

ANN ARBOR SCHOOLS M & B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-02-480-006	2673 GROSS RD	3/27/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,732	43.09	\$218,103	'AAS		ANN ARBOR SCHOOLS M & B
L -12-07-200-008	2485 WATERS RD	11/8/2024	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$10,484	9.57	\$22,906	'AAS		ANN ARBOR SCHOOLS M & B
L -12-07-400-013	3890 LOHR RD	5/16/2024	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$25,800	23.45	\$59,800	'AAS		ANN ARBOR SCHOOLS M & B
L -12-13-300-018	4545 CARPENTER RD	9/29/2023	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$128,500	15.12	\$273,275	'AAS	L -12-13-300-019	ANN ARBOR SCHOOLS M & B
L -12-13-300-018	4545 CARPENTER RD	12/13/2024	\$975,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$975,000	\$140,309	14.39	\$273,275	'AAS	L -12-13-300-019	ANN ARBOR SCHOOLS M & B
L -12-13-300-019	4533 CARPENTER RD	9/29/2023	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$238,800	28.09	\$420,021	'AAS	L -12-13-300-018	ANN ARBOR SCHOOLS M & B
L -12-13-300-019	4533 CARPENTER RD	12/13/2024	\$975,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$975,000	\$263,861	27.06	\$420,021	'AAS	L -12-13-300-018	ANN ARBOR SCHOOLS M & B
L -12-13-300-035	4599 CARPENTER RD	12/13/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,475	27.65	\$82,950	'AAS		ANN ARBOR SCHOOLS M & B
L -12-15-195-007	4326 PLATT RD	7/24/2024	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$80,266	28.67	\$186,540	'AAS		ANN ARBOR SCHOOLS M & B
L -12-15-195-009	4370 PLATT RD	6/26/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,111	39.63	\$179,416	'AAS		ANN ARBOR SCHOOLS M & B
L -12-23-200-007	3150 E MORGAN RD	2/24/2025	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$555,027	47.24	\$1,166,904	'AAS		ANN ARBOR SCHOOLS M & B
L -12-23-300-026	TEXTILE RD	11/15/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$22,300	37.17	\$66,100	'AAS		ANN ARBOR SCHOOLS M & B
L -12-23-300-026	TEXTILE RD	11/20/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,300	26.24	\$66,100	'AAS		ANN ARBOR SCHOOLS M & B
L -12-25-200-021	6211 CARPENTER RD	2/20/2024	\$272,050	WD	03-ARM'S LENGTH	\$272,050	\$156,000	57.34	\$282,440	'AAS		ANN ARBOR SCHOOLS M & B
L -12-25-200-033	6473 CARPENTER RD	11/15/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$339,693	56.62	\$636,872	'AAS		ANN ARBOR SCHOOLS M & B
L -12-25-200-033	6473 CARPENTER RD	4/11/2024	\$499,900	SD	10-FORECLOSURE	\$499,900	\$339,693	67.95	\$636,872	'AAS		ANN ARBOR SCHOOLS M & B
L -12-25-300-003	6505 CARPENTER RD	10/21/2024	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$174,141	39.44	\$336,207	'AAS		ANN ARBOR SCHOOLS M & B
L -12-26-100-003	3800 TEXTILE RD	5/10/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,600	44.77	\$297,578	'AAS		ANN ARBOR SCHOOLS M & B
L -12-26-100-006	3760 TEXTILE RD	7/26/2023	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$181,800	58.65	\$400,506	'AAS		ANN ARBOR SCHOOLS M & B
L -12-26-100-017	TEXTILE RD	9/23/2024	\$2,048,750	CD	03-ARM'S LENGTH	\$2,048,750	\$662,805	32.35	\$1,325,610	'AAS		ANN ARBOR SCHOOLS M & B
L -12-26-100-019	3872 TEXTILE RD	4/14/2023	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$29,400	7.35	\$58,590	'AAS	L -12-26-100-020, L -12-26-100-021	ANN ARBOR SCHOOLS M & B
L -12-26-100-020	6050 CARPENTER RD	4/14/2023	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$188,900	47.23	\$462,818	'AAS	L -12-26-100-019, L -12-26-100-021	ANN ARBOR SCHOOLS M & B
L -12-26-100-021	3850 TEXTILE RD	4/14/2023	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$39,800	9.95	\$58,590	'AAS	L -12-26-100-019, L -12-26-100-020	ANN ARBOR SCHOOLS M & B
Totals:			\$11,766,700			\$11,766,700	\$3,971,797		\$7,931,494			
								Sale. Ratio =>	33.75			
								Std. Dev. =>	17.04			

ANN ARBOR ISLAND PARCELS

NO SALES



ARBOR RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-13-401-009	4562 CHRISTINA DR	8/2/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$161,432	45.47	\$389,440	'AR-1		AR1-ARBOR RIDGE
L -12-13-401-009	4562 CHRISTINA DR	11/25/2024	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$161,432	37.81	\$389,440	'AR-1		AR1-ARBOR RIDGE
L -12-13-401-021	4936 MATTHEW CT	10/31/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$161,253	41.35	\$395,088	'AR-1		AR1-ARBOR RIDGE
L -12-13-401-052	4579 CONNOR CT	2/7/2024	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$149,700	38.78	\$413,397	'AR-1		AR1-ARBOR RIDGE
Totals:			\$1,558,000			\$1,558,000	\$633,817		\$1,587,365			
								Sale. Ratio =>	40.68			
								Std. Dev. =>	3.42			



WOODLANDS OF ARBOR RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-13-305-001	4336 CLOVERLANE DR	11/15/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$180,842	39.75	\$398,249	'AR-2		AR2-WOODLANDS OF ARBOR RIDGE
L -12-13-305-019	4236 CLOVERLANE DR	5/3/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$179,600	43.80	\$437,059	'AR-2		AR2-WOODLANDS OF ARBOR RIDGE
L -12-13-305-047	4249 CLOVERLANE DR	6/1/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,800	41.81	\$424,507	'AR-2		AR2-WOODLANDS OF ARBOR RIDGE
Totals:			\$1,295,000			\$1,295,000	\$540,242		\$1,259,815			
								Sale. Ratio =>	41.72			
								Std. Dev. =>	2.03			



ARBOR RIDGE CROSSING

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-13-307-063	4264 LILAC LANE	6/14/2024	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$264,717	42.02	\$591,356	'AR-3		AR3-CROSSINGS OF ARBOR RIDGE
L -12-13-308-111	4182 MONTITH DR	12/30/2024	\$602,250	WD	03-ARM'S LENGTH	\$602,250	\$245,773	40.81	\$553,378	'AR-3		AR3-CROSSINGS OF ARBOR RIDGE
Totals:			\$1,232,250			\$1,232,250	\$510,490		\$1,144,734			
								Sale. Ratio =>	41.43			
								Std. Dev. =>	0.86			



ARBOR CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-06-310-029	2955 MYSTIC DR	10/3/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$253,422	39.91	\$596,091	'ARC		ARBOR CREEK
L -12-06-310-036	2400 ROCKPORT CT	9/15/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$233,600	43.26	\$557,763	'ARC		ARBOR CREEK
L -12-06-310-046	2400 MARQUIS CT	9/5/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$230,300	38.38	\$587,746	'ARC		ARBOR CREEK
L -12-06-310-064	2770 MYSTIC DR	4/6/2023	\$650,034	WD	03-ARM'S LENGTH	\$650,034	\$263,100	40.47	\$632,786	'ARC		ARBOR CREEK
L -12-06-310-068	2690 CHATEAU CT	8/14/2023	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$247,800	40.16	\$602,114	'ARC		ARBOR CREEK
L -12-06-310-109	2281 GEMSTONE CT	5/30/2023	\$497,500	WD	03-ARM'S LENGTH	\$497,500	\$248,400	49.93	\$619,298	'ARC		ARBOR CREEK
L -12-06-310-147	2278 BOULDER RIDGE B	7/30/2024	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$316,506	46.82	\$668,202	'ARC		ARBOR CREEK
L -12-06-310-152	2616 ROCK RIDGE CT	3/28/2025	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$307,812	44.61	\$678,935	'ARC		ARBOR CREEK
L -12-06-310-155	2601 MYSTIC DR	11/10/2023	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$263,700	41.86	\$626,369	'ARC		ARBOR CREEK
L -12-06-310-169	2352 SPRING RIDGE CT	3/21/2025	\$657,000	WD	03-ARM'S LENGTH	\$657,000	\$260,111	39.59	\$574,340	'ARC		ARBOR CREEK
L -12-06-310-169	2352 SPRING RIDGE CT	10/31/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$244,200	48.36	\$574,340	'ARC		ARBOR CREEK
Totals:			\$6,697,534			\$6,697,534	\$2,868,951		\$6,717,984			
								Sale. Ratio =>	42.84			
								Std. Dev. =>	3.90			



ARBOR FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-240-022	4251 ROLLING MEADOW	11/4/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$240,729	45.42	\$521,566	'ARF		ARBOR FARMS
L -12-26-240-023	4242 INGLEWOOD DR	6/25/2024	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$254,628	48.41	\$547,367	'ARF		ARBOR FARMS
L -12-26-240-031	6444 HAWTHORNE AVE	8/11/2023	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$262,300	48.13	\$622,350	'ARF		ARBOR FARMS
L -12-26-240-035	6372 HAWTHORNE AVE	8/29/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$235,775	44.07	\$525,486	'ARF		ARBOR FARMS
L -12-26-240-037	6336 HAWTHORNE AVE	9/24/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,981	47.87	\$519,165	'ARF		ARBOR FARMS
L -12-26-240-069	4328 ROLLING MEADOW	4/19/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$248,500	46.89	\$588,336	'ARF		ARBOR FARMS
L -12-26-240-072	4318 ROLLING MEADOW	7/29/2024	\$539,999	WD	03-ARM'S LENGTH	\$539,999	\$244,094	45.20	\$528,809	'ARF		ARBOR FARMS
L -12-26-240-073	4314 ROLLING MEADOW	5/5/2023	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$229,900	38.97	\$563,577	'ARF		ARBOR FARMS
Totals:			\$4,290,999			\$4,290,999	\$1,952,907		\$4,416,656			
								Sale. Ratio =>	45.51			
								Std. Dev. =>	3.11			



ARBOR HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-12-226-001	4198 PACKARD RD 1	7/29/2024	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$56,656	38.81	\$142,667	'ARH		ARBOR HEIGHTS
L -12-12-226-019	4218 PACKARD RD 1	2/22/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,000	38.46	\$139,936	'ARH		ARBOR HEIGHTS
L -12-12-226-021	4214 PACKARD RD 1	5/17/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,900	33.24	\$96,840	'ARH		ARBOR HEIGHTS
L -12-12-226-033	4214 PACKARD RD 5	11/2/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,200	37.45	\$115,690	'ARH		ARBOR HEIGHTS
Totals:			\$491,000			\$491,000	\$182,756		\$495,133			
								Sale. Ratio =>	37.22			
								Std. Dev. =>	2.57			



ARBOR OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-305-001	3215 ROSLYN DR	8/29/2024	\$600,140	WD	25-PARTIAL CONSTRUCTION	\$600,140	\$54,650	9.11	\$622,452	'AROAK		ARBOR OAKS
L -12-26-305-002	3229 ROSLYN DR	7/23/2024	\$689,990	WD	25-PARTIAL CONSTRUCTION	\$689,990	\$327,967	47.53	\$655,282	'AROAK		ARBOR OAKS
L -12-26-305-003	3243 ROSLYN DR	11/25/2024	\$460,740	WD	25-PARTIAL CONSTRUCTION	\$460,740	\$54,650	11.86	\$433,880	'AROAK		ARBOR OAKS
L -12-26-305-006	3285 ROSLYN DR	4/15/2024	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$241,035	46.44	\$522,261	'AROAK		ARBOR OAKS
L -12-26-305-019	3467 ROSLYN DR	7/11/2023	\$538,775	WD	25-PARTIAL CONSTRUCTION	\$538,775	\$22,500	4.18	\$546,932	'AROAK		ARBOR OAKS
L -12-26-305-020	3478 ROSLYN DR	8/4/2023	\$563,415	WD	25-PARTIAL CONSTRUCTION	\$563,415	\$22,500	3.99	\$588,099	'AROAK		ARBOR OAKS
L -12-26-305-021	3462 ROSLYN DR	7/20/2023	\$602,720	WD	25-PARTIAL CONSTRUCTION	\$602,720	\$22,500	3.73	\$618,320	'AROAK		ARBOR OAKS
L -12-26-305-040	3506 COLT DR	9/19/2023	\$592,340	WD	25-PARTIAL CONSTRUCTION	\$592,340	\$22,500	3.80	\$636,195	'AROAK		ARBOR OAKS
L -12-26-305-041	3492 COLT DR	10/26/2023	\$596,340	WD	25-PARTIAL CONSTRUCTION	\$596,340	\$22,500	3.77	\$612,784	'AROAK		ARBOR OAKS
L -12-26-305-042	3476 COLT DR	10/29/2024	\$499,290	WD	25-PARTIAL CONSTRUCTION	\$499,290	\$54,650	10.95	\$539,249	'AROAK		ARBOR OAKS
L -12-26-305-044	3452 COLT DR	10/10/2023	\$495,365	WD	25-PARTIAL CONSTRUCTION	\$495,365	\$22,500	4.54	\$555,949	'AROAK		ARBOR OAKS
L -12-26-305-046	3548 COLT DR	5/17/2023	\$575,000	WD	25-PARTIAL CONSTRUCTION	\$575,000	\$125,400	21.81	\$585,401	'AROAK		ARBOR OAKS
L -12-26-305-048	3576 COLT DR	9/7/2023	\$508,365	WD	25-PARTIAL CONSTRUCTION	\$508,365	\$22,500	4.43	\$495,176	'AROAK		ARBOR OAKS
L -12-26-305-049	3509 COLT DR	8/24/2023	\$469,390	WD	25-PARTIAL CONSTRUCTION	\$469,390	\$22,500	4.79	\$500,745	'AROAK		ARBOR OAKS
L -12-26-305-050	3604 COLT DR	11/28/2023	\$456,875	WD	25-PARTIAL CONSTRUCTION	\$456,875	\$22,500	4.92	\$481,365	'AROAK		ARBOR OAKS
L -12-26-305-051	3618 COLT DR	8/6/2024	\$499,990	WD	25-PARTIAL CONSTRUCTION	\$499,990	\$134,205	26.84	\$497,236	'AROAK		ARBOR OAKS
L -12-26-305-052	3632 COLT DR	12/22/2023	\$473,740	WD	25-PARTIAL CONSTRUCTION	\$473,740	\$22,500	4.75	\$471,385	'AROAK		ARBOR OAKS
L -12-26-305-053	3646 COLT DR	9/30/2024	\$560,925	WD	25-PARTIAL CONSTRUCTION	\$560,925	\$54,650	9.74	\$563,591	'AROAK		ARBOR OAKS
L -12-26-305-054	3660 COLT DR	5/23/2024	\$474,240	WD	25-PARTIAL CONSTRUCTION	\$474,240	\$54,650	11.52	\$539,195	'AROAK		ARBOR OAKS
L -12-26-305-055	3674 COLT DR	10/15/2024	\$653,490	WD	25-PARTIAL CONSTRUCTION	\$653,490	\$54,650	8.36	\$626,715	'AROAK		ARBOR OAKS
L -12-26-305-056	3688 COLT DR	9/17/2024	\$625,965	WD	25-PARTIAL CONSTRUCTION	\$625,965	\$54,650	8.73	\$655,007	'AROAK		ARBOR OAKS
L -12-26-305-057	3702 COLT DR	7/30/2024	\$525,990	WD	25-PARTIAL CONSTRUCTION	\$525,990	\$135,625	25.78	\$506,620	'AROAK		ARBOR OAKS
L -12-26-305-058	3716 COLT DR	12/19/2023	\$563,140	WD	25-PARTIAL CONSTRUCTION	\$563,140	\$22,500	4.00	\$535,548	'AROAK		ARBOR OAKS
L -12-26-305-059	3730 COLT DR	8/28/2024	\$528,990	WD	25-PARTIAL CONSTRUCTION	\$528,990	\$132,449	25.04	\$489,398	'AROAK		ARBOR OAKS
L -12-26-305-060	3744 COLT DR	10/9/2024	\$555,440	WD	25-PARTIAL CONSTRUCTION	\$555,440	\$54,650	9.84	\$572,558	'AROAK		ARBOR OAKS
L -12-26-305-061	3758 COLT DR	8/28/2024	\$632,835	WD	25-PARTIAL CONSTRUCTION	\$632,835	\$54,650	8.64	\$613,318	'AROAK		ARBOR OAKS
L -12-26-305-062	3772 COLT DR	11/16/2023	\$618,840	WD	25-PARTIAL CONSTRUCTION	\$618,840	\$22,500	3.64	\$664,543	'AROAK		ARBOR OAKS
L -12-26-305-063	3786 COLT DR	11/13/2023	\$624,365	WD	25-PARTIAL CONSTRUCTION	\$624,365	\$22,500	3.60	\$609,088	'AROAK		ARBOR OAKS
L -12-26-305-064	3800 COLT DR	12/20/2023	\$532,840	PTA	25-PARTIAL CONSTRUCTION	\$532,840	\$22,500	4.22	\$546,852	'AROAK		ARBOR OAKS
L -12-26-305-065	3785 COLT DR	2/27/2024	\$536,115	WD	25-PARTIAL CONSTRUCTION	\$536,115	\$22,500	4.20	\$549,020	'AROAK		ARBOR OAKS

