

R0120 MAPLE HILLS OCCP 627

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-01-101-005	31181 COLUMBIA	08/19/20	PTA	03-ARM'S LENGTH	\$282,500	\$151,330	53.57	\$302,665	\$47,031	\$235,469	\$245,802	0.958	1,380	\$170.63	ONE STORY B
										\$235,469	\$245,802	0.958			

USE 1.02 ECF FOR ALL ONE STORY

50-22-01-101-052	41484 BELDEN	07/21/20	PTA	03-ARM'S LENGTH	\$230,000	\$110,280	47.95	\$220,551	\$47,031	\$182,969	\$159,193	1.149	1,160	\$157.73	TWO STORY B
50-22-01-101-022	31128 COLUMBIA	09/17/20	PTA	03-ARM'S LENGTH	\$229,900	\$115,720	50.33	\$231,444	\$47,031	\$182,869	\$169,186	1.081	1,260	\$145.13	TWO STORY B
50-22-01-101-020	31112 COLUMBIA	10/14/20	PTA	03-ARM'S LENGTH	\$247,450	\$128,110	51.77	\$256,211	\$47,031	\$200,419	\$191,908	1.044	1,452	\$138.03	TWO STORY B
50-22-01-101-133	41309 BELMONT	11/04/20	PTA	03-ARM'S LENGTH	\$245,000	\$138,990	56.73	\$277,977	\$47,057	\$197,943	\$217,849	0.909	1,680	\$117.82	TWO STORY
50-22-01-101-038	31048 EAGLE	05/14/21	PTA	03-ARM'S LENGTH	\$260,000	\$130,690	50.27	\$261,382	\$47,031	\$212,969	\$196,652	1.083	1,260	\$169.02	TWO STORY B
50-22-01-101-108	41450 CORNELL	10/14/21	PTA	03-ARM'S LENGTH	\$306,000	\$147,100	48.07	\$294,207	\$47,057	\$258,943	\$226,743	1.142	1,452	\$178.34	TWO STORY B
50-22-01-101-076	41384 CLINTON	10/29/21	PTA	03-ARM'S LENGTH	\$279,900	\$125,570	44.86	\$251,145	\$47,031	\$232,869	\$187,261	1.244	1,323	\$176.02	TWO STORY D
50-22-01-101-087	41554 CORNELL	01/13/22	PTA	03-ARM'S LENGTH	\$290,000	\$129,090	44.51	\$258,172	\$47,031	\$242,969	\$193,707	1.254	1,452	\$167.33	TWO STORY B
										\$1,711,950	\$1,542,500	1.110			

USE 1.060 ECF FOR TWO STORY

USE 1.110 ECF FOR TWO STORY B, D, & E

USE 1.090 ECF FOR TWO STORY C

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.020	1.020	1.020
ONE STORY B	1.000	1.000	1.000	1.020	1.020	1.020
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.060	1.060	1.060	1.060
TWO STORY B	0.000	1.000	1.110	1.110	1.110	1.110
TWO STORY C	1.000	1.000	1.090	1.090	1.090	1.090
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY D	1.000	1.000	1.110	1.110	1.110	1.110
TWO STORY E	1.000	1.000	1.110	1.110	1.110	1.110

R0121 HAVERHILL FARMS OCCP 912

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-01-103-001	40672 PAISLEY	08/03/20	PTA	03-ARM'S LENGTH	\$482,500	\$248,090	51.42	\$496,181	\$128,712	\$353,788	\$477,232	0.741	2,656	\$133.20	TWO STORY
50-22-01-130-006	40940 KINGSLEY	11/16/20	PTA	03-ARM'S LENGTH	\$475,000	\$252,520	53.16	\$505,045	\$81,961	\$393,039	\$549,460	0.715	3,126	\$125.73	TWO STORY
50-22-01-129-005	40939 KINGSLEY	07/29/21	PTA	03-ARM'S LENGTH	\$490,000	\$257,510	52.55	\$515,010	\$83,966	\$406,034	\$559,797	0.725	2,754	\$147.43	TWO STORY
50-22-01-129-007	40875 KINGSLEY	12/15/21	PTA	03-ARM'S LENGTH	\$467,000	\$210,560	45.09	\$421,128	\$77,900	\$389,100	\$445,751	0.873	2,560	\$151.99	TWO STORY
										\$1,541,961	\$2,032,240	0.759			

USE 0.740 ECF FOR ONE STORY

USE 0.760 ECF FOR TWO STORY

R0122**LENNOX PARK OCCP 1693**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-01-326-193	40548 LENOX PARK	07/29/20	PTA	03-ARM'S LENGTH	\$328,000	\$185,670	56.61	\$371,346	\$69,076	\$258,924	\$339,629	0.762	1,538	\$168.35	ONE STORY
50-22-01-326-015	40771 LENOX PARK	08/06/20	PTA	03-ARM'S LENGTH	\$315,500	\$165,510	52.46	\$331,011	\$69,340	\$246,160	\$294,012	0.837	1,522	\$161.73	ONE STORY
50-22-01-326-186	40661 LENOX PARK	09/03/20	PTA	03-ARM'S LENGTH	\$349,900	\$185,740	53.08	\$371,481	\$69,076	\$280,824	\$339,781	0.826	1,526	\$184.03	ONE STORY
50-22-01-326-029	40788 LENOX PARK	10/20/20	PTA	03-ARM'S LENGTH	\$355,000	\$181,370	51.09	\$362,737	\$69,340	\$285,660	\$329,660	0.867	1,516	\$188.43	ONE STORY
50-22-01-326-211	30240 VIEWCREST	11/05/20	WD	03-ARM'S LENGTH	\$365,000	\$198,990	54.52	\$397,981	\$69,340	\$295,660	\$369,260	0.801	1,528	\$193.49	ONE STORY
50-22-01-326-011	40791 LENOX PARK	03/26/21	WD	03-ARM'S LENGTH	\$340,000	\$166,130	48.86	\$332,251	\$69,340	\$270,660	\$295,406	0.916	1,538	\$175.98	ONE STORY
50-22-01-326-152	30221 VIEWCREST	06/30/21	PTA	03-ARM'S LENGTH	\$370,000	\$187,980	50.81	\$375,957	\$69,076	\$300,924	\$344,810	0.873	1,538	\$195.66	ONE STORY
50-22-01-326-240	30138 LANFORD	07/14/21	PTA	03-ARM'S LENGTH	\$404,700	\$218,320	53.95	\$436,649	\$69,076	\$335,624	\$413,003	0.813	1,826	\$183.80	ONE STORY
50-22-01-326-191	40538 LENOX PARK	07/28/21	PTA	03-ARM'S LENGTH	\$400,000	\$193,010	48.25	\$386,018	\$69,340	\$330,660	\$355,818	0.929	1,538	\$214.99	ONE STORY
50-22-01-326-170	40541 LENOX PARK	08/30/21	WD	03-ARM'S LENGTH	\$405,000	\$197,210	48.69	\$394,419	\$69,340	\$335,660	\$365,257	0.919	1,528	\$219.67	ONE STORY
50-22-01-326-093	40518 LENOX PARK	10/15/21	PTA	03-ARM'S LENGTH	\$405,000	\$191,210	47.21	\$382,419	\$69,340	\$335,660	\$351,774	0.954	1,538	\$218.24	ONE STORY
50-22-01-326-227	40847 LENOX PARK	02/28/22	PTA	03-ARM'S LENGTH	\$405,000	\$196,270	48.46	\$392,531	\$69,340	\$335,660	\$363,136	0.924	1,530	\$219.39	ONE STORY
										\$3,612,076	\$4,161,546	0.868			

USE 0.870 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-01-326-134	30197 VIEWCREST	04/03/20	PTA	03-ARM'S LENGTH	\$358,500	\$195,540	54.54	\$391,083	\$69,076	\$289,424	\$392,691	0.737	1,804	\$160.43	TWO STORY
50-22-01-326-192	40542 LENOX PARK	02/24/21	PTA	03-ARM'S LENGTH	\$370,000	\$193,640	52.34	\$387,287	\$69,340	\$300,660	\$387,740	0.775	1,816	\$165.56	TWO STORY
50-22-01-326-167	40527 LENOX PARK	04/19/21	PTA	03-ARM'S LENGTH	\$370,000	\$180,660	48.83	\$361,315	\$69,504	\$300,496	\$355,867	0.844	1,816	\$165.47	TWO STORY
50-22-01-326-222	40608 LENOX PARK	08/20/21	WD	03-ARM'S LENGTH	\$395,000	\$198,380	50.22	\$396,765	\$69,076	\$325,924	\$399,621	0.816	1,826	\$178.49	TWO STORY
50-22-01-326-171	40587 LENOX PARK	10/13/21	PTA	03-ARM'S LENGTH	\$405,000	\$203,100	50.15	\$406,197	\$69,340	\$335,660	\$410,801	0.817	1,816	\$184.83	TWO STORY
50-22-01-326-127	40688 LENOX PARK	03/16/22	PTA	03-ARM'S LENGTH	\$425,000	\$171,790	40.42	\$343,578	\$69,076	\$355,924	\$334,759	1.063	1,826	\$194.92	TWO STORY
										\$11,040,328	\$12,886,051	0.857			

USE 0.850 ECF FOR TWO STORY

R0150

SEC 1 ACREAGE

NO SALES DURING STUDY PERIOD

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0250, R0350, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.120
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	0.860	0.758

R0201		WOODS OF NOVI													
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-381-026	42671 WIMBLETON	09/03/20	PTA	03-ARM'S LENGTH	\$377,500	\$190,330	50.42	\$380,660	\$69,314	\$308,186	\$384,378	0.802	2,486	\$123.97	TWO STORY
50-22-02-382-031	42786 WIMBLETON	11/06/20	PTA	03-ARM'S LENGTH	\$365,000	\$199,050	54.53	\$398,095	\$76,093	\$288,907	\$397,533	0.727	2,518	\$114.74	TWO STORY
50-22-02-381-032	42605 WIMBLETON	02/22/21	PTA	03-ARM'S LENGTH	\$381,000	\$185,300	48.64	\$370,596	\$73,489	\$307,511	\$366,799	0.838	2,165	\$142.04	TWO STORY
50-22-02-382-018	42612 WIMBLETON	04/23/21	WD	03-ARM'S LENGTH	\$396,500	\$204,050	51.46	\$408,107	\$74,414	\$322,086	\$411,967	0.782	2,324	\$138.59	TWO STORY
50-22-02-383-003	29752 ENGLISH	07/29/21	PTA	03-ARM'S LENGTH	\$462,000	\$221,370	47.92	\$442,736	\$77,485	\$384,515	\$450,927	0.853	2,290	\$167.91	TWO STORY
50-22-02-381-035	42545 WIMBLETON	08/18/21	WD	03-ARM'S LENGTH	\$425,001	\$200,900	47.27	\$401,803	\$81,390	\$343,611	\$395,572	0.869	2,249	\$152.78	TWO STORY
50-22-02-381-025	42683 WIMBLETON	09/02/21	PTA	03-ARM'S LENGTH	\$435,000	\$226,330	52.03	\$452,650	\$71,972	\$363,028	\$469,973	0.772	2,300	\$157.84	TWO STORY
50-22-02-383-004	29740 ENGLISH	10/08/21	PTA	03-ARM'S LENGTH	\$385,000	\$194,340	50.48	\$388,688	\$78,275	\$306,725	\$383,226	0.800	2,193	\$139.87	TWO STORY
									\$2,624,569	\$3,260,374	0.805				

