

AAS - ANN ARBOR M & B

0 TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-25-200-020	6195 CARPENTER RD	10/07/2022	\$269,000	\$269,000	\$62,608	\$73,118	\$195,882	\$184,196	1.063		45
L-12-25-200-021	6211 CARPENTER RD	02/20/2024	\$272,050	\$272,050	\$64,200	\$70,324	\$201,726	\$142,774	1.413		45
L-12-25-300-008	6825 CARPENTER RD	05/26/2022	\$430,000	\$430,000	\$62,608	\$103,579	\$326,421	\$203,159	1.607		45
L-12-26-100-020	6050 CARPENTER RD	04/14/2023	\$400,000	\$400,000	\$58,590	\$66,413	\$333,587	\$240,109	1.389	L-12-26-100-019, -021	45
Totals:				\$1,371,050	\$1,371,050			\$1,057,616	\$770,238		
E.C.F. => 1.373											
Ave. E.C.F. => 1.368											

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-24-300-011	5695 CARPENTER RD	05/19/2022	\$276,400	\$276,400	\$66,100	\$73,249	\$203,151	\$159,876	1.271		51
L-12-25-200-009	4010 TEXTILE RD	07/14/2022	\$366,000	\$366,000	\$66,100	\$77,687	\$288,313	\$228,142	1.264		58
L-12-26-100-003	3800 TEXTILE RD	05/10/2023	\$285,000	\$285,000	\$59,140	\$59,140	\$225,860	\$163,172	1.384		54
Totals:				\$927,400	\$927,400			\$717,324	\$551,190		
E.C.F. => 1.301											
Ave. E.C.F. => 1.306											

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-25-200-034	6453 CARPENTER RD	11/15/2022	\$480,175	\$480,175	\$85,800	\$89,500	\$390,675	\$235,582	1.658		68
Totals:				\$480,175	\$480,175			\$390,675	\$235,582		
E.C.F. => 1.658											
Ave. E.C.F. => 1.658											

71 TO 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-07-400-033	1676 W ELLSWORTH RD	10/20/2022	\$400,000	\$400,000	\$40,500	\$56,959	\$343,041	\$321,338	1.068		77
L-12-25-200-033	6473 CARPENTER RD	06/13/2022	\$600,000	\$600,000	\$81,539	\$102,561	\$497,439	\$534,359	0.931		77
Totals:				\$1,000,000	\$1,000,000			\$840,480	\$855,697		
E.C.F. => 0.982											
Ave. E.C.F. => 0.999											

81 TO 90%

1.050

91 TO 100%

0.893

NO CHANGE DUE TO LACK OF SALES

AR-1 - ARBOR RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-401-052	4579 CONNOR CT	02/07/2024	\$386,000	\$386,000	\$81,000	\$85,777	\$300,223	\$238,741	1.258
		Totals:	\$386,000	\$386,000			\$300,223	\$238,741	E.C.F. => <u>1.258</u> Ave. E.C.F. => <u>1.258</u>

AR-2 - ARBOR WOODLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-305-019	4236 CLOVERLANE DR	05/03/2023	\$410,000	\$410,000	\$78,500	\$97,232	\$312,768	\$366,422	0.854
L-12-13-305-047	4249 CLOVERLANE DR	06/01/2023	\$430,000	\$430,000	\$78,500	\$92,338	\$337,662	\$356,624	0.947
L-12-13-305-049	4243 CLOVERLANE DR	10/17/2022	\$345,000	\$345,000	\$78,500	\$92,852	\$252,148	\$313,681	0.804
Totals:				\$1,185,000	\$1,185,000		\$902,578	\$1,036,727	
									E.C.F. => 0.871
									Ave. E.C.F. => 0.868

AR-3 - ARBOR RIDGE CROSSINGS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-13-306-002	4431 MONTITH DR	10/26/2022	\$582,659	\$582,659	\$112,900	\$125,470	\$457,189	\$586,527	0.779	TWO-STORY
L-12-13-306-015	4214 LILAC LANE	10/11/2022	\$583,500	\$583,500	\$112,900	\$129,069	\$454,431	\$556,960	0.816	TWO-STORY
L-12-13-307-045	4287 LILAC LANE	05/20/2022	\$540,000	\$540,000	\$112,900	\$125,765	\$414,235	\$512,682	0.808	TWO-STORY
L-12-13-307-057	4284 LILAC LANE	07/26/2022	\$551,110	\$551,110	\$112,900	\$126,800	\$424,310	\$543,730	0.780	TWO-STORY
L-12-13-308-068	4119 MONTITH DR	11/02/2022	\$570,805	\$570,805	\$112,900	\$120,789	\$450,016	\$587,721	0.766	TWO-STORY
L-12-13-308-069	4121 MONTITH DR	06/27/2022	\$509,261	\$509,261	\$112,900	\$119,211	\$390,050	\$520,180	0.750	TWO-STORY
L-12-13-308-070	4123 MONTITH DR	06/10/2022	\$474,525	\$474,525	\$112,900	\$125,013	\$349,512	\$474,489	0.737	TWO-STORY
L-12-13-308-082	4151 MONTITH DR	07/01/2022	\$650,000	\$650,000	\$112,900	\$127,423	\$522,577	\$498,853	1.048	TWO-STORY
L-12-13-308-135	4128 MONTITH DR	05/18/2022	\$485,040	\$485,040	\$112,900	\$119,040	\$366,000	\$470,282	0.778	TWO-STORY
L-12-13-308-137	4124 MONTITH DR	05/23/2022	\$523,180	\$523,180	\$112,900	\$125,550	\$397,630	\$529,681	0.751	TWO-STORY
L-12-13-308-138	4122 MONTITH DR	07/27/2022	\$528,615	\$528,615	\$112,900	\$119,211	\$409,404	\$578,902	0.707	TWO-STORY
L-12-13-308-139	4120 MONTITH DR	09/07/2022	\$536,910	\$536,910	\$112,900	\$124,953	\$411,957	\$576,727	0.714	TWO-STORY
L-12-13-308-140	4118 MONTITH DR	09/12/2022	\$521,150	\$521,150	\$112,900	\$119,211	\$401,939	\$518,123	0.776	TWO-STORY
Totals:				\$7,056,755	\$7,056,755		\$5,449,250	\$6,954,857		
							E.C.F. =>	0.784		
							Ave. E.C.F. =>	0.785		#REF!

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-13-306-003	4419 MONTITH DR	11/18/2022	\$611,190	\$611,190	\$112,900	\$120,576	\$490,614	\$528,163	0.929	ONE-STORY
L-12-13-306-016	4218 LILAC LANE	04/18/2022	\$500,000	\$500,000	\$112,900	\$128,475	\$371,525	\$460,295	0.807	ONE-STORY
L-12-13-308-132	4134 MONTITH DR	05/12/2022	\$497,845	\$497,845	\$112,900	\$124,953	\$372,892	\$536,661	0.695	ONE-STORY
Totals:				\$1,609,035	\$1,609,035		\$1,235,031	\$1,525,119	E.C.F. =>	0.810
									Ave. E.C.F. =>	0.810

AR-4 - ARBOR RIDGE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-310-024	4470 CONNOR DR	05/25/2022	\$481,000	\$481,000	\$96,400	\$108,680	\$372,320	\$470,222	0.792
L-12-13-310-027	4610 LILAC LANE	08/18/2023	\$465,000	\$465,000	\$96,400	\$107,260	\$357,740	\$436,687	0.819
L-12-13-311-031	4711 PAULINA DR	05/31/2023	\$500,000	\$500,000	\$96,400	\$104,468	\$395,532	\$496,212	0.797
L-12-13-311-036	4807 PAULINA DR	07/19/2023	\$450,000	\$450,000	\$96,400	\$111,520	\$338,480	\$443,083	0.764
L-12-13-311-043	4321 CHRISTINA CT	05/06/2022	\$430,000	\$430,000	\$96,400	\$109,354	\$320,646	\$443,760	0.723
L-12-13-311-050	4324 CHRISTINA CT	08/11/2023	\$499,900	\$499,900	\$96,400	\$101,411	\$398,489	\$488,748	0.815
L-12-13-311-058	4918 PAULINA DR	03/28/2023	\$447,000	\$447,000	\$96,400	\$105,482	\$341,518	\$425,538	0.803
L-12-13-311-063	4782 PAULINA DR	10/13/2022	\$452,000	\$452,000	\$96,400	\$102,516	\$349,484	\$433,749	0.806
Totals:				\$3,724,900	\$3,724,900		\$2,874,209	\$3,637,999	
									E.C.F. => 0.790
									Ave. E.C.F. => 0.790

ARC - ARBOR CREEK

ARF - ARBOR FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-240-017	4244 ROLLING MEADOW LN	01/13/2023	\$550,000	\$550,000	\$110,700	\$128,821	\$421,179	\$486,612	0.866
L-12-26-240-018	4232 ROLLING MEADOW LN	07/21/2022	\$535,000	\$535,000	\$110,700	\$134,042	\$400,958	\$511,107	0.784
L-12-26-240-053	6493 HAWTHORNE AVE	12/09/2022	\$525,000	\$525,000	\$110,700	\$135,641	\$389,359	\$470,129	0.828
L-12-26-240-069	4328 ROLLING MEADOW LN	04/19/2023	\$530,000	\$530,000	\$110,700	\$122,059	\$407,941	\$517,947	0.788
L-12-26-240-073	4314 ROLLING MEADOW LN	05/05/2023	\$590,000	\$590,000	\$110,700	\$119,460	\$470,540	\$475,513	0.990
Totals:				\$2,730,000	\$2,730,000		\$2,089,977	\$2,461,308	
									E.C.F. => 0.849
									Ave. E.C.F. => 0.851

ARH - ARBOR HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-226-005	4190 PACKARD RD 1	09/29/2022	\$130,000	\$130,000	\$25,300	\$25,300	\$104,700	\$67,107	1.560
L-12-12-226-019	4218 PACKARD RD 1	02/22/2024	\$130,000	\$130,000	\$25,300	\$25,300	\$104,700	\$66,015	1.586
L-12-12-226-033	4214 PACKARD RD 5	11/02/2023	\$110,000	\$110,000	\$25,300	\$25,300	\$84,700	\$52,052	1.627
Totals:			\$370,000	\$370,000			\$294,100	\$185,174	
									E.C.F. => 1.588
									Ave. E.C.F. => 1.591

AROAKS - ARBOR OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-26-305-008	3313 ROSLYN DR	02/28/2023	\$469,990	\$469,990	\$112,600	\$127,354	\$342,636	\$327,539	1.046	ONE-STORY
L-12-26-305-010	3341 ROSLYN DR	09/15/2022	\$383,055	\$383,055	\$112,600	\$127,354	\$255,701	\$308,876	0.828	ONE-STORY
L-12-26-305-011	3355 ROSLYN DR	09/22/2022	\$433,240	\$433,240	\$112,600	\$123,047	\$310,193	\$321,887	0.964	ONE-STORY
L-12-26-305-012	3369 ROSLYN DR	10/04/2022	\$448,815	\$448,815	\$112,600	\$127,354	\$321,461	\$330,953	0.971	ONE-STORY
L-12-26-305-013	3383 ROSLYN DR	09/28/2022	\$383,490	\$383,490	\$112,600	\$127,354	\$256,136	\$301,981	0.848	ONE-STORY
L-12-26-305-014	3397 ROSLYN DR	09/20/2022	\$485,915	\$485,915	\$112,600	\$127,354	\$358,561	\$365,379	0.981	ONE-STORY
L-12-26-305-019	3467 ROSLYN DR	07/11/2023	\$538,775	\$538,775	\$112,600	\$127,506	\$411,269	\$431,852	0.952	ONE-STORY
L-12-26-305-023	3436 ROSLYN DR	11/23/2022	\$620,440	\$620,440	\$112,600	\$131,299	\$489,141	\$494,784	0.989	ONE-STORY
L-12-26-305-024	3422 ROSLYN DR	11/28/2022	\$523,540	\$523,540	\$112,600	\$127,354	\$396,186	\$412,842	0.960	ONE-STORY
L-12-26-305-026	3380 ROSLYN DR	10/26/2022	\$543,266	\$543,266	\$112,600	\$127,354	\$415,912	\$455,013	0.914	ONE-STORY
L-12-26-305-028	3352 ROSLYN DR	06/09/2022	\$529,940	\$529,940	\$112,600	\$127,354	\$402,586	\$425,102	0.947	ONE-STORY
L-12-26-305-029	3338 ROSLYN DR	06/14/2022	\$469,770	\$469,770	\$112,600	\$127,354	\$342,416	\$408,356	0.839	ONE-STORY
L-12-26-305-030	3324 ROSLYN DR	07/28/2022	\$534,215	\$534,215	\$112,600	\$127,354	\$406,861	\$490,149	0.830	ONE-STORY
L-12-26-305-032	3296 ROSLYN DR	04/26/2022	\$502,315	\$502,315	\$112,600	\$122,939	\$379,376	\$433,114	0.876	ONE-STORY
L-12-26-305-036	3202 ROSLYN DR	10/19/2022	\$482,565	\$482,565	\$112,600	\$127,354	\$355,211	\$439,424	0.808	ONE-STORY
L-12-26-305-039	3520 COLT DR	11/18/2022	\$590,915	\$590,915	\$112,600	\$127,354	\$463,561	\$540,373	0.858	ONE-STORY
L-12-26-305-043	3464 COLT DR	10/06/2022	\$475,690	\$475,690	\$112,600	\$123,047	\$352,643	\$385,271	0.915	ONE-STORY
L-12-26-305-044	3452 COLT DR	10/10/2023	\$495,365	\$495,365	\$112,600	\$127,506	\$367,859	\$442,623	0.831	ONE-STORY
L-12-26-305-045	3534 COLT DR	02/24/2023	\$540,665	\$540,665	\$112,600	\$127,354	\$413,311	\$456,157	0.906	ONE-STORY
L-12-26-305-046	3548 COLT DR	05/17/2023	\$575,000	\$575,000	\$112,600	\$125,205	\$449,795	\$475,496	0.946	ONE-STORY
L-12-26-305-047	3562 COLT DR	01/25/2023	\$442,090	\$442,090	\$112,600	\$127,354	\$314,736	\$318,390	0.989	ONE-STORY
L-12-26-305-048	3576 COLT DR	09/07/2023	\$508,365	\$508,365	\$112,600	\$127,506	\$380,859	\$373,384	1.020	ONE-STORY
L-12-26-305-049	3509 COLT DR	08/24/2023	\$469,390	\$469,390	\$112,600	\$127,506	\$341,884	\$376,583	0.908	ONE-STORY
L-12-26-305-050	3604 COLT DR	11/28/2023	\$456,875	\$456,875	\$112,600	\$127,506	\$329,369	\$366,474	0.899	ONE-STORY
L-12-26-305-052	3632 COLT DR	12/22/2023	\$473,740	\$473,740	\$112,600	\$127,506	\$346,234	\$355,793	0.973	ONE-STORY
L-12-26-305-063	3786 COLT DR	11/13/2023	\$624,365	\$624,365	\$112,600	\$127,506	\$496,859	\$493,841	1.006	ONE-STORY
L-12-26-305-064	3800 COLT DR	12/20/2023	\$532,840	\$532,840	\$112,600	\$127,506	\$405,334	\$426,953	0.949	ONE-STORY
L-12-26-305-074	6523 FOOTHILL DR	08/08/2023	\$501,360	\$501,360	\$112,600	\$123,590	\$377,770	\$431,023	0.876	ONE-STORY
L-12-26-305-077	6542 FOOTHILL DR	02/14/2023	\$523,140	\$523,140	\$112,600	\$127,354	\$395,786	\$419,124	0.944	ONE-STORY
L-12-26-305-078	6556 FOOTHILL DR	10/03/2023	\$505,690	\$505,690	\$112,600	\$127,506	\$378,184	\$434,381	0.871	ONE-STORY
L-12-26-305-086	3603 COLT DR	10/03/2023	\$475,465	\$475,465	\$112,600	\$127,506	\$347,959	\$399,474	0.871	ONE-STORY

Totals: \$15,540,286 \$15,540,286 \$11,605,789 \$12,642,591

E.C.F. => 0.918

Ave. E.C.F. => 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-26-305-004	3257 ROSLYN DR	03/17/2023	\$523,415	\$523,415	\$112,600	\$127,354	\$396,061	\$439,023	0.902	TWO-STORY
L-12-26-305-005	3271 ROSLYN DR	03/28/2023	\$514,990	\$514,990	\$112,600	\$126,928	\$388,062	\$406,482	0.955	TWO-STORY
L-12-26-305-006	3285 ROSLYN DR	12/05/2022	\$507,990	\$507,990	\$112,600	\$127,354	\$380,636	\$421,245	0.904	TWO-STORY
L-12-26-305-007	3299 ROSLYN DR	04/01/2022	\$522,740	\$522,740	\$112,600	\$126,825	\$395,915	\$455,759	0.869	TWO-STORY
L-12-26-305-009	3327 ROSLYN DR	12/14/2022	\$519,990	\$519,990	\$112,600	\$126,928	\$393,062	\$411,190	0.956	TWO-STORY
L-12-26-305-015	3411 ROSLYN DR	07/19/2022	\$555,040	\$555,040	\$112,600	\$127,354	\$427,686	\$543,446	0.787	TWO-STORY
L-12-26-305-016	3425 ROSLYN DR	09/13/2022	\$566,265	\$566,265	\$112,600	\$131,299	\$434,966	\$519,938	0.837	TWO-STORY
L-12-26-305-017	3439 ROSLYN DR	08/13/2022	\$595,841	\$595,841	\$112,600	\$123,047	\$472,794	\$560,965	0.843	TWO-STORY
L-12-26-305-018	3453 ROSLYN DR	09/26/2022	\$587,115	\$587,115	\$112,600	\$123,047	\$464,668	\$530,595	0.875	TWO-STORY
L-12-26-305-020	3478 ROSLYN DR	08/04/2023	\$563,415	\$563,415	\$112,600	\$127,506	\$435,909	\$496,328	0.878	TWO-STORY