L -12-26-305-066	3771 COLT DR	5/17/2024	\$568,365	WD	25-PARTIAL CONSTRUCTION	\$568,365	\$92,099	16.20	\$575,965	'AROAK	ARBOR OAKS
L -12-26-305-067	3757 COLT DR	10/25/2023	\$643,915	WD	25-PARTIAL CONSTRUCTION	\$643,915	\$22,500	3.49	\$642,859	'AROAK	ARBOR OAKS
L -12-26-305-068	3743 COLT DR	11/16/2023	\$667,165	WD	25-PARTIAL CONSTRUCTION	\$667,165	\$22,500	3.37	\$669,938	'AROAK	ARBOR OAKS
L -12-26-305-069	3729 COLT DR	4/11/2024	\$643,765	WD	25-PARTIAL CONSTRUCTION	\$643,765	\$149,012	23.15	\$650,534	'AROAK	ARBOR OAKS
L -12-26-305-070	6579 FOOTHILL DR	4/12/2024	\$566,740	WD	25-PARTIAL CONSTRUCTION	\$566,740	\$149,685	26.41	\$635,947	'AROAK	ARBOR OAKS
L -12-26-305-071	6565 FOOTHILL DR	1/29/2024	\$575,240	WD	03-ARM'S LENGTH	\$575,240	\$22,500	3.91	\$623,377	'AROAK	ARBOR OAKS
L -12-26-305-072	6551 FOOTHILL DR	5/22/2023	\$510,965	WD	25-PARTIAL CONSTRUCTION	\$510,965	\$22,500	4.40	\$594,363	'AROAK	ARBOR OAKS
L -12-26-305-073	6537 FOOTHILL DR	7/7/2023	\$685,640	WD	25-PARTIAL CONSTRUCTION	\$685,640	\$22,500	3.28	\$689,000	'AROAK	ARBOR OAKS
L -12-26-305-074	6523 FOOTHILL DR	8/8/2023	\$501,360	WD	25-PARTIAL CONSTRUCTION	\$501,360	\$22,500	4.49	\$547,065	'AROAK	ARBOR OAKS
L -12-26-305-078	6556 FOOTHILL DR	10/3/2023	\$505,690	WD	25-PARTIAL CONSTRUCTION	\$505,690	\$22,500	4.45	\$547,986	'AROAK	ARBOR OAKS
L -12-26-305-080	3687 COLT DR	7/30/2024	\$578,215	WD	25-PARTIAL CONSTRUCTION	\$578,215	\$54,650	9.45	\$612,778	'AROAK	ARBOR OAKS
L -12-26-305-081	3673 COLT DR	9/11/2024	\$615,915	WD	25-PARTIAL CONSTRUCTION	\$615,915	\$54,650	8.87	\$680,873	'AROAK	ARBOR OAKS
L -12-26-305-082	3659 COLT DR	5/22/2024	\$560,240	WD	25-PARTIAL CONSTRUCTION	\$560,240	\$54,650	9.75	\$643,188	'AROAK	ARBOR OAKS
L -12-26-305-083	3645 COLT DR	8/27/2024	\$690,390	WD	25-PARTIAL CONSTRUCTION	\$690,390	\$54,650	7.92	\$682,949	'AROAK	ARBOR OAKS
L -12-26-305-084	3631 COLT DR	5/23/2024	\$635,515	WD	25-PARTIAL CONSTRUCTION	\$635,515	\$54,650	8.60	\$614,172	'AROAK	ARBOR OAKS
L -12-26-305-085	3617 COLT DR	3/25/2024	\$660,945	WD	25-PARTIAL CONSTRUCTION	\$660,945	\$22,500	3.40	\$694,787	'AROAK	ARBOR OAKS
L -12-26-305-086	3603 COLT DR	10/3/2023	\$475,465	WD	25-PARTIAL CONSTRUCTION	\$475,465	\$22,500	4.73	\$518,601	'AROAK	ARBOR OAKS
L -12-26-305-087	3589 COLT DR	5/23/2023	\$591,220	WD	25-PARTIAL CONSTRUCTION	\$591,220	\$22,500	3.81	\$654,841	'AROAK	ARBOR OAKS
Totals:			\$27,251,400			\$27,251,400	\$2,815,077		\$28,113,387		
								Sale. Ratio =>	10.33		
								Std. Dev. =>	10.33		



ARBOR WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-12-120-008	3124 HAWKS AVE	11/15/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,350	36.93	\$324,808	'ARW		ARBOR WOODS
L -12-12-120-033	3080 FENVIEW DR	6/5/2024	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$137,804	34.37	\$325,778	'ARW		ARBOR WOODS
L -12-12-120-036	3122 FENVIEW DR	7/25/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$184,539	35.83	\$438,277	'ARW		ARBOR WOODS
L -12-12-120-045	3065 FENVIEW DR	8/8/2024	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$214,012	37.88	\$570,913	'ARW		ARBOR WOODS
L -12-12-121-074	4695 CARTER PL	5/2/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,300	38.33	\$415,685	'ARW		ARBOR WOODS
L -12-12-121-095	4585 PEARL CT	5/3/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$163,900	35.63	\$470,691	'ARW		ARBOR WOODS
L -12-12-121-114	4687 PEARL ST	8/24/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$148,700	40.19	\$430,032	'ARW		ARBOR WOODS
L -12-12-230-134	4450 BLOSSOM HILL TRI	3/22/2024	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$204,300	39.14	\$548,136	'ARW		ARBOR WOODS
L -12-12-230-144	4362 BLOSSOM HILL TRI	8/31/2023	\$420,000	CD	11-FROM LENDING INSTITUTION EX	\$420,000	\$194,400	46.29	\$528,960	'ARW		ARBOR WOODS
L -12-12-230-150	4375 BLOSSOM HILL TRI	11/22/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$207,218	43.17	\$481,762	'ARW		ARBOR WOODS
L -12-12-230-168	4418 CENTER VALLEY DI	3/24/2025	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$285,531	43.93	\$705,664	'ARW		ARBOR WOODS
L -12-12-230-174	4262 KNOLLCREST DR	7/7/2023	\$451,500	WD	03-ARM'S LENGTH	\$451,500	\$178,600	39.56	\$481,978	'ARW		ARBOR WOODS
L -12-12-230-175	4291 CENTER VALLEY DI	9/21/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$143,600	35.11	\$387,732	'ARW		ARBOR WOODS
L -12-12-230-221	4471 KNOLLCREST DR	3/3/2025	\$450,500	WD	03-ARM'S LENGTH	\$450,500	\$179,078	39.75	\$449,896	'ARW		ARBOR WOODS
Totals:			\$6,474,000			\$6,474,000	\$2,535,332		\$6,560,312			
								Sale. Ratio =>	39.16			
								Std. Dev. =>	3.52			

ASHFORD VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-24-415-013	5920 COTTONWOOD DF	9/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,511	41.67	\$397,727	'ASH		ASHFORD VILLAGE
L -12-24-415-017	5850 COTTONWOOD DF	10/19/2023	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$167,700	42.67	\$400,367	'ASH		ASHFORD VILLAGE
L -12-24-420-163	4545 SYCAMORE DR	6/23/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$198,900	41.87	\$456,534	'ASH		ASHFORD VILLAGE
L -12-24-425-207	4686 SYCAMORE DR	1/17/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$193,463	44.47	\$412,726	'ASH		ASHFORD VILLAGE
L -12-24-430-183	5705 AMBER WAY	1/18/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$177,000	39.33	\$419,311	'ASH		ASHFORD VILLAGE
L -12-24-440-078	5841 SUNRISE DR	10/3/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,800	42.81	\$438,164	'ASH		ASHFORD VILLAGE
L -12-24-445-105	5777 SOUTH ASHFORD'	5/17/2023	\$426,000	WD	09-FAMILY/RELATED ENTITY	\$426,000	\$162,000	38.03	\$397,433	'ASH		ASHFORD VILLAGE
L -12-24-445-149	4928 NORTH ASHFORD'	3/28/2025	\$240,000	WD	33-TO BE DETERMINED	\$240,000	\$163,014	67.92	\$347,637	'ASH		ASHFORD VILLAGE
L -12-24-460-227	4717 SYCAMORE DR	10/4/2024	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$184,911	47.17	\$396,412	'ASH		ASHFORD VILLAGE
L -12-24-460-235	4839 SYCAMORE DR	9/12/2024	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$209,886	40.21	\$446,949	'ASH		ASHFORD VILLAGE
L -12-24-460-240	4937 SYCAMORE DR	10/23/2023	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$183,000	43.94	\$456,527	'ASH		ASHFORD VILLAGE
L -12-24-465-278	4800 WILLINGHAM CT	5/23/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$190,700	41.91	\$482,496	'ASH		ASHFORD VILLAGE
L -12-24-465-281	4770 WILLINGHAM CT	11/20/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$179,600	47.89	\$424,618	'ASH		ASHFORD VILLAGE
L -12-24-470-292	4872 WINDANCER	6/5/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$229,112	47.73	\$489,797	'ASH		ASHFORD VILLAGE
L -12-24-470-295	5848 ST MARTIN CT	5/19/2023	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$193,800	47.50	\$444,518	'ASH		ASHFORD VILLAGE
L -12-24-470-307	5731 TIFFANY CT	10/23/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$242,339	53.26	\$511,254	'ASH		ASHFORD VILLAGE
L -12-24-470-315	4898 WINDANCER	11/15/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$214,019	45.54	\$482,458	'ASH		ASHFORD VILLAGE
Totals:			\$7,262,500			\$7,262,500	\$3,256,755		\$7,404,928			
								Sale. Ratio =>	44.84			
								Std. Dev. =>	6.90			

BLUE HERON POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-235-032	3015 ORINOCO LN	6/4/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$114,112	42.11	\$258,155	'BHP		BLUE HERON POINTE
L -12-26-235-033	3013 ORINOCO LN	5/23/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,640	49.65	\$275,583	'BHP		BLUE HERON POINTE
L -12-26-235-061	6327 BRANT LN	4/5/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$113,200	43.54	\$275,583	'BHP		BLUE HERON POINTE
L -12-26-235-063	6323 BRANT LN	4/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,640	41.94	\$275,583	'BHP		BLUE HERON POINTE
L -12-26-235-068	6308 HARLEQUIN LN	6/28/2024	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$121,640	42.09	\$275,583	'BHP		BLUE HERON POINTE
L -12-26-235-104	3158 TORRENT LN	4/14/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$108,800	41.69	\$264,166	'BHP		BLUE HERON POINTE
L -12-26-235-108	3159 WIGEON LN	7/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,443	45.35	\$277,486	'BHP		BLUE HERON POINTE
L -12-26-235-109	3157 WIGEON LN	8/11/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,400	46.16	\$280,788	'BHP		BLUE HERON POINTE
L -12-26-235-114	6389 SCOTER LN	12/22/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,900	40.68	\$277,486	'BHP		BLUE HERON POINTE
L -12-26-235-121	6367 SCOTER LN	7/29/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,266	45.87	\$269,433	'BHP		BLUE HERON POINTE
L -12-26-235-122	6365 SCOTER LN	12/4/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,300	40.11	\$278,004	'BHP		BLUE HERON POINTE
Totals:			\$2,961,000			\$2,961,000	\$1,286,341		\$3,007,850			
								Sale. Ratio =>	43.44			
								Std. Dev. =>	2.88			

BOULDER RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-06-305-014	2793 GREEN VALLEY DR	7/11/2023	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$244,800	45.08	\$602,747	'BOR		BOULDER RIDGE
L -12-06-305-023	2780 SILVER SPRING DR	7/1/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$204,506	35.88	\$452,169	'BOR		BOULDER RIDGE
L -12-06-305-062	3059 GREEN VALLEY DR	3/19/2024	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$226,300	37.53	\$564,842	'BOR		BOULDER RIDGE
L -12-06-305-084	3030 SILVER SPRING DR	12/12/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$195,882	38.41	\$430,595	'BOR		BOULDER RIDGE
L -12-06-305-101	2831 ASPEN RIDGE DR	8/21/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$214,451	35.74	\$478,245	'BOR		BOULDER RIDGE
L -12-06-305-107	2735 ASPEN RIDGE DR	6/21/2023	\$542,100	WD	03-ARM'S LENGTH	\$542,100	\$212,000	39.11	\$546,849	'BOR		BOULDER RIDGE
L -12-06-305-137	2872 ASPEN RIDGE DR	5/2/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$249,031	43.69	\$555,348	'BOR		BOULDER RIDGE
Totals:			\$3,938,100			\$3,938,100	\$1,546,970		\$3,630,795			
								Sale. Ratio =>	39.28			
								Std. Dev. =>	3.67			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-06-305-002	2909 GREEN VALLEY DR	12/19/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$207,085	36.01	\$444,312	'BOR-S		BOULDER RIDGE
L -12-06-305-002	2909 GREEN VALLEY DR	8/14/2024	\$390,000	WD	08-ESTATE	\$390,000	\$207,085	53.10	\$444,312	'BOR-S		BOULDER RIDGE
L -12-06-305-071	3060 GREEN VALLEY DR	5/19/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$182,200	37.96	\$392,567	'BOR-S		BOULDER RIDGE
L -12-06-305-116	2166 SPRING RIDGE DR	6/9/2023	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$170,900	41.84	\$377,033	'BOR-S		BOULDER RIDGE
Totals:			\$1,853,500			\$1,853,500	\$767,270		\$1,658,224			
								Sale. Ratio =>	41.40			
								Std. Dev. =>	7.64			

BRIAR HILL/BURNHAM/DEERFIELD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-402-013	1683 BRIAR RIDGE DR	11/4/2024	\$495,000	OTH	03-ARM'S LENGTH	\$495,000	\$182,553	36.88	\$396,003	'BRB		BRIAR HILL
L -12-07-403-068	1816 HIGH POINTE LN	4/26/2024	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$323,710	40.72	\$729,803	'BRB		BRIAR HILL
L -12-07-403-070	1803 HIGH POINTE LN	7/21/2023	\$572,500	WD	03-ARM'S LENGTH	\$572,500	\$219,000	38.25	\$557,924	'BRB		BRIAR HILL
L -12-07-405-043	3592 GREAT FALLS CIR	8/19/2024	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$296,919	57.21	\$659,918	'BRB		BRIAR HILL
L -12-07-407-095	3711 CRYSTAL LAKE LN	4/5/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$263,936	46.30	\$582,054	'BRB		BRIAR HILL
L -12-07-407-099	3759 CRYSTAL LAKE LN	3/18/2025	\$717,500	WD	03-ARM'S LENGTH	\$717,500	\$343,616	47.89	\$778,089	'BRB		BRIAR HILL
L -12-07-407-101	3820 BRIAR PKWY	5/8/2023	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$264,800	46.29	\$661,558	'BRB		BRIAR HILL
L -12-07-408-158	3861 LAKE POINTE LN	2/27/2025	\$705,500	PTA	33-TO BE DETERMINED	\$705,500	\$385,914	54.70	\$863,154	'BRB		BRIAR HILL
L -12-07-408-176	3867 LAKE POINTE LN	2/21/2025	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$327,652	44.88	\$728,505	'BRB		BRIAR HILL
L -12-07-408-177	3875 LAKE POINTE LN	6/26/2024	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$327,017	42.20	\$760,477	'BRB		BRIAR HILL
L -12-07-410-005	3565 BURNHAM RD	1/6/2025	\$577,000	WD	03-ARM'S LENGTH	\$577,000	\$241,603	41.87	\$553,577	'BRB		BURNHAM WOODS
L -12-07-410-011	3483 BURNHAM RD	7/19/2023	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$210,200	30.03	\$700,645	'BRB		BURNHAM WOODS
L -12-07-410-015	3560 BURNHAM RD	8/25/2023	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$224,500	40.09	\$579,267	'BRB		BURNHAM WOODS
L -12-07-420-001	3976 DEER GLEN	3/14/2025	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$293,147	39.61	\$688,542	'BRB		DEERFIELD
Totals:			\$9,028,500			\$9,028,500	\$3,904,567		\$9,239,516			
								Sale. Ratio =>	43.25			
								Std. Dev. =>	7.03			



BEMIS RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-32-301-012	7821 BISCAYNE WAY	5/12/2023	\$685,307	WD	25-PARTIAL CONSTRUCTION	\$685,307	\$89,000	12.99	\$731,990	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-013	7835 BISCAYNE WAY	11/27/2024	\$634,869	WD	03-ARM'S LENGTH	\$634,869	\$59,400	9.36	\$610,950	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-014	1297 JUSTINE WAY	9/8/2023	\$938,189	WD	25-PARTIAL CONSTRUCTION	\$938,189	\$25,000	2.66	\$860,248	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-016	1273 JUSTINE WAY	8/11/2023	\$504,589	WD	25-PARTIAL CONSTRUCTION	\$504,589	\$38,800	7.69	\$546,840	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-017	1257 JUSTINE WAY	6/23/2023	\$525,900	WD	25-PARTIAL CONSTRUCTION	\$525,900	\$69,400	13.20	\$542,310	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-019	1231 JUSTINE WAY	5/19/2023	\$741,204	WD	25-PARTIAL CONSTRUCTION	\$741,204	\$88,000	11.87	\$752,970	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-019	1231 JUSTINE WAY	8/28/2023	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$88,000	11.21	\$752,970	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-020	1217 JUSTINE WAY	6/16/2023	\$598,685	WD	25-PARTIAL CONSTRUCTION	\$598,685	\$74,900	12.51	\$610,012	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-021	1201 JUSTINE WAY	5/24/2023	\$565,712	WD	25-PARTIAL CONSTRUCTION	\$565,712	\$73,800	13.05	\$593,446	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-022	7847 BEMIS RIDGE	1/29/2024	\$737,487	WD	25-PARTIAL CONSTRUCTION	\$737,487	\$25,000	3.39	\$731,837	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-023	7865 BEMIS RIDGE	8/4/2023	\$648,933	WD	25-PARTIAL CONSTRUCTION	\$648,933	\$84,100	12.96	\$695,164	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-026	7915 BEMIS RIDGE	10/6/2023	\$604,197	WD	25-PARTIAL CONSTRUCTION	\$604,197	\$25,000	4.14	\$664,458	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-029	7965 BEMIS RIDGE	6/28/2023	\$733,206	WD	25-PARTIAL CONSTRUCTION	\$733,206	\$90,100	12.29	\$702,680	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-030	7983 BEMIS RIDGE	5/1/2023	\$537,701	WD	25-PARTIAL CONSTRUCTION	\$537,701	\$75,500	14.04	\$605,496	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-031	7980 BEMIS RIDGE	2/1/2024	\$550,500	WD	25-PARTIAL CONSTRUCTION	\$550,500	\$25,000	4.54	\$543,341	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-033	7946 BEMIS RIDGE	4/28/2023	\$503,307	WD	25-PARTIAL CONSTRUCTION	\$503,307	\$80,700	16.03	\$611,258	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-034	7951 BISCAYNE WAY	5/3/2024	\$696,525	WD	25-PARTIAL CONSTRUCTION	\$696,525	\$225,901	32.43	\$705,204	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-035	7937 BISCAYNE WAY	12/15/2023	\$498,355	WD	25-PARTIAL CONSTRUCTION	\$498,355	\$25,000	5.02	\$550,150	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-036	1264 ROBERT WAY	9/15/2023	\$591,452	WD	25-PARTIAL CONSTRUCTION	\$591,452	\$41,200	6.97	\$615,278	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-037	1258 ROBERT WAY	11/21/2023	\$638,910	WD	25-PARTIAL CONSTRUCTION	\$638,910	\$25,000	3.91	\$703,614	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-038	1250 ROBERT WAY	6/21/2024	\$646,410	WD	25-PARTIAL CONSTRUCTION	\$646,410	\$102,322	15.83	\$714,378	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-040	1245 ROBERT WAY	7/19/2024	\$627,710	WD	25-PARTIAL CONSTRUCTION	\$627,710	\$75,117	11.97	\$608,490	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-041	1253 ROBERT WAY	11/15/2024	\$648,962	WD	25-PARTIAL CONSTRUCTION	\$648,962	\$59,400	9.15	\$634,689	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-044	1275 ROBERT WAY	4/10/2024	\$561,953	WD	25-PARTIAL CONSTRUCTION	\$561,953	\$105,344	18.75	\$565,074	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-045	1283 ROBERT WAY	2/20/2025	\$604,750	WD	25-PARTIAL CONSTRUCTION	\$604,750	\$59,400	9.82	\$362,514	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-047	7901 BISCAYNE WAY	3/11/2024	\$722,019	WD	25-PARTIAL CONSTRUCTION	\$722,019	\$25,000	3.46	\$699,799	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-048	7879 BISCAYNE WAY	6/26/2024	\$561,791	WD	25-PARTIAL CONSTRUCTION	\$561,791	\$59,400	10.57	\$579,318	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-049	7857 BISCAYNE WAY	1/31/2024	\$567,915	WD	25-PARTIAL CONSTRUCTION	\$567,915	\$25,000	4.40	\$603,225	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-050	1294 JUSTINE WAY	11/29/2023	\$685,624	WD	25-PARTIAL CONSTRUCTION	\$685,624	\$25,000	3.65	\$684,631	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-052	1274 JUSTINE WAY	4/4/2023	\$616,600	WD	25-PARTIAL CONSTRUCTION	\$616,600	\$79,900	12.96	\$660,525	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-053	1260 JUSTINE WAY	1/3/2024	\$580,685	WD	25-PARTIAL CONSTRUCTION	\$580,685	\$25,000	4.31	\$654,696	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-054	1252 JUSTINE WAY	12/20/2023	\$665,578	WD	25-PARTIAL CONSTRUCTION	\$665,578	\$25,000	3.76	\$684,956	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-055	1240 JUSTINE WAY	5/16/2024	\$544,999	WD	03-ARM'S LENGTH	\$544,999	\$241,747	44.36	\$551,319	'BRDG		BEMIS RIDGE ESTATES
L -12-32-301-055	1240 JUSTINE WAY	8/9/2023	\$516,934	WD	25-PARTIAL CONSTRUCTION	\$516,934	\$54,400	10.52	\$551,319	'BRDG		BEMIS RIDGE ESTATES
Totals:			\$21,271,958			\$21,271,958	\$2,290,831		\$21,685,149			
							Sale. Ratio =>	10.77				
							Std. Dev. =>	8.36				



