	6051 WILSON RD	07/22/21	\$520,000	\$520,000	\$121,800	\$136,811	\$383,189	\$494,538	0.775	76
L-12-29-130-077	6229 WILSON RD	05/07/21	\$515,000	\$515,000	\$121,800	\$140,235	\$374,765	\$472,729	0.793	77
L-12-29-135-088	6176 WILSON RD	02/24/23	\$550,000	\$550,000	\$121,800	\$132,384	\$417,616	\$512,680	0.815	76
L-12-29-135-104	6446 WILSON RD	08/31/22	\$519,000	\$519,000	\$121,800	\$147,269	\$371,731	\$495,046	0.751	80
Totals:			\$2,104,000	\$2,104,000			\$1,547,301	\$1,974,994	E.C.F. =>	0.783
									Ave. E.C.F. =>	0.783

81 - 90%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-29-130-147	1068 BICENTENNIAL PKWY	06/30/22	\$712,500	\$712,500	\$121,800	\$135,223	\$577,277	\$754,407	0.765	87
L-12-29-130-150	1094 BICENTENNIAL PKWY	06/10/21	\$586,500	\$586,500	\$121,800	\$139,793	\$446,707	\$611,448	0.731	81
Totals:			\$1,299,000	\$1,299,000			\$1,023,984	\$1,365,856	E.C.F. =>	0.750
									Ave. E.C.F. =>	0.748

91 - 100%

NO CHANGE DUE TO LACK OF SALES

0.676

CENTENNIAL PARK

CEP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-29-115-214	1155 INNSBROOK CT	05/09/22	\$850,000	\$850,000	\$169,700	\$188,382	\$661,618	\$821,688	0.805	
L-12-29-145-137	1281 BICENTENNIAL PKWY	05/06/22	\$885,000	\$885,000	\$169,700	\$191,754	\$693,246	\$894,876	0.775	
L-12-29-145-183	6369 EDGEWOOD DR	03/25/22	\$863,000	\$863,000	\$169,700	\$195,603	\$667,397	\$826,811	0.807	
Totals:			\$2,598,000	\$2,598,000			\$2,022,261	\$2,543,376	E.C.F. =>	0.795
									Ave. E.C.F. =>	0.796

COUNTRY CREEK ESTATES

COC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-33-210-014	834 COUNTRY CREEK DR	07/15/22	\$413,000	\$413,000	\$83,000	\$96,501	\$316,499	\$360,106	0.879	
L-12-33-210-025	901 COUNTRY CREEK DR	07/15/22	\$365,000	\$365,000	\$83,000	\$94,708	\$270,292	\$372,065	0.726	
L-12-33-210-032	973 COUNTRY CREEK DR	09/03/21	\$411,000	\$411,000	\$83,000	\$96,810	\$314,190	\$427,314	0.735	
Totals:			\$1,189,000	\$1,189,000			\$900,981	\$1,159,486	E.C.F. =>	0.777
									Ave. E.C.F. =>	0.780

CRYSTAL CREEK

CRC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-210-078	4160 WOODCREEK DR	03/04/22	\$335,000	\$335,000	\$69,300	\$72,942	\$262,058	\$329,975	0.794
L-12-13-215-043	4088 RIDGEWOOD DR	04/12/21	\$345,000	\$345,000	\$69,300	\$79,079	\$265,921	\$318,306	0.835
L-12-13-215-158	4286 RIDGEWOOD DR	07/22/21	\$399,800	\$399,800	\$69,300	\$79,934	\$319,866	\$395,909	0.808
L-12-13-225-127	4259 WOODSTREAM DR	11/08/21	\$315,000	\$315,000	\$69,300	\$72,991	\$242,009	\$292,008	0.829
L-12-13-225-131	4333 WOODSTREAM DR	02/21/23	\$361,000	\$361,000	\$69,300	\$77,385	\$283,615	\$286,843	0.989
Totals:			\$1,755,800	\$1,755,800			\$1,373,469	\$1,623,041	
E.C.F. => 0.846									
Ave. E.C.F. => 0.851									

FOX GLEN

FOG

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-08-320-003	3811 SANTA FE TRL	05/24/22	\$370,000	\$370,000	\$80,700	\$83,479	\$286,521	\$274,463	1.044
L-12-08-320-011	3824 SANTA FE TRL	12/29/22	\$430,000	\$430,000	\$80,700	\$86,465	\$343,535	\$361,784	0.950
L-12-08-320-031	3982 BRIDLE PASS	12/16/21	\$369,000	\$369,000	\$80,700	\$85,142	\$283,858	\$307,843	0.922
Totals:			\$1,169,000	\$1,169,000			\$913,914	\$944,090	
E.C.F. => 0.968									
Ave. E.C.F. => 0.972									

GALLERY POINTE

GPT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-201-001	1328 GALLERY POINTE DR	02/02/22	\$464,821	\$464,821	\$115,800	\$119,541	\$345,280	\$380,686	0.907
L-12-32-201-002	1334 GALLERY POINTE DR	01/05/22	\$609,375	\$609,375	\$115,800	\$119,752	\$489,623	\$622,011	0.787
L-12-32-201-003	7064 BLACK CHERRY LANE	09/02/22	\$451,278	\$451,278	\$115,800	\$121,921	\$329,357	\$441,840	0.745
L-12-32-201-004	7070 BLACK CHERRY LANE	08/12/22	\$583,504	\$583,504	\$115,800	\$121,921	\$461,583	\$513,337	0.899
L-12-32-201-005	7076 BLACK CHERRY LANE	08/11/22	\$483,646	\$483,646	\$115,800	\$122,549	\$361,097	\$427,679	0.844
L-12-32-201-006	7082 BLACK CHERRY LANE	03/09/23	\$885,898	\$885,898	\$115,800	\$120,525	\$765,373	\$728,548	1.051
L-12-32-201-007	7088 BLACK CHERRY LANE	02/01/23	\$539,137	\$539,137	\$115,800	\$121,008	\$418,129	\$428,331	0.976
L-12-32-201-008	7094 BLACK CHERRY LANE	11/09/22	\$508,641	\$508,641	\$115,800	\$120,574	\$388,067	\$432,720	0.897
Totals:			\$4,526,300	\$4,526,300			\$3,558,509	\$3,975,152	
E.C.F. => 0.895									
Ave. E.C.F. => 0.888									

HARDWOOD FARMS

HAF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-27-305-033	731 HATFIELD CIR	02/21/23	\$485,000	\$485,000	\$90,900	\$101,459	\$383,541	\$376,863	1.018
L-12-27-305-045	665 MARBLEWOOD LN	07/29/22	\$420,000	\$420,000	\$90,900	\$105,708	\$314,292	\$377,529	0.832

L-12-27-305-093	626 MARBLEWOOD LN	05/19/22	\$520,000	\$520,000	\$90,900	\$100,887	\$419,113	\$489,134	0.857
L-12-27-305-096	6504 HEARTWOOD LN	10/07/22	\$446,000	\$446,000	\$90,900	\$102,683	\$343,317	\$447,714	0.767
L-12-27-305-104	6517 CAMPBELL RD	05/12/21	\$424,600	\$424,600	\$90,900	\$105,590	\$319,010	\$368,211	0.866
Totals:			\$2,295,600	\$2,295,600			\$1,779,273	\$2,059,453	
						E.C.F. =>		0.864	
						Ave. E.C.F. =>		0.868	

HAWTHORNE RIDGE

HAR

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-210-021	2338 DAHLIA CT	01/07/22	\$482,500	\$482,500	\$107,700	\$115,792	\$366,708	\$351,146	1.044
L -12-07-210-036	3388 TIGER LILY DR	03/10/22	\$500,000	\$500,000	\$98,300	\$106,137	\$393,863	\$373,893	1.053
L -12-07-210-046	3212 TIGER LILY DR	03/25/22	\$503,000	\$503,000	\$98,300	\$109,192	\$393,808	\$361,253	1.090
L -12-07-210-069	3037 APPLERIDGE DR	10/12/22	\$450,000	\$450,000	\$98,300	\$106,137	\$343,863	\$343,979	1.000
L -12-07-210-100	3427 HONEYSUCKLE CT	10/19/21	\$535,000	\$535,000	\$107,700	\$122,500	\$412,500	\$462,464	0.892
L -12-07-210-150	3085 HONEYSUCKLE DR	06/02/22	\$650,000	\$650,000	\$107,700	\$115,156	\$534,844	\$470,511	1.137
L -12-07-210-155	3138 HONEYSUCKLE DR	06/15/22	\$452,500	\$452,500	\$107,700	\$115,665	\$336,835	\$294,905	1.142
Totals:			\$3,573,000	\$3,573,000			\$2,782,421	\$2,658,151	
									E.C.F. => 1.047
									Ave. E.C.F. => 1.051

HERITAGE FALLS

HEF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-220-003	2220 OLD FALLS DR	05/20/22	\$576,500	\$576,500	\$109,300	\$124,238	\$452,262	\$605,626	0.747
L-12-07-220-009	2235 OLD FALLS DR	04/14/21	\$539,100	\$539,100	\$109,300	\$120,735	\$418,365	\$619,389	0.675
		Totals:	\$1,115,600	\$1,115,600			\$870,627	\$1,225,016	
								E.C.F. =>	0.711
								Ave. E.C.F. =>	0.711

HETHRS/FRWYS/WOODS/DORAL/TWINCROOK

HEG

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-305-003	4768 SAWGRASS DR E	07/20/21	\$515,000	\$515,000	\$111,200	\$111,200	\$403,800	\$483,514	0.835
L -12-18-305-013	4644 SAWGRASS DR E	10/14/22	\$580,000	\$580,000	\$111,200	\$111,200	\$468,800	\$490,695	0.955
L -12-18-310-002	4751 SAWGRASS DR E	09/29/22	\$610,000	\$610,000	\$111,200	\$111,200	\$498,800	\$528,256	0.944
L -12-18-310-004	4717 SAWGRASS DR E	10/15/21	\$479,000	\$479,000	\$111,200	\$111,200	\$367,800	\$442,191	0.832
L -12-18-310-011	4625 SAWGRASS DR E	06/06/22	\$611,000	\$611,000	\$111,200	\$111,200	\$499,800	\$593,914	0.842
L -12-18-325-064	4980 DORAL DR	12/10/21	\$536,500	\$536,500	\$111,200	\$120,658	\$415,842	\$479,371	0.867
L -12-18-425-007	1783 STONEBRIDGE DR N	05/09/22	\$529,000	\$529,000	\$111,200	\$119,486	\$409,514	\$410,714	0.997
L -12-18-425-045	4885 DORAL DR	03/01/22	\$587,500	\$587,500	\$111,200	\$121,559	\$465,941	\$503,847	0.925
L -12-19-220-014	2234 TWIN ISLANDS CT	01/20/22	\$620,000	\$620,000	\$122,320	\$128,677	\$491,323	\$553,026	0.888
Totals:			\$5,068,000	\$5,068,000			\$4,021,620	\$4,485,528	
									E.C.F. => 0.897
									Ave. E.C.F. => 0.898

HEATHERWOOD/FOX PT

HER

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-08-260-003	1449 HEATHERWOOD LN	07/29/22	\$239,900	\$239,900	\$48,400	\$48,400	\$191,500	\$163,862	1.169
L-12-08-260-011	1413 HEATHERWOOD LN	03/15/23	\$279,000	\$279,000	\$48,400	\$48,400	\$230,600	\$161,914	1.424
L-12-08-260-013	1419 HEATHERWOOD LN	05/13/21	\$225,000	\$225,000	\$48,400	\$48,400	\$176,600	\$184,020	0.960
L-12-08-260-016	1409 HEATHERWOOD LN	07/09/21	\$236,000	\$236,000	\$48,400	\$48,400	\$187,600	\$182,049	1.030
L-12-08-260-029	1392 HEATHERWOOD LN	08/09/21	\$200,000	\$200,000	\$48,400	\$48,400	\$151,600	\$148,161	1.023
L-12-08-260-053	1333 HEATHERWOOD LN	10/27/22	\$250,000	\$250,000	\$48,400	\$48,400	\$201,600	\$175,743	1.147
L-12-08-260-054	1327 HEATHERWOOD LN	04/06/21	\$190,000	\$190,000	\$48,400	\$48,400	\$141,600	\$163,934	0.864
L-12-08-260-058	1329 HEATHERWOOD LN	10/28/22	\$225,000	\$225,000	\$48,400	\$48,400	\$176,600	\$164,461	1.074
L-12-08-260-062	1326 HEATHERWOOD LN	10/08/21	\$170,000	\$170,000	\$48,400	\$48,400	\$121,600	\$150,242	0.809
L-12-08-260-064	1322 HEATHERWOOD LN	12/03/21	\$208,000	\$208,000	\$48,400	\$48,400	\$159,600	\$150,224	1.062
L-12-08-260-073	1294 HEATHERWOOD LN	03/03/23	\$245,000	\$245,000	\$48,400	\$48,400	\$196,600	\$162,134	1.213
L-12-08-260-088	1251 HEATHERWOOD LN	11/10/22	\$243,000	\$243,000	\$48,400	\$48,400	\$194,600	\$169,124	1.151
L-12-08-260-099	1273 MILLBROOK TRL	08/13/21	\$231,100	\$231,100	\$48,400	\$48,400	\$182,700	\$180,091	1.014
L-12-08-260-104	1305 MILLBROOK TRL	05/11/22	\$231,000	\$231,000	\$48,400	\$48,400	\$182,600	\$151,215	1.208
L-12-08-260-125	1327 MILLBROOK TRL	10/19/22	\$247,500	\$247,500	\$48,400	\$48,400	\$199,100	\$161,128	1.236
L-12-08-260-136	1355 MILLBROOK TRL	05/16/22	\$230,000	\$230,000	\$48,400	\$48,400	\$181,600	\$157,186	1.155
L-12-08-260-143	1381 MILLBROOK TRL	07/15/22	\$250,000	\$250,000	\$48,400	\$48,400	\$201,600	\$162,569	1.240
L-12-08-260-153	1403 MILLBROOK TRL	01/21/22	\$220,000	\$220,000	\$48,400	\$48,400	\$171,600	\$163,463	1.050
L-12-08-260-156	1399 MILLBROOK TRL	09/27/22	\$230,000	\$230,000	\$48,400	\$48,400	\$181,600	\$151,743	1.197
L-12-08-260-166	1421 MILLBROOK TRL	12/17/21	\$200,000	\$200,000	\$48,400	\$48,400	\$151,600	\$154,631	0.980
L-12-08-260-178	1452 MILLBROOK TRL	03/04/22	\$260,000	\$260,000	\$48,400	\$48,400	\$211,600	\$166,492	1.271
L-12-08-260-187	1468 MILLBROOK TRL	06/24/22	\$265,500	\$265,500	\$48,400	\$48,400	\$217,100	\$168,420	1.289
L-12-08-270-041	1422 FOX POINTE CIR	06/10/22	\$265,500	\$265,500	\$48,400	\$48,400	\$217,100	\$203,008	1.069
L-12-08-270-044	1432 FOX POINTE CIR	06/16/21	\$237,000	\$237,000	\$48,400	\$48,400	\$188,600	\$192,054	0.982
L-12-08-270-062	1486 FOX POINTE CIR	07/06/22	\$276,000	\$276,000	\$48,400	\$48,400	\$227,600	\$191,445	1.189
L-12-08-270-065	1482 FOX POINTE CIR	05/20/22	\$235,000	\$235,000	\$48,400	\$48,400	\$186,600	\$193,034	0.967
L-12-08-270-074	1493 FOX POINTE CIR	12/17/21	\$232,000	\$232,000	\$48,400	\$48,400	\$183,600	\$194,382	0.945
Totals:			\$6,321,500	\$6,321,500			\$5,014,700	\$4,566,730	
								E.C.F. =>	1.098
								Ave. E.C.F. =>	1.101