L-12-26-305-021	3462 ROSLYN DR	07/20/2023	\$602,720	\$602,720	\$112,600	\$127,506	\$475,214	\$530,424	0.896	TWO-STORY
L-12-26-305-022	3450 ROSLYN DR	03/14/2023	\$594,265	\$594,265	\$112,600	\$131,299	\$462,966	\$515,203	0.899	TWO-STORY
L-12-26-305-025	3394 ROSLYN DR	10/26/2022	\$622,290	\$622,290	\$112,600	\$127,354	\$494,936	\$570,848	0.867	TWO-STORY
L-12-26-305-027	3366 ROSLYN DR	08/18/2022	\$595,240	\$595,240	\$112,600	\$127,354	\$467,886	\$553,257	0.846	TWO-STORY
L-12-26-305-031	3310 ROSLYN DR	06/02/2022	\$568,255	\$568,255	\$112,600	\$127,354	\$440,901	\$558,708	0.789	TWO-STORY
L-12-26-305-034	3254 ROSLYN DR	06/28/2022	\$535,576	\$535,576	\$112,600	\$135,753	\$399,823	\$497,931	0.803	TWO-STORY
L-12-26-305-037	3547 COLT DR	09/02/2022	\$519,940	\$519,940	\$112,600	\$127,354	\$392,586	\$477,037	0.823	TWO-STORY
L-12-26-305-038	3561 COLT DR	11/09/2022	\$591,485	\$591,485	\$112,600	\$127,354	\$464,131	\$554,680	0.837	TWO-STORY
L-12-26-305-040	3506 COLT DR	09/19/2023	\$592,340	\$592,340	\$112,600	\$127,506	\$464,834	\$544,569	0.854	TWO-STORY
L-12-26-305-041	3492 COLT DR	10/26/2023	\$596,340	\$596,340	\$112,600	\$131,491	\$464,849	\$518,034	0.897	TWO-STORY
L-12-26-305-058	3716 COLT DR	12/19/2023	\$563,140	\$563,140	\$112,600	\$131,491	\$431,649	\$434,247	0.994	TWO-STORY
L-12-26-305-062	3772 COLT DR	11/16/2023	\$618,840	\$618,840	\$112,600	\$127,506	\$491,334	\$573,043	0.857	TWO-STORY
L-12-26-305-067	3757 COLT DR	10/25/2023	\$643,915	\$643,915	\$112,600	\$127,506	\$516,409	\$558,099	0.925	TWO-STORY
L-12-26-305-068	3743 COLT DR	11/16/2023	\$667,165	\$667,165	\$112,600	\$131,491	\$535,674	\$581,898	0.921	TWO-STORY
L-12-26-305-071	6565 FOOTHILL DR	01/29/2024	\$575,240	\$575,240	\$112,600	\$127,506	\$447,734	\$492,040	0.910	TWO-STORY
L-12-26-305-073	6537 FOOTHILL DR	07/07/2023	\$685,640	\$685,640	\$112,600	\$131,491	\$554,149	\$603,700	0.918	TWO-STORY
L-12-26-305-075	6509 FOOTHILL DR	03/10/2023	\$556,505	\$556,505	\$112,600	\$131,299	\$425,206	\$528,567	0.804	TWO-STORY
L-12-26-305-076	6528 FOOTHILL DR	02/15/2023	\$697,090	\$697,090	\$112,600	\$131,299	\$565,791	\$566,039	1.000	TWO-STORY
L-12-26-305-079	6570 FOOTHILL DR	12/13/2022	\$702,515	\$702,515	\$112,600	\$131,299	\$571,216	\$579,750	0.985	TWO-STORY
L-12-26-305-087	3589 COLT DR	05/23/2023	\$591,220	\$591,220	\$112,600	\$127,506	\$463,714	\$563,747	0.823	TWO-STORY
L-12-26-305-088	3575 COLT DR	12/20/2022	\$678,790	\$678,790	\$112,600	\$131,299	\$547,491	\$588,072	0.931	TWO-STORY
Totals:		\$18,255,312	\$18,255,312				\$14,267,652	\$16,174,864		
							E.C.F. =>		0.882	
							Ave. E.C.F. =>		0.883	

ARW - ARBOR WOODS

ASH - ASHFORD VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-410-008	5953 CAYMAN BLVD	10/25/2022	\$320,000	\$320,000	\$83,100	\$91,060	\$228,940	\$252,580	0.906	TWO-STORY
L-12-24-415-017	5850 COTTONWOOD DR	10/19/2023	\$393,000	\$393,000	\$83,100	\$92,341	\$300,659	\$320,167	0.939	TWO-STORY
L-12-24-415-023	5756 AMBER WAY	11/04/2022	\$425,000	\$425,000	\$83,100	\$90,472	\$334,528	\$326,640	1.024	TWO-STORY
L-12-24-420-163	4545 SYCAMORE DR	06/23/2023	\$475,000	\$475,000	\$83,100	\$122,024	\$352,976	\$349,320	1.010	TWO-STORY
L-12-24-425-205	4694 SYCAMORE DR	01/06/2023	\$425,000	\$425,000	\$83,100	\$100,723	\$324,277	\$359,413	0.902	TWO-STORY
L-12-24-430-183	5705 AMBER WAY	01/18/2024	\$450,000	\$450,000	\$83,100	\$87,784	\$362,216	\$344,453	1.052	TWO-STORY
L-12-24-435-031	4631 WHITE PINE CT	07/28/2022	\$419,900	\$419,900	\$83,100	\$99,010	\$320,890	\$332,632	0.965	TWO-STORY
L-12-24-440-067	5949 SUNRISE DR	07/07/2022	\$424,000	\$424,000	\$83,100	\$91,979	\$332,021	\$268,832	1.235	TWO-STORY
L-12-24-440-078	5841 SUNRISE DR	10/03/2023	\$420,000	\$420,000	\$83,100	\$92,034	\$327,966	\$362,985	0.904	TWO-STORY
L-12-24-455-248	4886 SYCAMORE DR	09/29/2022	\$392,000	\$392,000	\$83,100	\$94,154	\$297,846	\$345,651	0.862	TWO-STORY
L-12-24-460-240	4937 SYCAMORE DR	10/23/2023	\$416,500	\$416,500	\$83,100	\$92,942	\$323,558	\$375,671	0.861	TWO-STORY
L-12-24-465-278	4800 WILLINGHAM CT	05/23/2023	\$455,000	\$455,000	\$83,100	\$94,102	\$360,898	\$407,008	0.887	TWO-STORY
L-12-24-465-281	4770 WILLINGHAM CT	11/20/2023	\$375,000	\$375,000	\$83,100	\$86,913	\$288,087	\$352,210	0.818	TWO-STORY
L-12-24-470-287	5703 SUNRISE DR	09/14/2022	\$450,000	\$450,000	\$83,100	\$97,660	\$352,340	\$358,354	0.983	TWO-STORY
L-12-24-470-295	5848 ST MARTIN CT	05/19/2023	\$408,000	\$408,000	\$83,100	\$93,674	\$314,326	\$361,226	0.870	TWO-STORY
Totals:			\$6,248,400	\$6,248,400			\$4,821,528	\$5,117,142		
										E.C.F. => 0.942
										Ave. E.C.F. => 0.948 #REF!

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-24-440-065	5953 SUNRISE DR	08/12/2022	\$405,953	\$405,953	\$83,100	\$92,034	\$313,919	\$372,814	0.842	ONE-STORY
L-12-24-440-076	5873 SUNRISE DR	11/28/2022	\$345,000	\$345,000	\$83,100	\$89,342	\$255,658	\$276,335	0.925	ONE-STORY
L-12-24-445-139	4762 NORTH ASHFORD WAY	07/11/2022	\$381,900	\$381,900	\$83,100	\$94,694	\$287,206	\$325,494	0.882	ONE-STORY
Totals:				\$1,132,853	\$1,132,853		\$856,783	\$974,643	E.C.F. =>	0.879
									Ave. E.C.F. =>	0.883

BHP - BLUE HERON POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-235-002	6344 TRUMPETER LN	05/19/2022	\$238,500	\$238,500	\$51,015	\$51,015	\$187,485	\$164,712	1.138
L-12-26-235-031	3017 ORINOCO LN	03/28/2023	\$245,000	\$245,000	\$53,700	\$53,700	\$191,300	\$171,623	1.115
L-12-26-235-061	6327 BRANT LN	04/05/2023	\$260,000	\$260,000	\$53,700	\$53,700	\$206,300	\$169,001	1.221
L-12-26-235-104	3158 TORRENT LN	04/14/2023	\$261,000	\$261,000	\$53,700	\$53,700	\$207,300	\$160,877	1.289
L-12-26-235-109	3157 WIGEON LN	08/11/2023	\$250,000	\$250,000	\$53,700	\$53,700	\$196,300	\$173,054	1.134
L-12-26-235-110	3155 WIGEON LN	12/02/2022	\$235,000	\$235,000	\$53,700	\$53,700	\$181,300	\$157,183	1.153
L-12-26-235-114	6389 SCOTER LN	06/13/2022	\$242,500	\$242,500	\$53,700	\$53,700	\$188,800	\$170,401	1.108
L-12-26-235-114	6389 SCOTER LN	12/22/2023	\$280,000	\$280,000	\$53,700	\$53,700	\$226,300	\$170,401	1.328
L-12-26-235-122	6365 SCOTER LN	12/04/2023	\$285,000	\$285,000	\$53,700	\$53,700	\$231,300	\$170,946	1.353
Totals:			\$2,297,000	\$2,297,000			\$1,816,385	\$1,508,198	
								E.C.F. =>	1.204
								Ave. E.C.F. =>	1.204

BOR; BOR-S; - BOULDER RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Use Code
L-12-06-305-012	2797 GREEN VALLEY DR	05/03/2022	\$522,000	\$522,000	\$117,400	\$132,545	\$389,455	\$269,395	1.446	'BOR	
L-12-06-305-014	2793 GREEN VALLEY DR	07/11/2023	\$543,000	\$543,000	\$117,400	\$128,727	\$414,273	\$306,312	1.352	'BOR	
L-12-06-305-057	3029 GREEN VALLEY DR	08/09/2022	\$455,000	\$455,000	\$98,600	\$113,803	\$341,197	\$248,225	1.375	'BOR	
L-12-06-305-059	3041 GREEN VALLEY DR	08/11/2022	\$485,000	\$485,000	\$98,600	\$102,183	\$382,817	\$265,257	1.443	'BOR	VETERAN EXEMPTION
L-12-06-305-060	3047 GREEN VALLEY DR	07/05/2022	\$550,000	\$550,000	\$98,600	\$114,492	\$435,508	\$287,757	1.513	'BOR	
L-12-06-305-062	3059 GREEN VALLEY DR	03/19/2024	\$603,000	\$603,000	\$98,600	\$105,818	\$497,182	\$299,332	1.661	'BOR	
L-12-06-305-101	2831 ASPEN RIDGE DR	08/18/2022	\$443,000	\$443,000	\$105,400	\$112,113	\$330,887	\$232,225	1.425	'BOR	
L-12-06-305-107	2735 ASPEN RIDGE DR	06/21/2023	\$542,100	\$542,100	\$105,400	\$115,436	\$426,664	\$278,427	1.532	'BOR	
Totals:				\$4,143,100	\$4,143,100		\$3,217,983	\$2,186,930		E.C.F. =>	1.471
										Ave. E.C.F. =>	1.468

BOR-S

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Use Code
		Totals:	#REF!	#REF!			#REF!	#REF!			
							E.C.F. =>	#REF!			
							Ave. E.C.F. =>	#REF!			

NO CHANGE

BRB - BRIAR HILL & BURNHAM WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-403-054	3599 BARRY KNOLL DR	07/28/2022	\$570,000	\$570,000	\$124,000	\$137,312	\$432,688	\$407,204	1.063
L-12-07-403-070	1803 HIGH POINTE LN	07/21/2023	\$572,500	\$572,500	\$124,000	\$142,522	\$429,978	\$420,428	1.023
L-12-07-404-032	1834 BRIAR RIDGE DR	03/10/2023	\$600,000	\$600,000	\$132,700	\$151,163	\$448,837	\$484,204	0.927
L-12-07-405-040	3568 GREAT FALLS CIR	06/14/2022	\$615,000	\$615,000	\$132,700	\$146,495	\$468,505	\$458,841	1.021
L-12-07-405-042	3584 GREAT FALLS CIR	04/11/2022	\$579,000	\$579,000	\$132,700	\$145,559	\$433,441	\$550,029	0.788
L-12-07-407-085	3723 BRIAR PKWY	05/25/2022	\$632,000	\$632,000	\$124,000	\$133,372	\$498,628	\$582,782	0.856
L-12-07-407-099	3759 CRYSTAL LAKE LN	10/03/2022	\$699,000	\$699,000	\$132,700	\$143,057	\$555,943	\$632,588	0.879
L-12-07-407-101	3820 BRIAR PKWY	05/08/2023	\$572,000	\$572,000	\$124,000	\$133,514	\$438,486	\$532,431	0.824
L-12-07-410-011	3483 BURNHAM RD	07/19/2023	\$700,000	\$700,000	\$130,700	\$145,557	\$554,443	\$564,616	0.982
L-12-07-410-015	3560 BURNHAM RD	08/25/2023	\$560,000	\$560,000	\$130,700	\$143,500	\$416,500	\$443,188	0.940
Totals:				\$6,099,500	\$6,099,500		\$4,677,449	\$5,076,311	
									E.C.F. => 0.921
									Ave. E.C.F. => 0.930

BRDG - BEMIS RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code
L-12-32-301-002	7910 BISCAYNE WAY	12/07/2022	\$566,786	\$566,786	\$125,600	\$139,321	\$427,465	\$667,811	0.640	TWO-STORY	
L-12-32-301-003	7884 BISCAYNE WAY	08/12/2022	\$517,260	\$517,260	\$125,600	\$136,772	\$380,488	\$675,618	0.563	TWO-STORY	
L-12-32-301-006	7840 BISCAYNE WAY	01/03/2023	\$587,171	\$587,171	\$125,600	\$166,816	\$420,355	\$680,734	0.618	TWO-STORY	
L-12-32-301-007	7828 BISCAYNE WAY	07/20/2022	\$564,143	\$564,143	\$125,600	\$139,160	\$424,983	\$677,496	0.627	TWO-STORY	
L-12-32-301-010	7800 BISCAYNE WAY	09/14/2022	\$618,580	\$618,580	\$125,600	\$138,072	\$480,508	\$737,316	0.652	TWO-STORY	
L-12-32-301-011	7809 BISCAYNE WAY	06/23/2022	\$802,752	\$802,752	\$125,600	\$141,058	\$661,694	\$932,161	0.710	TWO-STORY	VETERAN EXEMPTION
L-12-32-301-012	7821 BISCAYNE WAY	05/12/2023	\$685,307	\$685,307	\$125,600	\$146,431	\$538,876	\$714,680	0.754	TWO-STORY	
L-12-32-301-014	1297 JUSTINE WAY	09/08/2023	\$938,189	\$938,189	\$125,600	\$142,312	\$795,877	\$865,821	0.919	TWO-STORY	
L-12-32-301-015	1285 JUSTINE WAY	10/24/2022	\$720,002	\$720,002	\$125,600	\$140,962	\$579,040	\$777,972	0.744	TWO-STORY	
L-12-32-301-016	1273 JUSTINE WAY	08/11/2023	\$504,589	\$504,589	\$125,600	\$141,268	\$363,321	\$495,107	0.734	TWO-STORY	
L-12-32-301-017	1257 JUSTINE WAY	06/23/2023	\$525,900	\$525,900	\$125,600	\$139,179	\$386,721	\$482,280	0.802	TWO-STORY	
L-12-32-301-018	1243 JUSTINE WAY	01/25/2023	\$832,179	\$832,179	\$125,600	\$210,504	\$621,675	\$786,908	0.790	TWO-STORY	
L-12-32-301-019	1231 JUSTINE WAY	05/19/2023	\$741,204	\$741,204	\$125,600	\$142,618	\$598,586	\$738,528	0.811	TWO-STORY	
L-12-32-301-019	1231 JUSTINE WAY	08/28/2023	\$785,000	\$785,000	\$125,600	\$142,618	\$642,382	\$738,528	0.870	TWO-STORY	
L-12-32-301-021	1201 JUSTINE WAY	05/24/2023	\$565,712	\$565,712	\$125,600	\$139,179	\$426,533	\$540,757	0.789	TWO-STORY	
L-12-32-301-022	7847 BEMIS RIDGE	01/29/2024	\$737,487	\$737,487	\$125,600	\$125,600	\$611,887	\$368,104	1.662	TWO-STORY	
L-12-32-301-023	7865 BEMIS RIDGE	08/04/2023	\$648,933	\$648,933	\$125,600	\$139,179	\$509,754	\$677,204	0.753	TWO-STORY	
L-12-32-301-024	7881 BEMIS RIDGE	01/31/2023	\$585,246	\$585,246	\$125,600	\$134,348	\$450,898	\$541,145	0.833	TWO-STORY	
L-12-32-301-025	7897 BEMIS RIDGE	02/14/2023	\$507,774	\$507,774	\$125,600	\$139,179	\$368,595	\$541,383	0.681	TWO-STORY	
L-12-32-301-026	7915 BEMIS RIDGE	10/06/2023	\$604,197	\$604,197	\$125,600	\$147,429	\$456,768	\$627,078	0.728	TWO-STORY	
L-12-32-301-028	7949 BEMIS RIDGE	03/03/2023	\$471,615	\$471,615	\$125,600	\$133,001	\$338,614	\$485,493	0.697	TWO-STORY	
L-12-32-301-029	7965 BEMIS RIDGE	06/28/2023	\$733,206	\$733,206	\$125,600	\$139,179	\$594,027	\$688,378	0.863	TWO-STORY	
L-12-32-301-030	7983 BEMIS RIDGE	05/01/2023	\$537,701	\$537,701	\$125,600	\$140,223	\$397,478	\$567,535	0.700	TWO-STORY	
L-12-32-301-031	7980 BEMIS RIDGE	02/01/2024	\$550,500	\$550,500	\$125,600	\$125,600	\$424,900	\$333,255	1.275	TWO-STORY	
L-12-32-301-032	7962 BEMIS RIDGE	03/03/2023	\$583,412	\$583,412	\$125,600	\$145,245	\$438,167	\$600,792	0.729	TWO-STORY	
L-12-32-301-033	7946 BEMIS RIDGE	04/28/2023	\$503,307	\$503,307	\$125,600	\$139,179	\$364,128	\$575,728	0.632	TWO-STORY	
L-12-32-301-035	7937 BISCAYNE WAY	12/15/2023	\$498,355	\$498,355	\$125,600	\$138,656	\$359,699	\$501,291	0.718	TWO-STORY	
L-12-32-301-037	1258 ROBERT WAY	11/21/2023	\$638,910	\$638,910	\$125,600	\$139,179	\$499,731	\$688,899	0.725	TWO-STORY	
L-12-32-301-039	1242 ROBERT WAY	02/17/2023	\$469,280	\$469,280	\$125,600	\$139,042	\$330,238	\$499,425	0.661	TWO-STORY	
L-12-32-301-047	7901 BISCAYNE WAY	03/11/2024	\$722,019	\$722,019	\$125,600	\$125,600	\$596,419	\$173,898	3.430	TWO-STORY	partial construction final 02/24
L-12-32-301-049	7857 BISCAYNE WAY	01/31/2024	\$567,915	\$567,915	\$125,600	\$125,600	\$442,315	\$372,615	1.187	TWO-STORY	
L-12-32-301-050	1294 JUSTINE WAY	11/29/2023	\$685,624	\$685,624	\$125,600	\$130,692	\$554,932	\$673,676	0.824	TWO-STORY	
L-12-32-301-051	1282 JUSTINE WAY	12/16/2022	\$574,190	\$574,190	\$125,600	\$139,928	\$434,262	\$704,663	0.616	TWO-STORY	
L-12-32-301-052	1274 JUSTINE WAY	04/04/2023	\$616,600	\$616,600	\$125,600	\$139,042	\$477,558	\$636,481	0.750	TWO-STORY	
L-12-32-301-053	1260 JUSTINE WAY	01/03/2024	\$580,685	\$580,685	\$125,600	\$139,042	\$441,643	\$627,965	0.703	TWO-STORY	
L-12-32-301-054	1252 JUSTINE WAY	12/20/2023	\$665,578	\$665,578	\$125,600	\$139,042	\$526,536	\$664,024	0.793	TWO-STORY	
L-12-32-301-055	1240 JUSTINE WAY	08/09/2023	\$516,934	\$516,934	\$125,600	\$139,179	\$377,755	\$501,078	0.754	TWO-STORY	
Totals:				\$22,954,242	\$22,954,242		\$17,744,808	\$22,561,827			
E.C.F. => 0.786											
Ave. E.C.F. => 0.858 #REF!											