BRIDGEFIELD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-23-210-020	3069 ROSEFIELD DR	7/1/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$209,562	42.34	\$436,813	'BRE		BRIDGEFIELD ESTATES
L -12-23-210-022	3093 ROSEFIELD DR	9/4/2024	\$436,500	CD	03-ARM'S LENGTH	\$436,500	\$245,405	56.22	\$514,890	'BRE		BRIDGEFIELD ESTATES
L -12-23-210-022	3093 ROSEFIELD DR	1/11/2024	\$340,417	SD	10-FORECLOSURE	\$340,417	\$213,300	62.66	\$514,890	'BRE		BRIDGEFIELD ESTATES
L -12-23-210-038	3188 CRIMSON CT	8/25/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$202,200	43.96	\$490,295	'BRE		BRIDGEFIELD ESTATES
L -12-23-210-058	5325 FALLING LEAF DR	5/19/2023	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$190,800	39.14	\$486,327	'BRE		BRIDGEFIELD ESTATES
Totals:			\$2,219,417			\$2,219,417	\$1,061,267		\$2,443,215			
								Sale. Ratio =>	47.82			
								Std. Dev. =>	10.07			



BELLA VISTA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-314-005	2389 FORTUNA WAY	7/11/2023	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$272,900	38.99	\$652,932	'BVE		BELLA VISTA ESTATES
L -12-07-314-040	3665 BELLA VISTA DRIVE	10/25/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$305,946	42.20	\$651,819	'BVE		BELLA VISTA ESTATES
L -12-07-314-041	3655 BELLA VISTA DRIVE	4/17/2024	\$719,900	WD	03-ARM'S LENGTH	\$719,900	\$297,051	41.26	\$626,935	'BVE		BELLA VISTA ESTATES
Totals:			\$2,144,900			\$2,144,900	\$875,897		\$1,931,686			
								Sale. Ratio =>	40.84			
								Std. Dev. =>	1.65			



BROOKVIEW HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-30-210-041	2290 WINDMILL WAY	10/18/2023	\$637,000	WD	03-ARM'S LENGTH	\$637,000	\$250,500	39.32	\$617,389	'BVH		BROOKVIEW HIGHLANDS
L -12-30-210-042	2254 WINDMILL WAY	11/28/2023	\$620,000	WD	33-TO BE DETERMINED	\$620,000	\$279,600	45.10	\$713,934	'BVH		BROOKVIEW HIGHLANDS
L -12-30-215-043	2253 WINDMILL WAY	5/10/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$277,200	38.23	\$703,533	'BVH		BROOKVIEW HIGHLANDS
L -12-30-215-117	6465 BROOKVIEW DR	4/12/2023	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$378,600	44.28	\$962,465	'BVH		BROOKVIEW HIGHLANDS
Totals:			\$2,837,000			\$2,837,000	\$1,185,900		\$2,997,321			
								Sale. Ratio =>	41.80			
								Std. Dev. =>	3.46			



BELLA VISTA VILLAS

NO SALES

CENTENNIAL FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-29-125-060	6095 WILSON RD	5/6/2024	\$650,500	WD	03-ARM'S LENGTH	\$650,500	\$260,149	39.99	\$605,568	'CEF		CENTENNIAL FARMS
L -12-29-125-070	1041 BICENTENNIAL PK ¹	11/15/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$315,021	48.46	\$714,004	'CEF		CENTENNIAL FARMS
L -12-29-130-079	6263 WILSON RD	6/13/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$255,800	45.60	\$581,158	'CEF		CENTENNIAL FARMS
L -12-29-135-087	6184 WILSON RD	5/24/2024	\$752,100	WD	03-ARM'S LENGTH	\$752,100	\$283,926	37.75	\$633,757	'CEF		CENTENNIAL FARMS
Totals:			\$2,613,600			\$2,613,600	\$1,114,896		\$2,534,487			
								Sale. Ratio =>	42.66			
								Std. Dev. =>	4.94			

CENTENNIAL PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-29-115-021	1445 ANNENDALE CT	4/15/2024	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$455,466	44.44	\$993,851	'CEP		CENTENNIAL PARK
L -12-29-115-022	1477 ANNENDALE CT	7/19/2024	\$876,000	WD	03-ARM'S LENGTH	\$876,000	\$425,992	48.63	\$937,467	'CEP		CENTENNIAL PARK
L -12-29-115-037	1447 BICENTENNIAL PK ¹	12/6/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$359,700	48.61	\$862,572	'CEP		CENTENNIAL PARK
L -12-29-115-195	6330 EDGEWOOD DR	7/15/2024	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$428,971	46.88	\$970,129	'CEP		CENTENNIAL PARK
L -12-29-115-201	1178 INNSBROOK CT	5/19/2023	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$314,200	43.94	\$760,781	'CEP		CENTENNIAL PARK
L -12-29-115-208	1211 INNSBROOK CT	4/19/2023	\$1,056,500	WD	03-ARM'S LENGTH	\$1,056,500	\$376,200	35.61	\$948,203	'CEP		CENTENNIAL PARK
L -12-29-115-209	1199 INNSBROOK CT	11/1/2024	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$442,422	46.09	\$993,715	'CEP		CENTENNIAL PARK
L -12-29-115-215	1147 INNSBROOK CT	3/6/2025	\$923,000	WD	03-ARM'S LENGTH	\$923,000	\$388,371	42.08	\$880,075	'CEP		CENTENNIAL PARK
L -12-29-145-128	1272 BICENTENNIAL PK ¹	7/3/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$378,586	39.85	\$854,809	'CEP		CENTENNIAL PARK
L -12-29-145-129	1280 BICENTENNIAL PK ¹	10/30/2024	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$386,373	46.78	\$853,155	'CEP		CENTENNIAL PARK
L -12-29-145-180	6433 EDGEWOOD DR	8/1/2023	\$870,800	WD	03-ARM'S LENGTH	\$870,800	\$342,000	39.27	\$829,099	'CEP		CENTENNIAL PARK
L -12-29-145-185	6337 EDGEWOOD DR	5/23/2024	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$397,215	40.33	\$890,188	'CEP		CENTENNIAL PARK
Totals:			\$10,842,300			\$10,842,300	\$4,695,496		\$10,774,044			
								Sale. Ratio =>	43.31			
								Std. Dev. =>	4.13			

COUNTRY CREEK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-33-210-009	896 COUNTRY CREEK DI	11/30/2023	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$149,900	39.66	\$342,485	'COC		COUNTRY CREEK ESTATES
L -12-33-210-024	889 COUNTRY CREEK DI	7/22/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$197,504	41.58	\$438,245	'COC		COUNTRY CREEK ESTATES
Totals:			\$853,000			\$853,000	\$347,404		\$780,730			
								Sale. Ratio =>	40.73			
								Std. Dev. =>	1.36			



CRYSTAL CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-13-205-093	4182 CRYSTAL CREEK DR	1/17/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$187,757	41.27	\$438,953	'CRC		CRYSTAL CREEK
L -12-13-210-114	4200 WOODCREST CT	2/26/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$162,200	36.86	\$418,585	'CRC		CRYSTAL CREEK
L -12-13-210-122	4313 RIDGEWOOD DR	4/18/2024	\$466,000	WD	03-ARM'S LENGTH	\$466,000	\$166,836	35.80	\$393,709	'CRC		CRYSTAL CREEK
L -12-13-220-054	4123 CRYSTAL CREEK DR	9/18/2023	\$421,774	WD	03-ARM'S LENGTH	\$421,774	\$173,200	41.06	\$452,356	'CRC		CRYSTAL CREEK
L -12-13-220-056	4155 CRYSTAL CREEK DR	6/2/2023	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$184,300	40.77	\$478,858	'CRC		CRYSTAL CREEK
L -12-13-225-068	4366 RIDGEWOOD DR	2/8/2024	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$170,700	43.11	\$439,854	'CRC		CRYSTAL CREEK
Totals:			\$2,630,774			\$2,630,774	\$1,044,993		\$2,622,315			
								Sale. Ratio =>	39.72			
								Std. Dev. =>	2.84			



FOX GLEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-08-320-001	3797 SANTA FE TRL	4/14/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$201,200	53.65	\$468,169	'FOG		FOX GLEN
L -12-08-320-023	3926 BRIDLE PASS	2/9/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,300	43.36	\$428,872	'FOG		FOX GLEN
L -12-08-320-024	3932 BRIDLE PASS	8/9/2024	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$198,370	46.46	\$425,150	'FOG		FOX GLEN
L -12-08-320-037	3947 FOX GLEN DR	10/27/2023	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$179,100	39.58	\$411,991	'FOG		FOX GLEN
Totals:			\$1,679,500			\$1,679,500	\$762,970		\$1,734,182			
								Sale. Ratio =>	45.43			
								Std. Dev. =>	5.96			



GALLERY POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-32-201-017	1297 GALLERY POINTE CT	12/13/2023	\$655,990	PTA	25-PARTIAL CONSTRUCTION	\$655,990	\$102,000	15.55	\$640,546	'GPT		GALLERY POINTE
L -12-32-201-019	1309 GALLERY POINTE CT	2/26/2024	\$482,830	WD	25-PARTIAL CONSTRUCTION	\$482,830	\$86,000	17.81	\$502,061	'GPT		GALLERY POINTE
L -12-32-201-020	7028 BLACK CHERRY LA	6/27/2024	\$498,459	WD	25-PARTIAL CONSTRUCTION	\$498,459	\$147,699	29.63	\$513,252	'GPT		GALLERY POINTE
L -12-32-201-022	7040 BLACK CHERRY LA	6/27/2024	\$475,448	WD	25-PARTIAL CONSTRUCTION	\$475,448	\$143,900	30.27	\$523,350	'GPT		GALLERY POINTE
L -12-32-201-023	1267 GALLERY POINTE CT	3/12/2025	\$584,733	WD	25-PARTIAL CONSTRUCTION	\$584,733	\$135,074	23.10	\$372,973	'GPT		GALLERY POINTE
Totals:			\$2,697,460			\$2,697,460	\$614,673		\$2,552,182			
								Sale. Ratio =>	22.79			
								Std. Dev. =>	6.69			



HARWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-27-305-038	746 MARBLEWOOD LN	3/19/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$206,500	35.30	\$527,602	'HAF		HARWOOD FARMS
L -12-27-305-047	649 MARBLEWOOD LN	10/11/2024	\$350,000	WD	09-FAMILY/RELATED ENTITY	\$350,000	\$217,929	62.27	\$478,633	'HAF		HARWOOD FARMS
L -12-27-305-055	557 MARBLEWOOD LN	6/27/2023	\$400,000	WD	09-FAMILY/RELATED ENTITY	\$400,000	\$196,800	49.20	\$484,621	'HAF		HARWOOD FARMS
Totals:			\$1,335,000			\$1,335,000	\$621,229		\$1,490,856			
								Sale. Ratio =>	46.53			
								Std. Dev. =>	13.49			



HERITAGE FALLS

NO SALES



HEATHERS/FAIRWAYS/WDS/DORAL/TWIN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-305-002	2222 STONEBRIDGE DR	10/24/2023	\$627,000	WD	03-ARM'S LENGTH	\$627,000	\$244,200	38.95	\$602,153	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-305-013	4644 SAWGRASS DR E	5/23/2024	\$652,000	WD	03-ARM'S LENGTH	\$652,000	\$275,677	42.28	\$660,857	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-310-009	4653 SAWGRASS DR E	12/14/2023	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$264,800	40.74	\$658,217	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-325-053	4870 DORAL DR	6/27/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$301,783	41.63	\$666,620	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-001	1755 STONEBRIDGE DR	8/4/2023	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$236,100	44.13	\$579,185	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-007	1783 STONEBRIDGE DR	5/15/2023	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$222,300	38.80	\$545,341	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-017	1897 STONEBRIDGE DR	7/24/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$255,900	49.21	\$597,416	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-031	2009 STONEBRIDGE DR	11/30/2023	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$195,400	34.16	\$474,664	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-033	4805 DORAL DR	8/22/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$261,600	40.56	\$644,202	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-044	4879 DORAL DR	4/4/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$273,845	43.82	\$618,489	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-18-425-047	4903 DORAL DR	10/18/2024	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$242,548	36.75	\$539,002	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-19-115-001	5105 DORAL CT	10/23/2024	\$564,000	WD	03-ARM'S LENGTH	\$564,000	\$264,041	46.82	\$593,895	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L -12-19-115-007	5195 DORAL CT	4/14/2023	\$558,000	WD	03-ARM'S LENGTH	\$558,000	\$278,800	49.96	\$699,122	'HEG		HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
Totals:			\$7,906,000			\$7,906,000	\$3,316,994		\$7,879,163			
								Sale. Ratio =>	41.96			
								Std. Dev. =>	4.64			



HEATHERWOOD/FOX POINT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-08-260-003	1449 HEATHERWOOD LI	1/31/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,160	41.51	\$265,763	'HER		HEATHERWOOD/FOX PT
L -12-08-260-005	1455 HEATHERWOOD LI	5/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$109,400	38.39	\$281,045	'HER		HEATHERWOOD/FOX PT
L -12-08-260-059	1323 HEATHERWOOD LI	1/5/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,300	37.56	\$264,928	'HER		HEATHERWOOD/FOX PT
L -12-08-260-068	1328 HEATHERWOOD LI	4/21/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,800	36.59	\$258,721	'HER		HEATHERWOOD/FOX PT
L -12-08-260-072	1296 HEATHERWOOD LI	5/22/2024	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$114,372	44.16	\$266,231	'HER		HEATHERWOOD/FOX PT
L -12-08-260-078	1290 HEATHERWOOD LI	12/28/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,300	41.22	\$286,424	'HER		HEATHERWOOD/FOX PT
L -12-08-260-090	1243 HEATHERWOOD LI	12/16/2024	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$121,811	43.04	\$285,952	'HER		HEATHERWOOD/FOX PT
L -12-08-260-096	1269 MILLBROOK TRL	4/26/2024	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$116,488	38.57	\$271,718	'HER		HEATHERWOOD/FOX PT
L -12-08-260-103	1295 MILLBROOK TRL	6/5/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,300	39.73	\$264,782	'HER		HEATHERWOOD/FOX PT
L -12-08-260-120	1323 MILLBROOK TRL	9/30/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$112,297	40.11	\$262,409	'HER		HEATHERWOOD/FOX PT
L -12-08-260-126	1331 MILLBROOK TRL	5/9/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,400	42.40	\$249,937	'HER		HEATHERWOOD/FOX PT
L -12-08-260-138	1353 MILLBROOK TRL	8/11/2023	\$240,001	WD	03-ARM'S LENGTH	\$240,001	\$96,100	40.04	\$248,317	'HER		HEATHERWOOD/FOX PT
L -12-08-260-140	1367 MILLBROOK TRL	6/14/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$102,600	38.72	\$268,612	'HER		HEATHERWOOD/FOX PT
L -12-08-260-163	1425 MILLBROOK TRL	6/24/2024	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$113,189	40.57	\$264,063	'HER		HEATHERWOOD/FOX PT
L -12-08-260-172	1429 MILLBROOK TRL	7/26/2023	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$96,500	36.83	\$250,793	'HER		HEATHERWOOD/FOX PT
L -12-08-260-173	1456 MILLBROOK TRL	2/7/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$124,445	42.62	\$290,170	'HER		HEATHERWOOD/FOX PT
L -12-08-260-184	1464 MILLBROOK TRL	6/17/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,092	41.70	\$291,724	'HER		HEATHERWOOD/FOX PT
L -12-08-270-021	1370 FOX POINTE CIR	1/17/2025	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$133,821	46.30	\$312,114	'HER		HEATHERWOOD/FOX PT
L -12-08-270-027	1380 FOX POINTE CIR	11/4/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,951	47.25	\$304,110	'HER		HEATHERWOOD/FOX PT
L -12-08-270-054	1466 FOX POINTE CIR	5/30/2024	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$127,697	43.14	\$298,612	'HER		HEATHERWOOD/FOX PT
L -12-08-270-068	1492 FOX POINTE CIR	6/8/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$120,200	44.68	\$303,871	'HER		HEATHERWOOD/FOX PT
L -12-08-270-073	1495 FOX POINTE CIR	6/17/2024	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$130,504	47.89	\$305,242	'HER		HEATHERWOOD/FOX PT
Totals:			\$6,018,501			\$6,018,501	\$2,498,727		\$6,095,538			
								Sale. Ratio =>	41.52			
								Std. Dev. =>	3.21			