USE 0.810 ECF FOR ONE STORY

USE 0.805 ECF FOR TWO STORY

R0202 EAST LAKE RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-177-022	180 NEW	11/16/20	PTA	03-ARM'S LENGTH	\$318,000	\$153,550	48.29	\$307,090	\$82,490	\$235,510	\$136,121	1.730	1,726	\$136.45	ONE STORY C
50-22-02-176-016	1291 EAST LAKE	01/27/21	PTA	03-ARM'S LENGTH	\$240,000	\$98,220	40.93	\$196,438	\$41,594	\$198,406	\$93,845	2.114	913	\$217.31	TWO STORY B
50-22-02-176-016	1291 EAST LAKE	09/24/21	WD	03-ARM'S LENGTH	\$236,500	\$98,220	41.53	\$196,438	\$41,594	\$194,906	\$93,845	2.077	913	\$213.48	TWO STORY B
										\$628,822	\$323,811	1.942			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.942 ECF AS BASE

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0240, R0301, R0330, R0341

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.700
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.700	1.700	1.700
TWO STORY	1.000	1.480	1.480	1.000	1.700	1.700
TWO STORY B	1.000	1.350	1.600	1.700	1.700	1.700
TWO STORY C	1.000	1.000	1.000	1.700	1.700	1.700

R0203 LAKEVIEW HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-382-004	42488 THIRTEEN MILE	10/25/21	PTA	03-ARM'S LENGTH	\$320,000	\$127,710	39.91	\$255,424	\$41,992	\$278,008	\$147,194	1.889	2,075	\$133.98	TWO STORY
										\$278,008	\$147,194	1.89			

ONE SALE DURING STUDY PERIOD

USE 1.889 ECF AS BASE

7 PARCELS IN NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0304, R1501

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.150	1.150	1.350	1.600
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.500	1.500

R0204

CENAQUA SHORES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-378-014	1533 PARAMOUNT	04/01/20	WD	03-ARM'S LENGTH	\$319,000	\$173,700	54.45	\$347,403	\$58,769	\$260,231	\$199,058	1.307	1,582	\$164.49	TWO STORY
50-22-02-359-013	1716 PARAMOUNT	09/10/20	PTA	03-ARM'S LENGTH	\$295,000	\$141,580	47.99	\$283,154	\$68,624	\$226,376	\$130,018	1.741	1,680	\$134.75	ONE STORY C
50-22-02-359-015	1720 PARAMOUNT	06/28/21	PTA	03-ARM'S LENGTH	\$190,000	\$80,510	42.37	\$161,025	\$46,104	\$143,896	\$62,457	2.304	960	\$149.89	ONE STORY
50-22-02-380-024	1725 PARAMOUNT	07/09/21	PTA	03-ARM'S LENGTH	\$318,500	\$139,400	43.77	\$278,801	\$51,664	\$266,836	\$123,444	2.162	1,600	\$166.77	ONE STORY
50-22-02-380-009	1795 PARAMOUNT	09/29/21	PTA	03-ARM'S LENGTH	\$205,000	\$73,790	36.00	\$147,587	\$47,176	\$157,824	\$54,571	2.892	960	\$164.40	ONE STORY
50-22-02-358-007	216 ENDWELL	10/15/21	PTA	03-ARM'S LENGTH	\$135,000	\$71,770	53.16	\$143,548	\$29,666	\$105,334	\$62,918	1.674	1,064	\$99.00	ONE STORY C
50-22-02-359-028	223 ENDWELL	02/18/22	PTA	03-ARM'S LENGTH	\$200,000	\$75,840	37.92	\$151,681	\$40,114	\$159,886	\$60,634	2.637	960	\$166.55	ONE STORY
										\$1,320,383	\$693,101	1.905			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.905 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.950	1.950
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.900
ONE STORY C	1.000	1.000	1.500	1.700	1.750	1.750
TWO STORY	0.900	1.450	1.450	1.500	1.500	1.500
TWO STORY B	1.000	1.000	1.000	1.000	1.650	1.850
TWO STORY C	1.000	1.000	1.400	1.400	1.500	1.600
BI-LEVEL	1.000	1.000	1.000	1.000	1.500	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.500	1.500

R0221 MAPLE GREENS OCCP 628

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-226-232	30964 TANGLEWOOD	07/31/20	PTA	03-ARM'S LENGTH	\$260,000	\$151,910	58.43	\$303,817	\$56,084	\$203,916	\$278,352	0.733	1,750	\$116.52	ONE STORY B
50-22-02-226-172	30844 GOLDEN	08/14/20	PTA	03-ARM'S LENGTH	\$321,000	\$158,910	49.50	\$317,813	\$56,084	\$264,916	\$294,078	0.901	2,240	\$118.27	ONE STORY B
50-22-02-226-131	31074 SENECA	08/24/20	PTA	03-ARM'S LENGTH	\$345,000	\$167,360	48.51	\$334,711	\$56,084	\$288,916	\$313,064	0.923	2,034	\$142.04	ONE STORY B
50-22-02-226-160	31028 SILVERDALE	09/10/20	PTA	03-ARM'S LENGTH	\$274,275	\$144,460	52.67	\$288,920	\$56,084	\$218,191	\$261,613	0.834	1,705	\$127.97	ONE STORY B
50-22-02-226-217	31013 TANGLEWOOD	09/22/20	PTA	03-ARM'S LENGTH	\$269,000	\$146,730	54.55	\$293,459	\$56,084	\$212,916	\$266,713	0.798	1,404	\$151.65	ONE STORY B
50-22-02-226-238	30949 TANGLEWOOD	10/16/20	PTA	03-ARM'S LENGTH	\$270,000	\$157,080	58.18	\$314,160	\$56,084	\$213,916	\$289,973	0.738	1,750	\$122.24	ONE STORY B
50-22-02-226-120	30725 SANDALWOOD	10/28/20	WD	03-ARM'S LENGTH	\$275,000	\$150,570	54.75	\$301,145	\$56,084	\$218,916	\$275,349	0.795	2,034	\$107.63	ONE STORY B
50-22-02-226-158	31044 SILVERDALE	11/17/20	PTA	03-ARM'S LENGTH	\$350,000	\$171,620	49.03	\$343,237	\$56,084	\$293,916	\$322,644	0.911	1,895	\$155.10	ONE STORY B
50-22-02-226-072	30919 SAVANNAH	11/30/20	PTA	03-ARM'S LENGTH	\$310,000	\$149,750	48.31	\$299,491	\$56,084	\$253,916	\$273,491	0.928	1,644	\$154.45	ONE STORY B
50-22-02-226-179	30788 GOLDEN	02/04/21	PTA	03-ARM'S LENGTH	\$385,000	\$189,220	49.15	\$378,441	\$56,084	\$328,916	\$362,199	0.908	1,750	\$187.95	ONE STORY B
50-22-02-226-204	30830 PALMER	02/16/21	PTA	03-ARM'S LENGTH	\$291,000	\$144,410	49.63	\$288,815	\$56,084	\$234,916	\$261,496	0.898	1,444	\$162.68	ONE STORY B
50-22-02-226-134	31050 SENECA	03/22/21	WD	03-ARM'S LENGTH	\$349,000	\$174,400	49.97	\$348,800	\$56,084	\$292,916	\$328,894	0.891	2,034	\$144.01	ONE STORY B
50-22-02-226-006	31186 SENECA	04/15/21	PTA	03-ARM'S LENGTH	\$305,000	\$140,550	46.08	\$281,100	\$56,084	\$248,916	\$252,827	0.985	1,536	\$162.05	ONE STORY B
50-22-02-226-084	41486 CYPRESS	04/15/21	PTA	03-ARM'S LENGTH	\$287,000	\$123,290	42.96	\$246,589	\$56,084	\$230,916	\$214,051	1.079	1,390	\$166.13	ONE STORY B
50-22-02-226-142	31065 SENECA	04/22/21	PTA	03-ARM'S LENGTH	\$250,000	\$131,380	52.55	\$262,752	\$56,084	\$193,916	\$232,211	0.835	1,536	\$126.25	ONE STORY B
50-22-02-226-118	30709 SANDALWOOD	05/21/21	PTA	03-ARM'S LENGTH	\$310,000	\$135,640	43.75	\$271,288	\$56,084	\$253,916	\$241,802	1.050	1,644	\$154.45	ONE STORY B
50-22-02-226-071	30911 SAVANNAH	08/05/21	PTA	03-ARM'S LENGTH	\$310,000	\$150,080	48.41	\$300,161	\$56,084	\$253,916	\$274,244	0.926	1,644	\$154.45	ONE STORY B
50-22-02-226-060	31084 ARLINGTON	08/25/21	PTA	03-ARM'S LENGTH	\$300,000	\$146,770	48.92	\$293,547	\$56,084	\$243,916	\$266,812	0.914	1,390	\$175.48	ONE STORY B
50-22-02-226-215	30718 TANGLEWOOD	11/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$126,520	48.66	\$253,049	\$56,084	\$203,916	\$221,309	0.921	1,404	\$145.24	ONE STORY B
50-22-02-226-194	30823 PALMER	11/12/21	PTA	03-ARM'S LENGTH	\$340,000	\$162,170	47.70	\$324,342	\$56,084	\$283,916	\$301,413	0.942	1,895	\$149.82	ONE STORY B
50-22-02-226-202	30818 PALMER	02/14/22	PTA	03-ARM'S LENGTH	\$322,500	\$158,970	49.29	\$317,939	\$56,084	\$266,416	\$294,219	0.906	1,516	\$175.74	ONE STORY B
										\$5,206,011	\$5,826,755	0.893			