HICKORY GROVE

HIG

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-23-350-007	5770 GLEN CREEK CT	09/10/21	\$350,000	\$350,000	\$80,000	\$88,878	\$261,122	\$269,589	0.969
L-12-23-350-023	5787 GLEN CREEK CT	05/06/21	\$413,000	\$413,000	\$80,000	\$92,008	\$320,992	\$329,226	0.975
L-12-23-350-029	3140 POTOMAC CT	04/06/21	\$451,500	\$451,500	\$80,000	\$91,120	\$360,380	\$437,697	0.823
L-12-23-350-031	3176 POTOMAC CT	12/20/21	\$401,000	\$401,000	\$80,000	\$84,525	\$316,475	\$326,490	0.969
L-12-23-350-035	3248 POTOMAC CT	11/10/22	\$385,000	\$385,000	\$80,000	\$91,088	\$293,912	\$274,241	1.072
L-12-23-350-045	3123 POTOMAC CT	08/04/22	\$450,000	\$450,000	\$80,000	\$84,277	\$365,723	\$307,195	1.191
Totals:			\$2,450,500	\$2,450,500			\$1,918,604	\$1,944,438	
								E.C.F. =>	0.987
								Ave. E.C.F. =>	1.000

HICKORY HOLLOW

HIH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-480-007	6943 WILDWOOD DR	12/06/21	\$402,000	\$402,000	\$74,600	\$115,652	\$286,348	\$342,566	0.836
L-12-26-481-012	3757 DOGWOOD CT	12/16/21	\$310,000	\$310,000	\$74,600	\$77,737	\$232,263	\$294,734	0.788
L-12-26-481-016	3920 HICKORY HOLLOW DR	12/21/22	\$285,000	\$285,000	\$74,600	\$83,312	\$201,688	\$228,897	0.881
L-12-26-481-026	3763 HICKORY HOLLOW DR	12/14/22	\$492,500	\$492,500	\$74,600	\$94,034	\$398,466	\$330,794	1.205
Totals:			\$1,489,500	\$1,489,500			\$1,118,765	\$1,196,991	
							E.C.F. =>	0.935	
							Ave. E.C.F. =>	0.927	

HICKORY POINTE

HIP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-24-111-024	5063 BLUE SPRUCE DR	07/08/22	\$350,000	\$350,000	\$77,800	\$93,629	\$256,371	\$304,180	0.843
L-12-24-111-025	5081 BLUE SPRUCE DR	06/10/22	\$365,000	\$365,000	\$77,800	\$91,326	\$273,674	\$298,076	0.918
L-12-24-111-030	5129 BLUE SPRUCE DR	07/08/22	\$370,000	\$370,000	\$77,800	\$85,699	\$284,301	\$358,877	0.792
L-12-24-111-102	5120 PECAN DR	06/03/22	\$455,000	\$455,000	\$77,800	\$83,185	\$371,815	\$401,594	0.926
L-12-24-111-104	5090 PECAN DR	02/24/23	\$439,000	\$439,000	\$77,800	\$86,020	\$352,980	\$395,751	0.892
L-12-24-111-221	4761 SHELLBARK DR	03/30/23	\$480,000	\$480,000	\$77,800	\$89,017	\$390,983	\$499,457	0.783
L-12-24-112-045	5166 BLUE SPRUCE DR	04/23/21	\$325,000	\$325,000	\$77,800	\$88,811	\$236,189	\$303,681	0.778
L-12-24-112-207	4958 GINKGO DR	05/02/22	\$503,000	\$503,000	\$68,000	\$77,309	\$425,691	\$524,934	0.811
L-12-24-113-125	4876 HICKORY POINTE BLVD	06/15/22	\$462,000	\$462,000	\$77,800	\$86,810	\$375,190	\$427,451	0.878
L-12-24-113-126	4860 HICKORY POINTE BLVD	09/20/21	\$419,900	\$419,900	\$77,800	\$94,513	\$325,387	\$399,118	0.815
L-12-24-114-087	5109 BUCKLEY DR	10/27/21	\$400,000	\$400,000	\$81,690	\$89,910	\$310,090	\$389,486	0.796
L-12-24-114-088	5123 BUCKLEY DR	06/10/21	\$450,000	\$450,000	\$81,690	\$97,220	\$352,780	\$438,470	0.805
L-12-24-114-089	5139 BUCKLEY DR	08/30/21	\$400,000	\$400,000	\$81,690	\$95,951	\$304,049	\$354,176	0.858
L-12-24-116-253	4816 SHELLBARK DR	12/29/21	\$414,990	\$414,990	\$77,800	\$94,833	\$320,157	\$391,894	0.817
L-12-24-116-255	4868 SHELLBARK DR	08/08/22	\$430,000	\$430,000	\$77,800	\$92,340	\$337,660	\$429,805	0.786
Totals:				\$6,263,890	\$6,263,890		\$4,917,317	\$5,916,950	
							E.C.F. =>	0.831	
							Ave. E.C.F. =>	0.833	

HIDDEN CREEK

HIR

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-27-110-003	1466 HIDDEN CREEK S	11/22/21	\$368,000	\$368,000	\$83,400	\$88,532	\$279,468	\$264,120	1.058
L-12-27-112-010	6471 BEDVIEW DR	08/29/22	\$402,500	\$402,500	\$83,400	\$95,228	\$307,272	\$267,461	1.149
L-12-27-113-017	1475 HIDDEN CREEK N	01/27/23	\$375,000	\$375,000	\$83,400	\$88,965	\$286,035	\$264,418	1.082
L-12-27-114-028	1431 HIDDEN CREEK S	01/27/23	\$366,000	\$366,000	\$83,400	\$86,956	\$279,044	\$234,228	1.191
L-12-27-115-037	1346 HIDDEN CREEK N	07/22/22	\$460,000	\$460,000	\$83,400	\$90,048	\$369,952	\$339,164	1.091
L-12-27-116-057	1343 HIDDEN CREEK N	04/14/22	\$372,500	\$372,500	\$83,400	\$88,532	\$283,968	\$243,032	1.168
Totals:			\$2,344,000	\$2,344,000			\$1,805,739	\$1,612,422	
									E.C.F. => 1.120

Ave. E.C.F. => 1.123

HUNTERS RIDGE/TAMARACK/HUNTERS POND

HUT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-28-461-006	285 TAMARACK DR	12/02/21	\$410,000	\$410,000	\$83,300	\$86,245	\$323,755	\$229,470	1.411
L-12-33-101-002	228 WINCHESTER DR	10/27/22	\$530,000	\$530,000	\$110,000	\$159,914	\$370,086	\$414,494	0.893
L-12-33-101-010	340 WINCHESTER DR	07/29/22	\$650,000	\$650,000	\$110,000	\$155,004	\$494,996	\$463,284	1.068
L-12-33-102-036	273 WINCHESTER DR	06/30/21	\$590,000	\$590,000	\$110,000	\$125,143	\$464,857	\$468,098	0.993
L-12-33-103-060	7427 STEEPLECHASE DR	06/24/21	\$585,000	\$585,000	\$110,000	\$135,918	\$449,082	\$588,798	0.763
L-12-33-104-072	7207 STEEPLECHASE DR	04/07/21	\$475,000	\$475,000	\$110,000	\$131,865	\$343,135	\$451,534	0.760
Totals:			\$3,240,000	\$3,240,000			\$2,445,911	\$2,615,678	
								E.C.F. =>	0.935
								Ave. E.C.F. =>	0.981

INGLEWOOD PARK ESTATES

IPE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-401-039	724 GROVELAND CIRCLE	05/05/22	\$600,000	\$600,000	\$102,300	\$124,445	\$475,555	\$651,326	0.730
L-12-20-401-055	861 GROVELAND CIRCLE	10/15/21	\$590,970	\$590,970	\$102,300	\$110,975	\$479,995	\$770,358	0.623
L-12-20-401-060	851 GROVELAND CIRCLE	05/26/22	\$605,000	\$605,000	\$102,300	\$115,803	\$489,197	\$609,985	0.802
L-12-20-401-076	542 WISHING TREE LANE	05/21/21	\$455,665	\$455,665	\$102,300	\$113,555	\$342,110	\$580,133	0.590
L-12-20-401-078	550 WISHING TREE LANE	08/06/21	\$474,125	\$474,125	\$102,300	\$111,462	\$362,663	\$644,750	0.562
L-12-20-401-091	886 GROVELAND CIRCLE	08/31/21	\$489,405	\$489,405	\$102,300	\$114,033	\$375,372	\$660,471	0.568
L-12-21-315-004	626 HOLMDALE WAY	09/01/21	\$475,000	\$475,000	\$102,300	\$111,648	\$363,352	\$577,676	0.629
L-12-21-315-010	646 HOLMDALE WAY	12/29/21	\$517,330	\$517,330	\$102,300	\$111,170	\$406,160	\$684,394	0.593
L-12-21-315-011	650 HOLMDALE WAY	09/10/21	\$599,990	\$599,990	\$107,400	\$115,765	\$484,225	\$672,466	0.720
L-12-21-315-027	830 GROVELAND CIRCLE	05/31/22	\$618,000	\$618,000	\$107,400	\$116,795	\$501,205	\$792,799	0.632
L-12-21-315-033	701 GROVELAND CIRCLE	06/15/21	\$575,000	\$575,000	\$102,300	\$117,699	\$457,301	\$764,935	0.598
Totals:			\$6,000,485	\$6,000,485			\$4,737,135	\$7,409,293	
							E.C.F. =>	0.639	
							Ave. E.C.F. =>	0.641	

VILLAS AT INGLEWOOD PARK

IPV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-21-316-007	548 IVYLAND STREET	07/08/22	\$439,999	\$439,999	\$101,200	\$107,842	\$332,157	\$397,344	0.836
L-12-21-316-036	583 IVYLAND STREET	11/02/22	\$465,000	\$465,000	\$101,200	\$107,882	\$357,118	\$410,285	0.870
L-12-21-316-054	522 HOLMDALE WAY	10/06/22	\$489,000	\$489,000	\$101,200	\$108,123	\$380,877	\$420,005	0.907
L-12-21-316-066	418 HENSTRIDE COURT	07/25/22	\$549,900	\$549,900	\$111,510	\$119,370	\$430,530	\$504,367	0.854
Totals:			\$1,943,899	\$1,943,899			\$1,500,682	\$1,732,001	
								E.C.F. =>	0.866
								Ave. E.C.F. =>	0.867

KIRTLAND HILLS

KIH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-406-041	3845 ARCADIA DR	01/14/22	\$530,000	\$530,000	\$118,900	\$135,826	\$394,174	\$447,241	0.881
L-12-07-406-042	3859 ARCADIA DR	08/11/22	\$632,000	\$632,000	\$118,900	\$136,022	\$495,978	\$592,710	0.837
L-12-07-406-043	3873 ARCADIA DR	04/11/22	\$600,000	\$600,000	\$118,900	\$140,060	\$459,940	\$548,966	0.838
L-12-07-406-051	3909 LANDIN TRL	10/05/22	\$605,000	\$605,000	\$118,900	\$136,153	\$468,847	\$535,486	0.876
Totals:			\$2,367,000	\$2,367,000			\$1,818,939	\$2,124,404	
E.C.F. => 0.856									
Ave. E.C.F. => 0.858									

LAKE FOREST

LAF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-160-012	4191 SPRING LAKE BLVD	03/24/22	\$510,000	\$510,000	\$115,500	\$126,788	\$383,212	\$382,027	1.003
L-12-18-160-013	4211 SPRING LAKE BLVD	06/01/21	\$605,100	\$605,100	\$115,500	\$129,644	\$475,456	\$483,081	0.984
L-12-18-162-028	4216 SPRING LAKE BLVD	07/01/22	\$665,000	\$665,000	\$115,500	\$131,292	\$533,708	\$455,267	1.172
L-12-18-162-035	4108 SPRING LAKE BLVD	09/14/21	\$505,000	\$505,000	\$115,500	\$140,746	\$364,254	\$440,595	0.827
L-12-18-175-115	4175 LAKE FOREST CT	06/15/22	\$860,000	\$860,000	\$148,600	\$171,785	\$688,215	\$680,952	1.011
L-12-18-175-118	4180 LAKE FOREST CT	08/26/22	\$763,500	\$763,500	\$148,600	\$177,005	\$586,495	\$451,262	1.300
L-12-18-180-139	4466 LAKE FOREST DR E	02/05/23	\$905,000	\$905,000	\$148,600	\$165,154	\$739,846	\$649,121	1.140
L-12-18-181-169	4483 LAKE FOREST DR E	04/07/22	\$650,000	\$650,000	\$148,600	\$160,902	\$489,098	\$571,203	0.856
L-12-18-211-126	4075 BROOKVIEW CT	09/15/21	\$575,000	\$575,000	\$148,600	\$166,955	\$408,045	\$492,592	0.828
L-12-18-217-237	2120 ROUSE CREEK CT	02/21/23	\$653,500	\$653,500	\$148,600	\$167,705	\$485,795	\$625,061	0.777
L-12-18-217-248	2053 ROUSE CREEK CT	08/05/21	\$716,500	\$716,500	\$148,600	\$178,172	\$538,328	\$741,458	0.726
L-12-18-217-249	2103 ROUSE CREEK CT	05/07/21	\$530,000	\$530,000	\$148,600	\$168,235	\$361,765	\$543,563	0.666
L-12-18-217-251	4267 LAKE FOREST DR W	04/11/22	\$844,000	\$844,000	\$148,600	\$181,537	\$662,463	\$817,218	0.811
Totals:			\$8,782,600	\$8,782,600			\$6,716,680	\$7,333,402	
E.C.F. => 0.916									
Ave. E.C.F. => 0.931									

LAKE FOREST HIGHLANDS

LAH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-303-024	2136 VAIL CT	07/13/21	\$505,000	\$505,000	\$120,200	\$141,430	\$363,570	\$365,682	0.994
L-12-07-305-054	3782 HIGHLANDER WAY W	07/24/21	\$450,000	\$450,000	\$107,100	\$118,772	\$331,228	\$354,258	0.935
L-12-07-311-099	3941 STEAMBOAT CT	05/26/22	\$620,000	\$620,000	\$120,200	\$131,695	\$488,305	\$429,957	1.136
L-12-07-312-117	3672 HIGHLANDER WAY E	05/25/22	\$615,000	\$615,000	\$120,200	\$132,958	\$482,042	\$398,901	1.208
Totals:			\$2,190,000	\$2,190,000			\$1,665,145	\$1,548,798	
E.C.F. => 1.075									
Ave. E.C.F. => 1.068									