HICKORY GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-23-350-013	5818 GLEN CREEK CT	5/23/2023	\$513,500	WD	03-ARM'S LENGTH	\$513,500	\$227,800	44.36	\$570,692	'HIG		HICKORY GROVE
L -12-23-350-016	5842 GLEN CREEK CT	10/18/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$204,199	46.94	\$463,168	'HIG		HICKORY GROVE
L -12-23-350-024	5779 GLEN CREEK CT	8/18/2023	\$504,000	WD	03-ARM'S LENGTH	\$504,000	\$177,300	35.18	\$445,443	'HIG		HICKORY GROVE
L -12-23-350-041	3195 POTOMAC CT	11/8/2024	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$229,855	49.98	\$504,843	'HIG		HICKORY GROVE
L -12-23-350-043	3159 POTOMAC CT	7/17/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$178,700	38.43	\$457,358	'HIG		HICKORY GROVE
Totals:			\$2,377,400			\$2,377,400	\$1,017,854		\$2,441,504			
								Sale. Ratio =>	42.81			
								Std. Dev. =>	6.09			



HICKORY HOLLOW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-480-007	6943 WILDWOOD DR	2/4/2025	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$217,976	43.51	\$485,683	'HIH		HICKORY HOLLOW
L -12-26-481-013	3811 DOGWOOD CT	8/18/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,800	45.78	\$366,240	'HIH		HICKORY HOLLOW
L -12-26-481-017	3904 HICKORY HOLLOW	8/26/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$204,285	55.21	\$434,727	'HIH		HICKORY HOLLOW
Totals:			\$1,196,000			\$1,196,000	\$571,061		\$1,286,650			
								Sale. Ratio =>	47.75			
								Std. Dev. =>	6.21			



HICKORY POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-24-110-009	4569 HICKORY POINTE E	2/15/2024	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$173,600	46.67	\$410,302	'HIP		HICKORY POINTE
L -12-24-110-076	4923 HICKORY POINTE E	7/15/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$198,500	45.63	\$449,212	'HIP		HICKORY POINTE
L -12-24-111-099	5132 PECAN DR	8/31/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,500	41.67	\$430,193	'HIP		HICKORY POINTE
L -12-24-111-128	4575 NUTMEG DR	5/19/2023	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$223,300	51.10	\$533,577	'HIP		HICKORY POINTE
L -12-24-111-225	4807 SHELLBARK DR	5/26/2023	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$202,100	45.83	\$480,367	'HIP		HICKORY POINTE
L -12-24-112-053	5098 BLUE SPRUCE DR	5/23/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$208,194	49.45	\$443,353	'HIP		HICKORY POINTE
L -12-24-112-212	4878 GINGKO DR	7/5/2023	\$446,500	WD	03-ARM'S LENGTH	\$446,500	\$202,700	45.40	\$498,714	'HIP		HICKORY POINTE
L -12-24-114-089	5139 BUCKLEY DR	5/31/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$178,900	40.66	\$419,685	'HIP		HICKORY POINTE
L -12-24-114-199	5237 BUCKLEY DR	8/28/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$200,426	47.72	\$431,650	'HIP		HICKORY POINTE
L -12-24-114-201	5261 BUCKLEY DR	4/12/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$245,184	48.08	\$564,794	'HIP		HICKORY POINTE
L -12-24-114-202	5273 BUCKLEY DR	5/22/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$205,600	44.22	\$495,552	'HIP		HICKORY POINTE
L -12-24-114-204	5297 BUCKLEY DR	5/22/2023	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$234,500	46.62	\$545,555	'HIP		HICKORY POINTE
L -12-24-115-179	4672 NUTMEG DR	7/15/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,990	38.68	\$442,832	'HIP		HICKORY POINTE
L -12-24-115-186	4615 SHELLBARK DR	3/1/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$202,100	42.10	\$470,449	'HIP		HICKORY POINTE
L -12-24-116-251	4796 SHELLBARK DR	5/16/2024	\$410,000	WD	09-FAMILY/RELATED ENTITY	\$410,000	\$227,863	55.58	\$487,578	'HIP		HICKORY POINTE
Totals:			\$6,760,500			\$6,760,500	\$3,095,457		\$7,103,813			
								Sale. Ratio =>	45.79			
								Std. Dev. =>	4.29			





HIDDEN CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-27-110-004	1458 HIDDEN CREEK S	3/11/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$139,100	31.26	\$439,083	'HIR		HIDDEN CREEK
L -12-27-110-006	1444 HIDDEN CREEK S	7/25/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$149,500	35.60	\$440,580	'HIR		HIDDEN CREEK
L -12-27-112-014	6407 BEDVIEW DR	8/30/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$190,120	45.27	\$431,517	'HIR		HIDDEN CREEK
L -12-27-114-025	6474 BEDVIEW DR	5/29/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,536	45.58	\$454,362	'HIR		HIDDEN CREEK
L -12-27-115-030	1399 HIDDEN CREEK S	5/8/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$173,661	41.85	\$390,218	'HIR		HIDDEN CREEK
L -12-27-115-033	1359 HIDDEN CREEK S	5/4/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$155,700	37.07	\$456,650	'HIR		HIDDEN CREEK
L -12-27-115-043	1418 HIDDEN CREEK N	11/30/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$159,300	35.40	\$456,619	'HIR		HIDDEN CREEK
L -12-27-116-047	1421 HIDDEN CREEK N	5/17/2024	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$208,220	47.33	\$472,454	'HIR		HIDDEN CREEK
L -12-27-116-055	1357 HIDDEN CREEK N	6/14/2023	\$441,500	WD	28-RELOCATION	\$441,500	\$161,300	36.53	\$461,656	'HIR		HIDDEN CREEK
L -12-27-116-056	1349 HIDDEN CREEK N	5/25/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$131,700	30.28	\$395,103	'HIR		HIDDEN CREEK
Totals:			\$4,326,400			\$4,326,400	\$1,669,137		\$4,398,242			
								Sale. Ratio =>	38.58			
								Std. Dev. =>	6.05			



HUNTERS RIDGE & POND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-33-101-001	214 WINCHESTER DR	8/21/2024	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$264,708	46.20	\$621,928	'HUT		HUNTERS RIDGE & POND SEC 33-100 BLK
L -12-33-103-068	7183 PARTRIDGE WAY	10/26/2023	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$247,500	41.95	\$632,514	'HUT		HUNTERS RIDGE & POND SEC 33-100 BLK
L -12-33-110-001	405 HUNTERS CREST DF	5/30/2024	\$1,153,300	WD	03-ARM'S LENGTH	\$1,153,300	\$492,651	42.72	\$1,148,000	'HUT		HUNTERS RIDGE & POND SEC 33-100 BLK
L -12-33-110-006	490 HUNTERS CREST DF	12/21/2023	\$699,900	WD	33-TO BE DETERMINED	\$699,900	\$344,100	49.16	\$978,351	'HUT		HUNTERS RIDGE & POND SEC 33-100 BLK
Totals:			\$3,016,200			\$3,016,200	\$1,348,959		\$3,380,793			
								Sale. Ratio =>	44.72			
								Std. Dev. =>	3.33			



INGLEWOOD PARK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-401-055	861 GROVELAND CIRCL	6/27/2024	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$301,617	43.71	\$709,716	'IPE		INGLEWOOD PARK ESTATES
L -12-20-401-075	551 WISHING TREE LANI	5/7/2024	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$315,017	44.06	\$718,231	'IPE		INGLEWOOD PARK ESTATES
L -12-20-401-098	741 GROVELAND CIRCL	9/29/2023	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$232,300	41.12	\$584,418	'IPE		INGLEWOOD PARK ESTATES
L -12-20-401-103	731 GROVELAND CIRCL	6/14/2023	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$285,900	42.99	\$707,040	'IPE		INGLEWOOD PARK ESTATES
L -12-21-315-015	641 HOLMDALE WAY	7/27/2023	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$228,800	38.78	\$591,587	'IPE		INGLEWOOD PARK ESTATES
L -12-21-315-032	703 GROVELAND CIRCL	11/1/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$240,819	42.25	\$555,248	'IPE		INGLEWOOD PARK ESTATES
L -12-21-315-032	703 GROVELAND CIRCL	11/25/2024	\$537,500	CD	03-ARM'S LENGTH	\$537,500	\$240,819	44.80	\$555,248	'IPE		INGLEWOOD PARK ESTATES
L -12-21-315-033	701 GROVELAND CIRCL	7/7/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$282,900	43.86	\$696,612	'IPE		INGLEWOOD PARK ESTATES
L -12-21-315-035	704 GROVELAND CIRCL	8/2/2024	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$280,299	46.48	\$644,442	'IPE		INGLEWOOD PARK ESTATES
Totals:			\$5,580,500			\$5,580,500	\$2,408,471		\$5,762,542			
								Sale. Ratio =>	43.16			
								Std. Dev. =>	2.22			



VILLAS AT INGLEWOOD PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-21-316-001	536 IVYLAND STREET	12/12/2024	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$231,626	47.51	\$492,218	'IPV		VILLAS AT INGELWOOD PARK
L -12-21-316-009	552 IVYLAND STREET	12/28/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$229,400	44.54	\$587,756	'IPV		VILLAS AT INGELWOOD PARK
L -12-21-316-015	564 IVYLAND STREET	4/14/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$209,400	39.51	\$558,621	'IPV		VILLAS AT INGELWOOD PARK
L -12-21-316-018	570 IVYLAND STREET	2/27/2024	\$528,500	WD	03-ARM'S LENGTH	\$528,500	\$215,900	40.85	\$551,257	'IPV		VILLAS AT INGELWOOD PARK
L -12-21-316-020	574 IVYLAND STREET	8/12/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$276,986	50.82	\$581,450	'IPV		VILLAS AT INGELWOOD PARK
Totals:			\$2,606,000			\$2,606,000	\$1,163,312		\$2,771,302			
								Sale. Ratio =>	44.64			
								Std. Dev. =>	4.67			



TOWNES AT INGLEWOOD WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-405-003	5510 EAST SPANIEL DR	10/21/2024	\$461,540	WD	25-PARTIAL CONSTRUCTION	\$461,540	\$4,625	1.00	\$474,663	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-004	5512 EAST SPANIEL DR	9/25/2024	\$480,000	WD	25-PARTIAL CONSTRUCTION	\$480,000	\$4,625	0.96	\$489,209	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-005	5514 EAST SPANIEL DR	10/25/2024	\$480,000	WD	25-PARTIAL CONSTRUCTION	\$480,000	\$4,625	0.96	\$487,752	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-006	5532 EAST SPANIEL DR	11/26/2024	\$540,615	WD	25-PARTIAL CONSTRUCTION	\$540,615	\$4,625	0.86	\$493,302	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-007	5534 EAST SPANIEL DR	11/26/2024	\$463,815	WD	25-PARTIAL CONSTRUCTION	\$463,815	\$4,625	1.00	\$474,964	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-008	5536 EAST SPANIEL DR	11/27/2024	\$500,315	WD	25-PARTIAL CONSTRUCTION	\$500,315	\$4,625	0.92	\$480,355	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-009	5538 EAST SPANIEL DR	12/16/2024	\$499,390	WD	25-PARTIAL CONSTRUCTION	\$499,390	\$4,625	0.93	\$478,942	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-097	5525 EAST SPANIEL DR	12/20/2024	\$449,990	WD	25-PARTIAL CONSTRUCTION	\$449,990	\$4,625	1.03	\$448,444	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-098	5523 EAST SPANIEL DR	1/9/2025	\$445,000	WD	25-PARTIAL CONSTRUCTION	\$445,000	\$4,625	1.04	\$460,317	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-099	5521 EAST SPANIEL DR	1/10/2025	\$442,290	WD	25-PARTIAL CONSTRUCTION	\$442,290	\$4,625	1.05	\$457,400	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-100	5519 EAST SPANIEL DR	1/13/2025	\$468,565	WD	25-PARTIAL CONSTRUCTION	\$468,565	\$4,625	0.99	\$446,897	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-101	5517 EAST SPANIEL DR	1/21/2025	\$465,000	PTA	25-PARTIAL CONSTRUCTION	\$465,000	\$4,625	0.99	\$461,378	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-102	5513 EAST SPANIEL DR	2/24/2025	\$535,590	WD	25-PARTIAL CONSTRUCTION	\$535,590	\$4,625	0.86	\$200,992	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-105	5507 EAST SPANIEL DR	3/27/2025	\$494,990	WD	25-PARTIAL CONSTRUCTION	\$494,990	\$4,625	0.93	\$196,815	'IWT		TOWNES AT INGLEWOOD WEST
L -12-20-405-106	5505 EAST SPANIEL DR	3/21/2025	\$550,090	WD	25-PARTIAL CONSTRUCTION	\$550,090	\$4,625	0.84	\$200,992	'IWT		TOWNES AT INGLEWOOD WEST
Totals:			\$7,277,190			\$7,277,190	\$69,375		\$6,252,422			
								Sale. Ratio =>	0.95			
								Std. Dev. =>	0.07			

VILLAS AT INGLEWOOD WEST												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-410-001	704 WEST SPANIEL DR	1/28/2025	\$585,316	WD	25-PARTIAL CONSTRUCTION	\$585,316	\$4,625	0.79	\$294,881	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-002	706 WEST SPANIEL DR	2/26/2025	\$591,990	WD	25-PARTIAL CONSTRUCTION	\$591,990	\$4,625	0.78	\$294,881	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-003	710 WEST SPANIEL DR	1/28/2025	\$504,840	WD	25-PARTIAL CONSTRUCTION	\$504,840	\$4,625	0.92	\$364,989	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-004	712 WEST SPANIEL DR	1/27/2025	\$481,390	WD	25-PARTIAL CONSTRUCTION	\$481,390	\$4,625	0.96	\$364,326	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-005	716 WEST SPANIEL DR	1/29/2025	\$583,995	WD	25-PARTIAL CONSTRUCTION	\$583,995	\$4,625	0.79	\$379,358	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-006	718 WEST SPANIEL DR	2/24/2025	\$564,940	WD	25-PARTIAL CONSTRUCTION	\$564,940	\$4,625	0.82	\$368,782	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-007	722 WEST SPANIEL DR	12/20/2024	\$564,190	WD	25-PARTIAL CONSTRUCTION	\$564,190	\$4,625	0.82	\$561,491	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-008	724 WEST SPANIEL DR	12/19/2024	\$565,990	WD	25-PARTIAL CONSTRUCTION	\$565,990	\$4,625	0.82	\$541,912	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-009	728 WEST SPANIEL DR	12/18/2024	\$597,640	WD	25-PARTIAL CONSTRUCTION	\$597,640	\$4,625	0.77	\$527,244	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-010	730 WEST SPANIEL DR	12/18/2024	\$634,240	WD	25-PARTIAL CONSTRUCTION	\$634,240	\$4,625	0.73	\$622,987	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-011	734 WEST SPANIEL DR	12/20/2024	\$602,115	WD	25-PARTIAL CONSTRUCTION	\$602,115	\$4,625	0.77	\$527,660	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-012	736 WEST SPANIEL DR	12/20/2024	\$660,690	WD	25-PARTIAL CONSTRUCTION	\$660,690	\$4,625	0.70	\$531,796	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-013	740 WEST SPANIEL DR	3/6/2025	\$642,085	WD	25-PARTIAL CONSTRUCTION	\$642,085	\$4,625	0.72	\$223,080	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-014	742 WEST SPANIEL DR	3/7/2025	\$623,240	WD	25-PARTIAL CONSTRUCTION	\$623,240	\$4,625	0.74	\$238,998	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-015	746 WEST SPANIEL DR	2/24/2025	\$592,513	WD	25-PARTIAL CONSTRUCTION	\$592,513	\$4,625	0.78	\$215,007	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-017	752 WEST SPANIEL DR	3/27/2025	\$672,523	WD	25-PARTIAL CONSTRUCTION	\$672,523	\$4,625	0.69	\$185,188	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-018	754 WEST SPANIEL DR	3/26/2025	\$582,390	WD	25-PARTIAL CONSTRUCTION	\$582,390	\$4,625	0.79	\$180,505	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-067	741 WEST SPANIEL DR	3/14/2025	\$642,440	WD	25-PARTIAL CONSTRUCTION	\$642,440	\$4,625	0.72	\$245,231	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-068	739 WEST SPANIEL DR	3/17/2025	\$494,840	WD	25-PARTIAL CONSTRUCTION	\$494,840	\$4,625	0.93	\$215,352	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-069	725 WEST SPANIEL DR	11/26/2024	\$526,740	WD	25-PARTIAL CONSTRUCTION	\$526,740	\$4,625	0.88	\$528,324	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-070	723 WEST SPANIEL DR	11/27/2024	\$527,240	WD	25-PARTIAL CONSTRUCTION	\$527,240	\$4,625	0.88	\$588,736	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-071	719 WEST SPANIEL DR	11/29/2024	\$476,590	WD	25-PARTIAL CONSTRUCTION	\$476,590	\$4,625	0.97	\$537,167	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-072	717 WEST SPANIEL DR	11/26/2024	\$429,715	WD	25-PARTIAL CONSTRUCTION	\$429,715	\$4,625	1.08	\$446,750	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-073	713 WEST SPANIEL DR	1/23/2025	\$481,215	PTA	25-PARTIAL CONSTRUCTION	\$481,215	\$4,625	0.96	\$329,773	'IWV		VILLAS AT INGLEWODD WEST
L -12-20-410-074	711 WEST SPANIEL DR	1/27/2025	\$491,765	WD	25-PARTIAL CONSTRUCTION	\$491,765	\$4,625	0.94	\$316,935	'IWV		VILLAS AT INGLEWODD WEST
Totals:			\$14,120,632			\$14,120,632	\$115,625		\$9,631,353			
								Sale. Ratio =>	0.82			
								Std. Dev. =>	0.10			