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code
L-12-32-301-008	7822 BISCAYNE WAY	11/22/2022	\$551,228	\$551,228	\$125,600	\$170,082	\$381,146	\$529,170	0.720	ONE-STORY	
L-12-32-301-020	1217 JUSTINE WAY	06/16/2023	\$598,685	\$598,685	\$125,600	\$135,784	\$462,901	\$539,519	0.858	ONE-STORY	
L-12-32-301-027	7931 BEMIS RIDGE	03/07/2023	\$495,255	\$495,255	\$125,600	\$140,223	\$355,032	\$466,489	0.761	ONE-STORY	
L-12-32-301-036	1264 ROBERT WAY	09/15/2023	\$591,452	\$591,452	\$125,600	\$139,179	\$452,273	\$546,812	0.827	ONE-STORY	

Totals:	\$2,236,620	\$2,236,620	\$1,651,352	\$2,081,990	
E.C.F. =>		0.793			
Ave. E.C.F. =>	0.792		#REF!		

BRE - BRIDGEFIELD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-23-210-024	3183 ROSEFIELD DR	12/20/2022	\$454,000	\$454,000	\$99,200	\$110,322	\$343,678	\$369,187	0.931
L-12-23-210-038	3188 CRIMSON CT	08/25/2023	\$460,000	\$460,000	\$106,700	\$115,207	\$344,793	\$352,321	0.979
L-12-23-210-047	3156 BRIDGEFIELD DR	07/22/2022	\$525,000	\$525,000	\$99,200	\$108,750	\$416,250	\$358,586	1.161
L-12-23-210-052	3236 BRIDGEFIELD DR	11/30/2022	\$445,000	\$445,000	\$106,700	\$119,079	\$325,921	\$322,065	1.012
L-12-23-210-057	5337 FALLING LEAF DR	06/30/2022	\$522,000	\$522,000	\$99,200	\$111,458	\$410,542	\$378,616	1.084
L-12-23-210-058	5325 FALLING LEAF DR	05/19/2023	\$487,500	\$487,500	\$99,200	\$110,796	\$376,704	\$354,985	1.061
L-12-23-210-060	5291 FALLING LEAF DR	05/02/2022	\$502,500	\$502,500	\$99,200	\$110,398	\$392,102	\$351,420	1.116
Totals:		\$3,396,000	\$3,396,000		\$2,609,990	\$2,487,180			
E.C.F. =>		1.049							
Ave. E.C.F. =>	1.049								

BVE - BELLA VISTA ESTATES

NO CHANGE DUE TO LACK OF SALES

0.657

BVH - BROOKVIEW HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-210-041	2290 WINDMILL WAY	10/18/2023	\$637,000	\$637,000	\$153,600	\$168,353	\$468,647	\$536,621	0.873
L-12-30-210-042	2254 WINDMILL WAY	07/14/2022	\$630,000	\$630,000	\$153,600	\$168,736	\$461,264	\$649,091	0.711
L-12-30-215-043	2253 WINDMILL WAY	05/10/2023	\$725,000	\$725,000	\$153,600	\$174,531	\$550,469	\$634,731	0.867
L-12-30-215-117	6465 BROOKVIEW DR	04/12/2023	\$855,000	\$855,000	\$153,600	\$183,916	\$671,084	\$932,007	0.720
L-12-30-220-100	6470 BROOKVIEW DR	06/17/2022	\$1,130,000	\$1,130,000	\$153,600	\$190,653	\$939,347	\$968,570	0.970
Totals:		\$3,977,000	\$3,977,000		\$3,090,811	\$3,721,020			
E.C.F. =>		0.831							
Ave. E.C.F. =>	0.828								

BVV - BELLA VISTA VILLAS

NO CHANGE DUE TO LACK OF SALES

0.909

CEF - CENTENNIAL FARMS

0-80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-29-130-079	6263 WILSON RD	06/13/2023	\$561,000	\$561,000	\$121,200	\$143,950	\$417,050	\$466,532	0.894	76
L-12-29-135-088	6176 WILSON RD	02/24/2023	\$550,000	\$550,000	\$121,200	\$131,548	\$418,452	\$502,569	0.833	75
L-12-29-135-104	6446 WILSON RD	08/31/2022	\$519,000	\$519,000	\$121,200	\$146,149	\$372,851	\$485,665	0.768	79
Totals:			\$1,630,000	\$1,630,000			\$1,208,353	\$1,454,766		
										E.C.F. => 0.831
										Ave. E.C.F. => 0.831

81-90%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-29-130-147	1068 BICENTENNIAL PKWY	06/30/2022	\$712,500	\$712,500	\$121,200	\$134,344	\$578,156	\$740,844	0.780	86
Totals:			\$712,500	\$712,500			\$578,156	\$740,844		
										E.C.F. => 0.780
										Ave. E.C.F. => 0.780

91-100%

NO CHANGE DUE TO LACK OF SALES

0.676

CEP - CENTENNIAL PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-29-115-037	1447 BICENTENNIAL PKWY	12/06/2023	\$740,000	\$740,000	\$174,800	\$198,668	\$541,332	\$712,265	0.760	
L-12-29-115-201	1178 INNSBROOK CT	05/19/2023	\$715,000	\$715,000	\$174,800	\$192,825	\$522,175	\$609,030	0.857	
L-12-29-115-208	1211 INNSBROOK CT	04/19/2023	\$1,056,500	\$1,056,500	\$174,800	\$200,750	\$855,750	\$804,192	1.064	
L-12-29-115-214	1155 INNSBROOK CT	05/09/2022	\$850,000	\$850,000	\$174,800	\$193,103	\$656,897	\$806,174	0.815	
L-12-29-120-055	1412 BICENTENNIAL PKWY	06/22/2022	\$765,000	\$765,000	\$174,800	\$198,111	\$566,889	\$746,469	0.759	
L-12-29-145-137	1281 BICENTENNIAL PKWY	05/06/2022	\$885,000	\$885,000	\$174,800	\$196,397	\$688,603	\$877,714	0.785	
L-12-29-145-180	6433 EDGEWOOD DR	08/01/2023	\$870,800	\$870,800	\$174,800	\$194,396	\$676,404	\$682,106	0.992	
Totals:			\$5,882,300	\$5,882,300			\$4,508,950	\$5,237,950		
										E.C.F. => 0.861
										Ave. E.C.F. => 0.862

COC - COUNTRY CREEK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-33-210-009	896 COUNTRY CREEK DR	11/30/2023	\$378,000	\$378,000	\$80,700	\$94,573	\$283,427	\$270,826	1.047	BI-LEVEL
L-12-33-210-014	834 COUNTRY CREEK DR	07/15/2022	\$413,000	\$413,000	\$80,700	\$93,948	\$319,052	\$352,904	0.904	ONE-STORY
L-12-33-210-025	901 COUNTRY CREEK DR	07/15/2022	\$365,000	\$365,000	\$80,700	\$92,195	\$272,805	\$364,620	0.748	ONE-STORY
Totals:				\$1,156,000	\$1,156,000		\$875,284	\$988,350		
					E.C.F. =>				0.886	
					Ave. E.C.F. =>				0.900	#REF!

CRC - CRYSTAL CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-13-210-114	4200 WOODCREST CT	02/26/2024	\$440,000	\$440,000	\$86,400	\$93,348	\$346,652	\$323,698	1.071	
L-12-13-220-054	4123 CRYSTAL CREEK DR	09/18/2023	\$421,774	\$421,774	\$86,400	\$94,544	\$327,230	\$355,359	0.921	
L-12-13-220-056	4155 CRYSTAL CREEK DR	06/02/2023	\$452,000	\$452,000	\$86,400	\$94,544	\$357,456	\$382,547	0.934	
L-12-13-225-068	4366 RIDGEWOOD DR	02/08/2024	\$396,000	\$396,000	\$86,400	\$96,161	\$299,839	\$343,377	0.873	
L-12-13-225-131	4333 WOODSTREAM DR	02/21/2023	\$361,000	\$361,000	\$86,400	\$94,345	\$266,655	\$281,094	0.949	
Totals:				\$2,070,774	\$2,070,774		\$1,597,832	\$1,686,075		
					E.C.F. =>				0.948	
					Ave. E.C.F. =>				0.950	

FOG - FOX GLEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-08-320-003	3811 SANTA FE TRL	05/24/2022	\$370,000	\$370,000	\$85,700	\$88,424	\$281,576	\$272,837	1.032	
L-12-08-320-011	3824 SANTA FE TRL	12/29/2022	\$430,000	\$430,000	\$85,700	\$91,348	\$338,652	\$354,626	0.955	
L-12-08-320-023	3926 BRIDLE PASS	02/09/2024	\$425,000	\$425,000	\$85,700	\$89,150	\$335,850	\$319,431	1.051	
L-12-08-320-037	3947 FOX GLEN DR	10/27/2023	\$452,500	\$452,500	\$85,700	\$90,308	\$362,192	\$304,424	1.190	
Totals:				\$1,677,500	\$1,677,500		\$1,318,270	\$1,251,318		
					E.C.F. =>				1.054	
					Ave. E.C.F. =>				1.057	

GPT - GALLERY POINT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-201-003	7064 BLACK CHERRY LANE	09/02/2022	\$451,278	\$451,278	\$115,500	\$121,513	\$329,765	\$434,355	0.759
L-12-32-201-004	7070 BLACK CHERRY LANE	08/12/2022	\$583,504	\$583,504	\$115,500	\$121,513	\$461,991	\$504,629	0.916
L-12-32-201-005	7076 BLACK CHERRY LANE	08/11/2022	\$483,646	\$483,646	\$115,500	\$122,130	\$361,516	\$420,354	0.860
L-12-32-201-006	7082 BLACK CHERRY LANE	03/09/2023	\$885,898	\$885,898	\$115,500	\$120,143	\$765,755	\$716,272	1.069
L-12-32-201-007	7088 BLACK CHERRY LANE	02/01/2023	\$539,137	\$539,137	\$115,500	\$120,617	\$418,520	\$421,105	0.994
L-12-32-201-008	7094 BLACK CHERRY LANE	11/09/2022	\$508,641	\$508,641	\$115,500	\$120,191	\$388,450	\$425,434	0.913
L-12-32-201-012	1297 GALLERY POINTE DR	12/13/2023	\$655,990	\$655,990	\$115,500	\$119,119	\$536,871	\$515,117	1.042
L-12-32-201-019	1309 GALLERY POINTE DR	02/26/2024	\$482,830	\$482,830	\$115,500	\$119,291	\$363,539	\$224,029	1.623
Totals:							\$3,626,407	\$3,661,295	
							E.C.F. =>	0.990	
							Ave. E.C.F. =>	1.022	

HAF - HARDWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-27-305-033	731 HATFIELD CIR	02/21/2023	\$485,000	\$485,000	\$98,300	\$108,665	\$376,335	\$370,173	1.017
L-12-27-305-038	746 MARBLEWOOD LN	03/19/2024	\$585,000	\$585,000	\$98,300	\$109,872	\$475,128	\$439,391	1.081
L-12-27-305-045	665 MARBLEWOOD LN	07/29/2022	\$420,000	\$420,000	\$98,300	\$112,856	\$307,144	\$370,953	0.828
L-12-27-305-093	626 MARBLEWOOD LN	05/19/2022	\$520,000	\$520,000	\$98,300	\$108,106	\$411,894	\$480,488	0.857
L-12-27-305-096	6504 HEARTWOOD LN	10/07/2022	\$446,000	\$446,000	\$98,300	\$109,901	\$336,099	\$439,822	0.764
Totals:				\$2,456,000	\$2,456,000		\$1,906,600	\$2,100,827	
									E.C.F. => 0.908
									Ave. E.C.F. => 0.909

HAR - HAWTHORNE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-210-032	3440 TIGER LILY DR	08/28/2023	\$550,000	\$550,000	\$105,600	\$113,299	\$436,701	\$370,639	1.178
L-12-07-210-047	3201 APPLERIDGE DR	04/28/2023	\$558,000	\$558,000	\$105,600	\$113,424	\$444,576	\$334,554	1.329
L-12-07-210-069	3037 APPLERIDGE DR	10/12/2022	\$450,000	\$450,000	\$105,600	\$113,299	\$336,701	\$337,023	0.999
L-12-07-210-126	3198 HONEYSUCKLE DR	04/29/2022	\$459,000	\$459,000	\$115,700	\$133,532	\$325,468	\$370,366	0.879
L-12-07-210-126	3198 HONEYSUCKLE DR	06/16/2023	\$541,400	\$541,400	\$115,700	\$133,532	\$407,868	\$370,366	1.101
L-12-07-210-126	3198 HONEYSUCKLE DR	08/15/2023	\$568,000	\$568,000	\$115,700	\$133,532	\$434,468	\$370,366	1.173
L-12-07-210-150	3085 HONEYSUCKLE DR	06/02/2022	\$650,000	\$650,000	\$115,700	\$123,028	\$526,972	\$461,083	1.143
L-12-07-210-155	3138 HONEYSUCKLE DR	06/15/2022	\$452,500	\$452,500	\$115,700	\$123,524	\$328,976	\$288,949	1.139
L-12-07-210-160	3066 HONEYSUCKLE DR	04/21/2023	\$548,000	\$548,000	\$115,700	\$125,647	\$422,353	\$443,490	0.952
L-12-07-210-169	3030 HONEYSUCKLE DR	04/28/2023	\$560,000	\$560,000	\$105,600	\$113,299	\$446,701	\$412,064	1.084
L-12-07-210-170	3026 HONEYSUCKLE DR	06/20/2023	\$553,000	\$553,000	\$105,600	\$116,246	\$436,754	\$351,460	1.243
Totals:				\$5,889,900	\$5,889,900		\$4,547,538	\$4,110,360	
								E.C.F. =>	1.106
								Ave. E.C.F. =>	1.111

HEF - HERITAGE FALLS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-07-220-003	2220 OLD FALLS DR	05/20/2022	\$576,500	\$576,500	\$121,100	\$135,741	\$440,759	\$594,012	0.742	DUPLEX
		Totals:	\$576,500	\$576,500			\$440,759	\$594,012	E.C.F. =>	0.742
									Ave. E.C.F. =>	0.742

HEG - HETHRS-FRWYS-WOODS-DORAL-TWINCROO

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-305-002	2222 STONEBRIDGE DR N	10/24/2023	\$627,000	\$627,000	\$119,100	\$119,100	\$507,900	\$455,169	1.116
L-12-18-305-013	4644 SAWGRASS DR E	10/14/2022	\$580,000	\$580,000	\$119,100	\$119,100	\$460,900	\$523,449	0.881
L-12-18-310-002	4751 SAWGRASS DR E	09/29/2022	\$610,000	\$610,000	\$119,100	\$119,100	\$490,900	\$517,680	0.948
L-12-18-310-009	4653 SAWGRASS DR E	12/14/2023	\$650,000	\$650,000	\$119,100	\$119,100	\$530,900	\$518,618	1.024
L-12-18-310-011	4625 SAWGRASS DR E	06/06/2022	\$611,000	\$611,000	\$119,100	\$119,100	\$491,900	\$582,437	0.845
L-12-18-325-051	4858 DORAL DR	08/09/2022	\$464,000	\$464,000	\$119,100	\$132,338	\$331,662	\$410,703	0.808
L-12-18-425-001	1755 STONEBRIDGE DR N	08/04/2023	\$535,000	\$535,000	\$119,100	\$134,296	\$400,704	\$430,328	0.931
L-12-18-425-007	1783 STONEBRIDGE DR N	05/09/2022	\$529,000	\$529,000	\$119,100	\$127,220	\$401,780	\$402,181	0.999
L-12-18-425-007	1783 STONEBRIDGE DR N	05/15/2023	\$573,000	\$573,000	\$119,100	\$127,220	\$445,780	\$402,181	1.108
L-12-18-425-017	1897 STONEBRIDGE DR N	07/24/2023	\$520,000	\$520,000	\$119,100	\$133,044	\$386,956	\$446,458	0.867
L-12-18-425-028	1997 STONEBRIDGE DR N	12/16/2022	\$529,900	\$529,900	\$119,100	\$130,132	\$399,768	\$523,428	0.764
L-12-18-425-031	2009 STONEBRIDGE DR N	11/30/2023	\$572,000	\$572,000	\$119,100	\$134,103	\$437,897	\$326,982	1.339
L-12-18-425-033	4805 DORAL DR	08/22/2023	\$645,000	\$645,000	\$119,100	\$128,367	\$516,633	\$498,457	1.036
L-12-19-115-007	5195 DORAL CT	04/14/2023	\$558,000	\$558,000	\$119,100	\$122,604	\$435,396	\$548,979	0.793
Totals:		\$8,003,900	\$8,003,900		\$6,239,076	\$6,587,050			
								E.C.F. => 0.947	
								Ave. E.C.F. => 0.961	