LAKE FOREST PINES

LAP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-222-025	4153 TIMBER RIDGE DR	04/05/22	\$1,025,000	\$1,025,000	\$204,300	\$232,833	\$792,167	\$1,018,477	0.778
L-12-18-223-033	2308 WOODVIEW LN	05/19/21	\$990,000	\$990,000	\$224,730	\$263,638	\$726,362	\$1,153,052	0.630
L-12-18-225-050	4328 CLEARVIEW LN	10/17/22	\$1,180,000	\$1,180,000	\$204,300	\$239,341	\$940,659	\$1,273,422	0.739
Totals:			\$3,195,000	\$3,195,000			\$2,459,188	\$3,444,952	E.C.F. => 0.714
									Ave. E.C.F. => 0.715

LEGACY HEIGHTS

LEG

NO CHANGE DUE TO LACK OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-225-043	2137 WINDMILL WAY	02/10/22	\$615,000	\$615,000	\$107,300	\$130,257	\$484,743	\$709,806	0.683
Totals:			\$615,000	\$615,000			\$484,743	\$709,806	E.C.F. => 0.687

LOHR LAKE VILLAGE

LOV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-400-016	5583 LOHR LAKE DR	05/31/22	\$770,000	\$770,000	\$136,700	\$156,050	\$613,950	\$826,747	0.743
L-12-19-415-016	5840 LOHR LAKE DR	09/28/22	\$658,000	\$658,000	\$144,000	\$159,079	\$498,921	\$648,857	0.769
L-12-19-415-020	5731 LOHR LAKE DR	06/04/21	\$575,000	\$575,000	\$136,700	\$150,841	\$424,159	\$621,848	0.682
L-12-19-415-031	5939 LOHR LAKE DR	03/17/23	\$677,000	\$677,000	\$136,700	\$145,151	\$531,849	\$560,665	0.949
L-12-19-420-038	5678 LAKESHORE DR	05/31/22	\$733,000	\$733,000	\$136,700	\$144,992	\$588,008	\$529,370	1.111
L-12-19-420-041	5610 LAKESHORE DR	03/20/23	\$644,000	\$644,000	\$136,700	\$156,136	\$487,864	\$625,255	0.780
L-12-19-420-054	1684 PARK SIDE CT	04/21/22	\$612,500	\$612,500	\$144,000	\$164,545	\$447,955	\$543,887	0.824
Totals:			\$4,669,500	\$4,669,500			\$3,592,706	\$4,356,629	E.C.F. => 0.825
									Ave. E.C.F. => 0.837

LOHR WOODS

LWD

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-211-005	5180 KINGSWAY CIR	10/24/22	\$960,000	\$960,000	\$185,725	\$216,776	\$743,224	\$890,068	0.835
L-12-20-211-026	1411 WHISPERING MAPLES DF	03/08/22	\$801,800	\$801,800	\$185,725	\$216,598	\$585,202	\$745,740	0.785
L-12-20-211-036	1485 WHISPERING MAPLES DF	07/25/22	\$855,000	\$855,000	\$185,725	\$203,311	\$651,689	\$786,586	0.829
L-12-20-211-044	5299 CROWN CT	06/15/21	\$925,000	\$925,000	\$145,350	\$179,319	\$745,681	\$971,037	0.768
Totals:			\$3,541,800	\$3,541,800			\$2,725,796	\$3,393,430	E.C.F. => 0.803
									Ave. E.C.F. => 0.804

MADISON PLACE

MAD

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-210-016	3077 PROMENADE CIR	01/25/23	\$269,900	\$269,900	\$52,000	\$52,000	\$217,900	\$199,322	1.093
L-12-12-210-026	3097 PROMENADE CIR	03/25/22	\$264,086	\$264,086	\$52,000	\$52,000	\$212,086	\$189,517	1.119
L-12-12-210-041	3128 PROMENADE CIR	01/31/23	\$250,000	\$250,000	\$52,000	\$52,000	\$198,000	\$183,649	1.078
L-12-12-210-045	3136 PROMENADE CIR	07/20/22	\$263,000	\$263,000	\$52,000	\$52,000	\$211,000	\$193,435	1.091
Totals:			\$1,046,986	\$1,046,986			\$838,986	\$765,924	
									E.C.F. => 1.095
									Ave. E.C.F. => 1.095

MAPLE CREEK/HORIZONS

MAH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-383-030	2199 MAPLE PARK DR	12/20/22	\$435,000	\$435,000	\$96,800	\$104,138	\$330,862	\$370,659	0.893
L-12-19-383-038	2132 MAPLE CREEK CIR	08/03/21	\$378,312	\$378,312	\$96,800	\$99,302	\$279,010	\$323,231	0.863
L-12-19-410-020	5887 CREEKVIEW CT	10/03/22	\$799,000	\$799,000	\$116,100	\$207,907	\$591,093	\$680,896	0.868
L-12-19-410-021	5915 CREEKVIEW CT	12/29/21	\$462,000	\$462,000	\$116,100	\$131,917	\$330,083	\$492,500	0.670
L-12-19-410-031	1936 OAKVIEW DR	09/28/21	\$595,000	\$595,000	\$116,100	\$125,061	\$469,939	\$575,234	0.817
L-12-19-411-041	1779 OAKVIEW DR	06/30/22	\$562,500	\$562,500	\$116,100	\$130,297	\$432,203	\$479,164	0.902
L-12-19-411-050	5727 CREEKVIEW DR	01/25/23	\$575,000	\$575,000	\$116,100	\$131,075	\$443,925	\$455,383	0.975
L-12-19-411-052	5775 CREEKVIEW DR	06/17/21	\$495,000	\$495,000	\$116,100	\$124,245	\$370,755	\$495,944	0.748
Totals:			\$4,301,812	\$4,301,812			\$3,247,870	\$3,873,011	
									E.C.F. => 0.839
									Ave. E.C.F. => 0.842

MALLARD COVE

MAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-101-005	1608 MALLARD COVE DR	07/26/21	\$425,000	\$425,000	\$88,700	\$95,714	\$329,286	\$324,261	1.015
L-12-30-102-031	1711 POND SHORE DR	10/25/21	\$420,000	\$420,000	\$88,700	\$155,331	\$264,669	\$326,074	0.812
Totals:			\$845,000	\$845,000			\$593,955	\$650,335	
									E.C.F. => 0.913
									Ave. E.C.F. => 0.914

MCCORMICK PLACE SUB

MCC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-201-001	2176 MCCORMICK DR	07/11/22	\$420,000	\$420,000	\$103,900	\$112,671	\$307,329	\$333,351	0.922
L-12-30-201-006	2011 MCCORMICK DR	11/02/22	\$495,000	\$495,000	\$103,900	\$124,133	\$370,867	\$481,440	0.770
L-12-30-201-009	2095 MCCORMICK DR	06/06/22	\$601,001	\$601,001	\$103,900	\$155,086	\$445,915	\$395,253	1.128
Totals:			\$1,516,001	\$1,516,001			\$1,124,111	\$1,210,045	
									E.C.F. => 0.929
									Ave. E.C.F. => 0.940

MEADOWVIEW/CLUSTERS

MEC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-375-003	5884 STAGHORN DR	06/01/22	\$270,000	\$270,000	\$55,000	\$55,000	\$215,000	\$166,648	1.290	MULTI HOMES
L-12-24-375-014	5850 STAGHORN DR	12/22/22	\$254,900	\$254,900	\$55,000	\$55,000	\$199,900	\$175,805	1.137	MULTI HOMES
L-12-24-375-032	5723 STAGHORN DR	07/19/21	\$245,000	\$245,000	\$50,400	\$50,400	\$194,600	\$166,844	1.166	MULTI HOMES
L-12-24-375-035	5716 STAGHORN DR	04/06/22	\$271,000	\$271,000	\$55,000	\$55,000	\$216,000	\$174,925	1.235	MULTI HOMES
Totals:			\$1,040,900	\$1,040,900			\$825,500	\$684,222		
										E.C.F. => 1.206
										Ave. E.C.F. => 1.207

MEADOWVIEW SUB

MEC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-301-006	5715 DARTMOUTH CT	10/27/21	\$352,100	\$352,100	\$69,500	\$73,734	\$278,366	\$213,463	1.304	TWO-STORY
L-12-24-301-013	4471 OAKENGATES DR	07/22/22	\$314,200	\$314,200	\$69,500	\$79,040	\$235,160	\$156,926	1.499	TWO-STORY
L-12-24-303-004	5666 WINSLOW CT	07/14/22	\$359,000	\$359,000	\$69,500	\$73,310	\$285,690	\$243,942	1.171	TWO-STORY
L-12-24-304-005	5722 ROTHBURY CT	01/06/22	\$339,900	\$339,900	\$69,500	\$73,310	\$266,590	\$186,342	1.431	TWO-STORY
L-12-24-381-005	4382 YARMOUTH CROSSING	06/30/22	\$340,000	\$340,000	\$69,500	\$74,618	\$265,382	\$159,794	1.661	TWO-STORY
L-12-24-381-014	4383 OAKENGATES DR	11/12/21	\$329,000	\$329,000	\$69,500	\$74,931	\$254,069	\$186,304	1.364	TWO-STORY
Totals:			\$2,034,200	\$2,034,200			\$1,585,257	\$1,146,771		
										E.C.F. => 1.382
										Ave. E.C.F. => 1.405

MONARCH ESTATES

MON

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-22-404-001	2983 PRAIRIE VIEW RD	09/07/22	\$629,155	\$629,155	\$135,400	\$146,867	\$482,288	\$618,914	0.779	
L-12-22-404-005	2933 PRAIRIE VIEW RD	10/19/22	\$555,900	\$555,900	\$135,400	\$143,211	\$412,689	\$553,830	0.745	
L-12-22-404-006	5583 MONARCH COURT	10/31/22	\$676,641	\$676,641	\$135,400	\$147,333	\$529,308	\$642,790	0.823	
L-12-22-404-007	5567 MONARCH COURT	11/23/22	\$600,605	\$600,605	\$135,400	\$141,648	\$458,957	\$570,330	0.805	
L-12-22-404-008	5551 MONARCH COURT	11/22/22	\$587,650	\$587,650	\$135,400	\$147,030	\$440,620	\$530,919	0.830	
L-12-22-404-009	5533 MONARCH COURT	01/27/23	\$701,120	\$701,120	\$135,400	\$146,691	\$554,429	\$644,547	0.860	
L-12-22-404-010	5540 MONARCH COURT	02/06/23	\$668,154	\$668,154	\$135,400	\$146,902	\$521,252	\$571,112	0.913	
L-12-22-404-011	5558 MONARCH COURT	03/21/23	\$700,787	\$700,787	\$135,400	\$145,088	\$555,699	\$672,824	0.826	
L-12-22-404-012	5570 MONARCH COURT	02/17/23	\$626,140	\$626,140	\$135,400	\$139,621	\$486,519	\$570,383	0.853	
L-12-22-404-013	5588 MONARCH COURT	10/07/22	\$618,005	\$618,005	\$135,400	\$147,246	\$470,759	\$576,624	0.816	
L-12-22-404-014	5604 MONARCH COURT	08/19/22	\$671,895	\$671,895	\$135,400	\$155,385	\$516,510	\$686,880	0.752	
Totals:			\$7,036,052	\$7,036,052			\$5,429,030	\$6,639,153		
										E.C.F. => 0.818
										Ave. E.C.F. => 0.818

MILAN SCHOOL DISTRICT

MSD

0% TO 50

1.281

NO CHANGE DUE TO LACK OF SALES

51% TO 60%		ONE-STORY									
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.	
L -12-25-400-007	6527 CRANE RD	12/13/22	\$398,000	\$398,000	\$61,672	\$65,515	\$332,485	\$314,657	1.057	51	
L -12-36-100-019	7500 MUNGER RD	06/07/21	\$476,000	\$476,000	\$96,278	\$103,330	\$372,670	\$301,476	1.236	53	
Totals:			\$874,000	\$874,000			\$705,155	\$616,133			
										E.C.F. => 1.144	
										Ave. E.C.F. => 1.146	

61% TO 70%		EVERYTHING ELSE									
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.	
L -12-26-300-008	3147 MERRITT RD	08/27/21	\$370,000	\$370,000	\$62,708	\$78,141	\$291,859	\$230,862	1.264	66	
L -12-26-401-003	3942 STARK LN	04/22/22	\$650,000	\$650,000	\$119,300	\$157,415	\$492,585	\$254,746	1.934	64	
L -12-35-400-025	7790 CARPENTER RD	06/07/22	\$385,000	\$385,000	\$86,742	\$89,017	\$295,983	\$188,607	1.569	67	
L -12-36-300-046	4451 PALOMINO DR	10/14/21	\$425,000	\$425,000	\$79,518	\$91,193	\$333,807	\$359,914	0.927	70	
L -12-36-400-016	4545 BEMIS RD	08/23/22	\$355,000	\$355,000	\$72,800	\$80,603	\$274,397	\$197,176	1.392	62	
L -12-36-400-039	4811 BEMIS RD	08/16/21	\$360,000	\$360,000	\$67,045	\$73,419	\$286,581	\$221,070	1.296	65	
Totals:			\$2,545,000		\$2,545,000			\$1,975,212		\$1,452,375	
										E.C.F. =>	1.360
										Ave. E.C.F. =>	1.397

61% TO 70%		ONE-STORY									
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.	
L -12-26-300-008	3147 MERRITT RD	08/27/21	\$370,000	\$370,000	\$62,708	\$78,141	\$291,859	\$230,862	1.264	66	
L -12-35-400-025	7790 CARPENTER RD	06/07/22	\$385,000	\$385,000	\$86,742	\$89,017	\$295,983	\$188,607	1.569	67	
L -12-36-300-046	4451 PALOMINO DR	10/14/21	\$425,000	\$425,000	\$79,518	\$91,193	\$333,807	\$359,914	0.927	70	
L -12-36-400-016	4545 BEMIS RD	08/23/22	\$355,000	\$355,000	\$72,800	\$80,603	\$274,397	\$197,176	1.392	62	
Totals:			\$1,535,000	\$1,535,000				\$1,196,046	\$976,559		
										E.C.F. =>	1.225
										Ave. E.C.F. =>	1.288

71% TO 80%	EVERYTHING ELSE	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-26-400-035	3839 MERRITT RD	11/16/22	\$375,000	\$375,000	\$78,800	\$89,158	\$285,842	\$277,602	1.030	71		
L-12-26-400-046	6816 CASTAWAY LN	09/12/22	\$495,000	\$495,000	\$69,958	\$117,596	\$377,404	\$434,146	0.869	74		
L-12-36-300-052	4343 BEMIS RD	08/26/22	\$450,000	\$450,000	\$81,689	\$98,273	\$351,727	\$306,835	1.146	74		
Totals:			\$1,320,000	\$1,320,000			\$1,014,973	\$1,018,583				
							E.C.F. =>	0.996				
							Ave. E.C.F. =>	1.015				

