

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. =>	1.258
								Ave. E.C.F. =>	1.258

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

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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	\$464,068	\$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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-12-121-074	4695 CARTER PL	05/02/2023	\$400,000	\$400,000	\$89,600	\$98,049	\$301,951	\$312,831	0.965	
L -12-12-121-095	4585 PEARL CT	05/03/2023	\$460,000	\$460,000	\$98,805	\$107,686	\$352,314	\$355,129	0.992	
L -12-12-121-114	4687 PEARL ST	08/24/2023	\$370,000	\$370,000	\$89,600	\$98,392	\$271,608	\$329,746	0.824	
L -12-12-121-124	4702 CARTER PL	04/04/2022	\$440,000	\$440,000	\$89,600	\$98,294	\$341,706	\$347,431	0.984	
L -12-12-230-134	4450 BLOSSOM HILL TRL	03/22/2024	\$522,000	\$522,000	\$98,805	\$108,353	\$413,647	\$434,540	0.952	
L -12-12-230-142	4378 BLOSSOM HILL TRL	06/23/2022	\$500,000	\$500,000	\$94,080	\$104,388	\$395,612	\$428,042	0.924	
L -12-12-230-144	4362 BLOSSOM HILL TRL	08/31/2023	\$420,000	\$420,000	\$94,080	\$111,634	\$308,366	\$412,801	0.747	11-FROM LENDING INSTITUTION EXPOSED
L -12-12-230-174	4262 KNOLLCREST DR	07/07/2023	\$451,500	\$451,500	\$89,600	\$100,141	\$351,359	\$377,955	0.930	
L -12-12-230-175	4291 CENTER VALLEY DR	09/21/2023	\$409,000	\$409,000	\$89,600	\$97,514	\$311,486	\$290,640	1.072	
Totals:			\$3,972,500	\$3,972,500			\$3,048,049	\$3,289,115		
									E.C.F. =>	0.927
									Ave. E.C.F. =>	0.932

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
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#### 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
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## 0-80%

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## 81-90%

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## 91-100%

0.676

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HER - HEATHERWOOD-FOX PT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-08-260-003	1449 HEATHERWOOD LN	07/29/2022	\$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	Bldg. 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



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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!

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 -12-24-301-013	4471 OAKENGATES DR	07/22/2022	\$314,200	\$314,200	\$69,300	\$78,618	\$235,582	\$153,013	1.540	TWO-STORY	MEADOWVIEW SUB
L -12-24-302-016	5663 WINSLOW CT	10/11/2022	\$315,000	\$315,000	\$69,300	\$76,013	\$238,987	\$168,290	1.420	BI-LEVEL	MEADOWVIEW SUB
L -12-24-302-016	5663 WINSLOW CT	01/31/2024	\$330,000	\$330,000	\$69,300	\$76,013	\$253,987	\$168,290	1.509	BI-LEVEL	MEADOWVIEW SUB
L -12-24-303-004	5666 WINSLOW CT	07/14/2022	\$359,000	\$359,000	\$69,300	\$73,032	\$285,968	\$238,436	1.199	TWO-STORY	MEADOWVIEW SUB
L -12-24-381-003	4412 YARMOUTH CROSSING	08/29/2023	\$395,000	\$395,000	\$69,300	\$74,253	\$320,747	\$216,143	1.484	TWO-STORY	MEADOWVIEW SUB
L -12-24-381-005	4382 YARMOUTH CROSSING	06/30/2022	\$340,000	\$340,000	\$69,300	\$74,311	\$265,689	\$155,869	1.705	TWO-STORY	MEADOWVIEW SUB
Totals:			\$2,053,200	\$2,053,200			\$1,600,960	\$1,100,041			
									E.C.F. =>	1.455	
									Ave. E.C.F. =>	1.476	#REF!