HER - HEATHERWOOD-FOX PT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bdg. Residual	Cost Man. \$	E.C.F.
L-12-08-260-003	1449 HEATHERWOOD LN	07/29/2022	\$239,900	\$239,900	\$52,900	\$52,900	\$187,000	\$160,546	1.165
L-12-08-260-005	1455 HEATHERWOOD LN	05/31/2023	\$285,000	\$285,000	\$52,900	\$52,900	\$232,100	\$172,061	1.349
L-12-08-260-011	1413 HEATHERWOOD LN	03/15/2023	\$279,000	\$279,000	\$52,900	\$52,900	\$226,100	\$158,636	1.425
L-12-08-260-053	1333 HEATHERWOOD LN	10/27/2022	\$250,000	\$250,000	\$52,900	\$52,900	\$197,100	\$172,173	1.145
L-12-08-260-058	1329 HEATHERWOOD LN	10/28/2022	\$225,000	\$225,000	\$52,900	\$52,900	\$172,100	\$161,132	1.068
L-12-08-260-059	1323 HEATHERWOOD LN	01/05/2024	\$275,000	\$275,000	\$52,900	\$52,900	\$222,100	\$159,925	1.389
L-12-08-260-068	1328 HEATHERWOOD LN	04/21/2023	\$270,000	\$270,000	\$52,900	\$52,900	\$217,100	\$155,100	1.400
L-12-08-260-073	1294 HEATHERWOOD LN	03/03/2023	\$245,000	\$245,000	\$52,900	\$52,900	\$192,100	\$158,860	1.209
L-12-08-260-078	1290 HEATHERWOOD LN	12/28/2023	\$270,000	\$270,000	\$52,900	\$52,900	\$217,100	\$176,053	1.233
L-12-08-260-088	1251 HEATHERWOOD LN	11/10/2022	\$243,000	\$243,000	\$52,900	\$52,900	\$190,100	\$165,711	1.147
L-12-08-260-103	1295 MILLBROOK TRL	06/05/2023	\$255,000	\$255,000	\$52,900	\$52,900	\$202,100	\$159,721	1.265
L-12-08-260-104	1305 MILLBROOK TRL	05/11/2022	\$231,000	\$231,000	\$52,900	\$52,900	\$178,100	\$148,189	1.202
L-12-08-260-125	1327 MILLBROOK TRL	10/19/2022	\$247,500	\$247,500	\$52,900	\$52,900	\$194,600	\$157,900	1.232
L-12-08-260-126	1331 MILLBROOK TRL	05/09/2023	\$225,000	\$225,000	\$52,900	\$52,900	\$172,100	\$148,353	1.160
L-12-08-260-136	1355 MILLBROOK TRL	05/16/2022	\$230,000	\$230,000	\$52,900	\$52,900	\$177,100	\$154,040	1.150
L-12-08-260-138	1353 MILLBROOK TRL	08/11/2023	\$240,001	\$240,001	\$52,900	\$52,900	\$187,101	\$147,180	1.271
L-12-08-260-140	1367 MILLBROOK TRL	06/14/2023	\$265,000	\$265,000	\$52,900	\$52,900	\$212,100	\$162,602	1.304
L-12-08-260-143	1381 MILLBROOK TRL	07/15/2022	\$250,000	\$250,000	\$52,900	\$52,900	\$197,100	\$159,315	1.237
L-12-08-260-156	1399 MILLBROOK TRL	09/27/2022	\$230,000	\$230,000	\$52,900	\$52,900	\$177,100	\$148,710	1.191
L-12-08-260-172	1429 MILLBROOK TRL	07/26/2023	\$262,000	\$262,000	\$52,900	\$52,900	\$209,100	\$149,040	1.403
L-12-08-260-187	1468 MILLBROOK TRL	06/24/2022	\$265,500	\$265,500	\$52,900	\$52,900	\$212,600	\$165,052	1.288
L-12-08-270-041	1422 FOX POINTE CIR	06/10/2022	\$265,500	\$265,500	\$52,900	\$52,900	\$212,600	\$199,102	1.068
L-12-08-270-062	1486 FOX POINTE CIR	07/06/2022	\$276,000	\$276,000	\$52,900	\$52,900	\$223,100	\$187,655	1.189
L-12-08-270-065	1482 FOX POINTE CIR	05/20/2022	\$235,000	\$235,000	\$52,900	\$52,900	\$182,100	\$189,211	0.962
L-12-08-270-068	1492 FOX POINTE CIR	06/08/2023	\$269,000	\$269,000	\$52,900	\$52,900	\$216,100	\$189,211	1.142
Totals:				\$6,328,401	\$6,328,401		\$5,005,901	\$4,105,478	
									E.C.F. => 1.219
									Ave. E.C.F. => 1.224

HIG - HICKORY GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bdg. Residual	Cost Man. \$	E.C.F.
L-12-23-350-013	5818 GLEN CREEK CT	05/23/2023	\$513,500	\$513,500	\$96,300	\$100,546	\$412,954	\$429,447	0.962
L-12-23-350-024	5779 GLEN CREEK CT	08/18/2023	\$504,000	\$504,000	\$96,300	\$100,669	\$403,331	\$313,356	1.287
L-12-23-350-035	3248 POTOMAC CT	11/10/2022	\$385,000	\$385,000	\$96,300	\$107,157	\$277,843	\$268,650	1.034
L-12-23-350-043	3159 POTOMAC CT	07/17/2023	\$465,000	\$465,000	\$96,300	\$100,669	\$364,331	\$326,600	1.116
L-12-23-350-045	3123 POTOMAC CT	05/05/2022	\$290,000	\$290,000	\$96,300	\$100,485	\$189,515	\$300,679	0.630
L-12-23-350-045	3123 POTOMAC CT	08/04/2022	\$450,000	\$450,000	\$96,300	\$100,485	\$349,515	\$300,679	1.162
Totals:				\$2,607,500	\$2,607,500		\$1,997,489	\$1,939,411	
									E.C.F. => 1.030
									Ave. E.C.F. => 1.032

HIH - HICKORY HOLLOW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-481-013	3811 DOGWOOD CT	08/18/2023	\$325,000	\$325,000	\$73,100	\$82,573	\$242,427	\$270,147	0.897
L-12-26-481-016	3920 HICKORY HOLLOW DR	12/21/2022	\$285,000	\$285,000	\$73,100	\$81,623	\$203,377	\$223,965	0.908
L-12-26-481-026	3763 HICKORY HOLLOW DR	12/14/2022	\$492,500	\$492,500	\$73,100	\$92,144	\$400,356	\$323,847	1.236
Totals:				\$1,102,500	\$1,102,500		\$846,160	\$817,959	
									E.C.F. => 1.034
									Ave. E.C.F. => 1.014

HIP - HICKORY POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-24-111-024	5063 BLUE SPRUCE DR	07/08/2022	\$350,000	\$350,000	\$90,900	\$106,432	\$243,568	\$298,083	0.817
L-12-24-111-099	5132 PECAN DR	08/31/2023	\$450,000	\$450,000	\$90,900	\$99,241	\$350,759	\$371,991	0.943
L-12-24-111-102	5120 PECAN DR	06/03/2022	\$455,000	\$455,000	\$90,900	\$96,175	\$358,825	\$393,619	0.912
L-12-24-111-104	5090 PECAN DR	02/24/2023	\$439,000	\$439,000	\$90,900	\$98,977	\$340,023	\$387,894	0.877
L-12-24-111-225	4807 SHELLBARK DR	05/26/2023	\$441,000	\$441,000	\$90,900	\$107,035	\$333,965	\$420,580	0.794
L-12-24-112-025	5081 BLUE SPRUCE DR	06/10/2022	\$365,000	\$365,000	\$90,900	\$104,177	\$260,823	\$292,098	0.893
L-12-24-113-125	4876 HICKORY POINTE BLVD	06/15/2022	\$462,000	\$462,000	\$90,900	\$99,760	\$362,240	\$418,967	0.865
L-12-24-114-089	5139 BUCKLEY DR	05/31/2023	\$440,000	\$440,000	\$95,445	\$109,444	\$330,556	\$347,193	0.952
L-12-24-114-202	5273 BUCKLEY DR	05/22/2023	\$465,000	\$465,000	\$95,445	\$107,089	\$357,911	\$438,010	0.817
L-12-24-115-186	4615 SHELLBARK DR	03/01/2024	\$480,000	\$480,000	\$90,900	\$95,845	\$384,155	\$420,167	0.914
Totals:				\$4,347,000	\$4,347,000		\$3,322,825	\$3,788,602	
									E.C.F. => 0.877
									Ave. E.C.F. => 0.878

HIR - HIDDEN CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-27-110-004	1458 HIDDEN CREEK S	03/11/2024	\$445,000	\$445,000	\$88,000	\$93,229	\$351,771	\$262,208	1.342
L-12-27-110-006	1444 HIDDEN CREEK S	07/25/2023	\$420,000	\$420,000	\$88,000	\$95,627	\$324,373	\$262,661	1.235
L-12-27-112-010	6471 BEDVIEW DR	08/29/2022	\$402,500	\$402,500	\$88,000	\$99,567	\$302,933	\$262,025	1.156
L-12-27-113-017	1475 HIDDEN CREEK N	01/27/2023	\$375,000	\$375,000	\$88,000	\$93,432	\$281,568	\$258,941	1.087
L-12-27-114-028	1431 HIDDEN CREEK S	01/27/2023	\$366,000	\$366,000	\$88,000	\$91,483	\$274,517	\$229,321	1.197
L-12-27-115-033	1359 HIDDEN CREEK S	05/04/2023	\$420,000	\$420,000	\$88,000	\$95,161	\$324,839	\$273,493	1.188
L-12-27-115-037	1346 HIDDEN CREEK N	07/22/2022	\$460,000	\$460,000	\$88,000	\$94,492	\$365,508	\$332,458	1.099
L-12-27-115-038	1370 HIDDEN CREEK N	05/27/2022	\$459,900	\$459,900	\$88,000	\$90,453	\$369,447	\$306,748	1.204
L-12-27-115-043	1418 HIDDEN CREEK N	11/30/2023	\$450,000	\$450,000	\$88,000	\$93,078	\$356,922	\$275,769	1.294
L-12-27-116-055	1357 HIDDEN CREEK N	06/14/2023	\$441,500	\$441,500	\$88,000	\$97,336	\$344,164	\$275,725	1.248
L-12-27-116-056	1349 HIDDEN CREEK N	05/25/2023	\$435,000	\$435,000	\$88,000	\$93,983	\$341,017	\$228,218	1.494
L-12-27-116-057	1343 HIDDEN CREEK N	04/14/2022	\$372,500	\$372,500	\$88,000	\$93,008	\$279,492	\$237,927	1.175
L-12-27-116-058	1342 HIDDEN CREEK S	05/19/2022	\$432,000	\$432,000	\$88,000	\$93,900	\$338,100	\$291,651	1.159
Totals:				\$5,479,400	\$5,479,400		\$4,254,651	\$3,497,145	
								E.C.F. =>	1.217
								Ave. E.C.F. =>	1.221

HUT - HUNTERS RIDGE-TAMARACK-HUNTERS PONI

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-33-101-010	340 WINCHESTER DR	07/29/2022	\$650,000	\$650,000	\$128,300	\$172,006	\$477,994	\$453,459	1.054
L-12-33-103-068	7183 PARTRIDGE WAY	10/26/2023	\$590,000	\$590,000	\$128,300	\$134,524	\$455,476	\$441,466	1.032
Totals:				\$1,240,000	\$1,240,000		\$933,470	\$894,925	
							E.C.F. =>	1.043	
							Ave. E.C.F. =>	1.043	

IPE - INGLEWOOD PARK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-401-039	724 GROVELAND CIRCLE	05/05/2022	\$600,000	\$600,000	\$124,500	\$146,241	\$453,759	\$640,234	0.709
L-12-20-401-048	746 GROVELAND CIRCLE	07/15/2022	\$612,500	\$612,500	\$124,500	\$146,507	\$465,993	\$668,743	0.697
L-12-20-401-060	851 GROVELAND CIRCLE	05/26/2022	\$605,000	\$605,000	\$124,500	\$137,747	\$467,253	\$599,588	0.779
L-12-20-401-077	546 WISHING TREE LANE	07/08/2022	\$539,900	\$539,900	\$124,500	\$132,913	\$406,987	\$556,976	0.731
L-12-20-401-098	741 GROVELAND CIRCLE	09/29/2023	\$565,000	\$565,000	\$130,700	\$139,113	\$425,887	\$588,571	0.724
L-12-20-401-103	731 GROVELAND CIRCLE	06/14/2023	\$665,000	\$665,000	\$130,700	\$145,872	\$519,128	\$759,918	0.683
L-12-21-315-015	641 HOLMDALE WAY	07/27/2023	\$590,000	\$590,000	\$124,500	\$146,814	\$443,186	\$602,452	0.736
L-12-21-315-027	830 GROVELAND CIRCLE	05/31/2022	\$618,000	\$618,000	\$130,700	\$139,908	\$478,092	\$779,217	0.614
L-12-21-315-033	701 GROVELAND CIRCLE	07/07/2023	\$645,000	\$645,000	\$124,500	\$139,608	\$505,392	\$751,813	0.672
Totals:			\$5,440,400	\$5,440,400			\$4,165,677	\$5,947,512	
									E.C.F. => 0.700
									Ave. E.C.F. => 0.705

IPV - VILLAS AT INGLEWOOD PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-21-316-015	564 IVYLAND STREET	04/14/2023	\$530,000	\$530,000	\$108,900	\$115,483	\$414,517	\$469,324	0.883
L-12-21-316-018	570 IVYLAND STREET	02/27/2024	\$528,500	\$528,500	\$108,900	\$115,153	\$413,347	\$461,821	0.895
L-12-21-316-019	572 IVYLAND STREET	11/03/2022	\$550,000	\$550,000	\$108,900	\$115,483	\$434,517	\$407,847	1.065
L-12-21-316-054	522 HOLMDALE WAY	10/06/2022	\$489,000	\$489,000	\$103,800	\$110,621	\$378,379	\$412,885	0.916
Totals:				\$2,097,500	\$2,097,500		\$1,640,760	\$1,751,877	
									E.C.F. => 0.937
									Ave. E.C.F. => 0.940

KIH - KIRTLAND HILLS

LAF - LAKE FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-162-028	4216 SPRING LAKE BLVD	07/01/2022	\$665,000	\$665,000	\$129,200	\$144,647	\$520,353	\$445,731	1.167
L-12-18-175-115	4175 LAKE FOREST CT	06/15/2022	\$860,000	\$860,000	\$166,200	\$188,873	\$671,127	\$667,092	1.006
L-12-18-175-118	4180 LAKE FOREST CT	08/26/2022	\$763,500	\$763,500	\$166,200	\$193,988	\$569,512	\$441,995	1.289
L-12-18-180-139	4466 LAKE FOREST DR E	02/05/2023	\$905,000	\$905,000	\$166,200	\$182,377	\$722,623	\$636,028	1.136
L-12-18-181-169	4483 LAKE FOREST DR E	04/07/2022	\$650,000	\$650,000	\$166,200	\$178,211	\$471,789	\$559,561	0.843
L-12-18-213-182	4464 LAKE FOREST DR W	04/14/2023	\$817,000	\$817,000	\$166,200	\$190,751	\$626,249	\$635,075	0.986
L-12-18-215-198	4285 LAKE FOREST DR W	07/14/2023	\$775,000	\$775,000	\$166,200	\$186,966	\$588,034	\$631,230	0.932
L-12-18-217-237	2120 ROUSE CREEK CT	02/21/2023	\$653,500	\$653,500	\$166,200	\$184,889	\$468,611	\$612,882	0.765
L-12-18-217-251	4267 LAKE FOREST DR W	04/11/2022	\$844,000	\$844,000	\$166,200	\$198,446	\$645,554	\$804,057	0.803
Totals:				\$6,933,000	\$6,933,000		\$5,283,852	\$5,433,651	
								E.C.F. =>	0.972
								Ave. E.C.F. =>	0.992

LAH - LAKE FOREST HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-302-008	3956 HIGHLANDER WAY E	01/31/2024	\$475,000	\$475,000	\$105,800	\$114,814	\$360,186	\$338,062	1.065
L-12-07-308-073	2537 BIG SKY CT	05/11/2023	\$510,000	\$510,000	\$118,700	\$130,943	\$379,057	\$321,470	1.179
L-12-07-311-099	3941 STEAMBOAT CT	05/26/2022	\$620,000	\$620,000	\$118,700	\$129,985	\$490,015	\$421,175	1.163
L-12-07-312-113	3692 HIGHLANDER WAY E	06/24/2022	\$650,000	\$650,000	\$118,700	\$131,772	\$518,228	\$406,717	1.274
L-12-07-312-117	3672 HIGHLANDER WAY E	05/25/2022	\$615,000	\$615,000	\$118,700	\$131,227	\$483,773	\$390,989	1.237
Totals:				\$2,870,000	\$2,870,000		\$2,231,259	\$1,878,413	
									E.C.F. => 1.188
									Ave. E.C.F. => 1.184

LAP - LAKE FOREST PINES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-220-042	4138 TIMBER RIDGE DR	04/13/2023	\$917,000	\$917,000	\$224,500	\$245,438	\$671,562	\$913,901	0.735
L-12-18-221-011	3999 CALGARY CT	04/21/2023	\$1,200,000	\$1,200,000	\$224,500	\$261,480	\$938,520	\$1,037,205	0.905
L-12-18-221-013	4005 CALGARY CT	06/13/2023	\$1,275,000	\$1,275,000	\$224,500	\$276,815	\$998,185	\$1,200,948	0.831
L-12-18-222-021	4129 TIMBER RIDGE DR	04/21/2023	\$925,000	\$925,000	\$224,500	\$251,549	\$673,451	\$875,945	0.769
L-12-18-222-025	4153 TIMBER RIDGE DR	04/05/2022	\$1,025,000	\$1,025,000	\$224,500	\$252,448	\$772,552	\$999,572	0.773
L-12-18-225-050	4328 CLEARVIEW LN	10/17/2022	\$1,180,000	\$1,180,000	\$224,500	\$258,860	\$921,140	\$1,256,075	0.733
Totals:				\$6,522,000	\$6,522,000		\$4,975,410	\$6,283,646	
								E.C.F. =>	0.792
								Ave. E.C.F. =>	0.791

LEG - LEGACY HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-225-014	2226 WINDMILL WAY	02/29/2024	\$570,000	\$570,000	\$119,700	\$129,286	\$440,714	\$471,755	0.934
		Totals:	\$570,000	\$570,000			\$440,714	\$471,755	
							E.C.F. =>	0.934	

LOV - LOHR LAKE VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-415-016	5840 LOHR LAKE DR	09/28/2022	\$658,000	\$658,000	\$143,000	\$157,747	\$500,253	\$636,209	0.786
L-12-19-415-031	5939 LOHR LAKE DR	03/17/2023	\$677,000	\$677,000	\$135,800	\$144,052	\$532,948	\$550,173	0.969
L-12-19-415-032	5953 LOHR LAKE DR	09/26/2023	\$560,000	\$560,000	\$135,800	\$138,431	\$421,569	\$419,072	1.006
L-12-19-420-038	5678 LAKESHORE DR	05/31/2022	\$733,000	\$733,000	\$135,800	\$143,896	\$589,104	\$518,254	1.137
L-12-19-420-041	5610 LAKESHORE DR	03/20/2023	\$644,000	\$644,000	\$135,800	\$154,849	\$489,151	\$613,301	0.798
L-12-19-420-054	1684 PARK SIDE CT	04/21/2022	\$612,500	\$612,500	\$143,000	\$163,113	\$449,387	\$533,105	0.843
L-12-19-430-071	5401 LOHR LAKE DR	09/21/2023	\$669,000	\$669,000	\$143,000	\$160,352	\$508,648	\$511,951	0.994
		Totals:	\$4,553,500	\$4,553,500			\$3,491,060	\$3,782,065	
							E.C.F. =>	0.923	
							Ave. E.C.F. =>	0.933	

LWD - LOHR WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-211-005	5180 KINGSWAY CIR	10/24/2022	\$960,000	\$960,000	\$178,710	\$209,177	\$750,823	\$880,667	0.853
L-12-20-211-030	1437 WHISPERING MAPLES DR N	09/15/2023	\$840,000	\$840,000	\$178,710	\$217,661	\$622,339	\$759,919	0.819
L-12-20-211-036	1485 WHISPERING MAPLES DR S	07/25/2022	\$855,000	\$855,000	\$178,710	\$212,006	\$642,994	\$799,353	0.804
		Totals:	\$2,655,000	\$2,655,000			\$2,016,156	\$2,439,939	
							E.C.F. =>	0.826	
							Ave. E.C.F. =>	0.825	