81% TO 91%

1.050

91% TO 100%

1.000

NO CHANGE DUE TO LACK OF SALES

OAK HILLS

OAH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-25-355-001	4233 MERRITT RD	04/22/22	\$255,000	\$255,000	\$52,700	\$69,212	\$185,788	\$118,388	1.569
L-12-25-355-005	4201 RUBY ST	09/13/21	\$312,000	\$312,000	\$69,600	\$74,550	\$237,450	\$147,609	1.609
L-12-25-355-006	4181 RUBY ST	07/01/21	\$310,000	\$310,000	\$52,700	\$57,920	\$252,080	\$208,637	1.208
L-12-25-356-011	4165 DIAMOND ST	07/20/21	\$260,000	\$260,000	\$69,600	\$85,608	\$174,392	\$143,550	1.215
L-12-25-357-024	6951 CARPENTER RD	07/30/21	\$379,900	\$379,900	\$69,600	\$92,525	\$287,375	\$230,038	1.249
Totals:			\$1,516,900	\$1,516,900			\$1,137,085	\$848,221	
								E.C.F. =>	1.341
								Ave. E.C.F. =>	1.370

OAK MEADOWS/MEADOW GROVE

OAM

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-280-004	2054 BENT TRAIL CT	11/12/21	\$260,000	\$260,000	\$54,400	\$54,400	\$205,600	\$214,111	0.960
L-12-07-280-006	2074 BENT TRAIL CT	06/21/22	\$345,000	\$345,000	\$54,400	\$54,400	\$290,600	\$237,400	1.224
L-12-07-280-011	2094 BENT TRAIL CT	05/14/21	\$305,000	\$305,000	\$54,400	\$54,400	\$250,600	\$243,147	1.031
L-12-07-280-036	3380 BENT TRAIL DR	12/23/21	\$317,000	\$317,000	\$74,000	\$74,000	\$243,000	\$263,040	0.924
L-12-07-280-070	3377 BRECKLAND CT	03/11/22	\$356,000	\$356,000	\$74,000	\$74,464	\$281,536	\$262,810	1.071
L-12-07-280-077	3371 BRECKLAND CT	05/27/21	\$340,000	\$340,000	\$74,000	\$75,807	\$264,193	\$269,542	0.980
L-12-07-280-089	3335 BRECKLAND CT	05/27/22	\$385,000	\$385,000	\$74,000	\$75,032	\$309,968	\$265,099	1.169
L-12-07-280-101	3466 BENT TRAIL DR	12/19/22	\$378,250	\$378,250	\$74,000	\$76,690	\$301,560	\$252,077	1.196
L-12-07-280-106	1998 BANCROFT DR	02/11/22	\$369,000	\$369,000	\$74,000	\$75,431	\$293,569	\$321,696	0.913
L-12-07-280-125	2021 BANCROFT DR	05/10/21	\$384,000	\$384,000	\$74,000	\$74,000	\$310,000	\$310,928	0.997
L-12-07-280-128	2024 BANCROFT DR	08/27/22	\$317,000	\$317,000	\$74,000	\$74,485	\$242,515	\$254,992	0.951
L-12-07-280-130	2016 BANCROFT DR	03/22/23	\$415,000	\$415,000	\$74,000	\$74,485	\$340,515	\$292,415	1.164
L-12-07-280-134	3508 BENT TRAIL DR	02/22/22	\$405,000	\$405,000	\$74,000	\$74,402	\$330,598	\$298,664	1.107
L-12-07-280-152	1903 BRECKLAND DR	04/22/21	\$355,000	\$355,000	\$74,000	\$74,000	\$281,000	\$293,814	0.956
L-12-07-350-045	3523 BENT TRAIL DR	04/29/22	\$432,000	\$432,000	\$74,000	\$74,000	\$358,000	\$313,923	1.140
L-12-07-350-053	3560 BENT TRAIL DR	07/18/22	\$450,000	\$450,000	\$74,000	\$74,103	\$375,897	\$299,670	1.254
L-12-07-350-057	3583 BENT TRAIL DR	04/22/22	\$395,000	\$395,000	\$74,000	\$74,000	\$321,000	\$253,720	1.265
L-12-07-350-058	3587 BENT TRAIL DR	09/17/21	\$339,900	\$339,900	\$74,000	\$74,000	\$265,900	\$279,102	0.953
L-12-07-350-067	3611 BENT TRAIL DR	10/17/22	\$340,000	\$340,000	\$74,000	\$74,000	\$266,000	\$267,148	0.996
L-12-07-415-014	3532 MEADOW GROVE TRL	01/31/23	\$440,000	\$440,000	\$74,000	\$74,000	\$366,000	\$297,845	1.229
L-12-07-415-023	3554 MEADOW GROVE TRL	09/23/21	\$340,000	\$340,000	\$74,000	\$74,000	\$266,000	\$280,908	0.947
L-12-07-415-040	3651 MEADOW GROVE TRL	05/31/22	\$440,000	\$440,000	\$74,000	\$75,063	\$364,937	\$277,318	1.316
Totals:			\$8,108,150	\$8,108,150			\$6,528,988	\$6,049,370	
								E.C.F. =>	1.079
								Ave. E.C.F. =>	1.079

OAK PARK & WASHINGTON GARDENS

OAF

0 to 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-01-301-005	2595 SEMINOLE	02/25/22	\$306,000	\$306,000	\$65,100	\$72,685	\$233,315	\$165,692	1.408	48
L-12-01-302-016	2540 OAKDALE DR	11/04/22	\$250,000	\$250,000	\$65,100	\$66,485	\$183,515	\$171,569	1.070	48
L-12-01-302-024	2434 OAKDALE DR	08/26/21	\$330,000	\$330,000	\$65,100	\$75,641	\$254,359	\$183,959	1.383	50
L-12-01-303-001	4308 WASHTENAW AVE	02/28/23	\$635,000	\$635,000	\$69,920	\$94,884	\$540,116	\$231,290	2.335	48
L-12-01-303-004	2425 CARLTON DR	12/22/21	\$309,900	\$309,900	\$65,100	\$67,099	\$242,801	\$132,690	1.830	48
L-12-01-303-025	2416 DALTON AVE	06/20/22	\$358,000	\$358,000	\$70,300	\$71,470	\$286,530	\$135,996	2.107	48
L-12-01-326-015	2562 CARLTON DR	01/07/22	\$346,500	\$346,500	\$65,100	\$65,100	\$281,400	\$154,823	1.818	48
L-12-01-328-021	2500 GRANT DR	10/12/21	\$216,100	\$216,100	\$65,100	\$69,099	\$147,001	\$145,365	1.011	48
L-12-01-328-024	2460 GRANT DR	09/23/22	\$365,000	\$365,000	\$65,100	\$73,896	\$291,104	\$112,075	2.597	48
L-12-01-329-011	2554 CRYSTAL DR	01/14/22	\$214,000	\$214,000	\$65,100	\$71,747	\$142,253	\$125,557	1.133	48
L-12-01-351-004	2829 DAYTON DR	10/19/22	\$329,000	\$329,000	\$65,100	\$74,916	\$254,084	\$174,257	1.458	48
L-12-01-351-018	2870 CARLTON DR	12/29/22	\$394,500	\$394,500	\$65,100	\$69,399	\$325,101	\$136,913	2.375	48
L-12-01-351-021	2820 CARLTON DR	03/01/23	\$353,000	\$353,000	\$65,100	\$72,509	\$280,491	\$157,537	1.780	48
L-12-01-352-020	2868 DAYTON DR	08/03/22	\$330,000	\$330,000	\$65,100	\$68,074	\$261,926	\$129,138	2.028	48
L-12-01-352-031	2813 GRANT DR	11/30/21	\$330,000	\$330,000	\$65,100	\$77,760	\$252,240	\$200,107	1.261	48
L-12-01-353-018	4095 PACKARD RD	11/15/22	\$260,000	\$260,000	\$66,785	\$67,876	\$192,124	\$111,610	1.721	48
L-12-01-353-028	2780 GRANT DR	09/02/21	\$269,500	\$269,500	\$65,100	\$70,148	\$199,352	\$134,194	1.486	48
L-12-01-353-030	2758 GRANT DR	11/16/21	\$265,000	\$265,000	\$65,100	\$68,616	\$196,384	\$117,910	1.666	48
L-12-01-353-031	2736 GRANT DR	09/01/21	\$270,000	\$270,000	\$70,300	\$75,360	\$194,640	\$139,275	1.398	48
L-12-01-376-009	2829 SEMINOLE	11/08/21	\$288,000	\$288,000	\$65,100	\$72,181	\$215,819	\$136,936	1.576	48
L-12-01-376-010	2845 SEMINOLE	08/12/22	\$304,000	\$304,000	\$65,100	\$71,198	\$232,802	\$137,920	1.688	48
L-12-01-377-001	4430 CENTRAL BLVD	05/14/21	\$295,000	\$295,000	\$65,100	\$75,833	\$219,167	\$149,233	1.469	48
L-12-01-377-025	2844 SEMINOLE	03/17/22	\$375,000	\$375,000	\$65,100	\$68,237	\$306,763	\$155,810	1.969	48
L-12-01-377-032	2742 SEMINOLE	04/30/21	\$285,000	\$285,000	\$65,100	\$68,238	\$216,762	\$140,058	1.548	48
L-12-01-377-035	4445 PACKARD RD	04/06/21	\$250,000	\$250,000	\$65,100	\$75,867	\$174,133	\$133,552	1.304	48
L-12-01-378-024	2886 OAKDALE DR	12/09/21	\$340,000	\$340,000	\$65,100	\$74,079	\$265,921	\$156,340	1.701	48
L-12-01-378-024	2886 OAKDALE DR	08/29/22	\$410,000	\$410,000	\$65,100	\$74,079	\$335,921	\$156,340	2.149	48
L-12-01-378-031	2784 OAKDALE DR	09/21/21	\$280,000	\$280,000	\$65,100	\$71,223	\$208,777	\$136,072	1.534	48

Totals:	\$8,958,500	\$8,958,500	\$6,934,801	\$4,162,216
			E.C.F. =>	1.666
			Ave E.C.F. =>	1.671

51% to 60%

NO SALES: NO CHANGE

1.289

61% TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-01-352-010	2861 GRANT DR	07/19/22	\$455,000	\$455,000	\$65,100	\$85,618	\$369,382	\$318,447	1.160	68
		Totals:	\$455,000	\$455,000			\$369,382	\$318,447	E.C.F. =>	1.160
								Ave. E.C.F. =>		1.160

71% TO 80%

81% TO 90%

1.200

91% TO 100%

0.909

NO SALES : NO CHANGE

PITTSFIELD GLEN ESTATES

PIGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-22-401-001	2952 TIMBER GLEN DR	12/09/22	\$777,000	\$777,000	\$135,700	\$147,265	\$629,735	\$903,556	0.697
L-12-22-401-002	2934 TIMBER GLEN DR	02/21/23	\$690,190	\$690,190	\$135,700	\$147,527	\$542,663	\$732,205	0.741
L-12-22-401-003	2916 TIMBER GLEN DR	11/17/22	\$706,490	\$706,490	\$135,700	\$147,407	\$559,083	\$907,727	0.616
L-12-22-401-011	2943 TIMBER GLEN DR	10/24/22	\$629,990	\$629,990	\$135,700	\$147,407	\$482,583	\$818,575	0.590
L-12-22-401-012	2961 TIMBER GLEN DR	11/23/22	\$713,390	\$713,390	\$135,700	\$147,407	\$565,983	\$908,296	0.623
L-12-22-401-021	2785 TIMBER GLEN DR	08/11/21	\$583,965	\$583,965	\$135,700	\$146,976	\$436,989	\$757,951	0.577
L-12-22-401-027	5701 WHISPERING SPRINGS DI	11/30/22	\$699,900	\$699,900	\$135,700	\$162,631	\$537,269	\$840,737	0.639
L-12-22-403-038	2718 MEADOW HILLS DR	11/18/22	\$727,500	\$727,500	\$135,700	\$147,288	\$580,212	\$893,250	0.650
L-12-22-403-040	2682 MEADOW HILLS DR	08/24/21	\$682,050	\$682,050	\$135,700	\$146,976	\$535,074	\$908,962	0.589
L-12-22-403-047	2556 MEADOW HILLS DR	12/22/21	\$726,690	\$726,690	\$135,700	\$153,115	\$573,575	\$914,139	0.627
L-12-22-403-049	2520 MEADOW HILLS DR	12/31/21	\$667,375	\$667,375	\$135,700	\$149,014	\$518,361	\$902,703	0.574
L-12-22-403-050	2502 MEADOW HILLS DR	04/21/22	\$683,370	\$683,370	\$135,700	\$149,740	\$533,630	\$899,063	0.594
L-12-22-403-051	2484 MEADOW HILLS DR	03/17/22	\$791,551	\$791,551	\$135,700	\$147,288	\$644,263	\$918,901	0.701
L-12-22-403-052	2466 MEADOW HILLS DR	03/28/22	\$668,740	\$668,740	\$135,700	\$147,407	\$521,333	\$881,868	0.591
L-12-22-403-053	2471 MEADOW HILLS DR	12/19/22	\$669,990	\$669,990	\$135,700	\$147,407	\$522,583	\$812,359	0.643
L-12-22-403-054	2511 MEADOW HILLS DR	03/07/22	\$783,418	\$783,418	\$135,700	\$175,351	\$608,067	\$940,660	0.646
L-12-22-403-055	2547 MEADOW HILLS DR	01/25/22	\$659,540	\$659,540	\$135,700	\$152,751	\$506,789	\$741,086	0.684
L-12-22-403-056	2571 MEADOW HILLS DR	06/21/22	\$750,457	\$750,457	\$135,700	\$147,407	\$603,050	\$905,901	0.666
L-12-22-403-057	2589 MEADOW HILLS DR	03/29/22	\$741,420	\$741,420	\$135,700	\$149,415	\$592,005	\$903,974	0.655
L-12-22-403-058	2607 MEADOW HILLS DR	12/21/21	\$684,327	\$684,327	\$135,700	\$147,288	\$537,039	\$906,841	0.592
L-12-22-403-060	2631 MEADOW HILLS DR	05/24/22	\$677,115	\$677,115	\$135,700	\$147,407	\$529,708	\$802,780	0.660
L-12-22-403-063	2703 MEADOW HILLS DR	12/10/21	\$587,792	\$587,792	\$135,700	\$148,453	\$439,339	\$747,126	0.588
L-12-22-403-064	2748 TIMBER GLEN DR	09/22/22	\$655,025	\$655,025	\$135,700	\$147,407	\$507,618	\$868,428	0.585
L-12-22-403-065	2730 TIMBER GLEN DR	09/20/22	\$586,040	\$586,040	\$135,700	\$147,407	\$438,633	\$691,541	0.634
L-12-22-403-066	2712 TIMBER GLEN DR	10/20/22	\$584,990	\$584,990	\$135,700	\$147,407	\$437,583	\$728,958	0.600
L-12-22-403-067	2694 TIMBER GLEN DR	09/26/22	\$697,340	\$697,340	\$135,700	\$147,407	\$549,933	\$921,533	0.597
L-12-22-403-068	2676 TIMBER GLEN DR	08/17/22	\$854,905	\$854,905	\$135,700	\$155,831	\$699,074	\$974,116	0.718
L-12-22-403-069	2658 TIMBER GLEN DR	08/09/22	\$761,305	\$761,305	\$135,700	\$153,379	\$607,926	\$981,533	0.619
L-12-22-403-071	2622 TIMBER GLEN DR	07/22/22	\$718,620	\$718,620	\$135,700	\$147,407	\$571,213	\$906,536	0.630
L-12-22-403-072	2604 TIMBER GLEN DR	04/15/22	\$683,070	\$683,070	\$135,700	\$147,407	\$535,663	\$898,740	0.596
L-12-22-403-073	2586 TIMBER GLEN DR	08/19/22	\$655,355	\$655,355	\$135,700	\$147,407	\$507,948	\$852,193	0.596
L-12-22-403-075	2448 MEADOW HILLS DR	05/17/22	\$741,190	\$741,190	\$135,700	\$152,115	\$589,075	\$774,649	0.760
L-12-22-403-076	2430 MEADOW HILLS DR	06/08/22	\$691,640	\$691,640	\$135,700	\$147,407	\$544,233	\$915,188	0.595
L-12-22-403-077	2412 MEADOW HILLS DR	07/12/22	\$629,370	\$629,370	\$135,700	\$147,407	\$481,963	\$823,730	0.585
L-12-22-403-078	2533 TIMBER GLEN DR	03/29/22	\$709,960	\$709,960	\$135,700	\$152,751	\$557,209	\$913,202	0.610
L-12-22-403-079	2551 TIMBER GLEN DR	04/27/22	\$710,375	\$710,375	\$135,700	\$147,407	\$562,968	\$903,561	0.623
L-12-22-403-080	2559 TIMBER GLEN DR	10/21/22	\$680,000	\$680,000	\$135,700	\$147,407	\$532,593	\$791,300	0.673
L-12-22-403-081	2587 TIMBER GLEN DR	05/18/22	\$636,760	\$636,760	\$135,700	\$147,407	\$489,353	\$795,077	0.615
L-12-22-403-082	2605 TIMBER GLEN DR	08/25/22	\$775,085	\$775,085	\$135,700	\$147,407	\$627,678	\$922,925	0.680