USE 0.890 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-226-206	30842 PALMER	06/26/20	PTA	03-ARM'S LENGTH	\$256,000	\$150,840	58.92	\$301,689	\$56,084	\$199,916	\$266,962	0.749	1,740	\$114.89	TWO STORY B
50-22-02-226-154	31076 SILVERDALE	11/18/20	PTA	03-ARM'S LENGTH	\$350,000	\$166,250	47.50	\$332,503	\$56,084	\$293,916	\$300,455	0.978	2,300	\$127.79	TWO STORY B
50-22-02-226-119	30717 SANDALWOOD	03/19/21	PTA	03-ARM'S LENGTH	\$310,000	\$164,010	52.91	\$328,028	\$56,084	\$253,916	\$295,591	0.859	1,755	\$144.68	TWO STORY B
50-22-02-226-240	30939 COPPER	08/10/21	PTA	03-ARM'S LENGTH	\$383,000	\$186,790	48.77	\$373,582	\$56,084	\$326,916	\$345,107	0.947	2,284	\$143.13	TWO STORY B
50-22-02-226-152	41694 CHARLESTON	09/10/21	WD	03-ARM'S LENGTH	\$362,000	\$181,470	50.13	\$362,931	\$56,084	\$305,916	\$333,529	0.917	2,123	\$144.10	TWO STORY B
50-22-02-226-243	30927 COPPER	09/10/21	PTA	03-ARM'S LENGTH	\$430,000	\$208,850	48.57	\$417,696	\$56,084	\$373,916	\$393,057	0.951	2,284	\$163.71	TWO STORY B
50-22-02-226-149	41676 CHARLESTON	10/08/21	PTA	03-ARM'S LENGTH	\$365,000	\$175,050	47.96	\$350,097	\$56,084	\$308,916	\$319,579	0.967	2,229	\$138.59	TWO STORY B
50-22-02-226-033	41649 MONTEREY	03/15/22	PTA	03-ARM'S LENGTH	\$350,000	\$152,840	43.67	\$305,673	\$56,084	\$293,916	\$271,292	1.083	1,687	\$174.22	TWO STORY B
										\$2,357,328	\$2,525,573	0.933			

USE 0.930 ECF FOR TWO STORY

R0222	MAPLE POINTE OCCP 709		(CONTINUED ONTO PAGE 2)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-202-251	41793 PRIMROSE	04/03/20	PTA	03-ARM'S LENGTH	\$215,000	\$125,040	58.16	\$250,075	\$42,407	\$172,593	\$225,726	0.765	1,516	\$113.85	ONE STORY B
50-22-02-202-013	41649 BLAIR	04/09/20	WD	03-ARM'S LENGTH	\$197,000	\$116,230	59.00	\$232,463	\$42,407	\$154,593	\$206,583	0.748	1,500	\$103.06	ONE STORY B
50-22-02-202-074	30664 VINE	05/27/20	PTA	03-ARM'S LENGTH	\$230,000	\$115,780	50.34	\$231,562	\$42,407	\$187,593	\$205,603	0.912	1,224	\$153.26	ONE STORY B
50-22-02-202-280	31116 CENTENNIAL	06/16/20	PTA	03-ARM'S LENGTH	\$225,000	\$123,050	54.69	\$246,105	\$42,407	\$182,593	\$221,411	0.825	1,500	\$121.73	ONE STORY B
50-22-02-202-073	30670 VINE	07/10/20	PTA	03-ARM'S LENGTH	\$250,000	\$123,980	49.59	\$247,960	\$42,407	\$207,593	\$223,427	0.929	1,500	\$138.40	ONE STORY B
50-22-02-202-175	30859 CENTENNIAL	07/21/20	PTA	03-ARM'S LENGTH	\$242,500	\$131,220	54.11	\$262,430	\$42,407	\$200,093	\$239,155	0.837	1,356	\$147.56	ONE STORY B
50-22-02-202-281	31114 CENTENNIAL	08/14/20	PTA	03-ARM'S LENGTH	\$215,000	\$114,670	53.33	\$229,345	\$42,407	\$172,593	\$203,193	0.849	1,356	\$127.28	ONE STORY B
50-22-02-202-120	41901 CANTEBURY	08/24/20	WD	03-ARM'S LENGTH	\$215,000	\$112,290	52.23	\$224,586	\$42,407	\$172,593	\$198,021	0.872	1,154	\$149.56	ONE STORY B
50-22-02-202-050	41780 INDEPENDENCE	09/22/20	PTA	03-ARM'S LENGTH	\$260,000	\$118,810	45.70	\$237,617	\$42,407	\$217,593	\$212,185	1.025	1,500	\$145.06	ONE STORY B
50-22-02-202-190	41695 MAGNOLIA	10/15/20	WD	03-ARM'S LENGTH	\$199,000	\$118,230	59.41	\$236,464	\$42,407	\$156,593	\$210,932	0.742	1,422	\$110.12	ONE STORY B
50-22-02-202-062	41820 INDEPENDENCE	10/28/20	WD	03-ARM'S LENGTH	\$236,000	\$118,810	50.34	\$237,617	\$42,407	\$193,593	\$212,185	0.912	1,500	\$129.06	ONE STORY B
50-22-02-202-100	41847 CANTEBURY	11/13/20	WD	03-ARM'S LENGTH	\$203,500	\$120,220	59.08	\$240,446	\$42,407	\$161,093	\$215,260	0.748	1,500	\$107.40	ONE STORY B
50-22-02-202-054	41772 INDEPENDENCE	11/18/20	PTA	03-ARM'S LENGTH	\$205,000	\$99,700	48.63	\$199,394	\$42,407	\$162,593	\$170,638	0.953	1,105	\$147.14	ONE STORY B
50-22-02-202-102	41851 CANTEBURY	11/20/20	PTA	03-ARM'S LENGTH	\$202,000	\$103,020	51.00	\$206,041	\$42,407	\$159,593	\$177,863	0.897	1,142	\$139.75	ONE STORY B
50-22-02-202-287	31126 CENTENNIAL	12/30/20	PTA	03-ARM'S LENGTH	\$275,000	\$130,130	47.32	\$260,251	\$42,407	\$232,593	\$236,787	0.982	1,500	\$155.06	ONE STORY B
50-22-02-202-003	41695 JUNIPER	02/11/21	PTA	03-ARM'S LENGTH	\$236,000	\$109,480	46.39	\$218,958	\$42,407	\$193,593	\$191,903	1.009	1,356	\$142.77	ONE STORY B
50-22-02-202-220	41929 CANTEBURY	02/22/21	PTA	03-ARM'S LENGTH	\$220,000	\$113,440	51.56	\$226,881	\$42,407	\$177,593	\$200,515	0.886	1,356	\$130.97	ONE STORY B
50-22-02-202-118	41897 CANTEBURY	03/16/21	PTA	03-ARM'S LENGTH	\$250,000	\$133,660	53.46	\$267,329	\$42,407	\$207,593	\$244,480	0.849	1,500	\$138.40	ONE STORY B
50-22-02-202-163	41913 CANTEBURY	05/05/21	PTA	03-ARM'S LENGTH	\$235,000	\$118,640	50.49	\$237,274	\$42,407	\$192,593	\$211,812	0.909	1,154	\$166.89	ONE STORY B
50-22-02-202-016	41657 BLAIR	05/20/21	PTA	03-ARM'S LENGTH	\$230,000	\$104,740	45.54	\$209,473	\$42,407	\$187,593	\$181,593	1.033	1,041	\$180.20	ONE STORY B
50-22-02-202-160	30910 JASPER	05/21/21	WD	03-ARM'S LENGTH	\$235,000	\$112,070	47.69	\$224,133	\$42,407	\$192,593	\$197,528	0.975	1,154	\$166.89	ONE STORY B
50-22-02-202-089	41757 INDEPENDENCE	06/15/21	PTA	03-ARM'S LENGTH	\$245,000	\$112,340	45.85	\$224,676	\$42,407	\$202,593	\$198,118	1.023	1,154	\$175.56	ONE STORY B
50-22-02-202-288	31137 CENTENNIAL	06/18/21	PTA	03-ARM'S LENGTH	\$246,000	\$124,830	50.74	\$249,666	\$42,407	\$203,593	\$225,282	0.904	1,500	\$135.73	ONE STORY B
50-22-02-202-065	41814 INDEPENDENCE	06/25/21	PTA	03-ARM'S LENGTH	\$230,000	\$110,780	48.17	\$221,553	\$42,407	\$187,593	\$194,724	0.963	1,356	\$138.34	ONE STORY B
50-22-02-202-091	41761 INDEPENDENCE	07/12/21	PTA	03-ARM'S LENGTH	\$270,000	\$115,500	42.78	\$230,997	\$42,407	\$227,593	\$204,989	1.110	1,422	\$160.05	ONE STORY B
50-22-02-202-168	41767 WEBSTER	09/14/21	PTA	03-ARM'S LENGTH	\$275,000	\$119,070	43.30	\$238,142	\$42,407	\$232,593	\$212,755	1.093	1,385	\$167.94	ONE STORY B
50-22-02-202-130	41860 CANTEBURY	09/20/21	WD	03-ARM'S LENGTH	\$229,000	\$112,460	49.11	\$224,921	\$42,407	\$186,593	\$198,385	0.941	1,224	\$152.45	ONE STORY B
50-22-02-202-029	41619 BLAIR	09/27/21	PTA	03-ARM'S LENGTH	\$220,000	\$95,920	43.60	\$191,833	\$42,407	\$177,593	\$162,420	1.093	1,041	\$170.60	ONE STORY B
50-22-02-202-141	30891 JASPER	09/30/21	PTA	03-ARM'S LENGTH	\$229,900	\$118,460	51.53	\$236,929	\$42,407	\$187,493	\$211,437	0.887	1,105	\$169.68	ONE STORY B
50-22-02-202-071	30674 VINE	10/18/21	PTA	03-ARM'S LENGTH	\$240,000	\$103,270	43.03	\$206,541	\$42,407	\$197,593	\$178,407	1.108	1,142	\$173.02	ONE STORY B
50-22-02-202-164	41915 CANTEBURY	11/01/21	PTA	03-ARM'S LENGTH	\$235,000	\$124,200	52.85	\$248,406	\$42,407	\$192,593	\$223,912	0.860	1,385	\$139.06	ONE STORY B
50-22-02-202-245	31013 BLUERIDGE	11/04/21	WD	03-ARM'S LENGTH	\$240,000	\$124,470	51.86	\$248,933	\$42,407	\$197,593	\$224,485	0.880	1,500	\$131.73	ONE STORY B
50-22-02-202-184	30806 CENTENNIAL	11/10/21	PTA	03-ARM'S LENGTH	\$229,000	\$125,470	54.79	\$250,936	\$42,407	\$186,593	\$226,662	0.823	1,356	\$137.61	ONE STORY B
50-22-02-202-204	30852 CENTENNIAL	11/15/21	PTA	03-ARM'S LENGTH	\$267,000	\$116,900	43.78	\$233,794	\$42,407	\$224,593	\$208,029	1.080	1,356	\$165.63	ONE STORY B
50-22-02-202-118	41897 CANTEBURY	11/16/21	PTA	03-ARM'S LENGTH	\$300,000	\$133,660	44.55	\$267,329	\$42,407	\$257,593	\$244,480	1.054	1,500	\$171.73	ONE STORY B
50-22-02-202-237	41773 PRIMROSE	11/19/21	PTA	03-ARM'S LENGTH	\$260,000	\$115,880	44.57	\$231,760	\$42,407	\$217,593	\$205,818	1.057	1,356	\$160.47	ONE STORY B
50-22-02-202-113	41883 CANTEBURY	02/28/22	PTA	03-ARM'S LENGTH	\$286,000	\$122,840	42.95	\$245,675	\$42,407	\$243,593	\$220,943	1.103	1,500	\$162.40	ONE STORY B
										\$7,208,841	\$7,727,648	0.933			