MAD - MADISON PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-210-016	3077 PROMENADE CIR	01/25/2023	\$269,900	\$269,900	\$54,700	\$54,700	\$215,200	\$195,592	1.100
L-12-12-210-045	3136 PROMENADE CIR	07/20/2022	\$263,000	\$263,000	\$54,700	\$54,700	\$208,300	\$189,662	1.098
Totals:			\$532,900	\$532,900				\$423,500	\$385,254
								E.C.F. =>	1.099
								Ave. E.C.F. =>	1.099

MAH - MAPLE CREEK-HORIZONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-381-016	2119 MAPLE CREEK CIR	03/10/2023	\$545,000	\$545,000	\$107,700	\$115,357	\$429,643	\$303,760	1.414
L-12-19-382-018	2103 MAPLE CREEK CIR	04/21/2023	\$455,000	\$455,000	\$107,700	\$120,948	\$334,052	\$348,296	0.959
L-12-19-383-030	2199 MAPLE PARK DR	12/20/2022	\$435,000	\$435,000	\$107,700	\$114,879	\$320,121	\$363,246	0.881
L-12-19-410-016	5858 EAST HORIZONS DR	08/09/2023	\$638,500	\$638,500	\$129,100	\$158,144	\$480,356	\$432,162	1.112
L-12-19-410-020	5887 CREEKVIEW CT	10/03/2022	\$799,000	\$799,000	\$129,100	\$219,058	\$579,942	\$667,297	0.869
L-12-19-410-032	1890 OAKVIEW DR	11/30/2023	\$588,000	\$588,000	\$129,100	\$137,803	\$450,197	\$442,924	1.016
L-12-19-411-038	5743 PING DR	04/14/2023	\$757,500	\$757,500	\$129,100	\$164,583	\$592,917	\$567,692	1.044
L-12-19-411-041	1779 OAKVIEW DR	06/30/2022	\$562,500	\$562,500	\$129,100	\$143,005	\$419,495	\$469,430	0.894
L-12-19-411-050	5727 CREEKVIEW DR	01/25/2023	\$575,000	\$575,000	\$129,100	\$143,744	\$431,256	\$445,842	0.967
Totals:			\$5,355,500	\$5,355,500			\$4,037,979	\$4,040,649	
								E.C.F. =>	0.999
								Ave. E.C.F. =>	1.017

MAL - MALLARD COVE

NO CHANGE DUE TO LACK OF SALES

0.913

MCC - MCCORMICK PLACE SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-201-001	2176 MCCORMICK DR	07/11/2022	\$420,000	\$420,000	\$103,900	\$112,480	\$307,520	\$326,136	0.943
L-12-30-201-009	2095 MCCORMICK DR	06/06/2022	\$601,001	\$601,001	\$103,900	\$154,008	\$446,993	\$387,257	1.154
		Totals:	\$1,021,001	\$1,021,001			\$754,513	\$713,393	
							E.C.F. =>	1.058	
							Ave. E.C.F. =>	1.049	

MEC - MEADOWVIEW-CLUSTERS-SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Table
L-12-24-375-003	5884 STAGHORN DR	06/01/2022	\$270,000	\$270,000	\$57,700	\$57,700	\$212,300	\$162,737	1.305	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L-12-24-375-005	5863 STAGHORN DR	05/31/2023	\$265,100	\$265,100	\$52,900	\$52,900	\$212,200	\$169,423	1.252	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L-12-24-375-005	5863 STAGHORN DR	08/04/2023	\$285,000	\$285,000	\$52,900	\$52,900	\$232,100	\$169,423	1.370	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L-12-24-375-014	5850 STAGHORN DR	12/22/2022	\$254,900	\$254,900	\$57,700	\$57,700	\$197,200	\$171,587	1.149	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L-12-24-375-035	5716 STAGHORN DR	04/06/2022	\$271,000	\$271,000	\$57,700	\$57,700	\$213,300	\$168,029	1.269	MULTI HOMES	CLUSTERS OF MEADOWVIEW
Totals:			\$1,346,000	\$1,346,000			\$1,067,100	\$841,199		E.C.F. =>	1.269
									Ave. E.C.F. =>	1.269	#REF!

MON - MONARCH ESTATES

MSD - MILAN SCHOOL DISTRICT

0 TO 50%

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Building Depr.
L-12-35-200-013	7101 PLATT RD	11/21/2022	\$380,000	\$380,000	\$79,989	\$119,507	\$260,493	\$187,165	1.392	TRI-LEVEL		51
L-12-35-200-017	7233 PLATT RD	03/08/2024	\$380,000	\$380,000	\$72,800	\$79,149	\$300,851	\$239,062	1.258	ONE-STORY		56
Totals:			\$5,908,666	\$5,908,666			\$3,975,620	\$2,911,273				
										E.C.F. =>	1.366	
										Ave. E.C.F. =>	1.397	#REF!

61 TO 70%

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Building Depr.
L-12-35-400-025	7790 CARPENTER RD	06/07/2022	\$385,000	\$385,000	\$88,614	\$90,835	\$294,165	\$184,590	1.594	ONE-STORY		66
L-12-36-200-015	7044 CRANE RD	05/06/2022	\$285,000	\$285,000	\$111,362	\$121,012	\$163,988	\$288,987	0.567	ONE-STORY		61
L-12-36-400-016	4545 BEMIS RD	08/23/2022	\$355,000	\$355,000	\$72,800	\$80,408	\$274,592	\$192,724	1.425	ONE-STORY		61
Totals:			\$10,063,666	\$10,063,666			\$7,114,078	\$5,561,894		E.C.F. =>	1.279	
									Ave. E.C.F. =>	1.196	#REF!	

71 TO 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Building Depr.
L-12-26-400-046	6816 CASTAWAY LN	09/12/2022	\$495,000	\$495,000	\$91,802	\$138,817	\$356,183	\$425,466	0.837	TWO-STORY		73
L-12-36-300-052	4343 BEMIS RD	08/26/2022	\$450,000	\$450,000	\$82,875	\$99,131	\$350,869	\$300,744	1.167	TWO-STORY		73
Totals:			\$21,722,332	\$21,722,332			\$15,410,989	\$12,099,081		E.C.F. =>	1.274	
										Ave. E.C.F. =>	1.230	#REF!

81 TO 100%

NO CHANGE DUE TO LACK OF SALES

OAH - OAK HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-25-355-001	4233 MERRITT RD	04/22/2022	\$255,000	\$255,000	\$44,100	\$60,503	\$194,497	\$119,170	1.632
		Totals:	\$255,000	\$255,000			\$194,497	\$119,170	
								E.C.F. =>	1.632
								Ave. E.C.F. =>	1.632

OAM - OAK MEADOWS-MEADOW GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-280-001	2078 BENT TRAIL CT	07/29/2022	\$303,945	\$303,945	\$60,200	\$60,200	\$243,745	\$211,470	1.153
L-12-07-280-006	2074 BENT TRAIL CT	06/21/2022	\$345,000	\$345,000	\$60,200	\$60,200	\$284,800	\$232,782	1.223
L-12-07-280-055	3427 BENT TRAIL DR	09/15/2023	\$394,000	\$394,000	\$81,800	\$82,254	\$311,746	\$242,698	1.285
L-12-07-280-058	3445 BENT TRAIL DR	07/21/2023	\$413,000	\$413,000	\$81,800	\$82,254	\$330,746	\$277,787	1.191
L-12-07-280-071	3368 BRECKLAND CT	02/29/2024	\$395,000	\$395,000	\$81,800	\$82,254	\$312,746	\$257,781	1.213
L-12-07-280-083	3332 BRECKLAND CT	06/05/2023	\$425,000	\$425,000	\$81,800	\$82,254	\$342,746	\$274,810	1.247
L-12-07-280-085	3320 BRECKLAND CT	08/18/2023	\$355,500	\$355,500	\$81,800	\$82,539	\$272,961	\$246,767	1.106
L-12-07-280-089	3335 BRECKLAND CT	05/27/2022	\$385,000	\$385,000	\$81,800	\$82,814	\$302,186	\$259,652	1.164
L-12-07-280-101	3466 BENT TRAIL DR	12/19/2022	\$378,250	\$378,250	\$81,800	\$84,434	\$293,816	\$246,875	1.190
L-12-07-280-111	2069 BANCROFT DR	12/22/2023	\$370,000	\$370,000	\$81,800	\$81,800	\$288,200	\$318,696	0.904
L-12-07-280-128	2024 BANCROFT DR	08/27/2022	\$317,000	\$317,000	\$81,800	\$82,275	\$234,725	\$249,739	0.940
L-12-07-280-130	2016 BANCROFT DR	03/22/2023	\$415,000	\$415,000	\$81,800	\$82,275	\$332,725	\$286,802	1.160
L-12-07-280-141	1976 BANCROFT DR	05/02/2023	\$420,000	\$420,000	\$81,800	\$83,005	\$336,995	\$362,582	0.929
L-12-07-350-045	3523 BENT TRAIL DR	04/29/2022	\$432,000	\$432,000	\$81,800	\$81,800	\$350,200	\$307,847	1.138
L-12-07-350-049	3543 BENT TRAIL DR	11/21/2023	\$426,000	\$426,000	\$81,800	\$82,868	\$343,132	\$314,754	1.090
L-12-07-350-053	3560 BENT TRAIL DR	07/18/2022	\$450,000	\$450,000	\$81,800	\$81,901	\$368,099	\$293,665	1.253
L-12-07-350-057	3583 BENT TRAIL DR	04/22/2022	\$395,000	\$395,000	\$81,800	\$81,800	\$313,200	\$248,629	1.260
L-12-07-350-067	3611 BENT TRAIL DR	10/17/2022	\$340,000	\$340,000	\$81,800	\$81,800	\$258,200	\$261,788	0.986
L-12-07-415-006	3522 MEADOW GROVE TRL	10/04/2023	\$440,000	\$440,000	\$81,800	\$82,358	\$357,642	\$303,973	1.177
L-12-07-415-014	3532 MEADOW GROVE TRL	01/31/2023	\$440,000	\$440,000	\$81,800	\$81,800	\$358,200	\$292,076	1.226
L-12-07-415-040	3651 MEADOW GROVE TRL	05/31/2022	\$440,000	\$440,000	\$81,800	\$82,842	\$357,158	\$271,652	1.315
Totals:			\$8,279,695	\$8,279,695			\$6,593,968	\$5,762,825	
								E.C.F. =>	1.144
								Ave. E.C.F. =>	1.150

OAP - OAK PARK & WASHINGTON GARDENS

0 TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Building Depr.
L-12-01-302-016	2540 OAKDALE DR	11/04/2022	\$250,000	\$250,000	\$60,600	\$61,958	\$188,042	\$166,896	1.127	ONE-STORY		47
L-12-01-303-001	4308 WASHTENAW AVE	02/28/2023	\$635,000	\$635,000	\$65,075	\$89,486	\$545,514	\$225,034	2.424	ONE-STORY		47
L-12-01-303-025	2416 DALTON AVE	06/20/2022	\$358,000	\$358,000	\$65,400	\$66,534	\$291,466	\$140,738	2.071	ONE-STORY		50
L-12-01-327-006	2435 GRANT DR	10/06/2023	\$300,000	\$300,000	\$60,600	\$66,194	\$233,806	\$169,863	1.376	ONE-STORY		48
L-12-01-328-024	2460 GRANT DR	09/23/2022	\$365,000	\$365,000	\$60,600	\$69,182	\$295,818	\$117,546	2.517	ONE-STORY		47
L-12-01-351-004	2829 DAYTON DR	10/19/2022	\$329,000	\$329,000	\$60,600	\$70,134	\$258,866	\$169,503	1.527	TWO-STORY		47
L-12-01-351-018	2870 CARLTON DR	12/29/2022	\$394,500	\$394,500	\$60,600	\$64,799	\$329,701	\$133,241	2.474	TWO-STORY		47
L-12-01-351-021	2820 CARLTON DR	03/01/2023	\$353,000	\$353,000	\$60,600	\$67,853	\$285,147	\$153,273	1.860	ONE-STORY	VETERAN EXEMPTION	47
L-12-01-352-020	2868 DAYTON DR	08/03/2022	\$330,000	\$330,000	\$60,600	\$63,489	\$266,511	\$125,633	2.121	TWO-STORY		47
L-12-01-353-018	4095 PACKARD RD	11/15/2022	\$260,000	\$260,000	\$62,130	\$63,183	\$196,817	\$108,584	1.813	ONE-STORY		47
L-12-01-376-008	2813 SEMINOLE	05/30/2023	\$349,000	\$349,000	\$60,600	\$64,737	\$284,263	\$151,920	1.871	ONE-STORY		47
L-12-01-376-010	2845 SEMINOLE	08/12/2022	\$304,000	\$304,000	\$60,600	\$66,544	\$237,456	\$134,156	1.770	TWO-STORY		47
L-12-01-378-006	2781 DALTON AVE	05/26/2023	\$315,000	\$315,000	\$60,600	\$70,820	\$244,180	\$156,387	1.561	ONE-STORY		47
L-12-01-378-024	2886 OAKDALE DR	08/29/2022	\$410,000	\$410,000	\$60,600	\$69,353	\$340,647	\$161,755	2.106	ONE-STORY		50
Totals:				\$4,952,500	\$4,952,500		\$3,998,234	\$2,114,529				
E.C.F. => 1.891												
Ave. E.C.F. => 1.901 #REF!												

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Building Depr.
L-12-01-304-007	2580 SEMINOLE	06/12/2023	\$440,000	\$440,000	\$60,600	\$75,172	\$364,828	\$221,599	1.646	TWO-STORY		58

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Building Depr.
L-12-01-352-010	2861 GRANT DR	07/19/2022	\$455,000	\$455,000	\$60,600	\$80,678	\$374,322	\$311,725	1.201	TWO-STORY		67

71 TO 80%

NO CHANGE DUE TO LACK OF SALES

1.300

81 TO 90%

NO CHANGE DUE TO LACK OF SALES

1.200

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

0.909

PIGE - PITTSFIELD GLEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-22-401-001	2952 TIMBER GLEN DR	12/09/2022	\$777,000	\$777,000	\$146,000	\$157,344	\$619,656	\$888,145	0.698	TWO-STORY
L-12-22-401-002	2934 TIMBER GLEN DR	02/21/2023	\$690,190	\$690,190	\$146,000	\$157,603	\$532,587	\$724,234	0.735	ONE-STORY
L-12-22-401-012	2961 TIMBER GLEN DR	11/23/2022	\$713,390	\$713,390	\$146,000	\$157,485	\$555,905	\$893,078	0.622	TWO-STORY
L-12-22-401-026	5675 WHISPERING SPRINGS DR	01/22/2024	\$825,000	\$825,000	\$146,000	\$166,098	\$658,902	\$905,234	0.728	TWO-STORY
L-12-22-401-027	5701 WHISPERING SPRINGS DR	11/30/2022	\$699,900	\$699,900	\$146,000	\$172,444	\$527,456	\$832,461	0.634	TWO-STORY
L-12-22-401-028	5719 WHISPERING SPRINGS DR	09/08/2023	\$763,425	\$763,425	\$146,000	\$160,837	\$602,588	\$819,602	0.735	TWO-STORY
L-12-22-403-038	2718 MEADOW HILLS DR	11/18/2022	\$727,500	\$727,500	\$146,000	\$157,367	\$570,133	\$878,120	0.649	TWO-STORY
L-12-22-403-053	2471 MEADOW HILLS DR	12/19/2022	\$669,990	\$669,990	\$146,000	\$165,627	\$504,363	\$813,314	0.620	TWO-STORY
L-12-22-403-056	2571 MEADOW HILLS DR	06/21/2022	\$750,457	\$750,457	\$146,000	\$157,485	\$592,972	\$890,716	0.666	TWO-STORY
L-12-22-403-060	2631 MEADOW HILLS DR	05/24/2022	\$677,115	\$677,115	\$146,000	\$157,485	\$519,630	\$789,281	0.658	TWO-STORY
L-12-22-403-065	2730 TIMBER GLEN DR	09/20/2022	\$586,040	\$586,040	\$146,000	\$157,485	\$428,555	\$679,956	0.630	TWO-STORY
L-12-22-403-068	2676 TIMBER GLEN DR	08/17/2022	\$854,905	\$854,905	\$146,000	\$165,765	\$689,140	\$957,873	0.719	TWO-STORY
L-12-22-403-069	2658 TIMBER GLEN DR	08/09/2022	\$761,305	\$761,305	\$146,000	\$163,353	\$597,952	\$965,042	0.620	TWO-STORY
L-12-22-403-071	2622 TIMBER GLEN DR	07/22/2022	\$718,620	\$718,620	\$146,000	\$157,485	\$561,135	\$891,305	0.630	TWO-STORY
L-12-22-403-075	2448 MEADOW HILLS DR	05/17/2022	\$741,190	\$741,190	\$146,000	\$162,115	\$579,075	\$761,577	0.760	ONE-STORY
L-12-22-403-079	2551 TIMBER GLEN DR	04/27/2022	\$710,375	\$710,375	\$146,000	\$157,485	\$552,890	\$888,400	0.622	TWO-STORY
L-12-22-403-080	2559 TIMBER GLEN DR	10/21/2022	\$680,000	\$680,000	\$146,000	\$157,485	\$522,515	\$778,068	0.672	TWO-STORY
L-12-22-403-082	2605 TIMBER GLEN DR	08/25/2022	\$775,085	\$775,085	\$146,000	\$157,485	\$617,600	\$907,486	0.681	TWO-STORY
L-12-22-403-085	2659 TIMBER GLEN DR	10/07/2022	\$814,180	\$814,180	\$146,000	\$157,870	\$656,310	\$940,699	0.698	TWO-STORY
L-12-22-403-086	2677 TIMBER GLEN DR	10/13/2022	\$660,750	\$660,750	\$146,000	\$157,485	\$503,265	\$764,172	0.659	TWO-STORY
L-12-22-403-089	5545 TIMBER GLEN CT	01/19/2024	\$717,000	\$717,000	\$146,000	\$152,945	\$564,055	\$901,466	0.626	TWO-STORY
L-12-22-403-090	5532 TIMBER GLEN CT	12/14/2022	\$880,215	\$880,215	\$146,000	\$164,110	\$716,105	\$939,430	0.762	TWO-STORY
L-12-22-403-091	5550 TIMBER GLEN CT	11/14/2022	\$822,490	\$822,490	\$146,000	\$164,110	\$658,380	\$907,225	0.726	TWO-STORY
L-12-22-403-092	5568 TIMBER GLEN CT	11/15/2022	\$795,995	\$795,995	\$146,000	\$158,998	\$636,997	\$908,159	0.701	TWO-STORY
L-12-22-403-093	5586 TIMBER GLEN CT	12/28/2022	\$757,535	\$757,535	\$146,000	\$157,485	\$600,050	\$908,444	0.661	TWO-STORY
L-12-22-403-095	2749 TIMBER GLEN DR	12/27/2022	\$739,445	\$739,445	\$146,000	\$162,134	\$577,311	\$895,078	0.645	TWO-STORY
Totals:				\$19,309,097	\$19,309,097		\$15,145,527	\$22,428,565		
										E.C.F. => 0.675
										Ave. E.C.F. => 0.675 #REF!