L-12-22-403-084	2641 TIMBER GLEN DR	09/08/22	\$697,265	\$697,265	\$135,700	\$147,407	\$549,858	\$920,465	0.597
L-12-22-403-085	2659 TIMBER GLEN DR	10/07/22	\$814,180	\$814,180	\$135,700	\$147,799	\$666,381	\$956,710	0.697
L-12-22-403-086	2677 TIMBER GLEN DR	10/13/22	\$660,750	\$660,750	\$135,700	\$147,407	\$513,343	\$768,633	0.668
L-12-22-403-088	5563 TIMBER GLEN CT	10/25/22	\$652,430	\$652,430	\$135,700	\$149,348	\$503,082	\$824,139	0.610
L-12-22-403-089	5545 TIMBER GLEN CT	10/18/22	\$700,125	\$700,125	\$135,700	\$148,956	\$551,169	\$908,459	0.607
L-12-22-403-090	5532 TIMBER GLEN CT	12/14/22	\$880,215	\$880,215	\$135,700	\$154,154	\$726,061	\$955,431	0.760
L-12-22-403-091	5550 TIMBER GLEN CT	11/14/22	\$822,490	\$822,490	\$135,700	\$154,154	\$668,336	\$922,689	0.724
L-12-22-403-092	5568 TIMBER GLEN CT	11/15/22	\$795,995	\$795,995	\$135,700	\$148,956	\$647,039	\$923,618	0.701
L-12-22-403-093	5586 TIMBER GLEN CT	12/28/22	\$757,535	\$757,535	\$135,700	\$147,407	\$610,128	\$923,921	0.660
L-12-22-403-094	2731 TIMBER GLEN DR	03/24/23	\$659,990	\$659,990	\$135,700	\$147,799	\$512,191	\$878,035	0.583
L-12-22-403-095	2749 TIMBER GLEN DR	12/27/22	\$739,445	\$739,445	\$135,700	\$148,956	\$590,489	\$902,831	0.654
Totals:			\$35,253,710	\$35,253,710			\$27,778,073	\$43,496,800	
							E.C.F. =>	0.639	
							Ave. E.C.F. =>	0.638	

PITTSFIELD GLEN VILLAS PIGV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-22-402-004	2854 PRAIRIE VIEW RD	03/01/22	\$425,000	\$425,000	\$81,400	\$86,616	\$338,384	\$429,743	0.787
L-12-22-402-019	5851 WHISPERING SPRINGS DI	12/03/21	\$408,691	\$408,691	\$81,400	\$85,180	\$323,511	\$439,241	0.737
L-12-22-402-020	5863 WHISPERING SPRINGS DI	07/20/22	\$430,000	\$430,000	\$81,400	\$85,008	\$344,992	\$438,368	0.787
L-12-22-402-026	2867 FAIRGROVE CRESCENT	10/28/21	\$414,740	\$414,740	\$81,400	\$86,530	\$328,210	\$450,681	0.728
L-12-22-402-028	2857 FAIRGROVE CRESCENT	10/26/21	\$377,140	\$377,140	\$81,400	\$86,552	\$290,588	\$409,589	0.709
L-12-22-402-031	2811 FAIRGROVE CRESCENT	09/16/21	\$355,915	\$355,915	\$81,400	\$84,836	\$271,079	\$386,130	0.702
L-12-22-402-041	5788 WHISPERING SPRINGS DI	12/21/22	\$430,013	\$430,013	\$81,400	\$84,765	\$345,248	\$446,884	0.773
L-12-22-402-043	5776 WHISPERING SPRINGS DI	09/15/21	\$430,990	\$430,990	\$81,400	\$85,102	\$345,888	\$445,582	0.776
L-12-22-402-044	2849 WILLOW CT	02/28/22	\$412,140	\$412,140	\$81,400	\$88,101	\$324,039	\$454,843	0.712
L-12-22-402-046	2841 WILLOW CT	02/28/22	\$392,670	\$392,670	\$81,400	\$89,063	\$303,607	\$417,624	0.727
L-12-22-402-048	2831 WILLOW CT	01/31/22	\$409,985	\$409,985	\$81,400	\$87,585	\$322,400	\$450,681	0.715
L-12-22-402-049	2827 WILLOW CT	01/31/22	\$375,555	\$375,555	\$81,400	\$86,555	\$289,000	\$402,613	0.718
L-12-22-402-050	2823 WILLOW CT	02/10/22	\$397,815	\$397,815	\$81,400	\$86,555	\$311,260	\$433,589	0.718
L-12-22-402-051	2819 WILLOW CT	01/31/22	\$408,965	\$408,965	\$81,400	\$87,585	\$321,380	\$454,522	0.707
L-12-22-402-052	2813 WILLOW CT	02/25/22	\$425,215	\$425,215	\$81,400	\$87,413	\$337,802	\$446,082	0.757
L-12-22-402-053	2809 WILLOW CT	02/25/22	\$398,795	\$398,795	\$81,400	\$87,585	\$311,210	\$435,048	0.715
L-12-22-402-054	2805 WILLOW CT	02/24/22	\$414,305	\$414,305	\$81,400	\$87,585	\$326,720	\$440,352	0.742
L-12-22-402-055	2801 WILLOW CT	02/25/22	\$389,805	\$389,805	\$81,400	\$87,585	\$302,220	\$399,630	0.756
L-12-22-402-056	2795 WILLOW CT	03/21/22	\$414,065	\$414,065	\$81,400	\$87,585	\$326,480	\$446,082	0.732
L-12-22-402-057	2791 WILLOW CT	03/21/22	\$410,510	\$410,510	\$81,400	\$85,695	\$324,815	\$439,648	0.739
L-12-22-402-058	2787 WILLOW CT	03/25/22	\$406,865	\$406,865	\$81,400	\$86,555	\$320,310	\$435,048	0.736
Totals:			\$8,529,179	\$8,529,179			\$6,709,143	\$9,101,980	
							E.C.F. =>	0.737	
							Ave. E.C.F. =>	0.737	

REGENTS PARK REG

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-210-006	1365 REGENTS PARK CT	08/19/21	\$810,000	\$810,000	\$148,400	\$177,256	\$632,744	\$1,058,172	0.598

L-12-20-210-008	5092 ABINGDON CIR	06/30/21	\$650,000	\$650,000	\$148,400	\$165,549	\$484,451	\$816,241	0.594
L-12-20-210-011	5058 ABINGDON CIR	11/05/21	\$632,000	\$632,000	\$148,000	\$175,158	\$456,842	\$743,754	0.614
Totals: \$2,092,000 \$2,092,000									
							\$1,574,037	\$2,618,167	E.C.F. => 0.601
Ave. E.C.F. => 0.602									

ROLLING HILL ESTATES ROH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-110-017	7181 WAPITI WAY	08/18/21	\$455,000	\$455,000	\$92,700	\$99,573	\$355,427	\$547,185	0.650
L-12-32-110-025	7086 SUNCREST DR	06/14/21	\$430,000	\$430,000	\$92,700	\$132,710	\$297,290	\$545,282	0.545
Totals: \$885,000 \$885,000									
							\$652,717	\$1,092,467	E.C.F. => 0.597
Ave. E.C.F. => 0.597									

ROLLING MEADOW ROM

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-205-007	4101 ROLLING MEADOW LN	01/14/22	\$349,000	\$349,000	\$82,100	\$85,418	\$263,582	\$256,920	1.026
L-12-26-210-041	4177 ROLLING MEADOW LN	02/18/22	\$403,100	\$403,100	\$82,100	\$88,334	\$314,766	\$249,501	1.262
L-12-26-220-030	4108 LARK LN	08/18/22	\$442,500	\$442,500	\$82,100	\$89,019	\$353,481	\$263,341	1.342
Totals: \$1,194,600 \$1,194,600									
							\$931,829	\$769,762	E.C.F. => 1.211
Ave. E.C.F. => 1.210									

ROSEWOOD VILLAGE A & B ROV-A&B

PARCEL NUMBER	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-230-014	3079 PRIMROSE LN	04/08/21	\$215,000	\$215,000	\$48,200	\$48,200	\$166,800	\$230,773	0.723
L-12-26-230-032	3123 PRIMROSE LN	04/27/22	\$250,000	\$250,000	\$48,200	\$48,200	\$201,800	\$226,789	0.890
L-12-26-230-034	3109 PRIMROSE LN	09/08/21	\$226,000	\$226,000	\$48,200	\$48,200	\$177,800	\$208,973	0.851
L-12-26-230-053	3197 PRIMROSE LN	05/16/22	\$275,000	\$275,000	\$48,200	\$48,200	\$226,800	\$233,340	0.972
L-12-26-230-059	3191 PRIMROSE LN	08/25/21	\$228,600	\$228,600	\$48,200	\$48,200	\$180,400	\$232,904	0.775
L-12-26-230-065	3223 PRIMROSE LN	11/05/21	\$222,000	\$222,000	\$48,200	\$48,200	\$173,800	\$232,904	0.746
L-12-26-230-095	3324 PRIMROSE LN	03/01/22	\$256,500	\$256,500	\$48,200	\$48,200	\$208,300	\$233,576	0.892
L-12-26-230-099	6387 CONIFER DR	02/25/22	\$234,900	\$234,900	\$48,200	\$48,200	\$186,700	\$220,923	0.845
L-12-26-230-107	6383 CONIFER DR	04/09/21	\$215,000	\$215,000	\$48,200	\$48,200	\$166,800	\$234,395	0.712
L-12-26-230-124	3242 PRIMROSE LN	10/13/22	\$265,000	\$265,000	\$48,200	\$48,200	\$216,800	\$213,412	1.016
L-12-26-230-134	3176 PRIMROSE LN	06/01/21	\$219,000	\$219,000	\$48,200	\$48,200	\$170,800	\$229,334	0.745
L-12-26-230-140	3170 PRIMROSE LN	10/26/22	\$265,000	\$265,000	\$48,200	\$48,200	\$216,800	\$228,239	0.950
L-12-26-230-149	3188 PRIMROSE LN	04/26/22	\$267,000	\$267,000	\$48,200	\$48,200	\$218,800	\$230,643	0.949
L-12-26-230-165	3118 PRIMROSE LN	09/30/22	\$275,000	\$275,000	\$48,200	\$48,200	\$226,800	\$212,183	1.069
L-12-26-230-166	3130 PRIMROSE LN	07/27/22	\$265,000	\$265,000	\$48,200	\$48,200	\$216,800	\$212,183	1.022
L-12-26-230-170	3150 PRIMROSE LN	04/28/21	\$221,000	\$221,000	\$48,200	\$48,200	\$172,800	\$230,643	0.749
Totals: \$3,900,000 \$3,900,000									
							\$3,128,800	\$3,611,213	

E.C.F. => **0.866**
 Ave. E.C.F. => **0.869**

ROSEWOOD VILLAGE - C

ROV-C

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-230-013	3077 PRIMROSE LN	05/25/22	\$236,100	\$236,100	\$48,200	\$48,200	\$187,900	\$181,140	1.037
L-12-26-230-018	3089 PRIMROSE LN	09/28/21	\$215,000	\$215,000	\$48,200	\$48,200	\$166,800	\$175,491	0.950
L-12-26-230-031	3125 PRIMROSE LN	07/30/21	\$194,800	\$194,800	\$48,200	\$48,200	\$146,600	\$172,842	0.848
L-12-26-230-048	3139 PRIMROSE LN	08/03/22	\$256,000	\$256,000	\$48,200	\$48,200	\$207,800	\$174,134	1.193
L-12-26-230-049	3183 PRIMROSE LN	06/03/22	\$250,000	\$250,000	\$48,200	\$48,200	\$201,800	\$181,878	1.110
L-12-26-230-054	3195 PRIMROSE LN	06/18/21	\$185,000	\$185,000	\$48,200	\$48,200	\$136,800	\$181,878	0.752
L-12-26-230-060	3193 PRIMROSE LN	06/24/21	\$196,000	\$196,000	\$48,200	\$48,200	\$147,800	\$181,878	0.813
L-12-26-230-061	3209 PRIMROSE LN	03/01/23	\$265,000	\$265,000	\$48,200	\$48,200	\$216,800	\$186,812	1.161
L-12-26-230-067	3231 PRIMROSE LN	01/21/22	\$199,000	\$199,000	\$48,200	\$48,200	\$150,800	\$181,878	0.829
L-12-26-230-084	3348 PRIMROSE LN	08/01/22	\$240,500	\$240,500	\$48,200	\$48,200	\$192,300	\$181,878	1.057
L-12-26-230-085	3332 PRIMROSE LN	08/16/22	\$275,000	\$275,000	\$48,200	\$48,200	\$226,800	\$181,878	1.247
L-12-26-230-144	3184 PRIMROSE LN	02/25/22	\$216,500	\$216,500	\$48,200	\$48,200	\$168,300	\$179,610	0.937
L-12-26-230-156	3208 PRIMROSE LN	11/05/21	\$195,000	\$195,000	\$48,200	\$48,200	\$146,800	\$179,610	0.817
L-12-26-230-156	3208 PRIMROSE LN	08/02/22	\$242,500	\$242,500	\$48,200	\$48,200	\$194,300	\$179,610	1.082
L-12-26-230-174	3136 PRIMROSE LN	11/22/21	\$199,900	\$199,900	\$48,200	\$48,200	\$151,700	\$177,043	0.857
Totals:					\$3,366,300	\$3,366,300	\$2,643,300	\$2,697,562	
E.C.F. => 0.980									
Ave. E.C.F. => 0.979									