USE 0.930 ECF FOR ONE STORY

R0222 MAPLE POINTE OCCP 709 (CONTINUED FROM PAGE 1)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-202-134	41852 CANTEBURY	06/05/20	WD	03-ARM'S LENGTH	\$245,000	\$127,960	52.23	\$255,917	\$42,407	\$202,593	\$205,298	0.987	1,267	\$159.90	TWO STORY B
50-22-02-202-212	41772 WEBSTER	10/23/20	PTA	03-ARM'S LENGTH	\$243,000	\$122,990	50.61	\$245,982	\$42,407	\$200,593	\$195,745	1.025	1,357	\$147.82	TWO STORY B
50-22-02-202-292	31145 CENTENNIAL	06/22/21	PTA	03-ARM'S LENGTH	\$252,000	\$141,460	56.13	\$282,918	\$42,407	\$209,593	\$231,261	0.906	1,352	\$155.02	TWO STORY B
50-22-02-202-210	41776 WEBSTER	12/21/21	PTA	03-ARM'S LENGTH	\$250,000	\$140,400	56.16	\$280,794	\$42,407	\$207,593	\$229,218	0.906	1,352	\$153.55	TWO STORY B
50-22-02-202-275	41778 PRIMROSE	12/30/21	PTA	03-ARM'S LENGTH	\$265,000	\$130,680	49.31	\$261,361	\$42,407	\$222,593	\$210,533	1.057	1,352	\$164.64	TWO STORY B
50-22-02-202-241	30989 BLUERIDGE	01/19/22	PTA	03-ARM'S LENGTH	\$235,000	\$119,840	51.00	\$239,687	\$42,407	\$192,593	\$189,692	1.015	1,352	\$142.45	TWO STORY B
										\$15,326,054	\$16,284,734	0.941			

USE 0.940 ECF FOR TWO STORY

R0223 **MAPLE HEIGHTS OCCP 750**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-251-034	41683 SLEEPY HOLLOW	11/20/20	PTA	03-ARM'S LENGTH	\$290,000	\$162,180	55.92	\$324,352	\$51,214	\$238,786	\$297,536	0.803	1,774	\$134.60	ONE STORY B
										\$238,786	\$297,536	0.803			

ONE SALE DURING STUDY PERIOD

USE 0.910 ECF FOR ONE STORY

USE 0.900 ECF FOR TWO STORY

47 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R0221

R0224

MORGAN CREEK ESTATES OCCP 1370

NO SALES DURING STUDY PERIOD

USE 0.845 ECF FOR TWO STORY

12 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0303, R0401, R0403

R0230 SEC 2 LAKEFRONT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-151-034	1312 EAST LAKE	7/22/2020	PTA	03-ARM'S LENGTH	\$899,000	\$509,120	56.63	\$1,018,239	\$162,500	\$736,500	\$467,617	1.575	2,624	\$280.68	CUSTOM
										\$736,500	\$467,617	1.575			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.575 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	2.600
ONE STORY C	1.000	1.000	1.000	1.000	1.000	2.560
TWO STORY	1.500	1.380	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	2.110	2.110	2.250	2.410
TWO STORY C	1.000	1.000	1.000	1.000	2.220	2.220
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.035	1.000	1.830	1.830	1.000	1.000

R0240		SEC 2 E SIDE - OFFLAKE													
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-176-005	1231 EAST LAKE	07/21/20	PTA	03-ARM'S LENGTH	\$369,000	\$236,120	63.99	\$472,247	\$276,181	\$92,819	\$89,939	1.032	1,488	\$62.38	ONE STORY C
50-22-02-151-047	LAKE PAD INCLUDED IN SALE														
50-22-02-329-011	1501 EAST LAKE	11/02/21	PTA	03-ARM'S LENGTH	\$200,000	\$116,870	58.44	\$233,741	\$149,530	\$50,470	\$38,629	1.307	709	\$71.18	ONE STORY C
50-22-02-327-011	LAKE PAD INCLUDED IN SALE														
50-22-02-126-006	1129 EAST LAKE	04/26/21	PTA	03-ARM'S LENGTH	\$750,000	\$326,880	43.58	\$653,761	\$247,275	\$502,725	\$254,054	1.979	2,027	\$248.01	TWO STORY D
50-22-02-127-021	1193 EAST LAKE	09/07/21	PTA	03-ARM'S LENGTH	\$975,000	\$605,690	62.12	\$1,211,369	\$328,552	\$646,448	\$528,633	1.223	3,330	\$194.13	TWO STORY B
50-22-02-151-055	LAKE PAD INCLUDED IN SALE														
										\$1,292,462	\$911,254	1.418			

NON-HOMOGENOUS NEIGHBORHOOD

USED 1.418 ECF AS BASE

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0202, R0301, R0330, R0341

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.100	1.000	1.000	1.000	1.900
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.900
ONE STORY C	1.000	1.000	1.650	1.650	1.900	1.900
TWO STORY	1.300	1.600	1.600	1.600	2.000	2.000
TWO STORY B	1.300	1.600	1.600	1.600	2.000	2.000
TWO STORY C	1.000	1.600	1.600	1.600	2.000	2.000
BI-LEVEL	1.000	1.000	1.650	1.000	1.000	1.900
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.100	1.000	1.000	1.000	1.000	1.000
TWO STORY D	1.000	1.000	1.600	1.600	1.000	1.000

R0250

SEC 2 ACREAGE

NO SALES DURING STUDY PERIOD

3 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0350, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	0.790	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.470
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.280

R0301 HAWTHORN/LAKE WALL SUBS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-203-001	117 REXTON	09/14/20	PTA	03-ARM'S LENGTH	\$240,000	\$103,490	43.12	\$206,972	\$103,386	\$136,614	\$82,211	1.662	768	\$177.88	ONE STORY C
50-22-03-127-012	124 REXTON	11/03/20	WD	03-ARM'S LENGTH	\$347,000	\$171,940	49.55	\$343,877	\$66,323	\$280,677	\$216,839	1.294	1,532	\$183.21	TWO STORY B
50-22-03-129-025	1620 WEST LAKE	07/02/21	PTA	03-ARM'S LENGTH	\$336,000	\$161,960	48.20	\$323,923	\$60,985	\$275,015	\$200,716	1.370	1,858	\$148.02	TWO STORY
										\$692,306	\$499,766	1.385			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.385 ECF AS BASE

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0202, R0240, R0330, R0341

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.350	1.350	1.500	1.350
ONE STORY B	1.000	1.000	1.350	1.350	1.350	1.350
ONE STORY C	1.000	1.000	1.350	1.350	1.350	1.350
TWO STORY	1.260	1.260	1.350	1.350	1.350	1.350
TWO STORY B	1.000	1.280	1.350	1.350	1.350	1.350
TWO STORY C	1.000	1.000	1.300	1.350	1.350	1.350

R0302 SEC 3 S SIDE-RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-377-017	203 HENNING	03/05/21	PTA	03-ARM'S LENGTH	\$414,500	\$197,410	47.63	\$394,814	\$55,479	\$359,021	\$185,429	1.936	2,380	\$150.85	ONE STORY C
50-22-03-478-005	312 ELM	01/27/22	PTA	03-ARM'S LENGTH	\$153,500	\$72,080	46.96	\$144,160	\$29,481	\$124,019	\$56,492	2.195	996	\$124.52	ONE STORY C
50-22-03-483-006	119 CHARLOTTE	03/01/22	PTA	04-BUYERS INTEREST IN A LC	\$130,000	\$62,560	48.12	\$125,113	\$23,775	\$106,225	\$49,920	2.128	720	\$147.53	ONE STORY C
										\$589,265	\$291,841	2.019			

NON-HOMOGENOUS NEIGHBORHOOD

USE 2.019 ECF AS BASE FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-478-006	401 DUANA	11/06/20	PTA	03-ARM'S LENGTH	\$161,500	\$81,580	50.51	\$163,165	\$23,131	\$138,369	\$69,324	1.996	1,100	\$125.79	TWO STORY C
										\$138,369	\$69,324	1.996			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.996 ECF AS BASE FOR TWO STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.300	1.000	1.000	1.000	2.000	2.000
ONE STORY B	1.000	1.000	1.000	1.650	1.650	2.000
ONE STORY C	1.000	1.000	1.600	1.850	1.850	2.000
TWO STORY	1.300	1.500	1.550	1.550	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.650	1.700	2.000
TWO STORY C	1.000	1.000	1.650	1.650	1.950	2.000

R0303 LILLEY POND

NO SALES DURING STUDY PERIOD

USE 1.020 ECF FOR TWO STORY

14 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS, R0224, R0401, R0403

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.020	1.020	1.020	1.000	1.000	1.000
TWO STORY B	1.020	1.020	1.020	1.000	1.000	1.000

R0304 BLOMFIELD SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-151-014	126 PENHILL	07/06/20	PTA	03-ARM'S LENGTH	\$205,000	\$100,050	48.80	\$200,092	\$42,123	\$162,877	\$88,251	1.846	1,014	\$160.63	ONE STORY C
50-22-03-152-014	140 PICKFORD	05/03/21	PTA	03-ARM'S LENGTH	\$125,000	\$68,020	54.42	\$136,047	\$41,576	\$83,424	\$52,777	1.581	936	\$89.13	ONE STORY C
50-22-03-152-003	159 PENHILL	12/10/21	PTA	03-ARM'S LENGTH	\$251,000	\$111,920	44.59	\$223,833	\$42,032	\$208,968	\$101,565	2.057	1,302	\$160.50	ONE STORY C
										\$455,269	\$242,593	1.877			