KIRTLAND HILLS												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-406-025	3782 ARCADIA DR	11/22/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$349,660	47.90	\$838,037	'KIH		KIRTLAND HILLS
L -12-07-406-028	3746 ARCADIA DR	7/13/2023	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$289,800	42.93	\$720,390	'KIH		KIRTLAND HILLS
L -12-07-406-037	3789 ARCADIA DR	12/21/2023	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$242,100	39.05	\$626,804	'KIH		KIRTLAND HILLS
L -12-07-406-041	3845 ARCADIA DR	3/24/2025	\$635,250	WD	03-ARM'S LENGTH	\$635,250	\$259,332	40.82	\$608,306	'KIH		KIRTLAND HILLS
L -12-07-410-027	3643 BURNHAM RD	5/8/2023	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$217,500	39.91	\$535,814	'KIH		KIRTLAND HILLS
Totals:			\$3,205,250			\$3,205,250	\$1,358,392		\$3,329,351			
								Sale. Ratio =>	42.38			
								Std. Dev. =>	3.54			



LAKE FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-160-011	4179 SPRING LAKE BLVE	11/13/2024	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$243,771	36.66	\$570,027	'LAF		LAKE FOREST
L -12-18-168-072	4141 LAKE FOREST DR E	5/10/2024	\$775,325	WD	03-ARM'S LENGTH	\$775,325	\$293,485	37.85	\$654,589	'LAF		LAKE FOREST
L -12-18-168-078	4259 LAKE FOREST DR E	7/24/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$254,616	36.37	\$611,597	'LAF		LAKE FOREST
L -12-18-175-121	4140 LAKE FOREST CT	8/9/2024	\$959,000	WD	03-ARM'S LENGTH	\$959,000	\$382,536	39.89	\$885,070	'LAF		LAKE FOREST
L -12-18-213-182	4464 LAKE FOREST DR V	4/14/2023	\$817,000	WD	03-ARM'S LENGTH	\$817,000	\$326,200	39.93	\$866,985	'LAF		LAKE FOREST
L -12-18-215-198	4285 LAKE FOREST DR V	7/14/2023	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$333,600	43.05	\$859,776	'LAF		LAKE FOREST
L -12-18-216-219	4262 LAKE FOREST DR V	7/19/2024	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$374,499	45.12	\$843,688	'LAF		LAKE FOREST
Totals:			\$5,521,325			\$5,521,325	\$2,208,707		\$5,291,732			
								Sale. Ratio =>	40.00			
								Std. Dev. =>	3.27			



LAKE FOREST HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-302-007	3970 HIGHLANDER WAY	10/1/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$253,154	48.68	\$566,714	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-302-008	3956 HIGHLANDER WAY	1/31/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$210,800	44.38	\$553,028	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-303-022	2151 VAIL CT	5/22/2023	\$479,000	WD	09-FAMILY/RELATED ENTITY	\$479,000	\$214,900	44.86	\$560,359	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-303-040	2596 NORTHRIDGE CT	5/24/2024	\$656,000	WD	03-ARM'S LENGTH	\$656,000	\$284,870	43.43	\$649,427	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-307-061	3871 HIGHLANDER WAY	5/6/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$294,859	46.43	\$658,205	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-308-073	2537 BIG SKY CT	5/11/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$208,900	40.96	\$542,602	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-310-083	2274 SUN VALLEY DR	3/28/2025	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$268,092	40.62	\$596,242	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-311-109	3872 STEAMBOAT CT	11/3/2023	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$258,000	43.36	\$696,555	'LAH		HIGHLANDS OF LAKE FOREST
L -12-07-313-126	3706 HIGHLANDER WAY	5/28/2024	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$271,608	40.84	\$606,049	'LAH		HIGHLANDS OF LAKE FOREST
Totals:			\$5,195,000			\$5,195,000	\$2,265,183		\$5,429,181			
								Sale. Ratio =>	43.60			
								Std. Dev. =>	2.73			





PINES OF LAKE FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-220-042	4138 TIMBER RIDGE DR	4/13/2023	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$375,900	40.99	\$1,024,026	'LAP		PINES OF LAKE FOREST
L -12-18-220-042	4138 TIMBER RIDGE DR	7/18/2024	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$451,220	42.97	\$1,024,026	'LAP		PINES OF LAKE FOREST
L -12-18-220-043	4132 TIMBER RIDGE DR	10/18/2024	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$477,053	30.78	\$1,139,576	'LAP		PINES OF LAKE FOREST
L -12-18-221-011	3999 CALGARY CT	4/21/2023	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$448,100	37.34	\$1,144,382	'LAP		PINES OF LAKE FOREST
L -12-18-221-013	4005 CALGARY CT	6/13/2023	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$487,600	38.24	\$1,305,011	'LAP		PINES OF LAKE FOREST
L -12-18-222-021	4129 TIMBER RIDGE DR	4/21/2023	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$380,200	41.10	\$1,022,832	'LAP		PINES OF LAKE FOREST
L -12-18-222-023	4141 TIMBER RIDGE DR	9/16/2024	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$480,483	46.88	\$1,091,464	'LAP		PINES OF LAKE FOREST
Totals:			\$7,942,000			\$7,942,000	\$3,100,556		\$7,751,317			
								Sale. Ratio =>	39.04			
								Std. Dev. =>	5.05			



LOHR LAKE VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-19-415-002	5972 LOHR LAKE DR	10/25/2024	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$307,024	48.73	\$670,140	'LOV		LOHR LAKE VILLAGE
L -12-19-415-004	5944 LOHR LAKE DR	12/13/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$249,352	45.75	\$575,522	'LOV		LOHR LAKE VILLAGE
L -12-19-415-032	5953 LOHR LAKE DR	9/26/2023	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$218,500	39.02	\$551,667	'LOV		LOHR LAKE VILLAGE
L -12-19-430-071	5401 LOHR LAKE DR	9/21/2023	\$669,000	WD	03-ARM'S LENGTH	\$669,000	\$263,600	39.40	\$668,818	'LOV		LOHR LAKE VILLAGE
Totals:			\$2,404,000			\$2,404,000	\$1,038,476		\$2,466,147			
								Sale. Ratio =>	43.20			
								Std. Dev. =>	4.80			



LOHR WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-211-014	5192 WIMBLEDON CIR	7/17/2024	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$407,141	40.31	\$898,965	'LWD		LOHR WOODS CONDOMINIUM
L -12-20-211-030	1437 WHISPERING MAPLE	9/15/2023	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$423,800	50.45	\$900,863	'LWD		LOHR WOODS CONDOMINIUM
L -12-20-211-047	5278 CROWN CT	6/13/2024	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$440,821	45.21	\$965,961	'LWD		LOHR WOODS CONDOMINIUM
Totals:			\$2,825,000			\$2,825,000	\$1,271,762		\$2,765,789			
								Sale. Ratio =>	45.02			
								Std. Dev. =>	5.07			



MADISON PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-12-210-022	3089 PROMENADE CIR	5/3/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,676	43.28	\$270,199	'MAD		MADISON PLACE
L -12-12-210-026	3097 PROMENADE CIR	8/6/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,761	43.25	\$277,953	'MAD		MADISON PLACE
L -12-12-210-051	3148 PROMENADE CIR	4/22/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,189	44.55	\$273,790	'MAD		MADISON PLACE
L -12-12-210-057	3160 PROMENADE CIR	7/29/2024	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$129,784	42.34	\$276,028	'MAD		MADISON PLACE
Totals:			\$1,191,500			\$1,191,500	\$516,410		\$1,097,970			
								Sale. Ratio =>	43.34			
								Std. Dev. =>	0.91			

MAPLE CREEK/E HORIZONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-19-382-018	2103 MAPLE CREEK CIR	4/21/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$183,400	40.31	\$490,152	'MAH		MAPLE CR / E HORIZONS
L -12-19-410-016	5858 EAST HORIZONS D	8/9/2023	\$638,500	WD	25-PARTIAL CONSTRUCTION	\$638,500	\$232,100	36.35	\$617,051	'MAH		MAPLE CR / E HORIZONS
L -12-19-410-032	1890 OAKVIEW DR	11/30/2023	\$588,000	WD	03-ARM'S LENGTH	\$588,000	\$223,000	37.93	\$608,119	'MAH		MAPLE CR / E HORIZONS
L -12-19-411-038	5743 PING DR	4/14/2023	\$757,500	WD	03-ARM'S LENGTH	\$757,500	\$285,600	37.70	\$764,067	'MAH		MAPLE CR / E HORIZONS
L -12-19-411-058	5684 PARKVIEW CT	2/14/2025	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$267,474	43.85	\$661,052	'MAH		MAPLE CR / E HORIZONS
Totals:			\$3,049,000			\$3,049,000	\$1,191,574		\$3,140,441			
								Sale. Ratio =>	39.08			
								Std. Dev. =>	2.95			

MALLARD COVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-30-101-003	1560 MALLARD COVE DR	3/28/2024	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$225,700	34.46	\$544,367	'MAL		MALLARD COVE
Totals:			\$655,000			\$655,000	\$225,700		\$544,367			
								Sale. Ratio =>	34.46			
								Std. Dev. =>	#DIV/0!			

MCCORMICK PLACE SUB

NO SALES



MEADOWVIEW SUB & CLUSTERS OF MEADOWVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-24-301-003	5675 DARTMOUTH CT	12/2/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$175,375	50.83	\$358,631	'MEC		MEADOWVIEW SUB
L -12-24-302-016	5663 WINSLOW CT	1/31/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$143,800	43.58	\$305,943	'MEC		MEADOWVIEW SUB
L -12-24-302-017	5645 WINSLOW CT	7/1/2024	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$214,994	43.17	\$477,958	'MEC		MEADOWVIEW SUB
L -12-24-303-002	5634 WINSLOW CT	3/6/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,400	53.36	\$316,896	'MEC		MEADOWVIEW SUB
L -12-24-381-003	4412 YARMOUTH CROSSE	8/29/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$172,400	43.65	\$401,588	'MEC		MEADOWVIEW SUB
Totals:			\$1,848,000			\$1,848,000	\$855,969		\$1,861,016			
								Sale. Ratio =>	46.32			
								Std. Dev. =>	4.81			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-24-375-004	5880 STAGHORN DR	4/18/2024	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$135,032	47.71	\$299,225	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-005	5863 STAGHORN DR	5/31/2023	\$265,100	WD	03-ARM'S LENGTH	\$265,100	\$127,700	48.17	\$287,828	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-005	5863 STAGHORN DR	8/4/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,700	44.81	\$287,828	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-010	5825 STAGHORN DR	4/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$146,633	54.31	\$327,821	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-021	5784 STAGHORN DR	5/15/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$151,408	45.20	\$329,612	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-032	5723 STAGHORN DR	11/7/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,807	41.94	\$281,357	'MEC		CLUSTERS OF MEADOWVIEW
L -12-24-375-035	5716 STAGHORN DR	4/26/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,980	42.90	\$291,308	'MEC		CLUSTERS OF MEADOWVIEW
Totals:			\$2,048,100			\$2,048,100	\$947,260		\$2,104,979			
								Sale. Ratio =>	46.25			
								Std. Dev. =>	4.16			



MONARCH ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-22-404-007	5567 MONARCH COURT	4/15/2024	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$304,089	47.51	\$684,042	'MON		MONARCH ESTATES
L -12-22-404-016	2904 PRAIRIE VIEW RD	4/3/2023	\$658,831	WD	25-PARTIAL CONSTRUCTION	\$658,831	\$88,100	13.37	\$662,207	'MON		MONARCH ESTATES
L -12-22-404-017	2918 PRAIRIE VIEW RD	5/12/2023	\$744,860	WD	25-PARTIAL CONSTRUCTION	\$744,860	\$48,700	6.54	\$751,307	'MON		MONARCH ESTATES
L -12-22-404-018	2934 PRAIRIE VIEW RD	5/22/2023	\$607,255	WD	25-PARTIAL CONSTRUCTION	\$607,255	\$40,800	6.72	\$576,802	'MON		MONARCH ESTATES
L -12-22-404-019	2946 PRAIRIE VIEW RD	7/12/2023	\$684,860	WD	25-PARTIAL CONSTRUCTION	\$684,860	\$22,500	3.29	\$748,427	'MON		MONARCH ESTATES
L -12-22-404-020	2960 PRAIRIE VIEW RD	10/27/2023	\$620,560	WD	25-PARTIAL CONSTRUCTION	\$620,560	\$22,500	3.63	\$689,529	'MON		MONARCH ESTATES
Totals:			\$3,956,366			\$3,956,366	\$526,689		\$4,112,314			
								Sale. Ratio =>	13.31			
								Std. Dev. =>	17.05			



MILAN M & B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-25-300-026	6740 CRANE RD	6/22/2023	\$214,672	SD	10-FORECLOSURE	\$214,672	\$197,600	92.05	\$440,520	'MSD		MILAN M & B
L -12-25-300-026	6740 CRANE RD	7/31/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$242,044	54.39	\$440,520	'MSD		MILAN M & B
L -12-25-400-028	4791 MERRITT RD	6/14/2024	\$724,000	WD	03-ARM'S LENGTH	\$724,000	\$247,528	34.19	\$541,059	'MSD		MILAN M & B
L -12-26-300-001	CASTAWAY LN	5/19/2023	\$435,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$435,000	\$60,500	13.91	\$132,431	'MSD	L -12-26-400-008	MILAN M & B
L -12-26-400-003	3820 STARK LN	5/31/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$138,500	31.84	\$412,777	'MSD		MILAN M & B
L -12-26-400-008	3505 MERRITT RD	5/19/2023	\$435,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$435,000	\$184,600	42.44	\$379,743	'MSD	L -12-26-300-001	MILAN M & B
L -12-26-400-014	3893 MERRITT RD	9/20/2023	\$383,333	LC	03-ARM'S LENGTH	\$383,333	\$156,400	40.80	\$460,926	'MSD		MILAN M & B
L -12-35-200-016	7175 PLATT RD	7/1/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$238,173	68.05	\$405,673	'MSD		MILAN M & B
L -12-35-200-017	7233 PLATT RD	3/8/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,600	38.84	\$351,179	'MSD		MILAN M & B
L -12-35-210-003	3111 PLATT PLACE S	1/3/2025	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$208,217	49.28	\$383,962	'MSD		MILAN M & B
L -12-35-400-027	7750 CARPENTER RD	2/7/2024	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$122,900	38.65	\$335,350	'MSD		MILAN M & B
L -12-36-100-040	7184 MUNGER RD	12/13/2024	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$416,994	53.12	\$886,773	'MSD		MILAN M & B
L -12-36-200-008	7415 CARPENTER RD	11/1/2023	\$365,000	LC	03-ARM'S LENGTH	\$365,000	\$174,200	47.73	\$376,088	'MSD		MILAN M & B
L -12-36-300-028	7739 CARPENTER RD	7/17/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,200	48.49	\$536,772	'MSD		MILAN M & B
L -12-36-300-032	4231 BEMIS RD	8/13/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$175,409	53.15	\$288,874	'MSD		MILAN M & B
L -12-36-300-051	4351 BEMIS RD	8/4/2023	\$550,000	PTA	09-FAMILY/RELATED ENTITY	\$550,000	\$327,100	59.47	\$670,558	'MSD		MILAN M & B
L -12-36-400-019	4663 BEMIS RD	3/17/2025	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,731	43.26	\$397,305	'MSD		MILAN M & B
Totals:			\$7,447,505			\$7,447,505	\$3,441,696		\$7,440,510			
								Sale. Ratio =>	46.21			
								Std. Dev. =>	16.69			



OAK HILL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-25-356-006	4065 DIAMOND ST	9/4/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$87,760	35.82	\$179,708	'OAH		OAK HILL
L -12-25-357-006	4084 DIAMOND ST	6/20/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$126,700	53.69	\$316,542	'OAH		OAK HILL
Totals:			\$481,000			\$481,000	\$214,460		\$496,250			
								Sale. Ratio =>	44.59			
								Std. Dev. =>	12.63			



OAK MEADOWS/MEADOWS GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-280-005	2082 BENT TRAIL CT	7/26/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$133,105	36.97	\$292,868	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-011	2094 BENT TRAIL CT	5/16/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$158,378	43.99	\$344,561	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-055	3427 BENT TRAIL DR	9/15/2023	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$152,100	38.60	\$372,759	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-058	3445 BENT TRAIL DR	7/21/2023	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$168,400	40.77	\$414,068	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-071	3368 BRECKLAND CT	2/29/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$160,800	40.71	\$389,756	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-083	3332 BRECKLAND CT	6/5/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,200	39.81	\$409,527	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-085	3320 BRECKLAND CT	8/18/2023	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$155,400	43.71	\$375,538	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-095	3451 BENT TRAIL DR	4/26/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,351	44.15	\$357,575	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-097	3463 BENT TRAIL DR	4/2/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$175,367	47.40	\$391,227	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-111	2069 BANCROFT DR	12/22/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$191,000	51.62	\$468,943	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-111	2069 BANCROFT DR	8/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$212,547	47.23	\$468,943	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-118	2034 BANCROFT DR	5/16/2024	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$196,938	46.12	\$426,660	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-123	2033 BANCROFT DR	7/29/2024	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$210,431	51.08	\$462,474	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-127	2028 BANCROFT DR	5/2/2024	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$173,747	42.59	\$378,759	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-141	1976 BANCROFT DR	5/2/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$211,900	50.45	\$516,820	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-280-151	1909 BRECKLAND DR	9/4/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$191,047	53.07	\$422,661	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-350-049	3543 BENT TRAIL DR	11/21/2023	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$189,000	44.37	\$457,357	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-350-063	3598 BENT TRAIL DR	6/10/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$207,416	46.09	\$455,071	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-006	3522 MEADOW GROVE T	4/26/2023	\$138,100	PTA	21-NOT USED/OTHER	\$138,100	\$183,500	132.87	\$444,952	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-006	3522 MEADOW GROVE T	10/4/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$183,500	41.70	\$444,952	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-019	3565 MEADOW GROVE T	6/24/2024	\$376,500	WD	03-ARM'S LENGTH	\$376,500	\$150,077	39.86	\$328,571	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-025	3601 MEADOW GROVE T	8/28/2024	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$177,296	46.90	\$388,139	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-030	3606 MEADOW GROVE T	6/25/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,802	50.90	\$403,160	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-031	3600 MEADOW GROVE T	12/6/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$191,641	48.52	\$414,464	'OAM		OAK MEADOWS / MEADOW GROVE
L -12-07-415-037	3632 MEADOW GROVE T	5/7/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$178,650	42.54	\$391,328	'OAM		OAK MEADOWS / MEADOW GROVE
Totals:			\$9,678,100			\$9,678,100	\$4,470,593		\$10,221,133			
								Sale. Ratio =>	46.19			
								Std. Dev. =>	18.12			