SALINE M & B

SSD

0% TO 60%										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-28-200-005	6464 S STATE ST	12/15/21	\$310,000	\$310,000	\$60,700	\$61,749	\$248,251	\$169,255	1.467	53
L-12-30-200-007	6380 N MAPLE RD	07/10/21	\$227,000	\$227,000	\$71,120	\$79,851	\$147,149	\$139,613	1.054	45
L-12-33-200-011	7290 FOSDICK RD	08/01/22	\$508,000	\$508,000	\$157,000	\$157,254	\$350,746	\$267,323	1.312	46
L-12-34-200-046	7425 WARNER RD	12/14/22	\$358,000	\$358,000	\$92,436	\$94,911	\$263,089	\$197,712	1.331	53
L-12-34-400-012	7700 PLATT RD	07/25/22	\$250,000	\$250,000	\$98,453	\$98,453	\$151,547	\$188,953	0.802	47
Totals:					\$1,653,000	\$1,653,000	\$1,160,782	\$962,856		
E.C.F. => 1.206										
Ave. E.C.F. => 1.193										

61% TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-27-325-002	117 GREEN HILLS DR	08/26/22	\$765,000	\$765,000	\$114,600	\$160,450	\$604,550	\$586,264	1.031	67
L-12-28-400-003	6584 WARNER RD	04/16/21	\$477,000	\$477,000	\$101,011	\$132,224	\$344,776	\$334,456	1.031	65
L-12-33-490-004	7858 WARNER RD	05/05/21	\$395,000	\$395,000	\$85,648	\$89,221	\$305,779	\$248,040	1.233	65
L-12-34-200-026	7248 S GREEN HILLS DR	09/13/22	\$527,000	\$527,000	\$106,254	\$139,766	\$387,234	\$373,179	1.038	68
L-12-34-200-045	7497 WARNER RD	08/26/21	\$375,000	\$375,000	\$85,800	\$90,294	\$284,706	\$218,155	1.305	61
L-12-34-400-014	7600 PLATT RD	09/30/22	\$373,000	\$373,000	\$59,549	\$70,115	\$302,885	\$254,825	1.189	68
Totals:					\$2,912,000	\$2,912,000	\$2,229,930	\$2,014,919		

E.C.F. => 1.107
 Ave. E.C.F. => 1.138

71% TO 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-33-410-004	7911 SPRUCE TREE CT	07/27/22	\$430,000	\$430,000	\$87,080	\$126,930	\$303,070	\$239,698	1.264	72
L-12-34-200-058	140 GINGER LN	09/15/22	\$748,000	\$748,000	\$78,414	\$92,963	\$655,037	\$757,823	0.864	79
		Totals:	\$1,178,000	\$1,178,000			\$958,107	\$997,521		
								E.C.F. =>	0.960	
								Ave. E.C.F. =>	1.064	

81% TO 90%

NO SALES: NO CHANGE

0.881

91% TO 100%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-33-400-031	7585 FOSDICK RD	07/16/21	\$725,000	\$725,000	\$96,200	\$116,476	\$608,524	\$706,839	0.861	92
		Totals:	\$725,000	\$725,000			\$608,524	\$706,839		
								E.C.F. =>	0.861	
								Ave. E.C.F. =>	0.861	

SAND CREEK

SAN

NO CHANGE DUE TO LACK OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-36-110-010	2048 OSPREY DR	12/19/22	\$625,000	\$625,000	\$109,340	\$131,447	\$493,553	\$562,848	0.877
		Totals:	\$625,000	\$625,000			\$493,553	\$562,848	
								E.C.F. =>	0.650
								Ave. E.C.F. =>	

SHA ESTATES

SHA

NO CHANGE DUE TO LACK OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-110-030	6160 VINEYARD AVE	11/12/21	\$515,000	\$515,000	\$105,700	\$117,547	\$397,453	\$569,824	0.698
		Totals:	\$515,000	\$515,000			\$397,453	\$569,824	
								E.C.F. =>	0.698
								Ave. E.C.F. =>	0.698

SILO RIDGE

SIL

0% TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-320-112	5554 HEARTHSTONE CT	09/21/21	\$460,000	\$460,000	\$78,600	\$89,703	\$370,297	\$264,808	1.398
L-12-20-321-058	1311 N SILO RIDGE DR	06/01/22	\$500,000	\$500,000	\$84,300	\$92,321	\$407,679	\$261,831	1.557
L-12-20-322-073	1374 N SILO RIDGE DR	04/30/21	\$360,000	\$360,000	\$78,600	\$86,885	\$273,115	\$222,862	1.225

L-12-20-322-077	1306 N SILO RIDGE DR	08/12/21	\$383,748	\$383,748	\$78,600	\$83,956	\$299,792	\$232,004	1.292
L-12-20-323-065	1405 N SILO RIDGE DR	07/26/22	\$450,000	\$450,000	\$78,600	\$84,398	\$365,602	\$231,986	1.576
L-12-20-324-106	5577 PEBBLE RIDGE CT	09/09/21	\$442,000	\$442,000	\$78,600	\$87,161	\$354,839	\$290,802	1.220
Totals: \$2,595,748 \$2,595,748									
\$2,071,324 \$1,504,294 E.C.F. => 1.377 Ave. E.C.F. => 1.378									

71% TO 100%									
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-323-094	1478 FIELDSTONE CT	10/04/22	\$490,000	\$490,000	\$78,600	\$85,783	\$404,217	\$319,399	1.266
L-12-20-400-009	5847 SILO RIDGE DR	03/18/22	\$642,000	\$642,000	\$142,865	\$180,477	\$461,523	\$390,097	1.183
Totals: \$1,132,000 \$1,132,000									
\$865,740 \$709,497 E.C.F. => 1.220 Ave. E.C.F. => 1.224									

SILVERLEAF & VILLAGE SIR

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-105-029	4137 PERSIMMON DR	04/30/21	\$455,000	\$455,000	\$71,900	\$85,009	\$369,991	\$532,086	0.695
L-12-13-120-002	4800 JASMINE CT	08/06/21	\$385,500	\$385,500	\$88,400	\$104,025	\$281,475	\$337,911	0.833
L-12-13-120-017	4728 AZALEA DR	07/19/21	\$344,900	\$344,900	\$88,400	\$96,103	\$248,797	\$349,564	0.712
L-12-13-130-026	4191 SILVERLEAF DR	05/02/22	\$365,000	\$365,000	\$88,400	\$93,143	\$271,857	\$300,730	0.904
L-12-13-135-031	4259 SILVERLEAF DR	10/29/21	\$387,000	\$387,000	\$88,400	\$99,748	\$287,252	\$370,953	0.774
L-12-13-135-032	4261 SILVERLEAF DR	05/02/22	\$435,000	\$435,000	\$88,400	\$92,991	\$342,009	\$468,532	0.730
L-12-13-135-040	4277 SILVERLEAF DR	07/08/21	\$379,900	\$379,900	\$88,400	\$95,564	\$284,336	\$370,641	0.767
L-12-13-143-085	4275 CHANDI CT	07/15/21	\$446,500	\$446,500	\$88,400	\$98,800	\$347,700	\$497,772	0.699
L-12-13-143-087	4291 CHANDI CT	10/01/21	\$512,000	\$512,000	\$88,400	\$102,320	\$409,680	\$566,352	0.723
L-12-13-143-103	4293 CHERRY BLOSSOM DR	03/09/23	\$530,000	\$530,000	\$88,400	\$107,072	\$422,928	\$551,765	0.767
L-12-13-145-151	4544 CHERRY BLOSSOM DR	05/09/22	\$441,000	\$441,000	\$88,400	\$113,500	\$327,500	\$454,618	0.720
L-12-13-145-152	4536 CHERRY BLOSSOM DR	06/14/22	\$500,000	\$500,000	\$88,400	\$93,947	\$406,053	\$458,725	0.885
L-12-13-145-161	4334 SILVERLEAF DR	08/29/22	\$520,000	\$520,000	\$88,400	\$102,523	\$417,477	\$546,597	0.764
Totals: \$5,701,800 \$5,701,800									
\$4,417,055 \$5,806,245 E.C.F. => 0.761 Ave. E.C.F. => 0.767									

91 - 100% NO SALES; NO CHANGE IN ECF									
0.700									

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-105-114	4324 LOHR RD	07/28/22	\$848,500	\$848,500	\$143,400	\$174,491	\$674,009	\$737,451	0.914
L-12-18-106-171	4484 BOULDER POND DR	05/12/22	\$700,000	\$700,000	\$143,400	\$153,844	\$546,156	\$580,920	0.940
L-12-18-106-188	4463 BOULDER POND DR	08/16/21	\$1,021,000	\$1,021,000	\$172,500	\$195,212	\$825,788	\$1,005,081	0.822
L-12-18-301-259	2040 STONEBRIDGE DR N	08/09/22	\$950,000	\$950,000	\$143,400	\$174,624	\$775,376	\$878,041	0.883
L-12-18-301-328	2064 BAY HILL CT	03/03/23	\$675,000	\$675,000	\$172,500	\$190,279	\$484,721	\$590,367	0.821
L-12-18-410-097	4770 LOHR RD	07/11/22	\$685,000	\$685,000	\$143,400	\$155,994	\$529,006	\$620,693	0.852
L-12-18-415-027	1698 INVERNESS CT	11/04/21	\$645,000	\$645,000	\$143,400	\$149,232	\$495,768	\$510,383	0.971

L-12-18-415-070	1727 STONEBRIDGE DR S	04/29/21	\$970,000	\$970,000	\$143,400	\$182,198	\$787,802	\$875,771	0.900
L-12-19-130-214	1853 PRAIRIE DUNES CT S	01/03/23	\$602,000	\$602,000	\$143,400	\$152,823	\$449,177	\$496,898	0.904
L-12-19-210-257	5289 PRAIRIE DUNES CT N	03/24/23	\$904,000	\$904,000	\$143,400	\$202,631	\$701,369	\$906,132	0.774
Totals:		\$8,000,500	\$8,000,500				\$6,269,172	\$7,201,737	
									E.C.F. => 0.871
									Ave. E.C.F. => 0.878

STONEBRIDGE/HIGHPOINTE

STH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-230-011	2471 WINGED FOOT CT	04/01/22	\$600,000	\$600,000	\$134,100	\$158,201	\$441,799	\$544,610	0.811
L-12-19-230-031	5408 PINNACLE CT	08/19/22	\$661,500	\$661,500	\$134,100	\$154,229	\$507,271	\$553,974	0.916
L-12-19-230-039	5301 PINNACLE CT	09/01/22	\$750,000	\$750,000	\$146,400	\$177,518	\$572,482	\$589,307	0.971
L-12-19-230-042	5273 PINNACLE CT	02/09/22	\$721,800	\$721,800	\$146,400	\$167,671	\$554,129	\$665,588	0.833
L-12-19-230-046	2373 QUAKER RIDGE DRIVE	06/24/22	\$775,000	\$775,000	\$146,400	\$173,691	\$601,309	\$712,161	0.844
L-12-19-230-082	5472 PINNACLE CT	05/11/21	\$700,000	\$700,000	\$134,100	\$157,998	\$542,002	\$666,979	0.813
Totals:			\$4,208,300	\$4,208,300			\$3,218,992	\$3,732,618	
							E.C.F. =>		0.862
							Ave. E.C.F. =>		0.865

STONEBRIDGE/ LINKS

STL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-301-315	4469 AUGUSTA CT	12/08/22	\$600,000	\$600,000	\$123,900	\$141,902	\$458,098	\$521,085	0.879
L-12-18-304-055	4823 SAWGRASS DR W	09/13/21	\$650,000	\$650,000	\$123,900	\$135,668	\$514,332	\$606,056	0.849
	Totals:		\$1,250,000	\$1,250,000			\$972,430	\$1,127,141	
								E.C.F. =>	0.863
								Ave. E.C.F. =>	0.864

STONEBRIDGE/LONE OAK

STO

NO CHANGE DUE TO LACK OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-450-023	4900 LONE OAK CT	08/10/21	\$400,000	\$400,000	\$83,700	\$83,700	\$316,300	\$288,549	1.096
		Totals:	\$400,000	\$400,000			\$316,300	\$288,549	E.C.F. =>
									1.135
								Ave. E.C.F. =>	

STONEBRIDGE PONDS

STP

Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4161 BOULDER PONI	06/18/21	\$409,900	\$409,900	\$85,000	\$85,000	\$324,900	\$346,242	0.938
4210 BOULDER PONI	07/29/21	\$400,000	\$400,000	\$85,000	\$85,000	\$315,000	\$343,655	0.917
Totals:		\$809,900	\$809,900			\$639,900	\$689,897	

E.C.F. => **0.928**
Ave. E.C.F. => **0.927**

THISTLE DOWN FARMS EAST-WEST

TD-EW

TWO-STORY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-33-305-009	7505 SECRETARIAT DR	04/07/22	\$661,500	\$661,500	\$160,500	\$186,505	\$474,995	\$696,943	0.682
L -12-33-305-026	7684 SECRETARIAT DR	08/23/21	\$1,210,000	\$1,210,000	\$160,500	\$195,359	\$1,014,641	\$1,558,676	0.651
L -12-33-305-032	7784 SECRETARIAT DR	06/25/21	\$629,000	\$629,000	\$160,500	\$167,196	\$461,804	\$717,015	0.644
L -12-33-305-041	7895 SECRETARIAT DR	05/27/22	\$790,000	\$790,000	\$160,500	\$192,135	\$597,865	\$764,464	0.782
L -12-33-305-046	7995 SECRETARIAT DR	08/27/21	\$689,000	\$689,000	\$160,500	\$173,208	\$515,792	\$785,865	0.656
L -12-33-305-065	838 REAL QUIET CT	09/22/21	\$1,020,000	\$1,020,000	\$160,500	\$178,445	\$841,555	\$1,312,229	0.641
L -12-33-305-070	7643 SECRETARIAT DR	03/30/23	\$832,000	\$832,000	\$160,500	\$177,428	\$654,572	\$936,257	0.699
Totals:			\$5,831,500	\$5,831,500			\$4,561,224	\$6,771,450	
									E.C.F. => 0.674
									Ave. E.C.F. => 0.679