NON-HOMOGENOUS NEIGHBORHOOD
USE 1.877 ECF AS BASE FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-153-027	1720 SOUTH LAKE	04/20/20	WD	03-ARM'S LENGTH	\$280,000	\$108,520	38.76	\$217,048	\$30,580	\$249,420	\$106,553	2.341	1,500	\$166.28	TWO STORY
50-22-03-153-040	159 PICKFORD	07/12/21	PTA	03-ARM'S LENGTH	\$405,000	\$175,440	43.32	\$350,884	\$59,171	\$345,829	\$166,693	2.075	2,087	\$165.71	TWO STORY
50-22-03-152-012	101 PENHILL	02/24/22	PTA	03-ARM'S LENGTH	\$426,000	\$184,060	43.21	\$368,116	\$32,042	\$393,958	\$203,681	1.934	1,954	\$201.62	TWO STORY
										\$989,207	\$476,928	2.074			

NON-HOMOGENOUS NEIGHBORHOOD
USE 2.074 ECF AS BASE FOR TWO STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.120	1.120	1.700	1.700	1.900	1.900
ONE STORY B	1.000	1.000	1.300	1.900	1.900	1.900
ONE STORY C	1.250	1.250	1.700	1.750	1.790	1.790
TWO STORY	1.000	1.680	1.700	1.750	1.790	1.790
TWO STORY B	1.000	1.000	1.000	1.740	1.740	1.000
TWO STORY C	1.000	1.540	1.000	1.000	1.000	1.790

R0305 NORTH HAVEN WOODS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-136-010	31066 BANCROFT	11/10/20	PTA	03-ARM'S LENGTH	\$470,000	\$248,220	52.81	\$496,447	\$91,178	\$378,822	\$578,956	0.654	\$2,760	\$137.25	TWO STORY
50-22-03-136-004	31099 LAGOON	08/12/21	PTA	03-ARM'S LENGTH	\$480,000	\$253,510	52.81	\$507,018	\$91,178	\$388,822	\$594,057	0.655	\$3,136	\$123.99	TWO STORY
50-22-03-132-010	44685 LUDLOW	10/07/21	PTA	03-ARM'S LENGTH	\$550,000	\$266,760	48.50	\$533,518	\$98,860	\$451,140	\$620,940	0.727	\$3,414	\$132.14	TWO STORY
50-22-03-136-006	31075 LAGOON	10/21/21	PTA	03-ARM'S LENGTH	\$485,000	\$232,160	47.87	\$464,315	\$92,168	\$392,832	\$531,639	0.739	\$2,760	\$142.33	TWO STORY

\$1,611,616 \$2,325,591 0.693

USE 0.693 ECF

R0320 WINDWARD BAY OCCP 669

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-126-022	44700 BAYVIEW	07/20/20	PTA	03-ARM'S LENGTH	\$167,000	\$78,060	46.74	\$156,125	\$35,100	\$131,900	\$113,852	1.159	896	\$147.21	ONE STORY
50-22-03-126-049	44900 BAYVIEW	09/16/20	PTA	03-ARM'S LENGTH	\$132,000	\$75,580	57.26	\$151,168	\$27,000	\$105,000	\$116,809	0.899	981	\$107.03	ONE STORY B
50-22-03-126-048	44900 BAYVIEW	04/27/21	PTA	03-ARM'S LENGTH	\$122,500	\$71,970	58.75	\$143,942	\$27,000	\$95,500	\$110,011	0.868	896	\$106.58	ONE STORY
50-22-03-126-061	44800 BAYVIEW	06/29/21	PTA	03-ARM'S LENGTH	\$160,000	\$73,600	46.00	\$147,204	\$27,000	\$133,000	\$113,080	1.176	896	\$148.44	ONE STORY
50-22-03-126-067	44800 BAYVIEW	07/20/21	WD	03-ARM'S LENGTH	\$165,000	\$74,740	45.30	\$149,470	\$27,000	\$138,000	\$115,212	1.198	981	\$140.67	ONE STORY B
50-22-03-126-013	45000 BAYVIEW	09/10/21	PTA	03-ARM'S LENGTH	\$147,000	\$74,310	50.55	\$148,618	\$27,000	\$120,000	\$114,410	1.049	952	\$126.05	ONE STORY
50-22-03-126-014	45000 BAYVIEW	09/24/21	PTA	03-ARM'S LENGTH	\$160,000	\$73,070	45.67	\$146,136	\$27,000	\$133,000	\$112,075	1.187	930	\$143.01	ONE STORY
50-22-03-126-053	44850 BAYVIEW	02/01/22	PTA	03-ARM'S LENGTH	\$159,500	\$77,180	48.39	\$154,354	\$27,000	\$132,500	\$119,806	1.106	952	\$139.18	ONE STORY
50-22-03-126-065	44800 BAYVIEW	02/15/22	PTA	03-ARM'S LENGTH	\$180,000	\$77,740	43.19	\$155,474	\$27,000	\$153,000	\$120,860	1.266	981	\$155.96	ONE STORY B
										\$1,141,900	\$1,036,116	1.102			

USE 1.100 ECF FOR ALL

R0321 HARBOR COVE OCCP 439

NO SALES DURING STUDY PERIOD

USE 1.800 ECF FOR TWO STORY

17 PARCELS IN ECF NEIGHBORHOOD

SAME ECF AS 2022

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.000	1.000	1.000	1.000	1.000	1.000
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.800	1.800	1.000
TWO STORY B	1.000	1.000	1.000	1.800	1.800	1.000
TWO STORY C	1.000	1.000	1.000	1.800	1.800	1.000

R0322 SOUTH POINTE OCCP 687

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-383-033	1127 SOUTH LAKE	12/30/21	PTA	03-ARM'S LENGTH	\$129,900	\$61,820	47.59	\$123,638	\$23,500	\$106,400	\$74,176	1.434	629	\$169.16	ONE STORY
50-22-03-383-011	1127 SOUTH LAKE	01/14/22	PTA	03-ARM'S LENGTH	\$125,900	\$61,080	48.51	\$122,151	\$23,500	\$102,400	\$73,075	1.401	629	\$162.80	ONE STORY
										\$208,800	\$147,251	1.418			

USE 1.400 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-383-034	1127 SOUTH LAKE	11/17/20	PTA	03-ARM'S LENGTH	\$137,000	\$73,610	53.73	\$147,213	\$23,500	\$113,500	\$101,073	1.123	910	\$124.73	ONE STORY B
50-22-03-383-006	1127 SOUTH LAKE	11/20/20	PTA	03-ARM'S LENGTH	\$135,500	\$72,930	53.82	\$145,866	\$23,500	\$112,000	\$99,972	1.120	910	\$123.08	ONE STORY B
50-22-03-383-028	1127 SOUTH LAKE	03/04/21	WD	03-ARM'S LENGTH	\$139,950	\$73,610	52.60	\$147,213	\$23,500	\$116,450	\$101,073	1.152	910	\$127.97	ONE STORY B
50-22-03-383-037	1127 SOUTH LAKE	06/04/21	PTA	03-ARM'S LENGTH	\$143,000	\$73,610	51.48	\$147,213	\$23,500	\$119,500	\$101,073	1.182	910	\$131.32	ONE STORY B
50-22-03-383-019	1127 SOUTH LAKE	03/11/22	PTA	03-ARM'S LENGTH	\$153,000	\$72,930	47.67	\$145,866	\$23,500	\$129,500	\$99,972	1.295	910	\$142.31	ONE STORY B
										\$590,950	\$503,163	1.174			

USE 1.170 ECF FOR ONE STORY B

R0323 SOUTH POINTE 2 OCCP 687

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-383-056	1155 SOUTH LAKE	08/25/20	WD	03-ARM'S LENGTH	\$110,000	\$59,160	\$53.78	\$118,312	\$23,500	\$86,500	\$90,297	0.958	720	\$120.14	ONE STORY
50-22-03-383-055	1155 SOUTH LAKE	08/26/20	PTA	03-ARM'S LENGTH	\$112,000	\$59,160	\$52.82	\$118,312	\$23,500	\$88,500	\$90,297	0.980	720	\$122.92	ONE STORY
50-22-03-383-064	1155 SOUTH LAKE	10/23/20	PTA	03-ARM'S LENGTH	\$110,000	\$59,790	\$54.35	\$119,584	\$23,500	\$86,500	\$91,509	0.945	720	\$120.14	ONE STORY
50-22-03-383-058	1155 SOUTH LAKE	02/23/22	PTA	03-ARM'S LENGTH	\$127,900	\$59,160	\$46.25	\$118,312	\$23,500	\$104,400	\$90,297	1.156	720	\$145.00	ONE STORY
50-22-03-383-065	1155 SOUTH LAKE	03/23/22	PTA	03-ARM'S LENGTH	\$133,000	\$59,790	\$44.95	\$119,584	\$23,500	\$109,500	\$91,509	1.197	720	\$152.08	ONE STORY
										\$475,400	\$453,909	1.047			

USE 1.047 ECF FOR ONE STORY

R0324 SUMMERLIN OCCP 1460

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-132-001	44703 TIVERTON	07/23/20	PTA	03-ARM'S LENGTH	\$410,000	\$224,630	54.79	\$449,261	\$85,409	\$324,591	\$535,077	0.607	2,826	\$114.86	TWO STORY
50-22-03-134-007	44882 LINDBERGH	05/20/21	PTA	03-ARM'S LENGTH	\$550,000	\$244,160	44.39	\$488,329	\$85,409	\$464,591	\$592,529	0.784	2,730	\$170.18	TWO STORY
50-22-03-134-011	44774 LARKSPUR	06/02/21	PTA	03-ARM'S LENGTH	\$550,000	\$237,160	43.12	\$474,315	\$85,409	\$464,591	\$571,921	0.812	2,761	\$168.27	TWO STORY
50-22-03-133-023	44879 LINDBERGH	08/23/21	PTA	03-ARM'S LENGTH	\$585,000	\$323,230	55.25	\$646,452	\$85,409	\$499,591	\$561,043	0.890	2,809	\$177.85	TWO STORY
										\$1,753,364	\$2,260,570	0.776			