OAK PARK/WASHTENAW GARDENS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-01-303-008	2475 CARLTON DR	9/6/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,600	35.75	\$74,878	'OAP		OAK PARK
L -12-01-304-007	2580 SEMINOLE	6/12/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$170,100	38.66	\$476,316	'OAP		OAK PARK
L -12-01-326-009	2519 DAYTON DR	9/9/2024	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$151,630	47.46	\$333,318	'OAP		OAK PARK
L -12-01-326-012	2567 DAYTON DR	8/28/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$158,633	37.33	\$367,336	'OAP		OAK PARK
L -12-01-326-018	2514 CARLTON DR	9/6/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,550	54.25	\$72,900	'OAP		OAK PARK
L -12-01-327-006	2435 GRANT DR	10/6/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,100	49.03	\$394,136	'OAP		OAK PARK
L -12-01-327-011	2499 GRANT DR	8/28/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$153,110	49.55	\$335,988	'OAP		OAK PARK
L -12-01-328-015	4065 CENTRAL BLVD	2/7/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,455	44.64	\$283,238	'OAP		OAK PARK
L -12-01-351-005	2845 DAYTON DR	4/5/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,885	35.68	\$346,890	'OAP		OAK PARK
L -12-01-376-008	2813 SEMINOLE	5/30/2023	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$134,200	38.45	\$362,659	'OAP		OAK PARK
L -12-01-377-012	2871 OAKDALE DR	10/31/2024	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$157,810	63.12	\$401,069	'OAP		OAK PARK
L -12-01-377-012	2871 OAKDALE DR	1/15/2025	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$157,810	38.58	\$401,069	'OAP		OAK PARK
L -12-01-378-006	2781 DALTON AVE	5/26/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$138,100	43.84	\$377,332	'OAP		OAK PARK
L -12-01-378-018	4327 PACKARD RD	8/9/2024	\$144,677	WD	09-FAMILY/RELATED ENTITY	\$144,677	\$152,130	105.15	\$336,931	'OAP		OAK PARK
L -12-01-378-023	2896 OAKDALE DR	9/3/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$149,790	38.41	\$349,075	'OAP		OAK PARK
Totals:			\$4,431,177			\$4,431,177	\$1,985,903		\$4,913,135			
								Sale. Ratio =>	44.82			
								Std. Dev. =>	17.61			



PITTSFIELD GLEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-22-401-014	2987 TIMBER GLEN DR	4/18/2023	\$639,990	WD	25-PARTIAL CONSTRUCTION	\$639,990	\$108,800	17.00	\$763,806	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-401-022	2767 TIMBER GLEN DR	2/28/2025	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$337,652	41.23	\$744,924	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-401-023	2778 TIMBER GLEN DR	8/9/2024	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$361,440	45.19	\$816,561	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-401-026	5675 WHISPERING SPRI	1/22/2024	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$338,300	41.01	\$826,459	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-401-028	5719 WHISPERING SPRI	9/8/2023	\$763,425	WD	03-ARM'S LENGTH	\$763,425	\$298,700	39.13	\$760,705	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-403-043	2628 MEADOW HILLS DR	10/1/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$309,829	42.74	\$687,684	'PIGE		PITTSFIELD GLEN ESTATES
L -12-22-403-089	5545 TIMBER GLEN CT	1/19/2024	\$717,000	WD	03-ARM'S LENGTH	\$717,000	\$332,000	46.30	\$759,829	'PIGE		PITTSFIELD GLEN ESTATES
Totals:			\$5,289,315			\$5,289,315	\$2,086,721		\$5,359,968			
								Sale. Ratio =>	39.45			
								Std. Dev. =>	9.99			

PITTSFIELD GLEN VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-22-402-003	2860 PRAIRIE VIEW RD	11/15/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$194,600	40.97	\$488,340	'PIGV		PITTSFIELD GLEN VILLAS
L -12-22-402-009	2806 PRAIRIE VIEW RD	5/23/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$202,405	42.17	\$487,148	'PIGV		PITTSFIELD GLEN VILLAS
L -12-22-402-012	2808 FAIRGROVE CRESC	6/6/2024	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$196,149	40.69	\$472,898	'PIGV		PITTSFIELD GLEN VILLAS
L -12-22-402-018	2850 FAIRGROVE CRESC	8/14/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$199,400	42.43	\$499,486	'PIGV		PITTSFIELD GLEN VILLAS
L -12-22-402-030	2817 FAIRGROVE CRESC	6/7/2024	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$207,799	42.42	\$501,036	'PIGV		PITTSFIELD GLEN VILLAS
L -12-22-402-037	5812 WHISPERING SPRI	8/16/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$205,282	41.47	\$495,514	'PIGV		PITTSFIELD GLEN VILLAS
Totals:			\$2,891,900			\$2,891,900	\$1,205,635		\$2,944,422			
								Sale. Ratio =>	41.69			
								Std. Dev. =>	0.76			

REGENTS PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-210-001	1480 REGENTS PARK CT	10/11/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$320,228	40.03	\$668,324	'REG		REGENTS PARK
L -12-20-210-005	1378 REGENTS PARK CT	6/13/2024	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$405,835	44.60	\$855,659	'REG		REGENTS PARK
Totals:			\$1,710,000			\$1,710,000	\$726,063		\$1,523,983			
								Sale. Ratio =>	42.46			
								Std. Dev. =>	3.23			

ROLLING HILLS ESTATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-32-110-019	7223 WAPITI WAY	2/8/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$46,500	53.45	\$133,600	'ROH		ROLLING HILLS ESTATES
L -12-32-110-019	7223 WAPITI WAY	7/24/2024	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$46,350	58.67	\$133,600	'ROH		ROLLING HILLS ESTATES
L -12-32-110-024	7106 SUNCREST DR	11/22/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$221,700	40.31	\$583,455	'ROH		ROLLING HILLS ESTATES
L -12-32-110-024	7106 SUNCREST DR	7/11/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,980	36.27	\$583,455	'ROH		ROLLING HILLS ESTATES
L -12-32-110-025	7086 SUNCREST DR	11/27/2024	\$832,000	WD	03-ARM'S LENGTH	\$832,000	\$229,122	27.54	\$681,658	'ROH		ROLLING HILLS ESTATES
Totals:			\$2,138,000			\$2,138,000	\$757,652		\$2,115,768			
								Sale. Ratio =>	35.44			
								Std. Dev. =>	12.71			



ROLLING MEADOW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-205-001	4025 ROLLING MEADOW	4/8/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$210,557	44.80	\$456,406	'ROM		ROLLING MEADOW ESTATES
L -12-26-205-007	4101 ROLLING MEADOW	3/28/2024	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$174,600	39.41	\$434,517	'ROM		ROLLING MEADOW ESTATES
L -12-26-205-052	4119 INGLEWOOD DR	5/18/2023	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$198,300	41.10	\$491,603	'ROM		ROLLING MEADOW ESTATES
L -12-26-205-055	4157 INGLEWOOD DR	4/15/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$208,573	44.85	\$467,753	'ROM		ROLLING MEADOW ESTATES
L -12-26-210-048	4198 INGLEWOOD DR	10/16/2024	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$200,612	52.17	\$437,915	'ROM		ROLLING MEADOW ESTATES
L -12-26-215-011	4110 ROLLING MEADOW	3/31/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$213,492	50.83	\$462,462	'ROM		ROLLING MEADOW ESTATES
L -12-26-215-019	4049 LARK LN	8/15/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$219,599	47.23	\$475,081	'ROM		ROLLING MEADOW ESTATES
L -12-26-220-033	4148 ROLLING MEADOW	7/22/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$213,998	48.64	\$454,746	'ROM		ROLLING MEADOW ESTATES
L -12-26-220-038	4216 ROLLING MEADOW	1/16/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$244,395	57.50	\$527,401	'ROM		ROLLING MEADOW ESTATES
Totals:			\$3,995,000			\$3,995,000	\$1,884,126		\$4,207,884			
								Sale. Ratio =>	47.16			
								Std. Dev. =>	5.65			



ROSEWOOD VILLAGE A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-230-009	3069 PRIMROSE LN	9/20/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$114,247	46.63	\$260,388	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-010	3057 PRIMROSE LN	12/27/2024	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$114,247	45.72	\$260,388	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-027	3107 PRIMROSE LN	6/25/2024	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$114,247	41.93	\$260,388	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-040	3145 PRIMROSE LN	12/6/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,400	40.15	\$266,670	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-052	3199 PRIMROSE LN	10/25/2024	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$117,326	42.36	\$267,448	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-075	3354 PRIMROSE LN	3/7/2025	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$119,801	44.21	\$272,793	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-099	6387 CONIFER DR	2/28/2025	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$119,760	44.70	\$272,686	'ROV-A		ROSEWOOD VILLAGE
L -12-26-230-105	6373 CONIFER DR	3/21/2025	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$117,326	42.28	\$267,448	'ROV-A		ROSEWOOD VILLAGE
Totals:			\$2,120,800			\$2,120,800	\$921,354		\$2,128,209			
								Sale. Ratio =>	43.44			
								Std. Dev. =>	2.18			



ROSEWOOD VILLAGE B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-230-026	3105 PRIMROSE LN	5/23/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,918	42.78	\$277,451	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-035	3111 PRIMROSE LN	4/10/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$282,121	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-080	3362 PRIMROSE LN	3/21/2025	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$125,427	45.12	\$285,427	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-101	6377 CONIFER DR	6/1/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,600	39.16	\$285,026	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-107	6383 CONIFER DR	4/24/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,900	39.26	\$285,780	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-110	3226 PRIMROSE LN	12/17/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,868	50.56	\$281,824	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-146	3200 PRIMROSE LN	3/28/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,561	45.20	\$288,764	'ROV-B		ROSEWOOD VILLAGE
L -12-26-230-176	3144 PRIMROSE LN	12/13/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$123,969	51.23	\$282,048	'ROV-B		ROSEWOOD VILLAGE
Totals:			\$2,150,000			\$2,150,000	\$955,843		\$2,268,441			
								Sale. Ratio =>	44.46			
								Std. Dev. =>	4.50			



ROSEWOOD VILLAGE C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-26-230-007	3073 PRIMROSE LN	10/3/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,747	49.89	\$255,368	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-025	3103 PRIMROSE LN	6/9/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$94,300	37.72	\$253,264	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-030	3115 PRIMROSE LN	1/27/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,982	48.88	\$255,874	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-085	3332 PRIMROSE LN	6/25/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,221	40.44	\$263,459	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-096	3322 PRIMROSE LN	6/30/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$98,100	38.77	\$263,459	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-102	6379 CONIFER DR	6/2/2023	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$98,100	38.17	\$263,459	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-121	3250 PRIMROSE LN	9/14/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$97,400	36.07	\$261,212	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-133	3174 PRIMROSE LN	8/7/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,900	36.19	\$257,360	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-156	3208 PRIMROSE LN	10/30/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,200	38.88	\$260,749	'ROV-C		ROSEWOOD VILLAGE
L -12-26-230-157	3124 PRIMROSE LN	12/15/2023	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$96,100	38.67	\$257,903	'ROV-C		ROSEWOOD VILLAGE
Totals:			\$2,518,500			\$2,518,500	\$1,010,050		\$2,592,107			
								Sale. Ratio =>	40.11			
								Std. Dev. =>	4.93			





SAND CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-36-110-001	2131 OSPREY DR	8/21/2024	\$659,000	WD	03-ARM'S LENGTH	\$659,000	\$282,830	42.92	\$719,262	'SAN		SAND CREEK
L -12-36-110-002	2097 OSPREY DR	10/28/2024	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$208,406	40.94	\$494,162	'SAN		SAND CREEK
L -12-36-110-006	2053 OSPREY DR	5/19/2023	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$249,100	39.86	\$680,445	'SAN		SAND CREEK
L -12-36-110-007	2045 OSPREY DR	5/7/2024	\$659,500	WD	03-ARM'S LENGTH	\$659,500	\$276,316	41.90	\$630,072	'SAN		SAND CREEK
Totals:			\$2,452,500			\$2,452,500	\$1,016,652		\$2,523,941			
								Sale. Ratio =>	41.45			
								Std. Dev. =>	1.31			



SHA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-30-110-018	2065 PORT AVE	5/24/2023	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$244,200	37.00	\$678,871	'SHA		SHA ESTATES
Totals:			\$660,000			\$660,000	\$244,200		\$678,871			
								Sale. Ratio =>	37.00			
								Std. Dev. =>	#DIV/0!			



SILO RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-301-016	5887 E SILO RIDGE DR	7/12/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$184,800	41.07	\$496,527	'SIL		SILO RIDGE
L -12-20-320-079	5671 HEARTHSTONE CT	2/21/2025	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$219,875	44.69	\$492,065	'SIL		SILO RIDGE
L -12-20-320-116	5567 HEARTHSTONE CT	5/5/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$430,652	'SIL		SILO RIDGE
L -12-20-320-120	5655 HEARTHSTONE CT	6/5/2023	\$321,048	OTH	27-REDEMPTION	\$321,048	\$200,900	62.58	\$493,478	'SIL		SILO RIDGE
L -12-20-320-120	5655 HEARTHSTONE CT	6/6/2023	\$410,000	WD	35-UNDER DURESS	\$410,000	\$200,900	49.00	\$493,478	'SIL		SILO RIDGE
L -12-20-321-056	1287 N SILO RIDGE DR	6/10/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$192,248	40.90	\$431,713	'SIL		SILO RIDGE
L -12-20-321-058	1311 N SILO RIDGE DR	7/18/2024	\$504,000	WD	03-ARM'S LENGTH	\$504,000	\$229,931	45.62	\$517,960	'SIL		SILO RIDGE
L -12-20-323-066	1427 N SILO RIDGE DR	6/20/2024	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$219,301	43.90	\$497,203	'SIL		SILO RIDGE
L -12-20-324-100	5634 PEBBLE RIDGE CT	5/30/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$239,361	51.48	\$548,929	'SIL		SILO RIDGE
L -12-20-360-017	5904 SHAGBARK DR	7/31/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$247,201	42.99	\$580,507	'SIL		SILO RIDGE
L -12-20-360-018	5926 SHAGBARK DR	4/18/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$189,388	43.54	\$423,746	'SIL		SILO RIDGE
L -12-20-360-089	1421 FIELDSTONE CT	4/11/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$202,700	40.54	\$522,196	'SIL		SILO RIDGE
Totals:			\$5,616,548			\$5,616,548	\$2,502,005		\$5,928,454			
								Sale. Ratio =>	44.55			
								Std. Dev. =>	6.86			

SILVERLEAF & VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-13-105-001	4025 PERSIMMON DR	9/15/2023	\$89,875	WD	03-ARM'S LENGTH	\$89,875	\$36,000	40.06	\$71,900	'SIR		SILVERLEAF VILLAGE
L -12-13-140-048	4699 CHERRY BLOSSOM	10/18/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$223,732	52.03	\$502,735	'SIR		SILVERLEAF
L -12-13-140-053	4645 CHERRY BLOSSOM	8/23/2023	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$178,900	37.58	\$455,097	'SIR		SILVERLEAF
L -12-13-144-120	4505 CHERRY BLOSSOM	4/28/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$192,200	38.06	\$492,469	'SIR		SILVERLEAF
Totals:			\$1,500,875			\$1,500,875	\$630,832		\$1,522,201			
								Sale. Ratio =>	42.03			
								Std. Dev. =>	6.82			

STONEBRIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-301-321	2001 BAY HILL CT	2/12/2025	\$749,500	WD	03-ARM'S LENGTH	\$749,500	\$313,847	41.87	\$733,277	'STE		ESTATES AT STONEBRIDGE
L -12-18-301-333	2034 BAY HILL CT	9/22/2023	\$1,054,489	WD	03-ARM'S LENGTH	\$1,054,489	\$435,000	41.25	\$1,131,358	'STE		ESTATES AT STONEBRIDGE
L -12-18-302-275	4809 ST ANDREWS CT	8/11/2023	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$275,300	38.24	\$737,326	'STE		ESTATES AT STONEBRIDGE
L -12-18-302-276	4831 ST ANDREWS CT	4/26/2023	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$346,500	37.87	\$894,784	'STE		ESTATES AT STONEBRIDGE
L -12-18-302-293	2231 STONEBRIDGE DR	5/5/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$358,700	46.89	\$889,283	'STE		ESTATES AT STONEBRIDGE
L -12-18-410-085	4986 LOHR RD	5/13/2024	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$335,964	37.96	\$779,994	'STE		ESTATES AT STONEBRIDGE
L -12-18-410-090	4896 LOHR RD	11/17/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$287,800	47.97	\$739,995	'STE		ESTATES AT STONEBRIDGE
L -12-18-415-036	1716 BENT PINE CT	9/27/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$394,017	43.78	\$865,740	'STE		ESTATES AT STONEBRIDGE
L -12-18-415-044	1732 STONEBRIDGE DR	5/19/2023	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$388,300	45.68	\$969,821	'STE		ESTATES AT STONEBRIDGE
L -12-18-415-046	1752 STONEBRIDGE DR	3/26/2024	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$345,600	40.42	\$857,720	'STE		ESTATES AT STONEBRIDGE
L -12-18-415-070	1727 STONEBRIDGE DR	9/18/2024	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$472,534	39.38	\$1,078,595	'STE		ESTATES AT STONEBRIDGE
L -12-18-415-081	1691 STONEBRIDGE DR	7/31/2023	\$863,701	WD	03-ARM'S LENGTH	\$863,701	\$376,300	43.57	\$929,994	'STE		ESTATES AT STONEBRIDGE
L -12-19-105-057	5053 DORAL DR	2/19/2025	\$779,000	WD	03-ARM'S LENGTH	\$779,000	\$366,817	47.09	\$810,909	'STE		ESTATES AT STONEBRIDGE
L -12-19-110-132	5060 OAK TREE CT	11/15/2023	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$282,500	33.43	\$772,942	'STE		ESTATES AT STONEBRIDGE
L -12-19-120-162	5116 FOREST VIEW CT	9/8/2023	\$719,000	WD	03-ARM'S LENGTH	\$719,000	\$319,200	44.39	\$809,387	'STE		ESTATES AT STONEBRIDGE
L -12-19-201-284	4959 ST ANDREWS CT	12/18/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$399,715	44.41	\$905,245	'STE		ESTATES AT STONEBRIDGE
L -12-19-210-243	5118 OAK HILL CT	3/14/2025	\$945,700	WD	03-ARM'S LENGTH	\$945,700	\$481,170	50.88	\$1,062,356	'STE		ESTATES AT STONEBRIDGE
L -12-19-210-254	5268 PRAIRIE DUNES CT	8/21/2023	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$301,100	39.10	\$776,909	'STE		ESTATES AT STONEBRIDGE
L -12-19-210-254	5268 PRAIRIE DUNES CT	2/10/2025	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$353,620	42.60	\$776,909	'STE		ESTATES AT STONEBRIDGE
Totals:			\$16,146,390			\$16,146,390	\$6,833,984		\$16,522,544			
								Sale. Ratio =>	42.33			
								Std. Dev. =>	4.29			