UNIVERSITY PALISADES

UNP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-315-039	3838 FIELDCREST LN	04/20/22	\$434,000	\$434,000	\$84,100	\$92,967	\$341,033	\$341,643	0.998
L-12-12-320-063	3745 FIELDCREST LN	06/14/22	\$470,000	\$470,000	\$84,100	\$88,436	\$381,564	\$307,032	1.243
L-12-12-320-097	3750 PALISADES BLVD	07/01/22	\$446,000	\$446,000	\$84,100	\$88,873	\$357,127	\$392,243	0.910
L-12-12-320-101	3720 PALISADES BLVD	01/17/23	\$420,000	\$420,000	\$84,100	\$98,008	\$321,992	\$365,942	0.880
L-12-12-320-103	4542 PALISADES CT	07/19/22	\$420,000	\$420,000	\$84,100	\$94,169	\$325,831	\$373,332	0.873
L-12-12-320-104	4538 PALISADES CT	05/18/22	\$425,000	\$425,000	\$84,100	\$103,404	\$321,596	\$405,684	0.793
L-12-12-430-117	3789 PALISADES BLVD	06/04/21	\$375,000	\$375,000	\$84,100	\$93,321	\$281,679	\$358,508	0.786
L-12-12-433-011	3855 PALISADES BLVD	12/29/22	\$376,000	\$376,000	\$84,100	\$97,835	\$278,165	\$333,592	0.834
L-12-12-433-023	3979 LANCASTER CT	09/24/21	\$388,000	\$388,000	\$84,100	\$92,044	\$295,956	\$367,703	0.805
L-12-12-435-079	3859 CENTURY CT	10/05/22	\$380,000	\$380,000	\$84,100	\$90,187	\$289,813	\$288,325	1.005
L-12-12-435-090	3818 CENTURY CT	07/19/22	\$420,000	\$420,000	\$84,100	\$90,333	\$329,667	\$360,187	0.915
Totals:			\$4,554,000	\$4,554,000			\$3,524,423	\$3,894,189	
								E.C.F. =>	0.905
								Ave. E.C.F. =>	0.913

VALLEY RANCH

VAR

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-08-315-001	3787 SANTA FE TRL	06/08/22	\$412,000	\$412,000	\$85,300	\$85,300	\$326,700	\$333,485	0.980
L-12-08-315-021	3759 BRIDLE PASS CT	10/18/21	\$445,000	\$445,000	\$98,000	\$98,207	\$346,793	\$429,357	0.808
L-12-08-315-038	3803 BRIDLE PASS	08/11/21	\$449,000	\$449,000	\$98,000	\$99,297	\$349,703	\$428,993	0.815
Totals:			\$1,306,000	\$1,306,000			\$1,023,196	\$1,191,834	
								E.C.F. =>	0.859
								Ave. E.C.F. =>	0.868

WARNER CREEK

WAR

0 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-27-180-009	1278 HARWOOD CIR	09/26/22	\$330,000	\$330,000	\$78,700	\$82,330	\$247,670	\$179,541	1.379	62
L-12-27-180-019	6355 SAUK TRL	04/29/22	\$455,000	\$455,000	\$78,700	\$85,521	\$369,479	\$225,749	1.637	62
L-12-27-180-023	6411 SAUK TRL	06/08/21	\$332,500	\$332,500	\$78,700	\$87,358	\$245,142	\$200,709	1.221	62
L-12-27-185-012	1129 RATHFON CIR	11/12/21	\$335,000	\$335,000	\$78,700	\$89,374	\$245,626	\$210,262	1.168	60
L-12-27-185-023	1119 CUTLER CIR	06/25/21	\$335,000	\$335,000	\$78,700	\$84,124	\$250,876	\$191,439	1.310	58
L-12-27-185-024	1101 CUTLER CIR	08/30/22	\$375,000	\$375,000	\$78,700	\$83,468	\$291,532	\$205,684	1.417	57
L-12-27-190-001	6262 ROBISON LN	10/05/21	\$369,000	\$369,000	\$70,830	\$79,310	\$289,690	\$221,654	1.307	62
L-12-27-190-119	6460 ROBISON LN	06/10/21	\$405,000	\$405,000	\$78,700	\$95,130	\$309,870	\$327,634	0.946	66
L-12-27-411-146	851 HATFIELD CIR	10/15/21	\$369,000	\$369,000	\$78,700	\$81,043	\$287,957	\$243,523	1.182	65
L-12-27-412-079	1208 CODY CIR	06/08/21	\$370,000	\$370,000	\$78,700	\$84,304	\$285,696	\$194,504	1.469	64
L-12-27-412-099	6743 ROBISON LN	05/21/21	\$337,050	\$337,050	\$78,700	\$82,898	\$254,152	\$208,209	1.221	66
L-12-27-412-101	6759 ROBISON LN	11/01/22	\$250,000	\$250,000	\$78,700	\$83,640	\$166,360	\$200,635	0.829	65
L-12-27-414-173	1310 WARNER CREEK DR	09/13/22	\$383,000	\$383,000	\$78,700	\$81,824	\$301,176	\$271,342	1.110	67
L-12-27-414-187	1275 WEDGEWOOD CIR	04/22/22	\$455,000	\$455,000	\$78,700	\$84,128	\$370,872	\$235,861	1.572	67
L-12-27-414-189	1291 WEDGEWOOD CIR	01/26/23	\$385,000	\$385,000	\$78,700	\$81,824	\$303,176	\$200,166	1.515	67
L-12-27-415-201	1333 WARNER CREEK DR	11/22/21	\$369,900	\$369,900	\$78,700	\$81,824	\$288,076	\$223,419	1.289	67
L-12-27-415-201	1333 WARNER CREEK DR	02/15/23	\$390,000	\$390,000	\$78,700	\$81,824	\$308,176	\$223,419	1.379	67
L-12-27-416-244	6524 PENNSTONE CIR	10/27/22	\$450,000	\$450,000	\$78,700	\$82,357	\$367,643	\$313,915	1.171	66
L-12-27-417-211	1475 WEDGEWOOD DR	10/24/22	\$380,000	\$380,000	\$78,700	\$81,824	\$298,176	\$262,234	1.137	68
L-12-27-417-214	1443 WEDGEWOOD DR	08/03/21	\$398,000	\$398,000	\$78,700	\$84,609	\$313,391	\$301,556	1.039	69
Totals:			\$7,473,450	\$7,473,450			\$5,794,736	\$4,641,456		
E.C.F. => 1.248										
Ave. E.C.F. => 1.265										

71% TO 100%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-27-190-129	6310 ROBISON LN	09/22/22	\$355,000	\$355,000	\$70,830	\$79,054	\$275,946	\$216,373	1.275	71
L-12-27-415-200	1305 WARNER CREEK DR	03/25/22	\$357,500	\$357,500	\$78,700	\$88,302	\$269,198	\$260,896	1.032	73
L-12-27-418-218	1411 WEDGEWOOD DR	07/01/22	\$451,000	\$451,000	\$78,700	\$88,543	\$362,457	\$308,846	1.174	75
Totals:			\$1,163,500	\$1,163,500			\$907,601	\$786,115		
E.C.F. => 1.155										
Ave. E.C.F. => 1.160										

WASHTENAW CLUBVIEW/FARMVIEW

WAS

0% TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-108-010	4819 GRANDVIEW DR	12/08/22	\$300,630	\$300,630	\$68,400	\$83,946	\$216,684	\$147,876	1.465	47
L-12-12-180-022	3242 GOLFSIDE RD	02/10/22	\$326,400	\$326,400	\$68,400	\$76,002	\$250,398	\$199,849	1.253	45
L-12-12-181-003	3311 MAPLE DR	10/10/22	\$345,000	\$345,000	\$68,400	\$72,378	\$272,622	\$179,613	1.518	46
L-12-12-182-002	4824 GRANDVIEW DR	11/29/21	\$240,000	\$240,000	\$68,400	\$82,361	\$157,639	\$132,124	1.193	46
L-12-12-183-007	3302 HILLSIDE DR	08/20/21	\$295,000	\$295,000	\$68,400	\$71,434	\$223,566	\$139,677	1.601	48

L-12-12-185-001	3418 HILLSIDE DR	09/30/22	\$200,000	\$200,000	\$68,400	\$70,805	\$129,195	\$142,233	0.908	47
L-12-12-406-018	3624 MAPLE DR	10/07/21	\$224,500	\$224,500	\$68,400	\$72,237	\$152,263	\$172,369	0.883	47
L-12-12-408-016	3742 GOLFSIDE RD	05/11/22	\$328,000	\$328,000	\$68,400	\$76,031	\$251,969	\$137,591	1.831	47
Totals:			\$2,259,530	\$2,259,530			\$1,654,336	\$1,251,332	E.C.F. =>	1.322
										Ave. E.C.F. => 1.332

51% TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-106-010	4901 CLUB PL	07/07/22	\$320,000	\$320,000	\$68,400	\$76,636	\$243,364	\$156,093	1.559	52
L-12-12-108-001	4834 COLE BLVD	07/30/21	\$375,000	\$375,000	\$68,400	\$70,130	\$304,870	\$211,006	1.445	53
L-12-12-184-006	4795 PEARL ST	10/07/22	\$374,500	\$374,500	\$68,400	\$71,855	\$302,645	\$191,598	1.580	54
L-12-12-401-008	3568 GOLFSIDE RD	08/06/21	\$325,000	\$325,000	\$68,400	\$68,798	\$256,202	\$185,974	1.378	52
L-12-12-404-002	3517 CLOVERLAWN AVE	06/28/22	\$435,000	\$435,000	\$68,400	\$74,239	\$360,761	\$181,922	1.983	53
L-12-12-407-016	3640 OAK DR	09/19/22	\$335,000	\$335,000	\$68,400	\$72,067	\$262,933	\$145,219	1.811	51
L-12-12-426-007	3542 CLOVERLAWN AVE	02/11/22	\$353,000	\$353,000	\$68,400	\$72,176	\$280,824	\$160,272	1.752	53
L-12-12-427-002	3619 HELEN AVE	11/24/21	\$256,000	\$256,000	\$68,400	\$82,152	\$173,848	\$160,379	1.084	53
L-12-12-427-016	3704 CLOVERLAWN AVE	12/23/21	\$325,000	\$325,000	\$68,400	\$74,122	\$250,878	\$168,421	1.490	53
L-12-12-427-020	3630 CLOVERLAWN AVE	11/15/21	\$275,000	\$275,000	\$68,400	\$69,410	\$205,590	\$149,583	1.374	53
L-12-12-427-021	3616 CLOVERLAWN AVE	08/23/22	\$330,000	\$330,000	\$68,400	\$73,266	\$256,734	\$176,879	1.451	53
L-12-12-462-004	3845 BEECH DR	07/01/21	\$304,000	\$304,000	\$68,400	\$69,508	\$234,492	\$185,281	1.266	57
L-12-12-481-018	3942 HILLSIDE DR	11/22/22	\$340,000	\$340,000	\$68,400	\$72,769	\$267,231	\$169,521	1.576	54
L-12-12-481-022	3882 HILLSIDE DR	12/28/22	\$330,000	\$330,000	\$68,400	\$71,561	\$258,439	\$189,151	1.366	54
L-12-12-481-023	3868 HILLSIDE DR	08/19/22	\$342,500	\$342,500	\$68,400	\$74,173	\$268,327	\$163,782	1.638	54
L-12-12-482-014	3880 MAPLE DR	12/19/22	\$369,900	\$369,900	\$68,400	\$74,108	\$295,792	\$163,472	1.809	52
Totals:			\$5,389,900	\$5,389,900			\$4,222,930	\$2,758,553	E.C.F. =>	1.531
										Ave. E.C.F. => 1.535

61% TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-109-005	3187 MAPLE DR	06/08/22	\$401,000	\$401,000	\$68,400	\$77,691	\$323,309	\$214,838	1.505	68
L-12-12-407-002	3635 MAPLE DR	07/07/22	\$422,000	\$422,000	\$68,400	\$85,190	\$336,810	\$199,027	1.692	68
L-12-12-408-025	3701 OAK DR	02/21/23	\$387,000	\$387,000	\$68,400	\$72,383	\$314,617	\$238,880	1.317	70
L-12-12-428-018	3789 BEECH DR	07/29/21	\$236,900	\$236,900	\$68,400	\$72,576	\$164,324	\$181,774	0.904	62
L-12-12-428-018	3789 BEECH DR	12/16/22	\$290,000	\$290,000	\$68,400	\$72,576	\$217,424	\$181,774	1.196	62
L-12-12-429-002	3516 BEECH DR	07/19/21	\$270,000	\$270,000	\$68,400	\$70,638	\$199,362	\$192,657	1.035	63
L-12-12-484-025	3848 GOLFSIDE RD	07/15/21	\$275,000	\$275,000	\$68,400	\$85,362	\$189,638	\$189,656	1.000	62
Totals:			\$2,281,900	\$2,281,900			\$1,745,484	\$1,398,607	E.C.F. =>	1.248
										Ave. E.C.F. => 1.236

71% TO 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-428-009	3645 BEECH DR	07/01/22	\$340,000	\$340,000	\$68,400	\$80,510	\$259,490	\$220,402	1.177	73
Totals:			\$340,000	\$340,000			\$259,490	\$220,402	E.C.F. =>	1.177
										Ave. E.C.F. => 1.177

81% TO 90%

1.163

91% TO 100%

1.100

NO SALES: NO CHANGE

WASHTENAW HTS & TOWNLINE

WAT

0% TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-01-376-038	4526 CENTRAL BLVD	05/06/21	\$285,000	\$285,000	\$59,800	\$66,344	\$218,656	\$148,540	1.472	47
L-12-01-430-012	2580 FOSTER AVE	07/07/22	\$377,500	\$377,500	\$59,800	\$68,366	\$309,134	\$168,570	1.834	47
L-12-01-431-015	2554 DEAKE AVE	03/25/22	\$400,000	\$400,000	\$59,800	\$66,636	\$333,364	\$145,817	2.286	47
L-12-01-432-019	2542 TORREY AVE	09/29/21	\$112,500	\$112,500	\$59,800	\$59,800	\$52,700	\$82,509	0.639	47
L-12-01-432-027	2512 TORREY AVE	01/20/23	\$260,000	\$260,000	\$59,800	\$63,535	\$196,465	\$166,292	1.181	47
L-12-01-460-010	2621 FOSTER AVE	08/22/22	\$299,900	\$299,900	\$53,820	\$56,877	\$243,023	\$154,254	1.575	50
L-12-01-461-016	2833 DEAKE AVE	11/23/21	\$305,000	\$305,000	\$59,800	\$63,465	\$241,535	\$147,323	1.639	49
L-12-01-462-004	2673 TORREY AVE	08/09/21	\$215,000	\$215,000	\$59,800	\$65,032	\$149,968	\$167,189	0.897	49
L-12-01-463-008	2709 HAWKS AVE	05/27/22	\$407,601	\$407,601	\$59,800	\$67,817	\$339,784	\$171,140	1.985	45
L-12-01-463-021	2891 HAWKS AVE	03/31/23	\$355,000	\$355,000	\$56,810	\$61,651	\$293,349	\$138,434	2.119	48
L-12-01-463-032	2756 TORREY AVE	08/03/22	\$365,000	\$365,000	\$59,800	\$65,434	\$299,566	\$160,345	1.868	49
L-12-01-463-040	2636 TORREY AVE	12/10/21	\$310,000	\$310,000	\$59,800	\$66,196	\$243,804	\$152,336	1.600	49
Totals:		\$3,692,501	\$3,692,501			\$2,921,348	\$1,802,750			
E.C.F. => 1.620										
Ave. E.C.F. => 1.591										

51% TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-01-430-014	2560 FOSTER AVE	08/16/21	\$315,000	\$315,000	\$59,800	\$65,655	\$249,345	\$151,263	1.648	52
L-12-01-460-014	2701 FOSTER AVE	10/15/21	\$295,000	\$295,000	\$53,820	\$58,616	\$236,384	\$138,463	1.707	51
L-12-01-460-025	2899 FOSTER AVE	07/22/22	\$295,000	\$295,000	\$53,820	\$57,194	\$237,806	\$150,153	1.584	54
L-12-01-462-018	4617 PACKARD RD	03/30/22	\$425,501	\$425,501	\$56,810	\$60,122	\$365,379	\$194,302	1.880	51
L-12-01-462-041	2663 TORREY AVE	09/13/22	\$315,000	\$315,000	\$59,800	\$66,859	\$248,141	\$193,194	1.284	60
L-12-01-463-020	2883 HAWKS AVE	02/16/23	\$406,000	\$406,000	\$59,800	\$63,889	\$342,111	\$191,037	1.791	58
Totals:		\$2,051,501	\$2,051,501			\$1,679,166	\$1,018,412			
E.C.F. => 1.649										
Ave. E.C.F. => 1.649										

61% TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-01-462-028	2770 DEAKE AVE	02/17/23	\$328,250	\$328,250	\$59,800	\$64,631	\$263,619	\$190,410	1.384	66
L-12-01-463-038	2664 TORREY AVE	08/12/21	\$322,000	\$322,000	\$59,800	\$67,056	\$254,944	\$195,891	1.301	68
Totals:		\$650,250	\$650,250			\$518,563	\$386,301			
E.C.F. => 1.342										
Ave. E.C.F. => 1.343										

71% TO 80%

1.350

81% TO 90%

1.300

91% TO 100%

1.200

NO SALES: NO CHANGE

WATERWAYS

WAW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-205-015	5471 WATERFIELD CT	07/11/22	\$615,000	\$615,000	\$128,200	\$142,162	\$472,838	\$581,317	0.813
L-12-20-205-052	4701 WILDFLOWER CT	06/14/21	\$645,000	\$645,000	\$128,200	\$150,785	\$494,215	\$673,357	0.734
L-12-20-205-057	4774 WILDFLOWER CT	07/14/22	\$549,900	\$549,900	\$128,200	\$144,697	\$405,203	\$487,890	0.831
L-12-20-205-073	1478 WEST GREENFIELD CT	06/10/22	\$630,000	\$630,000	\$128,200	\$138,667	\$491,333	\$524,244	0.937
L-12-20-205-077	1365 EAST GREENFIELD CT	05/06/22	\$685,000	\$685,000	\$128,200	\$159,374	\$525,626	\$605,498	0.868
L-12-20-205-083	1260 WATERWAYS DR	07/16/21	\$693,500	\$693,500	\$128,200	\$146,138	\$547,362	\$728,902	0.751
Totals:			\$3,818,400	\$3,818,400			\$2,936,577	\$3,601,209	
E.C.F. => 0.815									
Ave. E.C.F. => 0.822									

WEATHERSTONE

WEA

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-105-001	1637 COBURN DR	07/25/22	\$255,000	\$255,000	\$53,000	\$53,000	\$202,000	\$178,460	1.132
L-12-07-105-007	1651 COBURN DR	05/25/22	\$255,000	\$255,000	\$53,000	\$53,000	\$202,000	\$179,549	1.125
L-12-07-105-011	1659 COBURN DR	04/12/22	\$320,000	\$320,000	\$53,000	\$53,000	\$267,000	\$198,698	1.344
L-12-07-105-016	1679 COBURN DR	03/30/23	\$300,000	\$300,000	\$53,000	\$53,554	\$246,446	\$221,531	1.112
L-12-07-105-024	1725 COBURN CT	05/17/22	\$348,500	\$348,500	\$53,000	\$53,000	\$295,500	\$212,568	1.390
L-12-07-105-034	1747 COBURN CT	01/31/22	\$254,900	\$254,900	\$53,000	\$53,000	\$201,900	\$175,105	1.153
L-12-07-105-040	1712 COBURN CT	05/23/22	\$260,000	\$260,000	\$53,000	\$53,000	\$207,000	\$158,176	1.309
L-12-07-105-041	1708 COBURN CT	01/28/22	\$253,000	\$253,000	\$53,000	\$53,000	\$200,000	\$161,260	1.240
L-12-07-105-044	1702 COBURN CT	03/31/23	\$350,000	\$350,000	\$53,000	\$53,619	\$296,381	\$208,041	1.425
L-12-07-105-056	1620 LONG MEADOW TRL	08/25/22	\$250,000	\$250,000	\$53,000	\$53,000	\$197,000	\$156,798	1.256
L-12-07-105-090	1663 WEATHERSTONE DR	10/13/21	\$233,500	\$233,500	\$53,000	\$53,000	\$180,500	\$146,172	1.235
L-12-07-105-093	1665 WEATHERSTONE DR	08/30/22	\$265,000	\$265,000	\$53,000	\$53,000	\$212,000	\$181,052	1.171
L-12-07-105-096	1675 WEATHERSTONE DR	05/28/21	\$266,000	\$266,000	\$53,000	\$53,000	\$213,000	\$172,393	1.236
L-12-07-105-103	1676 WEATHERSTONE DR	06/30/21	\$222,000	\$222,000	\$53,000	\$53,000	\$169,000	\$150,589	1.122
L-12-07-105-116	1583 OAKFIELD DR	06/27/22	\$215,000	\$215,000	\$53,000	\$53,000	\$162,000	\$139,458	1.162
L-12-07-105-118	1587 OAKFIELD DR	03/01/22	\$250,000	\$250,000	\$53,000	\$53,000	\$197,000	\$140,491	1.402
L-12-07-105-120	1573 OAKFIELD DR	05/02/22	\$218,000	\$218,000	\$53,000	\$53,000	\$165,000	\$138,112	1.195
L-12-07-105-127	1565 OAKFIELD DR	10/05/22	\$240,000	\$240,000	\$53,000	\$53,000	\$187,000	\$153,093	1.221
L-12-07-105-133	1559 OAKFIELD DR	10/24/22	\$245,000	\$245,000	\$53,000	\$53,000	\$192,000	\$155,521	1.235
L-12-07-105-149	1695 WEATHERSTONE DR	06/18/21	\$265,000	\$265,000	\$53,000	\$53,000	\$212,000	\$174,643	1.214
L-12-07-105-166	1725 WEATHERSTONE DR	06/21/22	\$255,000	\$255,000	\$53,000	\$53,000	\$202,000	\$169,394	1.192
L-12-07-105-169	1726 WEATHERSTONE DR	06/07/21	\$275,000	\$275,000	\$53,000	\$53,000	\$222,000	\$196,859	1.128
L-12-07-105-171	1734 WEATHERSTONE DR	06/09/21	\$260,000	\$260,000	\$53,000	\$53,000	\$207,000	\$170,484	1.214
L-12-07-105-172	1736 WEATHERSTONE DR	06/17/22	\$270,000	\$270,000	\$53,000	\$53,000	\$217,000	\$175,575	1.236
L-12-07-105-177	1760 WEATHERSTONE DR	05/09/22	\$255,000	\$255,000	\$53,000	\$53,000	\$202,000	\$173,159	1.167
L-12-07-105-179	1768 WEATHERSTONE DR	12/15/22	\$249,900	\$249,900	\$53,000	\$53,000	\$196,900	\$164,199	1.199
L-12-07-105-181	1764 WEATHERSTONE DR	04/20/22	\$269,000	\$269,000	\$53,000	\$53,000	\$216,000	\$174,552	1.237
L-12-07-105-189	1753 WEATHERSTONE DR	01/07/22	\$255,000	\$255,000	\$53,000	\$53,000	\$202,000	\$178,989	1.129

WELLESLEY GARDENS

WEC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-23-360-006	5776 HAMPSHIRE LN	06/01/21	\$237,000	\$237,000	\$50,300	\$50,300	\$186,700	\$242,204	0.771
L-12-23-360-026	5724 HAMPSHIRE LN	09/13/21	\$244,900	\$244,900	\$50,300	\$50,994	\$193,906	\$233,804	0.829
L-12-23-360-039	5692 HAMPSHIRE LN	06/24/22	\$260,000	\$260,000	\$50,300	\$50,994	\$209,006	\$261,332	0.800
L-12-23-360-047	5700 HAMPSHIRE LN	11/30/22	\$242,000	\$242,000	\$50,300	\$50,994	\$191,006	\$233,426	0.818
L-12-23-360-053	5658 HAMPSHIRE LN	04/18/22	\$247,250	\$247,250	\$50,300	\$50,994	\$196,256	\$234,140	0.838
L-12-23-360-054	5656 HAMPSHIRE LN	08/27/21	\$239,000	\$239,000	\$50,300	\$50,300	\$188,700	\$221,885	0.850
L-12-23-360-073	5723 HAMPSHIRE LN	03/16/22	\$256,000	\$256,000	\$50,300	\$50,300	\$205,700	\$261,663	0.786
L-12-23-360-083	5743 HAMPSHIRE LN	08/05/21	\$230,000	\$230,000	\$50,300	\$50,994	\$179,006	\$233,426	0.767
L-12-23-360-084	5745 HAMPSHIRE LN	11/02/22	\$240,000	\$240,000	\$50,300	\$50,300	\$189,700	\$246,531	0.769
L-12-23-360-103	5738 WELLESLEY LN	11/17/21	\$235,000	\$235,000	\$50,300	\$50,300	\$184,700	\$236,341	0.781
L-12-23-360-116	5706 WELLESLEY LN	01/31/22	\$232,000	\$232,000	\$50,300	\$50,994	\$181,006	\$236,011	0.767
L-12-23-360-137	5653 HAMPSHIRE LN	02/22/22	\$245,000	\$245,000	\$50,300	\$50,994	\$194,006	\$235,401	0.824
L-12-23-360-147	5609 HAMPSHIRE LN	11/14/22	\$250,000	\$250,000	\$50,300	\$50,994	\$199,006	\$263,240	0.756
L-12-23-360-150	5615 HAMPSHIRE LN	06/17/21	\$245,500	\$245,500	\$50,300	\$50,300	\$195,200	\$256,324	0.762
L-12-23-360-154	5559 HAMPSHIRE LN	03/01/23	\$265,000	\$265,000	\$50,300	\$50,994	\$214,006	\$264,177	0.810
L-12-23-360-173	5576 HAMPSHIRE LN	09/16/22	\$248,000	\$248,000	\$50,300	\$50,994	\$197,006	\$262,378	0.751
L-12-23-360-184	3404 ENDSLEIGH LN	09/21/22	\$259,000	\$259,000	\$50,300	\$50,994	\$208,006	\$241,453	0.861
L-12-23-360-188	3412 ENDSLEIGH LN	04/22/22	\$270,000	\$270,000	\$50,300	\$50,994	\$219,006	\$257,130	0.852
L-12-23-360-192	3356 ENDSLEIGH LN	03/04/22	\$256,000	\$256,000	\$50,300	\$50,300	\$205,700	\$259,838	0.792
L-12-23-360-197	3366 ENDSLEIGH LN	04/22/22	\$265,000	\$265,000	\$50,300	\$50,300	\$214,700	\$262,128	0.819
L-12-23-360-203	3378 ENDSLEIGH LN	07/25/22	\$270,000	\$270,000	\$50,300	\$50,300	\$219,700	\$250,406	0.877
Totals:			\$5,236,650	\$5,236,650			\$4,172,022	\$5,193,236	
									E.C.F. => 0.803
									Ave. E.C.F. => 0.804

WILLOW POND

WIP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-24-382-015	4112 PLUM RIDGE DR	04/02/21	\$349,900	\$349,900	\$75,700	\$82,120	\$267,780	\$405,300	0.661
L-12-24-382-017	4088 PLUM RIDGE DR	11/01/21	\$372,000	\$372,000	\$75,700	\$86,384	\$285,616	\$374,980	0.762
Totals:			\$721,900	\$721,900			\$553,396	\$780,279	E.C.F. =>
									0.709
								Ave. E.C.F. =>	0.711

WOODSIDE MEADOWS

WOM

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-16-405-001	1913 ADDINGTON LN	04/19/22	\$253,000	\$253,000	\$51,100	\$51,100	\$201,900	\$191,685	1.053
L-12-16-405-007	1865 ADDINGTON LN	04/15/22	\$255,000	\$255,000	\$51,100	\$51,563	\$203,437	\$196,378	1.036
L-12-16-405-060	1465 ADDINGTON LN	03/07/22	\$288,000	\$288,000	\$51,100	\$51,100	\$236,900	\$245,695	0.964
L-12-16-405-067	1385 ADDINGTON LN	01/27/23	\$230,000	\$230,000	\$51,100	\$51,569	\$178,431	\$191,208	0.933
L-12-16-405-076	1384 ADDINGTON LN	08/26/21	\$226,000	\$226,000	\$51,100	\$51,100	\$174,900	\$192,030	0.911
L-12-16-405-086	1281 ADDINGTON LN	07/15/21	\$236,500	\$236,500	\$51,100	\$51,100	\$185,400	\$191,200	0.970
L-12-16-405-101	1145 ADDINGTON LN	07/22/22	\$271,000	\$271,000	\$51,100	\$51,100	\$219,900	\$192,030	1.145
L-12-16-405-131	943 ADDINGTON LN	01/20/22	\$237,500	\$237,500	\$51,100	\$51,100	\$186,400	\$191,200	0.975
L-12-16-405-137	895 ADDINGTON LN	06/06/22	\$231,000	\$231,000	\$51,100	\$51,569	\$179,431	\$190,772	0.941
L-12-16-405-140	879 ADDINGTON LN	11/28/22	\$289,900	\$289,900	\$51,100	\$51,100	\$238,800	\$244,128	0.978
L-12-16-405-160	687 ADDINGTON LN	04/01/22	\$327,500	\$327,500	\$51,100	\$51,100	\$276,400	\$244,522	1.130
L-12-16-405-162	647 ADDINGTON LN	07/11/22	\$275,000	\$275,000	\$51,100	\$51,581	\$223,419	\$191,602	1.166
L-12-16-405-164	631 ADDINGTON LN	10/04/21	\$240,000	\$240,000	\$51,100	\$51,677	\$188,323	\$193,822	0.972
L-12-16-405-173	543 ADDINGTON LN	05/31/22	\$265,000	\$265,000	\$51,100	\$51,100	\$213,900	\$214,924	0.995
L-12-16-405-174	535 ADDINGTON LN	08/05/22	\$263,000	\$263,000	\$51,100	\$51,677	\$211,323	\$193,822	1.090
L-12-16-405-180	495 ADDINGTON LN	09/12/22	\$290,000	\$290,000	\$51,100	\$51,100	\$238,900	\$249,328	0.958
Totals:			\$4,178,400	\$4,178,400			\$3,357,764	\$3,314,346	
									E.C.F. => 1.013
									Ave. E.C.F. => 1.014