USE 0.720 ECF FOR TWO STORY

USE 0.740 ECF FOR ONE STORY

R0330 SEC 3 W SIDE-LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-201-005	112 NORTH HAVEN	10/01/20	PTA	03-ARM'S LENGTH	\$635,000	\$324,380	51.08	\$648,764	\$186,493	\$448,507	\$201,865	2.222	2,264	\$198.10	BI-LEVEL
50-22-03-155-015	2109 WEST LAKE	06/07/21	WD	03-ARM'S LENGTH	\$725,000	\$376,300	51.90	\$752,590	\$189,397	\$535,603	\$307,756	1.740	2,156	\$248.42	TWO STORY C
50-22-03-204-016	1327 WEST LAKE	07/16/21	PTA	03-ARM'S LENGTH	\$499,000	\$234,090	46.91	\$468,189	\$177,665	\$321,335	\$141,719	2.267	2,584	\$124.36	TWO STORY C
										\$1,305,445	\$651,340	2.004			

NON-HOMOGENOUS NEIGHBORHOOD

USE 2.004 ECF AS BASE

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0202, R0240, R0301, R0341

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.910	1.910	1.910
TWO STORY	1.700	1.800	1.910	1.910	1.940	1.940
TWO STORY B	1.000	1.000	1.910	1.000	1.940	1.940
TWO STORY C	1.000	1.800	1.910	1.910	1.940	1.940
BI-LEVEL	1.000	1.000	1.000	2.170	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	0.900	0.900	1.000	1.000	1.000

R0332 SEC 3 SHAWOOD LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-481-007	317 DUANA	01/27/22	PTA	03-ARM'S LENGTH	\$400,000	\$192,750	48.19	\$385,497	\$79,403	\$320,597	\$197,480	1.623	1,837	\$174.52	TWO STORY
										\$320,597	\$197,480	1.62			

ONE SALE DURING STUDY PERIOD

USE 1.623 ECF AS BASE

13 PARCELS IN ECF NEIGHBORHOOD

SEE ALSO SIMILAR ECF NEIGHBORHOOD: R1030

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.730
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.730	1.730
TWO STORY	1.000	1.590	1.590	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.750	1.800

R0341	SEC 3 S SIDE-OFF LAKE														
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-351-015	1365 SOUTH LAKE	04/17/20	PTA	03-ARM'S LENGTH	\$590,000	\$370,030	62.72	\$740,062	\$225,254	\$364,746	\$411,846	0.89	2,293	\$159.07	TWO STORY B
50-22-03-351-015	LAKE PAD INCLUDED IN SALE														
50-22-03-455-008	621 SOUTH LAKE	02/22/21	PTA	03-ARM'S LENGTH	\$750,000	\$337,550	45.01	\$675,077	\$164,842	\$585,158	\$436,098	1.34	2,627	\$222.75	TWO STORY B
50-22-03-405-008	LAKE PAD INCLUDED IN SALE														
50-22-03-454-006	717 SOUTH LAKE	03/23/22	PTA	03-ARM'S LENGTH	\$275,000	\$110,870	40.32	\$237,914	\$74,838	\$200,162	\$72,478	2.76	1,016	\$197.01	TWO STORY C
50-22-03-454-012	ADJ VACANT INCLUDED IN SALE														
50-22-03-404-013	LAKE PAD INCLUDED IN SALE														
										\$1,150,066	\$920,423	1.25			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.250 ECF AS BASE

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0202, R0240, R0301, R0330

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	2.200
ONE STORY C	1.000	1.000	1.000	1.000	2.100	2.100
TWO STORY	1.250	1.350	1.400	1.000	1.000	2.150
TWO STORY B	1.250	1.250	1.300	1.450	1.800	1.800
TWO STORY C	1.000	1.000	1.750	1.800	2.280	2.280

R0350 SEC 3 ACREAGE

NO SALES DURING STUDY PERIOD

4 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.250
ONE STORY B	1.000	1.000	1.180	1.180	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	0.980	0.980	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.720

R0401**BRISTOL CORNERS WEST**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-252-006	45671 BRISTOL	07/30/20	PTA	03-ARM'S LENGTH	\$465,000	\$255,020	54.84	\$510,036	\$95,734	\$369,266	\$587,662	0.628	3,132	\$117.90	TWO STORY
50-22-04-403-009	30245 STERLING	08/14/20	PTA	03-ARM'S LENGTH	\$410,000	\$243,240	59.33	\$486,485	\$104,302	\$305,698	\$542,104	0.564	2,380	\$128.44	TWO STORY
50-22-04-277-001	45549 BRISTOL	08/31/20	PTA	03-ARM'S LENGTH	\$474,500	\$274,310	57.81	\$548,623	\$87,095	\$387,405	\$654,650	0.592	3,573	\$108.43	TWO STORY
50-22-04-402-017	45612 SOUTH LAKE	09/09/20	WD	03-ARM'S LENGTH	\$445,000	\$219,960	49.43	\$439,911	\$102,922	\$342,078	\$477,999	0.716	2,691	\$127.12	TWO STORY
50-22-04-254-002	45788 BRISTOL	09/11/20	WD	03-ARM'S LENGTH	\$491,000	\$235,820	48.03	\$471,636	\$90,441	\$400,559	\$540,702	0.741	2,644	\$151.50	TWO STORY
50-22-04-277-008	30416 NORWICH	09/28/20	PTA	03-ARM'S LENGTH	\$479,900	\$245,110	51.08	\$490,222	\$86,916	\$392,984	\$572,065	0.687	3,063	\$128.30	TWO STORY
50-22-04-252-012	45662 MARLBOROUGH	10/19/20	WD	03-ARM'S LENGTH	\$450,000	\$225,580	50.13	\$451,150	\$92,987	\$357,013	\$508,033	0.703	2,969	\$120.25	TWO STORY
50-22-04-253-011	30450 BRISTOL	11/05/20	PTA	03-ARM'S LENGTH	\$480,000	\$262,220	54.63	\$524,445	\$107,452	\$372,548	\$591,479	0.630	3,116	\$119.56	TWO STORY
50-22-04-277-007	30424 NORWICH	02/11/21	PTA	03-ARM'S LENGTH	\$428,000	\$234,080	54.69	\$468,162	\$88,502	\$339,498	\$538,525	0.630	3,105	\$109.34	TWO STORY
50-22-04-253-035	45767 BRISTOL	04/22/21	PTA	03-ARM'S LENGTH	\$518,800	\$271,000	52.24	\$542,007	\$104,302	\$414,498	\$620,858	0.668	3,083	\$134.45	TWO STORY
50-22-04-252-002	45727 BRISTOL	04/23/21	PTA	03-ARM'S LENGTH	\$525,000	\$252,840	48.16	\$505,670	\$104,248	\$420,752	\$569,393	0.739	3,143	\$133.87	TWO STORY
50-22-04-251-008	45668 BRISTOL	06/14/21	PTA	03-ARM'S LENGTH	\$555,000	\$285,850	51.50	\$571,703	\$104,848	\$450,152	\$662,206	0.680	3,072	\$146.53	TWO STORY
50-22-04-277-005	30440 NORWICH	06/16/21	PTA	03-ARM'S LENGTH	\$510,000	\$242,630	47.57	\$485,258	\$86,916	\$423,084	\$565,024	0.749	3,185	\$132.84	TWO STORY
50-22-04-405-011	30220 STERLING	08/13/21	PTA	03-ARM'S LENGTH	\$572,500	\$271,570	47.44	\$543,131	\$88,018	\$484,482	\$645,550	0.750	2,857	\$169.58	TWO STORY
50-22-04-253-032	45791 BRISTOL	08/17/21	PTA	03-ARM'S LENGTH	\$550,000	\$268,210	48.77	\$536,412	\$103,301	\$446,699	\$614,342	0.727	3,158	\$141.45	TWO STORY
50-22-04-252-016	45694 MARLBOROUGH	08/27/21	PTA	03-ARM'S LENGTH	\$475,000	\$223,490	47.05	\$446,989	\$88,639	\$386,361	\$508,298	0.760	3,032	\$127.43	TWO STORY
50-22-04-253-028	45823 BRISTOL	08/31/21	PTA	03-ARM'S LENGTH	\$425,000	\$222,910	52.45	\$445,810	\$92,389	\$332,611	\$501,306	0.663	2,873	\$115.77	TWO STORY
50-22-04-405-010	30232 STERLING	09/15/21	PTA	03-ARM'S LENGTH	\$515,000	\$241,400	46.87	\$482,803	\$94,432	\$420,568	\$550,881	0.763	2,633	\$159.73	TWO STORY
50-22-04-253-011	30450 BRISTOL	10/08/21	PTA	03-ARM'S LENGTH	\$548,000	\$262,220	47.85	\$524,445	\$107,452	\$440,548	\$591,479	0.745	3,116	\$141.38	TWO STORY
50-22-04-251-005	45644 BRISTOL	11/15/21	PTA	03-ARM'S LENGTH	\$570,000	\$249,960	43.85	\$499,926	\$92,688	\$477,312	\$577,643	0.826	3,079	\$155.02	TWO STORY
										\$7,964,116	\$11,420,199	0.697			

USE 0.697 AS ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0402, R0403

R0402 BRISTOL CORNERS NORTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-154-016	30478 PENNINGTON	08/05/20	PTA	03-ARM'S LENGTH	\$483,500	\$272,830	56.43	\$545,657	\$95,857	\$387,643	\$606,199	0.639	3,153	\$122.94	TWO STORY
50-22-04-429-020	30328 PENNINGTON	10/28/20	PTA	03-ARM'S LENGTH	\$520,000	\$266,290	51.21	\$532,585	\$93,846	\$426,154	\$591,292	0.721	2,995	\$142.29	TWO STORY
50-22-04-429-017	30364 PENNINGTON	01/07/21	PTA	03-ARM'S LENGTH	\$570,000	\$270,360	47.43	\$540,718	\$114,279	\$455,721	\$574,716	0.793	3,166	\$143.94	TWO STORY
50-22-04-429-009	30375 PENNINGTON	06/11/21	PTA	03-ARM'S LENGTH	\$599,500	\$305,390	50.94	\$610,774	\$105,137	\$494,363	\$681,452	0.725	3,365	\$146.91	TWO STORY
50-22-03-154-007	30467 PENNINGTON	10/12/21	PTA	03-ARM'S LENGTH	\$518,000	\$267,720	51.68	\$535,431	\$99,404	\$418,596	\$587,637	0.712	3,287	\$127.35	TWO STORY
										\$2,182,477	\$3,041,296	0.718			

USE 0.718 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0401, R0403

R0403 BRISTOL CORNERS SOUTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-430-009	30196 PENNINGTON	10/28/20	PTA	03-ARM'S LENGTH	\$552,000	\$280,470	50.81	\$560,936	\$103,495	\$448,505	\$648,853	0.691	3,008	\$149.10	TWO STORY
50-22-04-430-011	30218 PENNINGTON	07/19/21	WD	03-ARM'S LENGTH	\$639,900	\$298,780	46.69	\$597,552	\$136,515	\$503,385	\$653,953	0.770	3,277	\$153.61	TWO STORY
										\$951,890	\$1,302,806	0.731			