PIGV - PITTSFIELD GLEN VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L-12-22-402-003	2860 PRAIRIE VIEW RD	11/15/2023	\$475,000	\$475,000	\$94,600	\$98,776	\$376,224	\$425,865	0.883	DUPLEX
L-12-22-402-018	2850 FAIRGROVE CRESCENT	08/14/2023	\$470,000	\$470,000	\$94,600	\$101,093	\$368,907	\$436,108	0.846	TOWNHOUSE
L-12-22-402-020	5863 WHISPERING SPRINGS DR	07/20/2022	\$430,000	\$430,000	\$94,600	\$98,145	\$331,855	\$430,976	0.770	TOWNHOUSE
L-12-22-402-041	5788 WHISPERING SPRINGS DR	12/21/2022	\$430,013	\$430,013	\$94,600	\$97,906	\$332,107	\$439,284	0.756	TOWNHOUSE
Totals:				\$1,805,013	\$1,805,013		\$1,409,093	\$1,732,233		
										E.C.F. => 0.813
										Ave. E.C.F. => 0.814 #REF!

REG - REGENTS PARK

NO CHANGE DUE TO LACK OF SALES

ROH - ROLLING HILL ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-110-024	7106 SUNCREST DR	11/22/2023	\$550,000	\$550,000	\$115,500	\$144,762	\$405,238	\$501,149	0.809
		Totals:	\$550,000	\$550,000			\$405,238	\$501,149	
									E.C.F. => 0.809
									Ave. E.C.F. => 0.809

ROM - ROLLING MEADOW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-205-007	4101 ROLLING MEADOW LN	03/28/2024	\$443,000	\$443,000	\$95,600	\$98,858	\$344,142	\$256,396	1.342
L-12-26-205-052	4119 INGLEWOOD DR	05/18/2023	\$482,500	\$482,500	\$95,600	\$100,633	\$381,867	\$298,775	1.278
L-12-26-220-030	4108 LARK LN	08/18/2022	\$442,500	\$442,500	\$95,600	\$102,359	\$340,141	\$258,006	1.318
		Totals:	\$1,368,000	\$1,368,000			\$1,066,150	\$813,177	
									E.C.F. => 1.311
									Ave. E.C.F. => 1.313

ROV A & B - ROSEWOOD VILLAGE A & B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-230-032	3123 PRIMROSE LN	04/27/2022	\$250,000	\$250,000	\$54,500	\$54,500	\$195,500	\$222,424	0.879
L-12-26-230-035	3111 PRIMROSE LN	04/10/2023	\$250,000	\$250,000	\$54,500	\$54,500	\$195,500	\$226,481	0.863
L-12-26-230-040	3145 PRIMROSE LN	12/06/2023	\$260,000	\$260,000	\$54,500	\$54,500	\$205,500	\$210,870	0.975
L-12-26-230-053	3197 PRIMROSE LN	05/16/2022	\$275,000	\$275,000	\$54,500	\$54,500	\$220,500	\$228,926	0.963
L-12-26-230-101	6377 CONIFER DR	06/01/2023	\$285,000	\$285,000	\$54,500	\$54,500	\$230,500	\$229,158	1.006
L-12-26-230-107	6383 CONIFER DR	04/24/2023	\$285,000	\$285,000	\$54,500	\$54,500	\$230,500	\$229,960	1.002
L-12-26-230-124	3242 PRIMROSE LN	10/13/2022	\$265,000	\$265,000	\$54,500	\$54,500	\$210,500	\$209,325	1.006
L-12-26-230-140	3170 PRIMROSE LN	10/26/2022	\$265,000	\$265,000	\$54,500	\$54,500	\$210,500	\$223,890	0.940
L-12-26-230-149	3188 PRIMROSE LN	04/26/2022	\$267,000	\$267,000	\$54,500	\$54,500	\$212,500	\$226,250	0.939
L-12-26-230-165	3118 PRIMROSE LN	09/30/2022	\$275,000	\$275,000	\$54,500	\$54,500	\$220,500	\$208,116	1.060
L-12-26-230-166	3130 PRIMROSE LN	07/27/2022	\$265,000	\$265,000	\$54,500	\$54,500	\$210,500	\$208,116	1.011
		Totals:	\$2,942,000	\$2,942,000			\$2,342,500	\$2,423,516	
									E.C.F. => 0.967
									Ave. E.C.F. => 0.968

ROV C - ROSEWOOD VILLAGE C

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-230-013	3077 PRIMROSE LN	05/25/2022	\$236,100	\$236,100	\$54,500	\$54,500	\$181,600	\$177,665	1.022
L-12-26-230-025	3103 PRIMROSE LN	06/09/2023	\$250,000	\$250,000	\$54,500	\$54,500	\$195,500	\$169,525	1.153
L-12-26-230-048	3139 PRIMROSE LN	08/03/2022	\$256,000	\$256,000	\$54,500	\$54,500	\$201,500	\$170,793	1.180
L-12-26-230-049	3183 PRIMROSE LN	06/03/2022	\$250,000	\$250,000	\$54,500	\$54,500	\$195,500	\$178,433	1.096
L-12-26-230-061	3209 PRIMROSE LN	03/01/2023	\$265,000	\$265,000	\$54,500	\$54,500	\$210,500	\$183,263	1.149
L-12-26-230-084	3348 PRIMROSE LN	08/01/2022	\$240,500	\$240,500	\$54,500	\$54,500	\$186,000	\$178,433	1.042
L-12-26-230-085	3332 PRIMROSE LN	08/16/2022	\$275,000	\$275,000	\$54,500	\$54,500	\$220,500	\$178,433	1.236
L-12-26-230-096	3322 PRIMROSE LN	06/30/2023	\$253,000	\$253,000	\$54,500	\$54,500	\$198,500	\$178,433	1.112
L-12-26-230-102	6379 CONIFER DR	06/02/2023	\$257,000	\$257,000	\$54,500	\$54,500	\$202,500	\$178,433	1.135
L-12-26-230-121	3250 PRIMROSE LN	09/14/2023	\$270,000	\$270,000	\$54,500	\$54,500	\$215,500	\$176,601	1.220
L-12-26-230-133	3174 PRIMROSE LN	08/07/2023	\$265,000	\$265,000	\$54,500	\$54,500	\$210,500	\$173,090	1.216
L-12-26-230-156	3208 PRIMROSE LN	08/02/2022	\$242,500	\$242,500	\$54,500	\$54,500	\$188,000	\$176,178	1.067
L-12-26-230-156	3208 PRIMROSE LN	10/30/2023	\$250,000	\$250,000	\$54,500	\$54,500	\$195,500	\$176,178	1.110
L-12-26-230-157	3124 PRIMROSE LN	12/15/2023	\$248,500	\$248,500	\$54,500	\$54,500	\$194,000	\$173,583	1.118
Totals:				\$3,558,600	\$3,558,600		\$2,795,600	\$2,469,041	
									E.C.F. => 1.132
									Ave. E.C.F. => 1.133

SAN - SAND CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-36-110-006	2053 OSPREY DR	05/19/2023	\$625,000	\$625,000	\$118,100	\$191,412	\$433,588	\$654,192	0.663
L-12-36-110-010	2048 OSPREY DR	12/19/2022	\$625,000	\$625,000	\$144,430	\$166,099	\$458,901	\$555,972	0.825
Totals:				\$1,250,000	\$1,250,000		\$892,489	\$1,210,164	
									E.C.F. => 0.737
									Ave. E.C.F. => 0.744

SHA - SHA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-30-110-035	6030 VINEYARD AVE	01/27/2023	\$575,000	\$575,000	\$129,100	\$140,791	\$434,209	\$496,078	0.875
Totals:				\$575,000	\$575,000		\$434,209	\$496,078	
									E.C.F. => 0.875
									Ave. E.C.F. => 0.875

SIL - SILO RIDGE

0 to 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-20-301-016	5887 E SILO RIDGE DR	07/12/2023	\$450,000	\$450,000	\$100,800	\$107,751	\$342,249	\$244,050	1.402	70
L-12-20-320-116	5567 HEARTHSTONE CT	05/05/2023	\$495,000	\$495,000	\$100,800	\$111,105	\$383,895	\$198,859	1.930	61
L-12-20-321-058	1311 N SILO RIDGE DR	06/01/2022	\$500,000	\$500,000	\$100,800	\$108,664	\$391,336	\$256,323	1.527	68
L-12-20-323-065	1405 N SILO RIDGE DR	07/26/2022	\$450,000	\$450,000	\$100,800	\$106,471	\$343,529	\$226,716	1.515	61
L-12-20-360-089	1421 FIELDSTONE CT	04/11/2023	\$500,000	\$500,000	\$100,800	\$107,579	\$392,421	\$261,252	1.502	61

Totals: \$2,395,000 \$2,395,000 \$1,853,430 \$1,187,200

E.C.F. => 1.561
Ave. E.C.F. => 1.575

71 to 100%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-20-323-094	1478 FIELDSTONE CT	10/04/2022	\$490,000	\$490,000	\$100,800	\$107,831	\$382,169	\$313,100	1.221	75
		Totals:	\$490,000	\$490,000			\$382,169	\$313,100		

E.C.F. => 1.221
Ave. E.C.F. => 1.221

SIR - SILVERLEAF & VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-13-130-026	4191 SILVERLEAF DR	05/02/2022	\$365,000	\$365,000	\$97,700	\$102,343	\$262,657	\$294,529	0.892	70
L-12-13-135-032	4261 SILVERLEAF DR	05/02/2022	\$435,000	\$435,000	\$97,700	\$102,194	\$332,806	\$459,047	0.725	72
L-12-13-140-053	4645 CHERRY BLOSSOM DR	08/23/2023	\$476,000	\$476,000	\$97,700	\$102,778	\$373,222	\$405,843	0.920	85
L-12-13-143-103	4293 CHERRY BLOSSOM DR	03/09/2023	\$530,000	\$530,000	\$97,700	\$116,022	\$413,978	\$542,038	0.764	89
L-12-13-144-120	4505 CHERRY BLOSSOM DR	04/28/2023	\$505,000	\$505,000	\$97,700	\$108,342	\$396,658	\$438,822	0.904	85
L-12-13-145-151	4544 CHERRY BLOSSOM DR	05/09/2022	\$441,000	\$441,000	\$97,700	\$122,385	\$318,615	\$446,411	0.714	86
L-12-13-145-152	4536 CHERRY BLOSSOM DR	06/14/2022	\$500,000	\$500,000	\$97,700	\$103,144	\$396,856	\$457,787	0.867	86
L-12-13-145-161	4334 SILVERLEAF DR	08/29/2022	\$520,000	\$520,000	\$97,700	\$111,583	\$408,417	\$536,876	0.761	88

Totals: \$3,772,000 \$3,772,000 \$2,903,209 \$3,581,353

E.C.F. => 0.811
Ave. E.C.F. => 0.818

SSD - SALINE M & B

0 to 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Bld Depr.
L-12-19-300-005	5674 N MAPLE RD	08/03/2023	\$350,000	\$350,000	\$134,321	\$154,360	\$195,640	\$54,750	3.573	ONE-STORY	FUNTIONAL	45
L-12-28-200-003	6240 S STATE ST	05/23/2022	\$392,000	\$392,000	\$60,700	\$111,648	\$280,352	\$172,237	1.628	ONE-STORY		53
L-12-29-200-006	1455 W TEXTILE RD	11/03/2023	\$450,000	\$450,000	\$98,562	\$114,900	\$335,100	\$219,612	1.526	TWO-STORY		51
L-12-33-200-011	7290 FOSDICK RD	08/01/2022	\$508,000	\$508,000	\$157,000	\$157,245	\$350,755	\$259,776	1.350	ONE-STORY		45
L-12-34-200-046	7425 WARNER RD	12/14/2022	\$358,000	\$358,000	\$101,956	\$104,376	\$253,624	\$192,713	1.316	ONE-STORY		52
L-12-34-400-012	7700 PLATT RD	07/25/2022	\$250,000	\$250,000	\$98,453	\$98,453	\$151,547	\$183,713	0.825	TWO-STORY		46

Totals: \$2,308,000 \$2,308,000 \$1,567,018 \$1,082,801

E.C.F. => 1.447

Ave. E.C.F. => 1.703 #REF!

61 to 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Building Depr.
L-12-27-325-002	117 GREEN HILLS DR	08/26/2022	\$765,000	\$765,000	\$149,160	\$193,989	\$571,011	\$573,700	0.995	TWO-STORY		66
L-12-29-200-003	1319 W TEXTILE RD	08/11/2023	\$381,500	\$381,500	\$98,736	\$102,983	\$278,517	\$167,797	1.660	ONE-STORY		67
L-12-33-100-023	7383 FOSDICK RD	03/01/2024	\$477,300	\$477,300	\$86,320	\$92,665	\$384,635	\$255,810	1.504	ONE-STORY		64
L-12-33-490-001	7762 WARNER RD	04/27/2023	\$494,000	\$494,000	\$85,648	\$109,051	\$384,949	\$312,161	1.233	BI-LEVEL		62
L-12-34-200-026	7248 S GREEN HILLS DR	09/13/2022	\$527,000	\$527,000	\$106,632	\$139,763	\$387,237	\$365,271	1.060	ONE-STORY		67
L-12-34-400-014	7600 PLATT RD	09/30/2022	\$373,000	\$373,000	\$77,819	\$88,296	\$284,704	\$249,416	1.141	BI-LEVEL		67

Totals: \$3,017,800 \$3,017,800 \$2,291,053 \$1,924,155

E.C.F. => 1.191

Ave. E.C.F. => 1.266 #REF!

71 to 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Use Code	Building Depr.
L-12-33-410-004	7911 SPRUCE TREE CT	07/27/2022	\$430,000	\$430,000	\$87,080	\$126,688	\$303,312	\$234,801	1.292	ONE-STORY		71
L-12-34-200-058	140 GINGER LN	09/15/2022	\$748,000	\$748,000	\$103,894	\$118,165	\$629,835	\$747,925	0.842	ONE-STORY		78
L-12-34-200-059	7385 WARNER RD	07/31/2023	\$525,000	\$525,000	\$107,572	\$143,597	\$381,403	\$371,682	1.026	TWO-STORY		71

Totals: \$1,703,000 \$1,703,000 \$1,314,550 \$1,354,408

E.C.F. => 0.971

Ave. E.C.F. => 1.053 #REF!

81 to 90%

NO CHANGE DUE TO LACK OF SALES

0.881

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

0.861

STE - STONEBRIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-105-114	4324 LOHR RD	07/28/2022	\$848,500	\$848,500	\$156,400	\$186,869	\$661,631	\$723,163	0.915
L-12-18-106-171	4484 BOULDER POND DR	05/12/2022	\$700,000	\$700,000	\$156,400	\$166,599	\$533,401	\$605,920	0.880
L-12-18-301-259	2040 STONEBRIDGE DR N	08/09/2022	\$950,000	\$950,000	\$156,400	\$186,961	\$763,039	\$859,949	0.887
L-12-18-301-263	2152 STONEBRIDGE DR N	09/15/2022	\$740,000	\$740,000	\$156,400	\$173,650	\$566,350	\$474,836	1.193
L-12-18-301-328	2064 BAY HILL CT	03/03/2023	\$675,000	\$675,000	\$188,100	\$205,495	\$469,505	\$578,851	0.811
L-12-18-301-333	2034 BAY HILL CT	09/22/2023	\$1,054,489	\$1,054,489	\$188,100	\$230,278	\$824,211	\$909,296	0.906
L-12-18-302-275	4809 ST ANDREWS CT	08/11/2023	\$720,000	\$720,000	\$156,400	\$181,581	\$538,419	\$557,391	0.966
L-12-18-302-276	4831 ST ANDREWS CT	04/26/2023	\$915,000	\$915,000	\$156,400	\$176,009	\$738,991	\$724,588	1.020
L-12-18-302-293	2231 STONEBRIDGE DR N	05/05/2023	\$765,000	\$765,000	\$156,400	\$184,313	\$580,687	\$705,385	0.823
L-12-18-410-097	4770 LOHR RD	07/11/2022	\$685,000	\$685,000	\$156,400	\$168,704	\$516,296	\$608,168	0.849
L-12-18-415-044	1732 STONEBRIDGE DR S	05/19/2023	\$850,000	\$850,000	\$156,400	\$176,035	\$673,965	\$795,698	0.847
L-12-18-415-046	1752 STONEBRIDGE DR S	03/26/2024	\$855,000	\$855,000	\$156,400	\$187,393	\$667,607	\$668,766	0.998
L-12-18-415-081	1691 STONEBRIDGE DR S	07/31/2023	\$863,701	\$863,701	\$156,400	\$178,884	\$684,817	\$749,189	0.914
L-12-19-110-132	5060 OAK TREE CT	11/15/2023	\$845,000	\$845,000	\$188,100	\$203,673	\$641,327	\$567,982	1.129
L-12-19-120-162	5116 FOREST VIEW CT	09/08/2023	\$719,000	\$719,000	\$188,100	\$196,860	\$522,140	\$611,001	0.855
L-12-19-130-214	1853 PRAIRIE DUNES CT S	01/03/2023	\$602,000	\$602,000	\$156,400	\$165,598	\$436,402	\$486,951	0.896
L-12-19-210-254	5268 PRAIRIE DUNES CT N	08/21/2023	\$770,000	\$770,000	\$156,400	\$165,837	\$604,163	\$623,626	0.969
Totals:			\$13,557,690	\$13,557,690			\$10,422,951	\$11,250,760	
							E.C.F. =>	0.926	
							Ave. E.C.F. =>	0.933	

STH - STONEBRIDGE HIGHPOINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-19-230-004	2470 WINGED FOOT CT	12/13/2023	\$745,775	\$745,775	\$144,200	\$170,401	\$575,374	\$679,039	0.847
L-12-19-230-031	5408 PINNACLE CT	08/19/2022	\$661,500	\$661,500	\$144,200	\$163,929	\$497,571	\$543,358	0.916
L-12-19-230-033	5391 PINNACLE CT	03/22/2024	\$650,000	\$650,000	\$157,400	\$178,802	\$471,198	\$522,237	0.902
L-12-19-230-039	5301 PINNACLE CT	09/01/2022	\$750,000	\$750,000	\$157,400	\$187,915	\$562,085	\$577,815	0.973
L-12-19-230-046	2373 QUAKER RIDGE DRIVE	06/24/2022	\$775,000	\$775,000	\$157,400	\$184,176	\$590,824	\$699,414	0.845
L-12-19-230-062	5426 PINNACLE CT	08/11/2023	\$745,000	\$745,000	\$144,200	\$165,562	\$579,438	\$657,389	0.881
L-12-19-230-071	5447 PINNACLE CT	06/30/2023	\$790,000	\$790,000	\$157,400	\$182,686	\$607,314	\$693,850	0.875
Totals:			\$5,117,275	\$5,117,275			\$3,883,804	\$4,373,102	
							E.C.F. =>	0.888	
							Ave. E.C.F. =>	0.891	