HIGHPOINT AT STONEBRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-19-230-004	2470 WINGED FOOT CT	12/13/2023	\$745,775	WD	03-ARM'S LENGTH	\$745,775	\$344,700	46.22	\$827,934	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-018	5300 PINNACLE CT	4/12/2023	\$620,000	WD	08-ESTATE	\$620,000	\$303,800	49.00	\$739,857	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-033	5391 PINNACLE CT	3/22/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$282,300	43.43	\$692,283	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-036	5345 PINNACLE CT	5/30/2024	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$297,969	38.95	\$650,392	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-062	5426 PINNACLE CT	8/11/2023	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$297,800	39.97	\$804,271	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-071	5447 PINNACLE CT	6/30/2023	\$790,000	PTA	03-ARM'S LENGTH	\$790,000	\$349,100	44.19	\$857,555	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-081	5476 PINNACLE CT	6/14/2023	\$803,150	WD	03-ARM'S LENGTH	\$803,150	\$0	0.00	\$943,323	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-083	5466 PINNACLE CT	7/22/2024	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$353,641	39.08	\$818,303	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-084	5458 PINNACLE CT	12/19/2023	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$340,500	34.92	\$885,147	'STH		HIGHPOINTE AT STONEBRIDGE
L -12-19-230-087	2307 QUAKER RIDGE DR	11/22/2024	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$410,678	48.95	\$894,712	'STH		HIGHPOINTE AT STONEBRIDGE
Totals:			\$7,837,925			\$7,837,925	\$2,980,488		\$8,113,777			
								Sale. Ratio =>	38.03			
								Std. Dev. =>	14.27			



LINKS AT STONEBRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-303-041	4468 AUGUSTA CT	3/14/2025	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$306,142	40.02	\$691,035	'STL		LINKS AT STONEBRIDGE
L -12-18-304-045	4655 SAWGRASS DR W	6/28/2023	\$652,000	WD	03-ARM'S LENGTH	\$652,000	\$246,700	37.84	\$688,431	'STL		LINKS AT STONEBRIDGE
L -12-18-304-050	4741 SAWGRASS DR W	6/4/2024	\$725,900	WD	03-ARM'S LENGTH	\$725,900	\$312,533	43.05	\$719,971	'STL		LINKS AT STONEBRIDGE
Totals:			\$2,142,900			\$2,142,900	\$865,375		\$2,099,437			
								Sale. Ratio =>	40.38			
								Std. Dev. =>	2.62			



LONE OAK AT STONEBRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-450-010	4855 LONE OAK CT	9/25/2024	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$207,374	41.02	\$483,002	'STO		LONE OAK AT STONEBRIDGE
L -12-18-450-015	4858 LONE OAK CT	5/4/2023	\$426,500	CD	03-ARM'S LENGTH	\$426,500	\$172,800	40.52	\$421,714	'STO		LONE OAK AT STONEBRIDGE
L -12-18-450-019	4872 LONE OAK CT	10/1/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$211,305	49.14	\$493,819	'STO		LONE OAK AT STONEBRIDGE
Totals:			\$1,362,000			\$1,362,000	\$591,479		\$1,398,535			
								Sale. Ratio =>	43.43			
								Std. Dev. =>	4.84			





PONDS AT STONEBRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-18-107-026	4023 BOULDER POND D	4/26/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$171,134	34.23	\$461,208	'STP		PONDS AT STONEBRIDGE
L -12-18-107-027	4027 BOULDER POND D	10/13/2023	\$455,000	OTH	03-ARM'S LENGTH	\$455,000	\$171,400	37.67	\$443,333	'STP		PONDS AT STONEBRIDGE
L -12-18-107-027	4027 BOULDER POND D	6/17/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$171,414	32.65	\$443,333	'STP		PONDS AT STONEBRIDGE
L -12-18-107-029	4031 BOULDER POND D	5/28/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$148,953	33.47	\$413,986	'STP		PONDS AT STONEBRIDGE
L -12-18-107-046	4251 BOULDER POND D	2/14/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$160,602	33.81	\$410,955	'STP		PONDS AT STONEBRIDGE
L -12-18-107-052	4250 BOULDER POND D	5/2/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$188,302	38.43	\$478,902	'STP		PONDS AT STONEBRIDGE
L -12-18-107-058	4210 BOULDER POND D	10/4/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$201,956	43.90	\$521,910	'STP		PONDS AT STONEBRIDGE
L -12-18-107-065	4178 BOULDER POND D	4/8/2024	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$197,784	43.76	\$515,739	'STP		PONDS AT STONEBRIDGE
L -12-18-107-067	4168 BOULDER POND D	7/29/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$195,831	41.23	\$506,347	'STP		PONDS AT STONEBRIDGE
Totals:			\$4,277,000			\$4,277,000	\$1,607,376		\$4,195,713			
								Sale. Ratio =>	37.58			
								Std. Dev. =>	4.45			



THISTLE DOWN FARMS EAST-WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-32-405-075	7670 WHIRLAWAY DR	7/24/2023	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$462,500	48.94	\$1,019,335	'TD-EW		THISTLE DOWN FARMS WEST
L -12-32-405-076	7694 WHIRLAWAY DR	5/1/2024	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$374,152	45.35	\$836,824	'TD-EW		THISTLE DOWN FARMS WEST
L -12-32-405-108	7735 WHIRLAWAY DR	5/28/2024	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$346,151	43.82	\$771,979	'TD-EW		THISTLE DOWN FARMS WEST
L -12-33-305-001	7416 SECRETARIAT DR	3/8/2024	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$351,900	41.40	\$888,998	'TD-EW		THISTLE DOWN FARMS EAST
L -12-33-305-007	7512 SECRETARIAT DR	5/7/2024	\$883,000	WD	03-ARM'S LENGTH	\$883,000	\$429,140	48.60	\$956,820	'TD-EW		THISTLE DOWN FARMS EAST
L -12-33-305-033	7800 SECRETARIAT DR	6/7/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$336,800	45.51	\$786,048	'TD-EW		THISTLE DOWN FARMS EAST
L -12-33-305-042	7859 SECRETARIAT DR	8/18/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$322,300	43.55	\$774,672	'TD-EW		THISTLE DOWN FARMS EAST
L -12-33-305-073	931 NORTHERN DANCEI	6/15/2023	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$503,100	42.82	\$1,168,537	'TD-EW		THISTLE DOWN FARMS EAST
Totals:			\$6,948,000			\$6,948,000	\$3,126,043		\$7,203,213			
								Sale. Ratio =>	44.99			
								Std. Dev. =>	2.68			



TOWN ON THE GREEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-205-004	2146 PARK DRIVE	9/25/2024	\$449,578	WD	25-PARTIAL CONSTRUCTION	\$449,578	\$1,954	0.43	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-005	2150 PARK DRIVE	7/30/2024	\$443,044	WD	25-PARTIAL CONSTRUCTION	\$443,044	\$1,954	0.44	\$435,711	'TOG		TOWN ON THE GREEN
L -12-07-205-006	2154 PARK DRIVE	8/2/2024	\$408,605	WD	25-PARTIAL CONSTRUCTION	\$408,605	\$1,954	0.48	\$435,711	'TOG		TOWN ON THE GREEN
L -12-07-205-014	3048 CANOPY TREE WA\	3/3/2025	\$600,680	WD	25-PARTIAL CONSTRUCTION	\$600,680	\$1,953	0.33	\$496,924	'TOG		TOWN ON THE GREEN
L -12-07-205-015	3054 CANOPY TREE WA\	1/10/2025	\$606,060	WD	25-PARTIAL CONSTRUCTION	\$606,060	\$1,953	0.32	\$633,007	'TOG		TOWN ON THE GREEN
L -12-07-205-018	3080 CANOPY TREE WA\	12/20/2024	\$628,095	WD	25-PARTIAL CONSTRUCTION	\$628,095	\$1,953	0.31	\$635,554	'TOG		TOWN ON THE GREEN
L -12-07-205-019	3086 CANOPY TREE WA\	1/22/2025	\$585,590	WD	25-PARTIAL CONSTRUCTION	\$585,590	\$1,953	0.33	\$631,481	'TOG		TOWN ON THE GREEN
L -12-07-205-021	3098 CANOPY TREE WA\	12/19/2024	\$554,000	WD	25-PARTIAL CONSTRUCTION	\$554,000	\$1,953	0.35	\$631,481	'TOG		TOWN ON THE GREEN
L -12-07-205-022	3104 CANOPY TREE WA\	3/31/2025	\$622,640	WD	25-PARTIAL CONSTRUCTION	\$622,640	\$1,953	0.31	\$496,924	'TOG		TOWN ON THE GREEN
L -12-07-205-032	3095 HYDRANGEA LANE	12/19/2024	\$436,880	WD	25-PARTIAL CONSTRUCTION	\$436,880	\$1,953	0.45	\$440,495	'TOG		TOWN ON THE GREEN
L -12-07-205-033	3089 HYDRANGEA LANE	12/11/2024	\$443,094	WD	25-PARTIAL CONSTRUCTION	\$443,094	\$1,953	0.44	\$441,779	'TOG		TOWN ON THE GREEN
L -12-07-205-034	3083 HYDRANGEA LANE	12/16/2024	\$498,957	WD	25-PARTIAL CONSTRUCTION	\$498,957	\$1,953	0.39	\$440,495	'TOG		TOWN ON THE GREEN
L -12-07-205-035	3071 HYDRANGEA LANE	11/22/2024	\$489,987	WD	25-PARTIAL CONSTRUCTION	\$489,987	\$1,953	0.40	\$440,192	'TOG		TOWN ON THE GREEN
L -12-07-205-036	3065 HYDRANGEA LANE	11/26/2024	\$435,875	WD	25-PARTIAL CONSTRUCTION	\$435,875	\$1,953	0.45	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-037	3059 HYDRANGEA LANE	11/27/2024	\$475,773	WD	25-PARTIAL CONSTRUCTION	\$475,773	\$1,953	0.41	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-038	3053 HYDRANGEA LANE	11/22/2024	\$486,224	WD	25-PARTIAL CONSTRUCTION	\$486,224	\$1,953	0.40	\$443,986	'TOG		TOWN ON THE GREEN
L -12-07-205-039	3041 HYDRANGEA LANE	10/30/2024	\$474,239	WD	25-PARTIAL CONSTRUCTION	\$474,239	\$1,953	0.41	\$441,514	'TOG		TOWN ON THE GREEN
L -12-07-205-040	3035 HYDRANGEA LANE	10/16/2024	\$418,580	WD	25-PARTIAL CONSTRUCTION	\$418,580	\$1,953	0.47	\$438,921	'TOG		TOWN ON THE GREEN
L -12-07-205-042	3023 HYDRANGEA LANE	10/30/2024	\$455,509	WD	25-PARTIAL CONSTRUCTION	\$455,509	\$1,953	0.43	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-043	3026 HYDRANGEA LANE	12/6/2024	\$467,472	WD	25-PARTIAL CONSTRUCTION	\$467,472	\$1,953	0.42	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-044	3032 HYDRANGEA LANE	12/9/2024	\$430,919	WD	25-PARTIAL CONSTRUCTION	\$430,919	\$1,953	0.45	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-046	3044 HYDRANGEA LANE	3/7/2025	\$488,823	WD	25-PARTIAL CONSTRUCTION	\$488,823	\$1,953	0.40	\$346,541	'TOG		TOWN ON THE GREEN
L -12-07-205-047	3056 HYDRANGEA LANE	2/25/2025	\$491,808	WD	25-PARTIAL CONSTRUCTION	\$491,808	\$1,953	0.40	\$250,724	'TOG		TOWN ON THE GREEN
L -12-07-205-057	2155 PARK DRIVE	8/27/2024	\$492,685	WD	25-PARTIAL CONSTRUCTION	\$492,685	\$1,953	0.40	\$442,047	'TOG		TOWN ON THE GREEN
L -12-07-205-058	2151 PARK DRIVE	9/3/2024	\$421,612	WD	25-PARTIAL CONSTRUCTION	\$421,612	\$1,953	0.46	\$436,982	'TOG		TOWN ON THE GREEN
L -12-07-205-059	2147 PARK DRIVE	9/3/2024	\$437,467	WD	25-PARTIAL CONSTRUCTION	\$437,467	\$1,953	0.45	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-060	2143 PARK DRIVE	9/20/2024	\$408,230	WD	25-PARTIAL CONSTRUCTION	\$408,230	\$1,953	0.48	\$436,982	'TOG		TOWN ON THE GREEN
L -12-07-205-061	2139 PARK DRIVE	8/30/2024	\$450,032	WD	25-PARTIAL CONSTRUCTION	\$450,032	\$1,953	0.43	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-062	2135 PARK DRIVE	9/3/2024	\$425,867	WD	25-PARTIAL CONSTRUCTION	\$425,867	\$1,953	0.46	\$435,711	'TOG		TOWN ON THE GREEN
L -12-07-205-063	2110 PARK DRIVE	9/26/2024	\$449,083	WD	25-PARTIAL CONSTRUCTION	\$449,083	\$1,953	0.43	\$438,252	'TOG		TOWN ON THE GREEN
L -12-07-205-064	2114 PARK DRIVE	10/2/2024	\$473,058	WD	25-PARTIAL CONSTRUCTION	\$473,058	\$1,953	0.41	\$438,252	'TOG		TOWN ON THE GREEN
Totals:			\$14,950,466			\$14,950,466	\$60,546		\$14,215,682			
								Sale. Ratio =>	0.40			
								Std. Dev. =>	0.05			



UNIVERSITY PALISADES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-12-315-027	3984 PALISADES BLVD	5/23/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$205,900	46.80	\$506,184	'UNF		UNIV PALISADES
L -12-12-315-028	3972 PALISADES BLVD	5/7/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$163,758	38.08	\$364,745	'UNF		UNIV PALISADES
L -12-12-315-029	3960 PALISADES BLVD	8/4/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$154,000	38.50	\$377,002	'UNF		UNIV PALISADES
L -12-12-320-066	3781 FIELDCREST LN	7/23/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$186,899	43.46	\$419,257	'UNF		UNIV PALISADES
L -12-12-320-067	3793 FIELDCREST LN	6/1/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$188,500	41.43	\$459,414	'UNF		UNIV PALISADES
L -12-12-430-120	3533 FIELDCREST LN	2/21/2025	\$350,000	WD	21-NOT USED/OTHER	\$350,000	\$209,310	59.80	\$464,346	'UNF		UNIV PALISADES
L -12-12-431-149	3578 FIELDCREST LN	8/31/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,300	47.57	\$513,363	'UNF		UNIV PALISADES
L -12-12-433-010	3847 PALISADES BLVD	4/11/2024	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$193,559	42.63	\$432,049	'UNF		UNIV PALISADES
L -12-12-435-082	3899 CENTURY CT	2/20/2024	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$177,800	38.44	\$464,593	'UNF		UNIV PALISADES
Totals:			\$3,861,500			\$3,861,500	\$1,689,026		\$4,000,953			
								Sale. Ratio =>	43.74			
								Std. Dev. =>	6.85			



VALLEY RANCH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-08-315-001	3787 SANTA FE TRL	2/8/2024	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$172,100	40.99	\$414,035	'VAR		VALLEY RANCH
L -12-08-315-018	3794 SANTA FE TRL	8/9/2024	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$213,748	49.48	\$464,345	'VAR		VALLEY RANCH
Totals:			\$851,900			\$851,900	\$385,848		\$878,380			
								Sale. Ratio =>	45.29			
								Std. Dev. =>	6.01			



WARNER CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-27-180-005	1243 HARWOOD CIR	7/12/2024	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$174,524	42.67	\$410,522	'WAR		WARNER CREEK
L -12-27-185-009	1177 RATHFON CIR	5/25/2023	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$144,900	38.03	\$381,625	'WAR		WARNER CREEK
L -12-27-185-012	1129 RATHFON CIR	8/22/2024	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$175,891	47.28	\$394,178	'WAR		WARNER CREEK
L -12-27-185-013	1116 RATHFON CIR	11/15/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$181,758	42.27	\$408,253	'WAR		WARNER CREEK
L -12-27-185-026	1065 CUTLER CIR	7/25/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$161,708	38.50	\$362,516	'WAR		WARNER CREEK
L -12-27-185-134	6301 ROBISON LN	11/6/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$168,179	41.02	\$383,322	'WAR		WARNER CREEK
L -12-27-411-076	6626 SAUK TRL	10/3/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$143,100	39.75	\$373,175	'WAR		WARNER CREEK
L -12-27-412-086	1211 CODY CIR	11/25/2024	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$174,663	45.60	\$393,460	'WAR		WARNER CREEK
L -12-27-412-093	6525 SAUK TRL	8/28/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$141,100	45.52	\$364,613	'WAR		WARNER CREEK
L -12-27-412-102	6767 ROBISON LN	8/27/2024	\$253,141	WD	09-FAMILY/RELATED ENTITY	\$253,141	\$221,608	87.54	\$499,344	'WAR		WARNER CREEK
L -12-27-413-113	6624 ROBISON LN	8/28/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$147,000	36.75	\$407,562	'WAR		WARNER CREEK
L -12-27-414-175	1294 WARNER CREEK DI	3/15/2024	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$154,500	40.34	\$398,491	'WAR		WARNER CREEK
L -12-27-414-181	1280 WEDGEWOOD CIR	3/12/2024	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$220,600	44.13	\$582,031	'WAR		WARNER CREEK
L -12-27-414-189	1291 WEDGEWOOD CIR	12/17/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,816	41.45	\$378,426	'WAR		WARNER CREEK
L -12-27-416-233	1402 WEDGEWOOD DR	3/10/2025	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$187,048	42.51	\$424,600	'WAR		WARNER CREEK
L -12-27-416-237	1370 WEDGEWOOD DR	4/5/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,300	39.25	\$370,016	'WAR		WARNER CREEK
L -12-27-418-220	1395 WEDGEWOOD DR	11/21/2023	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$179,500	39.90	\$496,241	'WAR		WARNER CREEK
Totals:			\$6,660,941			\$6,660,941	\$2,883,195		\$7,028,375			
								Sale. Ratio =>	43.29			
								Std. Dev. =>	11.52			