USE 0.710 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0401, R0402

R0420 POINTE PARK OCCP 1417

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-101-002	30666 ARDMORE	04/01/20	WD	03-ARM'S LENGTH	\$238,000	\$125,260	52.63	\$250,517	\$38,218	\$199,782	\$192,999	1.035	1,220	\$163.76	ONE STORY
50-22-04-101-001	30662 ARDMORE	06/23/20	WD	03-ARM'S LENGTH	\$265,000	\$150,670	56.86	\$301,347	\$39,918	\$225,082	\$237,663	0.947	1,220	\$184.49	ONE STORY
50-22-04-101-010	30712 ARDMORE	11/24/20	WD	03-ARM'S LENGTH	\$275,000	\$153,120	55.68	\$306,244	\$41,618	\$233,382	\$240,569	0.970	1,710	\$136.48	ONE STORY
50-22-04-101-004	30674 ARDMORE	11/12/21	PTA	03-ARM'S LENGTH	\$260,000	\$129,550	49.83	\$259,101	\$38,218	\$221,782	\$200,803	1.104	1,220	\$181.79	ONE STORY

\$880,028 \$872,034 1.009

USE 1.009 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-101-043	30685 ARDMORE	05/20/20	PTA	03-ARM'S LENGTH	\$179,000	\$92,320	51.58	\$184,642	\$35,022	\$143,978	\$167,548	0.859	1,257	\$114.54	ONE STORY B
50-22-04-101-033	30705 ARDMORE	09/18/20	PTA	03-ARM'S LENGTH	\$175,000	\$83,780	47.87	\$167,562	\$34,818	\$140,182	\$148,650	0.943	1,257	\$111.52	ONE STORY B
50-22-04-101-041	30691 ARDMORE	12/08/21	WD	03-ARM'S LENGTH	\$188,000	\$83,880	44.62	\$167,766	\$35,022	\$152,978	\$148,650	1.029	1,257	\$121.70	ONE STORY B
50-22-04-101-043	30685 ARDMORE	12/08/21	PTA	03-ARM'S LENGTH	\$195,000	\$92,320	47.34	\$184,642	\$35,022	\$159,978	\$167,548	0.955	1,257	\$127.27	ONE STORY B

\$597,116 \$632,394 0.944

USE 0.944 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-101-052	30663 ARDMORE	01/28/22	WD	03-ARM'S LENGTH	\$202,000	\$85,260	42.21	\$170,529	\$34,818	\$167,182	\$98,341	1.700	1,104	\$151.43	ONE STORY C

\$167,182 \$98,341 1.700

USE 1.400 ECF FOR ONE STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-101-050	30667 ARDMORE	06/03/20	PTA	03-ARM'S LENGTH	\$176,500	\$92,970	52.67	\$185,945	\$34,818	\$141,682	\$155,480	0.911	1,848	\$76.67	TWO STORY
50-22-04-101-034	30707 ARDMORE	07/24/20	PTA	03-ARM'S LENGTH	\$180,000	\$93,490	51.94	\$186,988	\$34,818	\$145,182	\$156,554	0.927	1,848	\$78.56	TWO STORY
50-22-04-101-014	30736 ARDMORE	03/30/21	WD	03-ARM'S LENGTH	\$180,000	\$96,750	53.75	\$193,509	\$34,818	\$145,182	\$163,262	0.889	1,896	\$76.57	TWO STORY

\$432,046 \$475,296 0.909

USE 0.909 ECF FOR TWO STORY

R0421 WESTPARK PLACE OCCP 1706

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-451-021	29929 MARTELL	06/05/20	PTA	03-ARM'S LENGTH	\$625,000	\$327,900	52.46	\$655,792	\$137,120	\$487,880	\$797,957	0.611	3,488	\$139.87	TWO STORY
50-22-04-451-030	29780 MARTELL	04/22/21	PTA	03-ARM'S LENGTH	\$493,000	\$272,350	55.24	\$544,699	\$137,120	\$355,880	\$627,045	0.568	3,171	\$112.23	TWO STORY
										\$843,760	\$1,425,002	0.592			

USE 0.592 ECF FOR ONE AND TWO STORY

USE 0.660 ECF FOR TWO STORY B

R0450 SEC 4 ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-451-009	46130 WEST PARK	09/21/20	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$299,940	53.09	\$599,883	\$180,268	\$384,732	\$407,393	0.944	1,956	\$196.69	ONE STORY B
											\$384,732	\$407,393	0.944			

ONE SALE DURING STUDY PERIOD

USE 0.944 ECF AS BASE

8 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	0.980	1.000	1.000	1.000	1.010
ONE STORY C	1.000	1.000	1.000	1.000	1.010	1.010
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	0.870	1.000	1.050

R1001 SHAWOOD - RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-231-016	2300 NOVI	07/08/20	PTA	03-ARM'S LENGTH	\$319,900	\$138,900	43.42	\$277,819	\$62,348	\$257,552	\$153,908	1.673	1,867	\$137.95	TWO STORY
50-22-10-231-017	ADJ LAND INCLUDED IN SALE														
50-22-10-277-023	2310 CROWN	08/04/20	PTA	03-ARM'S LENGTH	\$340,500	\$174,300	51.19	\$348,603	\$44,775	\$295,725	\$256,395	1.153	2,202	\$134.30	TWO STORY
50-22-10-231-031	2295 AUSTIN	10/22/20	PTA	03-ARM'S LENGTH	\$293,000	\$148,880	50.81	\$297,767	\$37,308	\$255,692	\$260,459	0.982	1,828	\$139.88	TWO STORY C
50-22-10-231-022	2325 AUSTIN	04/02/21	PTA	03-ARM'S LENGTH	\$365,000	\$174,240	47.74	\$348,477	\$45,407	\$319,593	\$255,755	1.250	2,006	\$159.32	TWO STORY
50-22-10-231-029	2293 AUSTIN	04/30/21	PTA	03-ARM'S LENGTH	\$150,000	\$68,420	45.61	\$136,848	\$34,443	\$115,557	\$64,003	1.805	1,112	\$103.92	ONE STORY
										\$1,244,119	\$990,520	1.256			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.256 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.600
ONE STORY B	1.000	1.000	1.000	1.550	1.550	1.600
ONE STORY C	1.000	1.000	1.200	1.000	1.550	1.600
TWO STORY	1.080	1.200	1.150	1.270	1.270	1.270
TWO STORY B	1.000	1.000	1.300	1.350	1.430	1.430
TWO STORY C	1.000	1.000	1.050	1.350	1.350	1.000
BI-LEVEL	1.000	1.000	1.350	1.350	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.000
CUSTOM	1.000	1.095	1.000	1.000	1.000	1.000

R1020**CARLTON FOREST OCCP 1241****(CONTINUED ONTO PAGE 2)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-451-061	28093 CARLTON WAY	09/18/20	PTA	03-ARM'S LENGTH	\$250,000	\$123,050	49.22	\$246,096	\$49,200	\$200,800	\$234,400	0.857	1,491	\$134.67	ONE STORY
50-22-10-401-013	28380 CARLTON WAY	11/20/20	PTA	03-ARM'S LENGTH	\$280,000	\$164,660	58.81	\$329,312	\$49,215	\$230,785	\$333,449	0.692	1,491	\$154.79	ONE STORY
50-22-10-451-007	28130 CARLTON WAY	12/21/20	PTA	03-ARM'S LENGTH	\$230,000	\$123,100	53.52	\$246,199	\$49,303	\$180,697	\$234,400	0.771	1,491	\$121.19	ONE STORY
50-22-10-451-010	28138 CARLTON WAY	12/21/20	PTA	03-ARM'S LENGTH	\$249,900	\$123,100	49.26	\$246,199	\$49,303	\$200,597	\$234,400	0.856	1,491	\$134.54	ONE STORY
50-22-10-451-043	28185 CARLTON WAY	05/20/21	PTA	03-ARM'S LENGTH	\$258,000	\$123,050	47.69	\$246,096	\$49,200	\$208,800	\$234,400	0.891	1,491	\$140.04	ONE STORY
50-22-10-451-019	28288 CARLTON WAY	05/27/21	PTA	03-ARM'S LENGTH	\$263,930	\$124,330	47.11	\$248,653	\$49,200	\$214,730	\$237,444	0.904	1,491	\$144.02	ONE STORY
50-22-10-451-073	28059 CARLTON WAY	08/17/21	PTA	03-ARM'S LENGTH	\$264,000	\$123,100	46.63	\$246,199	\$49,303	\$214,697	\$234,400	0.916	1,491	\$144.00	ONE STORY
50-22-10-401-025	28389 CARLTON WAY	01/18/22	PTA	03-ARM'S LENGTH	\$332,000	\$162,500	48.95	\$325,003	\$49,215	\$282,785	\$328,319	0.861	1,491	\$189.66	ONE STORY
50-22-10-401-010	28368 CARLTON WAY	01/24/22	PTA	03-ARM'S LENGTH	\$310,000	\$141,920	45.78	\$283,830	\$49,215	\$260,785	\$279,304	0.934	1,491	\$174.91	ONE STORY
											\$1,994,676	\$2,350,515	0.849		

USE 0.850 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-451-023	28292 CARLTON WAY	08/12/20	PTA	03-ARM'S LENGTH	\$232,500	\$131,920	56.74	\$263,837	\$49,200	\$183,300	\$186,641	0.982	1,579	\$116.09	ONE STORY B
50-22-10-451-002	28038 CARLTON WAY	08/14/20	PTA	03-ARM'S LENGTH	\$243,000	\$130,590	53.74	\$261,186	\$49,303	\$193,697	\$184,246	1.051	1,579	\$122.67	ONE STORY B
50-22-10-451-029	28293 CARLTON WAY	11/20/20	PTA	03-ARM'S LENGTH	\$266,000	\$131,920	49.59	\$263,837	\$49,200	\$216,800	\$186,641	1.162	1,579	\$137.30	ONE STORY B
50-22-10-401-047	28480 CARLTON WAY	01/15/21	PTA	03-ARM'S LENGTH	\$250,000	\$134,680	53.87	\$269,355	\$49,215	\$200,785	\$191,426	1.049	1,579	\$127.16	ONE STORY B
50-22-10-451-032	28301 CARLTON WAY	01/22/21	WD	03-ARM'S LENGTH	\$235,000	\$131,920	56.14	\$263,837	\$49,200	\$185,800	\$186,641	0.995	1,579	\$117.67	ONE STORY B
50-22-10-451-047	28197 CARLTON WAY	01/25/21	PTA	03-ARM'S LENGTH	\$245,000	\$130,540	53.28	\$261,083	\$49,200	\$195,800	\$184,246	1.063	1,579	\$124.00	ONE STORY B
50-22-10-401-023	28381 CARLTON WAY	02/26/21	PTA	03-ARM'S LENGTH	\$242,000	\$134,680	55.65	\$269,355	\$49,215	\$192,785	\$191,426	1.007	1,579	\$122.09	ONE STORY B
50-22-10-401-104	28415 CARLTON WAY	04/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$134,680	51.80	\$269,355	\$49,215	\$210,785	\$191,426	1.101	1,579	\$133.49	ONE STORY B
50-22-10-401-101	28427 CARLTON WAY	05/04/21	PTA	03-ARM'S LENGTH	\$257,000	\$134,680	52.40	\$269,355	\$49,215	\$207,785	\$191,426	1.085	1,579	\$131.59	ONE STORY B
50-22-10-401-014	28376 CARLTON WAY	02/10/22	PTA	03-ARM'S LENGTH	\$291,000	\$134,680	46.28	\$269,355	\$49,215	\$241,785	\$191,426	1.263	1,579	\$153.13	ONE STORY B
											\$2,029,322	\$1,885,545	1.076		