STL - STONEBRIDGE LINKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-301-315	4469 AUGUSTA CT	12/08/2022	\$600,000	\$600,000	\$131,200	\$148,798	\$451,202	\$510,568	0.884
L-12-18-304-045	4655 SAWGRASS DR W	06/28/2023	\$652,000	\$652,000	\$131,200	\$153,672	\$498,328	\$513,879	0.970
		Totals:	\$1,252,000	\$1,252,000			\$949,530	\$1,024,447	
							E.C.F. =>	0.927	
							Ave. E.C.F. =>	0.927	

STO - STONEBRIDGE OAK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-450-015	4858 LONE OAK CT	05/04/2023	\$426,500	\$426,500	\$89,600	\$89,600	\$336,900	\$238,992	1.410
		Totals:	\$426,500	\$426,500			\$336,900	\$238,992	
							E.C.F. =>	1.410	
							Ave. E.C.F. =>	1.410	

STP - STONEBRIDGE PONDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-107-027	4027 BOULDER POND DR	10/13/2023	\$455,000	\$455,000	\$93,900	\$93,900	\$361,100	\$272,214	1.327
		Totals:	\$455,000	\$455,000			\$361,100	\$272,214	
							E.C.F. =>	1.327	
							Ave. E.C.F. =>	1.327	

TD-EW - THISTLE DOWN FARMS EAST-WEST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-405-075	7670 WHIRLAWAY DR	07/24/2023	\$945,000	\$945,000	\$197,100	\$226,320	\$718,680	\$1,085,590	0.662
L-12-33-305-001	7416 SECRETARIAT DR	03/08/2024	\$850,000	\$850,000	\$167,400	\$189,239	\$660,761	\$817,749	0.808
L-12-33-305-009	7505 SECRETARIAT DR	04/07/2022	\$661,500	\$661,500	\$167,400	\$192,888	\$468,612	\$684,394	0.685
L-12-33-305-018	7560 SECRETARIAT DR	10/07/2022	\$755,000	\$755,000	\$167,400	\$185,322	\$569,678	\$939,232	0.607
L-12-33-305-033	7800 SECRETARIAT DR	06/07/2023	\$740,000	\$740,000	\$167,400	\$202,899	\$537,101	\$776,443	0.692
L-12-33-305-041	7895 SECRETARIAT DR	05/27/2022	\$790,000	\$790,000	\$167,400	\$198,456	\$591,544	\$750,700	0.788
L-12-33-305-042	7859 SECRETARIAT DR	08/18/2023	\$740,000	\$740,000	\$167,400	\$194,445	\$545,555	\$773,020	0.706
L-12-33-305-070	7643 SECRETARIAT DR	03/30/2023	\$832,000	\$832,000	\$167,400	\$183,950	\$648,050	\$918,716	0.705
L-12-33-305-073	931 NORTHERN DANCER	06/15/2023	\$1,175,000	\$1,175,000	\$167,400	\$258,418	\$916,582	\$1,213,175	0.756
		Totals:	\$7,488,500	\$7,488,500			\$5,656,563	\$7,959,019	
							E.C.F. =>	0.711	
							Ave. E.C.F. =>	0.712	

UNF - UNIVERSITY PALISADES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-315-027	3984 PALISADES BLVD	05/23/2023	\$440,000	\$440,000	\$89,500	\$94,419	\$345,581	\$397,626	0.869
L-12-12-315-029	3960 PALISADES BLVD	08/04/2023	\$400,000	\$400,000	\$89,500	\$93,015	\$306,985	\$275,404	1.115
L-12-12-315-039	3838 FIELDCREST LN	04/20/2022	\$434,000	\$434,000	\$89,500	\$98,180	\$335,820	\$334,397	1.004
L-12-12-320-063	3745 FIELDCREST LN	06/14/2022	\$470,000	\$470,000	\$89,500	\$93,741	\$376,259	\$300,447	1.252
L-12-12-320-067	3793 FIELDCREST LN	06/01/2023	\$455,000	\$455,000	\$89,500	\$106,680	\$348,320	\$340,102	1.024
L-12-12-320-097	3750 PALISADES BLVD	07/01/2022	\$446,000	\$446,000	\$89,500	\$94,177	\$351,823	\$384,588	0.915
L-12-12-320-101	3720 PALISADES BLVD	01/17/2023	\$420,000	\$420,000	\$89,500	\$103,191	\$316,809	\$358,721	0.883
L-12-12-320-103	4542 PALISADES CT	07/19/2022	\$420,000	\$420,000	\$89,500	\$99,369	\$320,631	\$366,034	0.876
L-12-12-431-149	3578 FIELDCREST LN	08/31/2023	\$440,000	\$440,000	\$89,500	\$98,885	\$341,115	\$400,483	0.852
L-12-12-433-011	3855 PALISADES BLVD	12/29/2022	\$376,000	\$376,000	\$89,500	\$102,975	\$273,025	\$327,144	0.835
L-12-12-435-079	3859 CENTURY CT	10/05/2022	\$380,000	\$380,000	\$89,500	\$95,461	\$284,539	\$282,342	1.008
L-12-12-435-082	3899 CENTURY CT	02/20/2024	\$462,500	\$462,500	\$89,500	\$94,793	\$367,707	\$332,391	1.106
L-12-12-435-090	3818 CENTURY CT	07/19/2022	\$420,000	\$420,000	\$89,500	\$95,601	\$324,399	\$352,643	0.920
Totals:				\$5,563,500	\$5,563,500		\$4,293,013	\$4,452,322	
								E.C.F. =>	0.964
								Ave. E.C.F. =>	0.974

VAR - VALLEY RANCH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-08-315-001	3787 SANTA FE TRL	02/08/2024	\$419,900	\$419,900	\$88,100	\$88,100	\$331,800	\$326,491	1.016
L-12-08-315-001	3787 SANTA FE TRL	06/08/2022	\$412,000	\$412,000	\$88,100	\$88,100	\$323,900	\$326,491	0.992
L-12-08-315-010	3653 SANTA FE TRL	05/17/2022	\$489,900	\$489,900	\$101,200	\$101,443	\$388,457	\$485,846	0.800
Totals:				\$1,321,800	\$1,321,800		\$1,044,157	\$1,138,828	
									E.C.F. => 0.917
									Ave. E.C.F. => 0.936

WAR - WARNER CREEK

0 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-27-180-009	1278 HARWOOD CIR	09/26/2022	\$330,000	\$330,000	\$82,800	\$86,343	\$243,657	\$175,494	1.388	61
L-12-27-180-019	6355 SAUK TRL	04/29/2022	\$455,000	\$455,000	\$82,800	\$89,476	\$365,524	\$220,661	1.656	61
L-12-27-185-009	1177 RATHFON CIR	05/25/2023	\$381,000	\$381,000	\$82,800	\$86,513	\$294,487	\$200,819	1.466	60
L-12-27-185-024	1101 CUTLER CIR	08/30/2022	\$375,000	\$375,000	\$82,800	\$87,460	\$287,540	\$200,769	1.432	56
L-12-27-190-129	6310 ROBISON LN	09/22/2022	\$355,000	\$355,000	\$74,520	\$82,552	\$272,448	\$211,907	1.286	70
L-12-27-411-076	6626 SAUK TRL	10/03/2023	\$360,000	\$360,000	\$82,800	\$87,586	\$272,414	\$194,564	1.400	63
L-12-27-412-093	6525 SAUK TRL	08/28/2023	\$310,000	\$310,000	\$82,800	\$87,908	\$222,092	\$188,345	1.179	63
L-12-27-413-113	6624 ROBISON LN	08/28/2023	\$400,000	\$400,000	\$82,800	\$91,349	\$308,651	\$215,024	1.435	66
L-12-27-414-173	1310 WARNER CREEK DR	09/13/2022	\$383,000	\$383,000	\$82,800	\$85,855	\$297,145	\$265,525	1.119	66
L-12-27-414-175	1294 WARNER CREEK DR	03/15/2024	\$383,000	\$383,000	\$82,800	\$87,653	\$295,347	\$211,729	1.395	66
L-12-27-414-181	1280 WEDGEWOOD CIR	03/12/2024	\$499,900	\$499,900	\$82,800	\$94,219	\$405,681	\$333,016	1.218	65
L-12-27-414-187	1275 WEDGEWOOD CIR	04/22/2022	\$455,000	\$455,000	\$82,800	\$88,091	\$366,909	\$230,781	1.590	66
L-12-27-414-189	1291 WEDGEWOOD CIR	01/26/2023	\$385,000	\$385,000	\$82,800	\$85,855	\$299,145	\$200,342	1.493	66
L-12-27-415-201	1333 WARNER CREEK DR	02/15/2023	\$390,000	\$390,000	\$82,800	\$85,855	\$304,145	\$218,608	1.391	66
L-12-27-416-237	1370 WEDGEWOOD DR	04/05/2023	\$360,000	\$360,000	\$82,800	\$85,855	\$274,145	\$192,963	1.421	66
L-12-27-416-244	6524 PENNSTONE CIR	10/27/2022	\$450,000	\$450,000	\$82,800	\$86,376	\$363,624	\$307,112	1.184	65
L-12-27-417-211	1475 WEDGEWOOD DR	10/24/2022	\$380,000	\$380,000	\$82,800	\$85,855	\$294,145	\$256,672	1.146	67
L-12-27-418-220	1395 WEDGEWOOD DR	11/21/2023	\$449,900	\$449,900	\$82,800	\$91,239	\$358,661	\$277,501	1.292	67
Totals:			\$7,101,800	\$7,101,800			\$5,525,760	\$4,101,832		
										E.C.F. => 1.347
										Ave. E.C.F. => 1.361

71 TO 100%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-27-418-218	1411 WEDGEWOOD DR	07/01/2022	\$451,000	\$451,000	\$82,800	\$92,415	\$358,585	\$302,709	1.185	74
Totals:			\$451,000	\$451,000			\$358,585	\$302,709		
										E.C.F. => 1.185
										Ave. E.C.F. => 1.185

WAS - WASHTENAW CLUBVIEW-FARMVIEW

0 TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-108-010	4819 GRANDVIEW DR	12/08/2022	\$300,630	\$300,630	\$73,100	\$88,338	\$212,292	\$143,761	1.477	46
L-12-12-181-003	3311 MAPLE DR	10/10/2022	\$345,000	\$345,000	\$73,100	\$76,965	\$268,035	\$174,565	1.535	45
L-12-12-182-002	4824 GRANDVIEW DR	11/03/2023	\$330,000	\$330,000	\$73,100	\$86,302	\$243,698	\$129,236	1.886	45
L-12-12-185-001	3418 HILLSIDE DR	11/21/2023	\$330,000	\$330,000	\$73,100	\$75,457	\$254,543	\$145,074	1.755	46
L-12-12-407-016	3640 OAK DR	09/19/2022	\$335,000	\$335,000	\$73,100	\$76,684	\$258,316	\$141,428	1.826	50
L-12-12-408-016	3742 GOLFSIDE RD	05/11/2022	\$328,000	\$328,000	\$73,100	\$80,522	\$247,478	\$133,770	1.850	46
L-12-12-408-019	3698 GOLFSIDE RD	07/26/2023	\$275,000	\$275,000	\$73,100	\$76,453	\$198,547	\$125,065	1.588	46
L-12-12-484-020	3904 GOLFSIDE RD	09/08/2023	\$320,000	\$320,000	\$73,100	\$76,829	\$243,171	\$191,426	1.270	46
Totals:			\$2,563,630	\$2,563,630			\$1,926,080	\$1,184,325		
E.C.F. => 1.626										
Ave. E.C.F. => 1.648										

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-106-010	4901 CLUB PL	07/07/2022	\$320,000	\$320,000	\$73,100	\$81,142	\$238,858	\$153,374	1.557	51
L-12-12-180-017	3356 GOLFSIDE RD	09/01/2023	\$307,000	\$307,000	\$73,100	\$78,725	\$228,275	\$167,804	1.360	51
L-12-12-184-006	4795 PEARL ST	10/07/2022	\$374,500	\$374,500	\$73,100	\$76,483	\$298,017	\$186,826	1.595	53
L-12-12-427-013	3742 CLOVERLAWN AVE	06/16/2023	\$320,000	\$320,000	\$73,100	\$77,044	\$242,956	\$165,898	1.464	52
L-12-12-427-021	3616 CLOVERLAWN AVE	08/23/2022	\$330,000	\$330,000	\$73,100	\$77,874	\$252,126	\$172,389	1.463	52
L-12-12-461-012	3967 HELEN AVE	04/11/2023	\$320,000	\$320,000	\$73,100	\$76,143	\$243,857	\$167,297	1.458	52
L-12-12-481-018	3942 HILLSIDE DR	11/22/2022	\$340,000	\$340,000	\$73,100	\$77,379	\$262,621	\$165,286	1.589	53
L-12-12-481-022	3882 HILLSIDE DR	12/28/2022	\$330,000	\$330,000	\$73,100	\$76,98	\$253,802	\$184,438	1.376	53
L-12-12-481-023	3868 HILLSIDE DR	08/19/2022	\$342,500	\$342,500	\$73,100	\$78,751	\$263,749	\$159,681	1.652	53
L-12-12-482-014	3880 MAPLE DR	12/19/2022	\$369,900	\$369,900	\$73,100	\$78,690	\$291,210	\$159,286	1.828	51
L-12-12-484-002	3817 OAK DR	01/31/2024	\$375,000	\$375,000	\$73,100	\$77,985	\$297,015	\$195,672	1.518	51
L-12-12-484-007	3887 OAK DR	07/21/2023	\$366,800	\$366,800	\$73,100	\$87,962	\$278,838	\$213,288	1.307	51
Totals:			\$4,095,700	\$4,095,700			\$3,151,324	\$2,091,239		
E.C.F. => 1.507										
Ave. E.C.F. => 1.514										

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-109-005	3187 MAPLE DR	06/08/2022	\$401,000	\$401,000	\$73,100	\$82,185	\$318,815	\$210,278	1.516	67
L-12-12-182-010	3384 MAPLE DR	05/15/2023	\$585,000	\$585,000	\$73,100	\$85,220	\$499,780	\$383,024	1.305	64
L-12-12-407-002	3635 MAPLE DR	07/07/2022	\$422,000	\$422,000	\$73,100	\$89,569	\$332,431	\$194,814	1.706	67
L-12-12-408-025	3701 OAK DR	02/21/2023	\$387,000	\$387,000	\$73,100	\$76,995	\$310,005	\$233,939	1.325	69
L-12-12-428-018	3789 BEECH DR	12/16/2022	\$290,000	\$290,000	\$73,100	\$77,189	\$212,811	\$177,681	1.198	61
L-12-12-483-024	3810 OAK DR	10/20/2023	\$450,000	\$450,000	\$73,100	\$85,939	\$364,061	\$313,349	1.162	66
Totals:			\$2,535,000	\$2,535,000			\$2,037,903	\$1,513,085		
E.C.F. => 1.347										
Ave. E.C.F. => 1.369										

71 TO 80%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L-12-12-428-009	3645 BEECH DR	07/01/2022	\$340,000	\$340,000	\$73,100	\$84,964	\$255,036	\$215,937	1.181	72
		Totals:	\$340,000	\$340,000			\$255,036	\$215,937		
							E.C.F. =>	1.181		
							Ave. E.C.F. =>	1.181		

81 to 90%

NO CHANGE DUE TO LACK OF SALES

1.163

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

1.100

WAT - WASHTENAW HTS & TOWNSLINE

0 TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-01-430-012	2580 FOSTER AVE	07/07/2022	\$377,500	\$377,500	\$60,100	\$68,504	\$308,996	\$163,888	1.885		46
L-12-01-431-007	2523 TORREY AVE	06/14/2023	\$290,000	\$290,000	\$60,100	\$65,278	\$224,722	\$160,203	1.403		46
L-12-01-432-012	2557 HAWKS AVE	07/27/2023	\$271,000	\$271,000	\$60,100	\$62,750	\$208,250	\$96,622	2.155		46
L-12-01-432-027	2512 TORREY AVE	01/20/2023	\$260,000	\$260,000	\$60,100	\$63,762	\$196,238	\$161,687	1.214		46
L-12-01-460-010	2621 FOSTER AVE	08/22/2022	\$299,900	\$299,900	\$54,090	\$57,063	\$242,837	\$150,188	1.617		49
L-12-01-460-019	2789 FOSTER AVE	07/14/2023	\$355,000	\$355,000	\$54,090	\$61,200	\$293,800	\$146,079	2.011		50
L-12-01-461-017	2847 DEAKE AVE	04/14/2023	\$250,000	\$250,000	\$60,100	\$64,086	\$185,914	\$118,677	1.567		47
L-12-01-461-042	FOSTER AVE	06/22/2023	\$360,792	\$360,792	\$59,600	\$63,865	\$296,927	\$111,338	2.667	L-12-01-461-043	45
L-12-01-461-043	2608 FOSTER AVE	06/22/2023	\$360,792	\$360,792	\$59,600	\$63,865	\$296,927	\$111,338	2.667	L-12-01-461-042	45
L-12-01-463-008	2709 HAWKS AVE	05/27/2022	\$407,601	\$407,601	\$60,100	\$67,960	\$339,641	\$170,011	1.998		45
L-12-01-463-021	2891 HAWKS AVE	03/31/2023	\$355,000	\$355,000	\$57,095	\$61,843	\$293,157	\$134,680	2.177		47
L-12-01-463-032	2756 TORREY AVE	08/03/2022	\$365,000	\$365,000	\$60,100	\$65,598	\$299,402	\$156,017	1.919		48
L-12-01-463-039	2650 TORREY AVE	01/30/2024	\$360,000	\$360,000	\$60,100	\$63,609	\$296,391	\$148,653	1.994		48
Totals:			\$4,312,585	\$4,312,585			\$3,483,202	\$1,829,381			
										E.C.F. => 1.904	
										Ave. E.C.F. => 1.944	

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-01-460-016	2735 FOSTER AVE	06/20/2023	\$305,000	\$305,000	\$54,090	\$60,076	\$244,924	\$158,773	1.543		51
L-12-01-460-025	2899 FOSTER AVE	07/22/2022	\$295,000	\$295,000	\$54,090	\$57,380	\$237,620	\$146,405	1.623		53
L-12-01-462-041	2663 TORREY AVE	09/13/2022	\$315,000	\$315,000	\$60,100	\$67,008	\$247,992	\$188,787	1.314		59
L-12-01-463-020	2883 HAWKS AVE	02/16/2023	\$406,000	\$406,000	\$60,100	\$64,078	\$341,922	\$186,511	1.833		57
Totals:			\$1,321,000	\$1,321,000			\$1,072,458	\$680,476			
										E.C.F. => 1.576	
										Ave. E.C.F. => 1.578	

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L-12-01-431-020	2500 DEAKE AVE	02/27/2024	\$355,000	\$355,000	\$60,100	\$66,835	\$288,165	\$252,426	1.142		70
L-12-01-462-028	2770 DEAKE AVE	02/17/2023	\$328,250	\$328,250	\$60,100	\$64,813	\$263,437	\$186,307	1.414		65
Totals:			\$683,250	\$683,250			\$551,602	\$438,733			
										E.C.F. => 1.257	
										Ave. E.C.F. => 1.278	