MON - MONARCH 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-12-22-404-006	5583 MONARCH COURT	10/31/2022	\$676,641	\$676,641	\$130,700	\$147,132	\$529,509	\$632,046	0.838	TWO-STORY	
L-12-22-404-007	5567 MONARCH COURT	11/23/2022	\$600,605	\$600,605	\$130,700	\$136,840	\$463,765	\$558,215	0.831	TWO-STORY	
L-12-22-404-008	5551 MONARCH COURT	11/22/2022	\$587,650	\$587,650	\$130,700	\$147,930	\$439,720	\$522,050	0.842	TWO-STORY	
L-12-22-404-009	5533 MONARCH COURT	01/27/2023	\$701,120	\$701,120	\$130,700	\$141,798	\$559,322	\$633,759	0.883	TWO-STORY	
L-12-22-404-010	5540 MONARCH COURT	02/06/2023	\$668,154	\$668,154	\$130,700	\$142,005	\$526,149	\$566,701	0.928	ONE-STORY	
L-12-22-404-011	5558 MONARCH COURT	03/21/2023	\$700,787	\$700,787	\$130,700	\$146,023	\$554,764	\$661,535	0.839	TWO-STORY	
L-12-22-404-012	5570 MONARCH COURT	02/17/2023	\$626,140	\$626,140	\$130,700	\$142,217	\$483,923	\$560,844	0.863	TWO-STORY	
L-12-22-404-013	5588 MONARCH COURT	10/07/2022	\$618,005	\$618,005	\$130,700	\$142,377	\$475,628	\$567,004	0.839	ONE-STORY	
L-12-22-404-016	2904 PRAIRIE VIEW RD	04/03/2023	\$658,831	\$658,831	\$130,700	\$145,089	\$513,742	\$567,101	0.906	ONE-STORY	
L-12-22-404-017	2918 PRAIRIE VIEW RD	05/12/2023	\$744,860	\$744,860	\$130,700	\$137,141	\$607,719	\$665,022	0.914	TWO-STORY	
L-12-22-404-018	2934 PRAIRIE VIEW RD	05/22/2023	\$607,255	\$607,255	\$130,700	\$135,074	\$472,181	\$477,627	0.989	TWO-STORY	
L-12-22-404-019	2946 PRAIRIE VIEW RD	07/12/2023	\$684,860	\$684,860	\$130,700	\$143,117	\$541,743	\$652,106	0.831	TWO-STORY	
Totals:			\$7,874,908	\$7,874,908			\$6,168,165	\$7,064,010			
									E.C.F. =>	0.873	
									Ave. E.C.F. =>	0.875	#REF!

MSD - MILAN SCHOOL DISTRICT

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	Other Parcels in Sale	Building Depr.
L -12-25-400-007	6527 CRANE RD	12/13/2022	\$398,000	\$398,000	\$73,154	\$76,909	\$321,091	\$306,444	1.048	ONE-STORY		50
L -12-26-400-003	3820 STARK LN	05/31/2023	\$435,000	\$435,000	\$86,512	\$102,369	\$332,631	\$190,489	1.746	ONE-STORY		50
L -12-26-400-008	3505 MERRITT RD	05/19/2023	\$435,000	\$435,000	\$132,431	\$197,061	\$237,939	\$142,608	1.668	TWO-STORY	L -12-26-300-001	47
L -12-26-400-014	3893 MERRITT RD	09/20/2023	\$383,333	\$383,333	\$72,800	\$86,757	\$296,576	\$237,647	1.248	ONE-STORY		49
L -12-35-200-008	3110 MERRITT RD	09/30/2022	\$240,000	\$240,000	\$69,599	\$73,597	\$166,403	\$142,315	1.169	ONE-STORY		46
L -12-35-400-027	7750 CARPENTER RD	02/07/2024	\$318,000	\$318,000	\$90,800	\$90,889	\$227,111	\$142,622	1.592	ONE-STORY		45
L -12-36-200-008	7415 CARPENTER RD	11/01/2023	\$365,000	\$365,000	\$141,050	\$239,613	\$125,387	\$80,398	1.560	TWO-STORY		45
Totals:			\$2,574,333	\$2,574,333			\$1,707,138	\$1,242,523				
									E.C.F. =>	1.374		
									Ave. E.C.F. =>	1.309	#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	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%												
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 -12-26-401-003	3942 STARK LN	04/22/2022	\$650,000	\$650,000	\$136,500	\$174,219	\$475,781	\$249,083	1.910	BI-LEVEL		63
L -12-36-300-028	7739 CARPENTER RD	07/17/2023	\$485,000	\$485,000	\$67,586	\$89,860	\$395,140	\$382,619	1.033	TWO-STORY		62
L -12-26-400-035	3839 MERRITT RD	11/16/2022	\$375,000	\$375,000	\$75,700	\$85,846	\$289,154	\$271,886	1.064	TWO-STORY		70
Totals:			\$8,178,666	\$8,178,666			\$5,697,039	\$4,241,088				
									E.C.F. =>	1.343		
									Ave. E.C.F. =>	1.346	#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	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!	



**NO CHANGE DUE TO LACK OF SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-25-355-001	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

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. =>	1.155		

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## 0 TO 50%

51 TO 60%

## 61 TO 70%

71 TO 80%

1.300

## 81 TO 90%

1.200

91 TO 100%

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!

**NO CHANGE DUE TO LACK OF SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-32-110-024	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

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		

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	04/27/2023	\$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. =>	0.966

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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

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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

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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



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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	\$76,198	\$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 & TOWNLINE

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%

NO CHANGE DUE TO LACK OF SALES

1.350

81 TO 90%

NO CHANGE DUE TO LACK OF SALES

1.300

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

1.200

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

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