WASHTENAW CLUBVIEW/FARMVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-12-109-007	4858 GRANDVIEW DR	9/6/2024	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$182,818	44.32	\$415,771	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-180-017	3356 GOLFSIDE RD	9/1/2023	\$307,000	OTH	03-ARM'S LENGTH	\$307,000	\$136,500	44.46	\$336,106	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-180-019	3324 GOLFSIDE RD	11/18/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,733	49.90	\$324,970	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-181-005	3353 MAPLE DR	12/5/2024	\$348,677	OTH	03-ARM'S LENGTH	\$348,677	\$113,653	32.60	\$342,283	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-182-002	4824 GRANDVIEW DR	11/3/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,700	35.97	\$283,326	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-182-010	3384 MAPLE DR	5/15/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$238,300	40.74	\$577,711	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-185-001	3418 HILLSIDE DR	11/21/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$122,300	37.06	\$294,102	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-185-004	4763 CRESTVIEW AVE	4/29/2024	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$112,877	31.27	\$375,105	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-401-018	3496 GOLFSIDE RD	2/20/2025	\$227,000	LC	09-FAMILY/RELATED ENTITY	\$227,000	\$147,636	65.04	\$341,126	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-407-003	3647 MAPLE DR	5/8/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,505	47.71	\$307,925	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-408-019	3698 GOLFSIDE RD	7/26/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,000	40.73	\$265,344	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-427-013	3742 CLOVERLAWN AVE	6/16/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$133,700	41.78	\$357,325	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-428-012	3693 BEECH DR	5/10/2024	\$406,600	WD	03-ARM'S LENGTH	\$406,600	\$149,952	36.88	\$381,835	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-461-012	3967 HELEN AVE	4/11/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$133,800	41.81	\$360,156	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-461-015	3994 CLOVERLAWN AVE	7/18/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$163,746	46.52	\$364,097	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-483-021	3854 OAK DR	5/3/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$126,444	33.27	\$313,450	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-483-024	3810 OAK DR	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,500	45.89	\$492,761	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-484-002	3817 OAK DR	1/31/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,300	40.61	\$372,931	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-484-007	3887 OAK DR	7/21/2023	\$366,800	WD	03-ARM'S LENGTH	\$366,800	\$169,800	46.29	\$413,731	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
L -12-12-484-020	3904 GOLFSIDE RD	9/8/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,400	47.94	\$367,469	'WAS		WASHTENAW CLUBVIEW/FARMVIEW
Totals:			\$7,051,577			\$7,051,577	\$2,959,664		\$7,287,524			
							Sale. Ratio =>	41.97				
							Std. Dev. =>	7.58				

WASHTENAW HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-01-430-009	2565 DEAKE AVE	12/31/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,084	43.31	\$322,553	'WAT		WASHTENAW HEIGHTS
L -12-01-431-007	2523 TORREY AVE	6/14/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,300	48.38	\$372,833	'WAT		WASHTENAW HEIGHTS
L -12-01-431-020	2500 DEAKE AVE	2/27/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$203,400	57.30	\$401,538	'WAT		WASHTENAW HEIGHTS
L -12-01-432-012	2557 HAWKS AVE	7/27/2023	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$93,600	34.54	\$251,232	'WAT		WASHTENAW HEIGHTS
L -12-01-460-016	2735 FOSTER AVE	6/20/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$153,000	50.16	\$360,949	'WAT		WASHTENAW HEIGHTS
L -12-01-460-019	2789 FOSTER AVE	7/14/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,300	38.39	\$338,756	'WAT		WASHTENAW HEIGHTS
L -12-01-460-024	2863 FOSTER AVE	3/27/2025	\$190,000	QC	06-COURT JUDGEMENT	\$190,000	\$160,598	84.53	\$352,924	'WAT		WASHTENAW HEIGHTS
L -12-01-461-017	2847 DEAKE AVE	4/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,700	45.48	\$292,752	'WAT		WASHTENAW HEIGHTS
L -12-01-461-042	FOSTER AVE	6/22/2023	\$360,792	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,792	\$104,900	29.07	\$220,295	'WAT L -12-01-461-043		WASHTENAW HEIGHTS
L -12-01-461-043	2608 FOSTER AVE	6/22/2023	\$360,792	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,792	\$104,900	29.07	\$220,295	'WAT L -12-01-461-042		WASHTENAW HEIGHTS
L -12-01-462-014	2827 TORREY AVE	8/26/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$156,089	41.62	\$338,147	'WAT		WASHTENAW HEIGHTS
L -12-01-463-039	2650 TORREY AVE	1/30/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,500	37.64	\$346,642	'WAT		WASHTENAW HEIGHTS
Totals:			\$3,807,584			\$3,807,584	\$1,647,371		\$3,818,916			
								Sale. Ratio =>	43.27			
								Std. Dev. =>	15.02			

WATERWAYS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-20-205-009	5492 WATERFIELD CT	1/16/2025	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$305,276	44.89	\$698,612	'WAW		WATERWAYS
L -12-20-205-050	4739 WILDFLOWER CT	8/16/2024	\$599,953	WD	03-ARM'S LENGTH	\$599,953	\$294,977	49.17	\$678,241	'WAW		WATERWAYS
L -12-20-205-058	4788 WILDFLOWER CT	4/22/2024	\$654,000	WD	03-ARM'S LENGTH	\$654,000	\$291,724	44.61	\$674,792	'WAW		WATERWAYS
L -12-20-205-062	1288 WATERWAYS DR	3/15/2024	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$247,300	35.58	\$636,331	'WAW		WATERWAYS
L -12-20-205-077	1365 EAST GREENFIELD	10/31/2024	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$326,428	46.97	\$744,248	'WAW		WATERWAYS
L -12-20-205-097	1201 WATERWAYS DR	10/25/2024	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$363,548	42.77	\$859,587	'WAW		WATERWAYS
L -12-20-205-107	1363 WHISPERING MAPLE	4/19/2024	\$901,500	WD	03-ARM'S LENGTH	\$901,500	\$347,618	38.56	\$862,394	'WAW		WATERWAYS
Totals:			\$5,075,453			\$5,075,453	\$2,176,871		\$5,154,205			
								Sale. Ratio =>	42.89			
								Std. Dev. =>	4.73			



WEATHERSTONE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-07-105-026	1729 COBURN CT	6/25/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$156,701	44.14	\$349,318	'WEA		WEATHERSTONE
L -12-07-105-041	1708 COBURN CT	4/9/2024	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$124,143	41.66	\$272,747	'WEA		WEATHERSTONE
L -12-07-105-045	1700 COBURN CT	7/31/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,100	40.67	\$313,933	'WEA		WEATHERSTONE
L -12-07-105-051	1682 COBURN DR	9/11/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,492	53.73	\$352,490	'WEA		WEATHERSTONE
L -12-07-105-053	1674 COBURN DR	8/16/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$146,492	47.26	\$325,552	'WEA		WEATHERSTONE
L -12-07-105-055	1622 LONG MEADOW TF	5/14/2024	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$162,120	45.93	\$359,916	'WEA		WEATHERSTONE
L -12-07-105-070	1636 COBURN DR	5/12/2023	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$139,600	39.10	\$342,072	'WEA		WEATHERSTONE
L -12-07-105-072	1632 COBURN DR	5/31/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$113,100	40.25	\$268,152	'WEA		WEATHERSTONE
L -12-07-105-076	1641 WEATHERSTONE C	8/7/2023	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$122,000	42.36	\$298,306	'WEA		WEATHERSTONE
L -12-07-105-087	1642 WEATHERSTONE C	5/16/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$108,400	47.13	\$262,064	'WEA		WEATHERSTONE
L -12-07-105-107	1614 OAKFIELD DR	4/20/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$107,400	39.78	\$262,618	'WEA		WEATHERSTONE
L -12-07-105-109	1604 OAKFIELD DR	12/1/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$111,900	43.37	\$275,990	'WEA		WEATHERSTONE
L -12-07-105-118	1587 OAKFIELD DR	10/10/2023	\$276,000	CD	03-ARM'S LENGTH	\$276,000	\$101,400	36.74	\$248,171	'WEA		WEATHERSTONE
L -12-07-105-122	1591 OAKFIELD DR	11/7/2024	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$130,934	46.27	\$293,289	'WEA		WEATHERSTONE
L -12-07-105-126	1563 OAKFIELD DR	6/16/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,000	48.70	\$275,576	'WEA		WEATHERSTONE
L -12-07-105-130	1553 OAKFIELD DR	5/5/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$250,286	'WEA		WEATHERSTONE
L -12-07-105-147	1701 WEATHERSTONE C	5/25/2023	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$107,800	36.11	\$264,221	'WEA		WEATHERSTONE
L -12-07-105-152	1707 WEATHERSTONE C	5/23/2023	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$123,200	40.07	\$295,145	'WEA		WEATHERSTONE
L -12-07-105-167	1731 WEATHERSTONE C	9/15/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$110,100	41.55	\$262,620	'WEA		WEATHERSTONE
L -12-07-105-176	1740 WEATHERSTONE C	11/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,800	42.34	\$295,887	'WEA		WEATHERSTONE
L -12-07-105-188	1759 WEATHERSTONE C	4/30/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,205	42.65	\$295,882	'WEA		WEATHERSTONE
L -12-07-105-202	1543 OAKFIELD DR	4/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,931	43.89	\$250,325	'WEA		WEATHERSTONE
L -12-07-105-216	1512 OAKFIELD DR	12/27/2023	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$113,200	41.47	\$278,425	'WEA		WEATHERSTONE
L -12-07-105-223	1535 WEATHERSTONE C	8/29/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,400	40.15	\$269,610	'WEA		WEATHERSTONE
L -12-07-105-225	1525 WEATHERSTONE C	10/27/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,400	44.00	\$254,026	'WEA		WEATHERSTONE
L -12-07-105-227	1539 WEATHERSTONE C	7/17/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$111,000	37.63	\$273,456	'WEA		WEATHERSTONE
L -12-07-105-235	1565 WEATHERSTONE C	8/8/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,334	46.26	\$252,666	'WEA		WEATHERSTONE
L -12-07-105-239	1569 WEATHERSTONE C	12/19/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,020	42.11	\$267,932	'WEA		WEATHERSTONE
L -12-07-105-248	1517 LONG MEADOW TF	3/31/2025	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$114,366	42.67	\$257,257	'WEA		WEATHERSTONE
L -12-07-105-249	1505 LONG MEADOW TF	5/17/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,700	55.35	\$270,579	'WEA		WEATHERSTONE
L -12-07-105-262	1523 LONG MEADOW TF	4/12/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,500	50.24	\$261,590	'WEA		WEATHERSTONE
L -12-07-105-262	1523 LONG MEADOW TF	5/23/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,474	42.72	\$261,590	'WEA		WEATHERSTONE
L -12-07-105-282	1573 LONG MEADOW TF	3/7/2025	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$114,929	43.87	\$255,964	'WEA		WEATHERSTONE
L -12-07-105-298	1534 LONG MEADOW TF	11/7/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,302	45.77	\$271,169	'WEA		WEATHERSTONE
L -12-07-105-301	1530 LONG MEADOW TF	3/8/2024	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$110,600	40.59	\$271,375	'WEA		WEATHERSTONE
L -12-07-105-302	1532 LONG MEADOW TF	5/26/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$110,500	43.33	\$269,950	'WEA		WEATHERSTONE
Totals:			\$9,965,500			\$9,965,500	\$4,309,643		\$10,130,149			
								Sale. Ratio =>	43.25			
								Std. Dev. =>	4.18			



WELLESLEY GARDENS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-23-360-003	5782 HAMPSHIRE LN	2/29/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,900	44.61	\$299,863	'WEG		WELLESLEY GARDENS
L -12-23-360-006	5776 HAMPSHIRE LN	2/24/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,395	46.19	\$272,219	'WEG		WELLESLEY GARDENS
L -12-23-360-007	5798 HAMPSHIRE LN	4/21/2023	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$113,600	45.26	\$272,219	'WEG		WELLESLEY GARDENS
L -12-23-360-014	5754 HAMPSHIRE LN	12/29/2023	\$258,900	WD	03-ARM'S LENGTH	\$258,900	\$108,600	41.95	\$260,510	'WEG		WELLESLEY GARDENS
L -12-23-360-021	5764 HAMPSHIRE LN	11/20/2024	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$127,020	45.77	\$282,822	'WEG		WELLESLEY GARDENS
L -12-23-360-027	5722 HAMPSHIRE LN	2/21/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,249	43.81	\$287,786	'WEG		WELLESLEY GARDENS
L -12-23-360-051	5662 HAMPSHIRE LN	6/17/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,919	44.80	\$289,135	'WEG		WELLESLEY GARDENS
L -12-23-360-055	5678 HAMPSHIRE LN	12/18/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,974	46.78	\$275,676	'WEG		WELLESLEY GARDENS
L -12-23-360-060	5668 HAMPSHIRE LN	6/15/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,100	49.21	\$282,227	'WEG		WELLESLEY GARDENS
L -12-23-360-061	5693 HAMPSHIRE LN	10/30/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$120,000	42.11	\$288,138	'WEG		WELLESLEY GARDENS
L -12-23-360-071	5713 HAMPSHIRE LN	6/16/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,800	40.29	\$267,117	'WEG		WELLESLEY GARDENS
L -12-23-360-089	5811 HAMPSHIRE LN	6/20/2024	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$124,684	46.52	\$277,142	'WEG		WELLESLEY GARDENS
L -12-23-360-094	5821 HAMPSHIRE LN	3/18/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,588	44.69	\$288,410	'WEG		WELLESLEY GARDENS
L -12-23-360-117	5704 WELLESLEY LN	6/23/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,300	43.38	\$287,173	'WEG		WELLESLEY GARDENS
L -12-23-360-150	5615 HAMPSHIRE LN	6/17/2024	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$128,064	44.78	\$284,219	'WEG		WELLESLEY GARDENS
L -12-23-360-155	5561 HAMPSHIRE LN	6/9/2023	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$112,800	39.03	\$271,468	'WEG		WELLESLEY GARDENS
L -12-23-360-163	5634 HAMPSHIRE LN	10/15/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$260,319	46.49	\$579,327	'WEG		WELLESLEY GARDENS
L -12-23-360-170	5570 HAMPSHIRE LN	3/13/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,564	46.16	\$292,555	'WEG		WELLESLEY GARDENS
L -12-23-360-176	5582 HAMPSHIRE LN	1/5/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$121,700	46.10	\$291,784	'WEG		WELLESLEY GARDENS
L -12-23-360-177	5584 HAMPSHIRE LN	5/10/2024	\$266,450	WD	03-ARM'S LENGTH	\$266,450	\$131,188	49.24	\$291,784	'WEG		WELLESLEY GARDENS
L -12-23-360-178	5586 HAMPSHIRE LN	8/11/2023	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$116,000	41.58	\$277,647	'WEG		WELLESLEY GARDENS
L -12-23-360-179	5588 HAMPSHIRE LN	4/19/2023	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$117,900	42.41	\$282,088	'WEG		WELLESLEY GARDENS
L -12-23-360-193	3358 ENDSLEIGH LN	5/19/2023	\$271,600	WD	03-ARM'S LENGTH	\$271,600	\$111,400	41.02	\$267,262	'WEG		WELLESLEY GARDENS
L -12-23-360-194	3360 ENDSLEIGH LN	8/5/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,564	44.60	\$292,555	'WEG		WELLESLEY GARDENS
L -12-23-360-195	3362 ENDSLEIGH LN	1/5/2024	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$122,300	45.65	\$293,211	'WEG		WELLESLEY GARDENS
L -12-23-360-202	3376 ENDSLEIGH LN	5/24/2024	\$278,175	WD	03-ARM'S LENGTH	\$278,175	\$121,832	43.80	\$270,997	'WEG		WELLESLEY GARDENS
Totals:			\$7,435,525			\$7,435,525	\$3,308,760		\$7,625,334			
								Sale. Ratio =>	44.50			
								Std. Dev. =>	2.50			

WILLOW POND

NO SALES



WOODSIDE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
L -12-16-405-004	1889 ADDINGTON LN	8/29/2023	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$114,600	38.98	\$282,162	'WOM		WOODSIDE MEADOWS
L -12-16-405-016	1761 ADDINGTON LN	6/9/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$113,300	38.93	\$278,905	'WOM		WOODSIDE MEADOWS
L -12-16-405-020	1753 ADDINGTON LN	6/27/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,900	45.21	\$339,279	'WOM		WOODSIDE MEADOWS
L -12-16-405-032	1713 ADDINGTON LN	1/11/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,900	43.42	\$278,488	'WOM		WOODSIDE MEADOWS
L -12-16-405-039	1689 ADDINGTON LN	7/19/2024	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$123,899	46.49	\$284,623	'WOM		WOODSIDE MEADOWS
L -12-16-405-051	1529 ADDINGTON LN	9/29/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,400	38.78	\$281,339	'WOM		WOODSIDE MEADOWS
L -12-16-405-056	1473 ADDINGTON LN	12/22/2023	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$114,800	41.22	\$283,524	'WOM		WOODSIDE MEADOWS
L -12-16-405-066	1377 ADDINGTON LN	10/3/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$115,200	39.59	\$284,604	'WOM		WOODSIDE MEADOWS
L -12-16-405-069	1401 ADDINGTON LN	2/22/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$115,600	42.83	\$284,837	'WOM		WOODSIDE MEADOWS
L -12-16-405-073	1344 ADDINGTON LN	7/26/2024	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$134,409	46.36	\$309,572	'WOM		WOODSIDE MEADOWS
L -12-16-405-118	1128 ADDINGTON LN	8/21/2024	\$288,500	WD	03-ARM'S LENGTH	\$288,500	\$134,744	46.71	\$310,300	'WOM		WOODSIDE MEADOWS
L -12-16-405-121	1039 ADDINGTON LN	2/27/2024	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$114,000	38.13	\$281,771	'WOM		WOODSIDE MEADOWS
L -12-16-405-122	1031 ADDINGTON LN	2/27/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,411	44.51	\$282,675	'WOM		WOODSIDE MEADOWS
L -12-16-405-131	943 ADDINGTON LN	6/5/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,393	43.71	\$280,870	'WOM		WOODSIDE MEADOWS
L -12-16-405-168	615 ADDINGTON LN	5/4/2023	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$125,300	44.35	\$309,572	'WOM		WOODSIDE MEADOWS
L -12-16-405-173	543 ADDINGTON LN	9/27/2024	\$294,000	WD	09-FAMILY/RELATED ENTITY	\$294,000	\$134,409	45.72	\$308,672	'WOM		WOODSIDE MEADOWS
L -12-16-405-176	503 ADDINGTON LN	1/23/2025	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$123,525	45.08	\$284,219	'WOM		WOODSIDE MEADOWS
L -12-16-405-178	519 ADDINGTON LN	6/5/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,200	44.36	\$306,349	'WOM		WOODSIDE MEADOWS
Totals:			\$5,113,800			\$5,113,800	\$2,197,990		\$5,271,761			
								Sale. Ratio =>	42.98			
								Std. Dev. =>	2.97			