71 TO 80%

1.350

NO CHANGE DUE TO LACK OF SALES

81 TO 90%

1.300

NO CHANGE DUE TO LACK OF SALES

91 TO 100%

1.200

NO CHANGE DUE TO LACK OF SALES

WAW - WATERWAYS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-20-205-015	5471 WATERFIELD CT	07/11/2022	\$615,000	\$615,000	\$132,400	\$146,080	\$468,920	\$569,343	0.824
L-12-20-205-057	4774 WILDFLOWER CT	07/14/2022	\$549,900	\$549,900	\$132,400	\$148,528	\$401,372	\$478,035	0.840
L-12-20-205-062	1288 WATERWAYS DR	03/15/2024	\$695,000	\$695,000	\$132,400	\$139,422	\$555,578	\$499,543	1.112
L-12-20-205-073	1478 WEST GREENFIELD CT	06/10/2022	\$630,000	\$630,000	\$132,400	\$142,618	\$487,382	\$513,645	0.949
L-12-20-205-077	1365 EAST GREENFIELD CT	05/06/2022	\$685,000	\$685,000	\$132,400	\$162,908	\$522,092	\$593,164	0.880
Totals:			\$3,174,900	\$3,174,900			\$2,435,344	\$2,653,730	
								E.C.F. =>	0.918
								Ave. E.C.F. =>	0.921

WEA - WEATHERSTONE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code
L-12-07-105-001	1637 COBURN DR	07/25/2022	\$255,000	\$255,000	\$54,300	\$54,300	\$200,700	\$174,948	1.147	
L-12-07-105-007	1651 COBURN DR	05/25/2022	\$255,000	\$255,000	\$54,300	\$54,300	\$200,700	\$176,171	1.139	
L-12-07-105-011	1659 COBURN DR	04/12/2022	\$320,000	\$320,000	\$54,300	\$54,300	\$265,700	\$194,446	1.366	
L-12-07-105-016	1679 COBURN DR	03/30/2023	\$300,000	\$300,000	\$54,300	\$54,842	\$245,158	\$217,109	1.129	
L-12-07-105-024	1725 COBURN CT	05/17/2022	\$348,500	\$348,500	\$54,300	\$54,300	\$294,200	\$208,202	1.413	
L-12-07-105-040	1712 COBURN CT	05/23/2022	\$260,000	\$260,000	\$54,300	\$54,300	\$205,700	\$154,957	1.327	
L-12-07-105-044	1702 COBURN CT	03/31/2023	\$350,000	\$350,000	\$54,300	\$54,907	\$295,093	\$204,093	1.446	
L-12-07-105-045	1700 COBURN CT	07/31/2023	\$315,000	\$315,000	\$54,300	\$57,802	\$257,198	\$183,857	1.399	
L-12-07-105-056	1620 LONG MEADOW TRL	08/25/2022	\$250,000	\$250,000	\$54,300	\$54,300	\$195,700	\$153,444	1.275	VETERAN EXEMPTION
L-12-07-105-062	1668 COBURN DR	04/11/2022	\$300,000	\$300,000	\$54,300	\$54,300	\$245,700	\$218,366	1.125	
L-12-07-105-070	1636 COBURN DR	05/12/2023	\$357,000	\$357,000	\$54,300	\$54,300	\$302,700	\$206,608	1.465	
L-12-07-105-072	1632 COBURN DR	05/31/2023	\$281,000	\$281,000	\$54,300	\$54,300	\$226,700	\$153,444	1.477	
L-12-07-105-076	1641 WEATHERSTONE DR	08/07/2023	\$288,000	\$288,000	\$54,300	\$54,300	\$233,700	\$173,573	1.346	
L-12-07-105-087	1642 WEATHERSTONE DR	05/16/2023	\$230,000	\$230,000	\$54,300	\$54,300	\$175,700	\$147,545	1.191	
L-12-07-105-093	1665 WEATHERSTONE DR	08/30/2022	\$265,000	\$265,000	\$54,300	\$54,300	\$210,700	\$177,246	1.189	
L-12-07-105-107	1614 OAKFIELD DR	04/20/2023	\$270,000	\$270,000	\$54,300	\$54,300	\$215,700	\$147,957	1.458	
L-12-07-105-109	1604 OAKFIELD DR	12/01/2023	\$258,000	\$258,000	\$54,300	\$54,300	\$203,700	\$157,164	1.296	
L-12-07-105-116	1583 OAKFIELD DR	06/27/2022	\$215,000	\$215,000	\$54,300	\$54,300	\$160,700	\$136,521	1.177	
L-12-07-105-118	1587 OAKFIELD DR	10/10/2023	\$276,000	\$276,000	\$54,300	\$54,300	\$221,700	\$137,538	1.612	
L-12-07-105-120	1573 OAKFIELD DR	05/02/2022	\$218,000	\$218,000	\$54,300	\$54,300	\$163,700	\$135,208	1.211	
L-12-07-105-126	1563 OAKFIELD DR	06/16/2023	\$230,000	\$230,000	\$54,300	\$54,300	\$175,700	\$156,981	1.119	
L-12-07-105-127	1565 OAKFIELD DR	10/05/2022	\$240,000	\$240,000	\$54,300	\$54,300	\$185,700	\$149,909	1.239	
L-12-07-105-130	1553 OAKFIELD DR	05/05/2023	\$225,000	\$225,000	\$54,300	\$54,300	\$170,700	\$139,080	1.227	
L-12-07-105-133	1559 OAKFIELD DR	10/24/2022	\$245,000	\$245,000	\$54,300	\$54,300	\$190,700	\$152,285	1.252	
L-12-07-105-147	1701 WEATHERSTONE DR	05/25/2023	\$298,500	\$298,500	\$54,300	\$54,300	\$244,200	\$149,094	1.638	
L-12-07-105-152	1707 WEATHERSTONE DR	05/23/2023	\$307,500	\$307,500	\$54,300	\$54,300	\$253,200	\$171,031	1.480	
L-12-07-105-166	1725 WEATHERSTONE DR	06/21/2022	\$255,000	\$255,000	\$54,300	\$54,300	\$200,700	\$166,122	1.208	
L-12-07-105-167	1731 WEATHERSTONE DR	09/15/2023	\$265,000	\$265,000	\$54,300	\$54,300	\$210,700	\$148,164	1.422	
L-12-07-105-172	1736 WEATHERSTONE DR	06/17/2022	\$270,000	\$270,000	\$54,300	\$54,300	\$215,700	\$171,932	1.255	
L-12-07-105-176	1740 WEATHERSTONE DR	11/13/2023	\$290,000	\$290,000	\$54,300	\$54,300	\$235,700	\$171,759	1.372	
L-12-07-105-177	1760 WEATHERSTONE DR	05/09/2022	\$255,000	\$255,000	\$54,300	\$54,300	\$200,700	\$169,567	1.184	
L-12-07-105-179	1768 WEATHERSTONE DR	12/15/2022	\$249,900	\$249,900	\$54,300	\$54,300	\$195,600	\$160,800	1.216	
L-12-07-105-181	1764 WEATHERSTONE DR	04/20/2022	\$269,000	\$269,000	\$54,300	\$54,300	\$214,700	\$170,929	1.256	
L-12-07-105-199	1789 WEATHERSTONE DR	02/13/2023	\$265,000	\$265,000	\$54,300	\$54,300	\$210,700	\$162,205	1.299	
L-12-07-105-216	1512 OAKFIELD DR	12/27/2023	\$273,000	\$273,000	\$54,300	\$54,300	\$218,700	\$158,890	1.376	
L-12-07-105-220	1516 OAKFIELD DR	08/19/2022	\$222,000	\$222,000	\$54,300	\$54,300	\$167,700	\$157,545	1.064	
L-12-07-105-223	1535 WEATHERSTONE DR	08/29/2023	\$275,000	\$275,000	\$54,300	\$54,300	\$220,700	\$152,856	1.444	
L-12-07-105-225	1525 WEATHERSTONE DR	10/27/2023	\$235,000	\$235,000	\$54,300	\$54,300	\$180,700	\$141,041	1.281	
L-12-07-105-226	1523 WEATHERSTONE DR	06/01/2022	\$220,000	\$220,000	\$54,300	\$54,300	\$165,700	\$139,974	1.184	
L-12-07-105-227	1539 WEATHERSTONE DR	05/02/2022	\$250,000	\$250,000	\$54,300	\$54,300	\$195,700	\$155,688	1.257	
L-12-07-105-227	1539 WEATHERSTONE DR	07/17/2023	\$295,000	\$295,000	\$54,300	\$54,300	\$240,700	\$155,688	1.546	
L-12-07-105-230	1527 WEATHERSTONE DR	04/29/2022	\$225,000	\$225,000	\$54,300	\$54,300	\$170,700	\$141,369	1.207	
L-12-07-105-235	1565 WEATHERSTONE DR	09/15/2022	\$228,500	\$228,500	\$54,300	\$54,300	\$174,200	\$140,454	1.240	
L-12-07-105-247	1507 LONG MEADOW TRL	09/28/2022	\$250,000	\$250,000	\$54,300	\$54,300	\$195,700	\$166,113	1.178	
L-12-07-105-257	1527 LONG MEADOW TRL	07/01/2022	\$250,000	\$250,000	\$54,300	\$54,300	\$195,700	\$157,236	1.245	
L-12-07-105-262	1523 LONG MEADOW TRL	04/12/2023	\$210,000	\$210,000	\$54,300	\$54,300	\$155,700	\$147,198	1.058	
L-12-07-105-276	1561 LONG MEADOW TRL	03/03/2023	\$220,000	\$220,000	\$54,300	\$54,300	\$165,700	\$144,287	1.148	

L-12-07-105-279	1575 LONG MEADOW TRL	11/30/2022	\$240,000	\$240,000	\$54,300	\$54,300	\$185,700	\$154,459	1.202
L-12-07-105-301	1530 LONG MEADOW TRL	03/08/2024	\$272,500	\$272,500	\$54,300	\$54,300	\$218,200	\$154,132	1.416
L-12-07-105-302	1532 LONG MEADOW TRL	05/26/2023	\$255,000	\$255,000	\$54,300	\$54,300	\$200,700	\$153,596	1.307
Totals:		\$13,197,400	\$13,197,400			\$10,477,749	\$8,118,781		
E.C.F. =>								1.291	
Ave. E.C.F. =>								1.290	

WEG - WELLESLEY GARDENS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-23-360-003	5782 HAMPSHIRE LN	02/29/2024	\$280,000	\$280,000	\$54,100	\$54,781	\$225,219	\$266,986	0.844
L-12-23-360-007	5798 HAMPSHIRE LN	04/21/2023	\$251,000	\$251,000	\$54,100	\$54,100	\$196,900	\$237,555	0.829
L-12-23-360-014	5754 HAMPSHIRE LN	12/29/2023	\$258,900	\$258,900	\$54,100	\$54,781	\$204,119	\$223,449	0.913
L-12-23-360-039	5692 HAMPSHIRE LN	06/24/2022	\$260,000	\$260,000	\$54,100	\$54,781	\$205,219	\$256,402	0.800
L-12-23-360-047	5700 HAMPSHIRE LN	11/30/2022	\$242,000	\$242,000	\$54,100	\$54,781	\$187,219	\$228,982	0.818
L-12-23-360-053	5658 HAMPSHIRE LN	04/18/2022	\$247,250	\$247,250	\$54,100	\$54,781	\$192,469	\$229,684	0.838
L-12-23-360-060	5668 HAMPSHIRE LN	06/15/2023	\$240,000	\$240,000	\$54,100	\$54,100	\$185,900	\$249,470	0.745
L-12-23-360-061	5693 HAMPSHIRE LN	10/30/2023	\$285,000	\$285,000	\$54,100	\$54,100	\$230,900	\$254,638	0.907
L-12-23-360-071	5713 HAMPSHIRE LN	06/16/2023	\$275,000	\$275,000	\$54,100	\$54,781	\$220,219	\$230,752	0.954
L-12-23-360-079	5735 HAMPSHIRE LN	11/11/2022	\$245,000	\$245,000	\$54,100	\$54,100	\$190,900	\$256,688	0.744
L-12-23-360-084	5745 HAMPSHIRE LN	11/02/2022	\$240,000	\$240,000	\$54,100	\$54,100	\$185,900	\$241,843	0.769
L-12-23-360-117	5704 WELLESLEY LN	06/23/2023	\$275,000	\$275,000	\$54,100	\$54,781	\$220,219	\$253,078	0.870
L-12-23-360-147	5609 HAMPSHIRE LN	11/14/2022	\$250,000	\$250,000	\$54,100	\$54,781	\$195,219	\$258,240	0.756
L-12-23-360-154	5559 HAMPSHIRE LN	03/01/2023	\$265,000	\$265,000	\$54,100	\$54,781	\$210,219	\$259,159	0.811
L-12-23-360-155	5561 HAMPSHIRE LN	06/09/2023	\$289,000	\$289,000	\$54,100	\$54,781	\$234,219	\$235,941	0.993
L-12-23-360-173	5576 HAMPSHIRE LN	09/16/2022	\$248,000	\$248,000	\$54,100	\$54,781	\$193,219	\$257,388	0.751
L-12-23-360-176	5582 HAMPSHIRE LN	01/05/2024	\$264,000	\$264,000	\$54,100	\$54,781	\$209,219	\$258,240	0.810
L-12-23-360-178	5586 HAMPSHIRE LN	08/11/2023	\$279,000	\$279,000	\$54,100	\$54,781	\$224,219	\$243,159	0.922
L-12-23-360-179	5588 HAMPSHIRE LN	04/19/2023	\$278,000	\$278,000	\$54,100	\$54,781	\$223,219	\$248,129	0.900
L-12-23-360-184	3404 ENDSLEIGH LN	09/21/2022	\$259,000	\$259,000	\$54,100	\$54,781	\$204,219	\$236,859	0.862
L-12-23-360-188	3412 ENDSLEIGH LN	04/22/2022	\$270,000	\$270,000	\$54,100	\$54,781	\$215,219	\$252,201	0.853
L-12-23-360-193	3358 ENDSLEIGH LN	05/19/2023	\$271,600	\$271,600	\$54,100	\$54,781	\$216,819	\$231,064	0.938
L-12-23-360-195	3362 ENDSLEIGH LN	01/05/2024	\$267,900	\$267,900	\$54,100	\$54,781	\$213,119	\$259,926	0.820
L-12-23-360-197	3366 ENDSLEIGH LN	04/22/2022	\$265,000	\$265,000	\$54,100	\$54,100	\$210,900	\$257,146	0.820
L-12-23-360-203	3378 ENDSLEIGH LN	07/25/2022	\$270,000	\$270,000	\$54,100	\$54,100	\$215,900	\$245,646	0.879
Totals:		\$6,575,650	\$6,575,650			\$5,210,892	\$6,172,625		
E.C.F. =>								0.844	
Ave. E.C.F. =>								0.846	

WIP - WILLOW POND

NO CHANGE DUE TO LACK OF SALES

WOM - WOODSIDE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-16-405-001	1913 ADDINGTON LN	04/19/2022	\$253,000	\$253,000	\$57,600	\$57,600	\$195,400	\$188,015	1.039
L-12-16-405-004	1889 ADDINGTON LN	08/29/2023	\$294,000	\$294,000	\$57,600	\$58,158	\$235,842	\$188,108	1.254
L-12-16-405-007	1865 ADDINGTON LN	04/15/2022	\$255,000	\$255,000	\$57,600	\$58,054	\$196,946	\$192,708	1.022
L-12-16-405-016	1761 ADDINGTON LN	06/09/2023	\$291,000	\$291,000	\$57,600	\$57,600	\$233,400	\$186,002	1.255
L-12-16-405-020	1753 ADDINGTON LN	06/27/2023	\$305,000	\$305,000	\$57,600	\$57,600	\$247,400	\$236,849	1.045
L-12-16-405-032	1713 ADDINGTON LN	01/11/2024	\$260,000	\$260,000	\$57,600	\$58,060	\$201,940	\$185,196	1.090
L-12-16-405-051	1529 ADDINGTON LN	09/29/2023	\$295,000	\$295,000	\$57,600	\$57,600	\$237,400	\$187,986	1.263
L-12-16-405-056	1473 ADDINGTON LN	12/22/2023	\$278,500	\$278,500	\$57,600	\$57,600	\$220,900	\$189,920	1.163
L-12-16-405-066	1377 ADDINGTON LN	10/03/2023	\$291,000	\$291,000	\$57,600	\$57,600	\$233,400	\$190,759	1.224
L-12-16-405-067	1385 ADDINGTON LN	01/27/2023	\$230,000	\$230,000	\$57,600	\$58,060	\$171,940	\$187,580	0.917
L-12-16-405-069	1401 ADDINGTON LN	02/22/2024	\$269,900	\$269,900	\$57,600	\$58,166	\$211,734	\$190,313	1.113
L-12-16-405-080	1392 ADDINGTON LN	01/25/2023	\$259,000	\$259,000	\$57,600	\$57,600	\$201,400	\$239,887	0.840
L-12-16-405-101	1145 ADDINGTON LN	07/22/2022	\$271,000	\$271,000	\$57,600	\$57,600	\$213,400	\$188,372	1.133
L-12-16-405-121	1039 ADDINGTON LN	02/27/2024	\$299,000	\$299,000	\$57,600	\$57,600	\$241,400	\$188,372	1.282
L-12-16-405-137	895 ADDINGTON LN	06/06/2022	\$231,000	\$231,000	\$57,600	\$58,060	\$172,940	\$187,153	0.924
L-12-16-405-140	879 ADDINGTON LN	11/28/2022	\$289,900	\$289,900	\$57,600	\$57,600	\$232,300	\$239,501	0.970
L-12-16-405-160	687 ADDINGTON LN	04/01/2022	\$327,500	\$327,500	\$57,600	\$57,600	\$269,900	\$239,887	1.125
L-12-16-405-162	647 ADDINGTON LN	07/11/2022	\$275,000	\$275,000	\$57,600	\$58,071	\$216,929	\$187,966	1.154
L-12-16-405-168	615 ADDINGTON LN	05/04/2023	\$282,500	\$282,500	\$57,600	\$57,600	\$224,900	\$211,663	1.063
L-12-16-405-173	543 ADDINGTON LN	05/31/2022	\$265,000	\$265,000	\$57,600	\$57,600	\$207,400	\$210,849	0.984
L-12-16-405-174	535 ADDINGTON LN	08/05/2022	\$263,000	\$263,000	\$57,600	\$58,166	\$204,834	\$190,138	1.077
L-12-16-405-178	519 ADDINGTON LN	06/05/2023	\$280,000	\$280,000	\$57,600	\$57,600	\$222,400	\$208,977	1.064
L-12-16-405-180	495 ADDINGTON LN	09/12/2022	\$290,000	\$290,000	\$57,600	\$57,600	\$232,400	\$244,602	0.950
Totals:				\$6,355,300	\$6,355,300		\$5,026,505	\$4,660,803	
									E.C.F. => 1.078
									Ave. E.C.F. => 1.085