USE 1.076 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-451-009	28122 CARLTON WAY	09/02/20	WD	03-ARM'S LENGTH	\$242,000	\$123,350	50.97	\$246,702	\$49,303	\$192,697	\$168,717	1.142	1,488	\$129.50	ONE STORY C
50-22-10-401-027	28397 CARLTON WAY	10/30/20	PTA	03-ARM'S LENGTH	\$237,500	\$125,850	52.99	\$251,698	\$49,215	\$188,285	\$173,062	1.088	1,488	\$126.54	ONE STORY C
50-22-10-451-075	28055 CARLTON WAY	11/24/20	PTA	03-ARM'S LENGTH	\$234,000	\$123,350	52.71	\$246,702	\$49,303	\$184,697	\$168,717	1.095	1,488	\$124.12	ONE STORY C
50-22-10-451-024	28300 CARLTON WAY	03/31/21	PTA	03-ARM'S LENGTH	\$242,000	\$125,770	51.97	\$251,532	\$49,200	\$192,800	\$172,933	1.115	1,504	\$128.19	ONE STORY C
50-22-10-451-048	28201 CARLTON WAY	04/15/21	WD	03-ARM'S LENGTH	\$256,000	\$123,300	48.16	\$246,599	\$49,200	\$206,800	\$168,717	1.226	1,488	\$138.98	ONE STORY C
50-22-10-401-090	28457 CARLTON WAY	08/20/21	PTA	03-ARM'S LENGTH	\$270,000	\$127,150	47.09	\$254,303	\$49,215	\$220,785	\$175,289	1.260	1,488	\$148.38	ONE STORY C
50-22-10-451-072	28075 CARLTON WAY	12/30/21	PTA	03-ARM'S LENGTH	\$272,000	\$124,520	45.78	\$249,041	\$49,303	\$222,697	\$170,716	1.304	1,504	\$148.07	ONE STORY C
50-22-10-401-030	28349 CARLTON WAY	01/07/22	PTA	03-ARM'S LENGTH	\$250,000	\$127,150	50.86	\$254,303	\$49,215	\$200,785	\$175,289	1.145	1,488	\$134.94	ONE STORY C
											\$1,609,546	\$1,373,441	1.172		

USE 1.172 ECF FOR ONE STORY C

R1020		CARLTON FOREST OCCP 1241			(CONTINUED FROM PAGE 1)										
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-401-076	28561 CARLTON WAY	11/04/20	PTA	03-ARM'S LENGTH	\$239,000	\$138,010	57.74	\$276,010	\$49,215	\$189,785	\$279,304	0.679	1,491	\$127.29	ONE STORY D
50-22-10-401-085	28515 CARLTON WAY	09/29/20	PTA	03-ARM'S LENGTH	\$250,000	\$123,480	49.39	\$246,963	\$49,215	\$200,785	\$243,532	0.824	1,491	\$134.66	ONE STORY D
50-22-10-401-085	28515 CARLTON WAY	01/20/22	PTA	03-ARM'S LENGTH	\$254,000	\$123,480	48.61	\$246,963	\$49,215	\$204,785	\$243,532	0.841	1,491	\$137.35	ONE STORY D
										\$595,355	\$766,368	0.777			

USE 0.780 ECF FOR ONE STORY D

R1021 CHARNETH FEN OCCP 1655

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-426-039	28601 MELANIE	02/03/21	PTA	03-ARM'S LENGTH	\$299,500	\$159,290	53.19	\$318,585	\$57,654	\$241,846	\$239,386	1.010	1,648	\$146.75	TWO STORY
50-22-10-426-041	28585 MELANIE	02/11/22	PTA	03-ARM'S LENGTH	\$333,000	\$156,130	46.89	\$312,268	\$57,838	\$275,162	\$233,422	1.179	1,648	\$166.97	TWO STORY
50-22-10-426-047	28447 TRACI	10/25/21	PTA	03-ARM'S LENGTH	\$315,000	\$154,890	49.17	\$309,770	\$57,654	\$257,346	\$231,299	1.113	1,648	\$156.16	TWO STORY
										\$774,354	\$704,107	1.100			

USE 1.040 ECF FOR ONE STORY

USE 1.070 ECF FOR ONE STORY B

USE 1.100 ECF FOR TWO STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY	1.000	1.040	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.070	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.000	1.000	1.000	1.000	1.000	1.000
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.100	1.100	1.100	1.000	1.000	1.000

R1022**LIBERTY PARK OCCP 1703**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-301-100	44837 LAFAYETTE	04/09/20	PTA	03-ARM'S LENGTH	\$485,000	\$277,430	57.20	\$554,864	\$92,153	\$392,847	\$514,123	0.764	3,125	\$125.71	TWO STORY
50-22-10-301-282	28520 WITHERSPOON	07/30/20	PTA	03-ARM'S LENGTH	\$457,500	\$246,290	53.83	\$492,581	\$88,000	\$369,500	\$449,534	0.822	2,654	\$139.22	TWO STORY
50-22-10-301-241	45144 BARTLETT	08/12/20	PTA	03-ARM'S LENGTH	\$444,000	\$232,990	52.48	\$465,982	\$88,000	\$356,000	\$419,980	0.848	2,654	\$134.14	TWO STORY
50-22-10-301-206	45309 BARTLETT	10/13/20	PTA	03-ARM'S LENGTH	\$460,000	\$250,880	54.54	\$501,763	\$88,000	\$372,000	\$459,737	0.809	3,006	\$123.75	TWO STORY
50-22-10-301-137	45179 BARTLETT	10/30/20	PTA	03-ARM'S LENGTH	\$428,000	\$208,450	48.70	\$416,895	\$88,000	\$340,000	\$365,439	0.930	2,282	\$148.99	TWO STORY
50-22-10-301-183	28187 WOLCOTT	10/30/20	PTA	03-ARM'S LENGTH	\$485,000	\$257,420	53.08	\$514,848	\$88,000	\$397,000	\$474,276	0.837	2,639	\$150.44	TWO STORY
50-22-10-301-174	28236 WOLCOTT	11/11/20	PTA	03-ARM'S LENGTH	\$450,000	\$241,150	53.59	\$482,304	\$88,000	\$362,000	\$438,116	0.826	2,624	\$137.96	TWO STORY
50-22-10-301-169	28266 WOLCOTT	12/02/20	PTA	03-ARM'S LENGTH	\$515,000	\$295,670	57.41	\$591,339	\$88,000	\$427,000	\$559,266	0.764	2,998	\$142.43	TWO STORY
50-22-10-301-236	45174 BARTLETT	01/15/21	PTA	03-ARM'S LENGTH	\$478,000	\$249,450	52.19	\$498,907	\$88,000	\$390,000	\$456,563	0.854	3,013	\$129.44	TWO STORY
50-22-10-301-090	44898 LAFAYETTE	01/18/21	PTA	03-ARM'S LENGTH	\$426,000	\$220,700	51.81	\$441,408	\$92,153	\$333,847	\$388,061	0.860	2,603	\$128.25	TWO STORY
50-22-10-301-089	44904 LAFAYETTE	01/25/21	PTA	03-ARM'S LENGTH	\$467,000	\$245,660	52.60	\$491,329	\$92,153	\$374,847	\$443,529	0.845	3,004	\$124.78	TWO STORY
50-22-10-301-088	44910 LAFAYETTE	02/17/21	PTA	03-ARM'S LENGTH	\$475,000	\$246,910	51.98	\$493,820	\$92,153	\$382,847	\$446,297	0.858	3,067	\$124.83	TWO STORY
50-22-10-301-055	44965 PAINE	03/23/21	PTA	03-ARM'S LENGTH	\$426,000	\$228,160	53.56	\$456,322	\$92,153	\$333,847	\$404,632	0.825	2,639	\$126.51	TWO STORY
50-22-10-301-230	45216 BARTLETT	06/25/21	PTA	03-ARM'S LENGTH	\$500,000	\$235,860	47.17	\$471,716	\$88,000	\$412,000	\$426,351	0.966	2,324	\$177.28	TWO STORY
50-22-10-301-067	28113 DECLARATION	07/06/21	PTA	03-ARM'S LENGTH	\$528,700	\$272,020	51.45	\$544,042	\$92,153	\$436,547	\$502,099	0.869	3,046	\$143.32	TWO STORY
50-22-10-301-108	44848 STOCKTON	08/16/21	PTA	03-ARM'S LENGTH	\$488,000	\$226,070	46.33	\$452,131	\$92,153	\$395,847	\$399,976	0.990	2,282	\$173.46	TWO STORY
50-22-10-301-097	44856 LAFAYETTE	08/19/21	PTA	03-ARM'S LENGTH	\$470,000	\$221,670	47.16	\$443,338	\$92,153	\$377,847	\$390,206	0.968	2,624	\$144.00	TWO STORY
50-22-10-301-107	44854 STOCKTON	08/19/21	PTA	03-ARM'S LENGTH	\$482,500	\$224,010	46.43	\$448,016	\$92,153	\$390,347	\$395,403	0.987	2,652	\$147.19	TWO STORY
50-22-10-301-187	28237 WOLCOTT	09/23/21	WD	03-ARM'S LENGTH	\$540,000	\$267,410	49.52	\$534,821	\$88,000	\$452,000	\$496,468	0.910	2,992	\$151.07	TWO STORY
50-22-10-301-038	44920 PAINE	11/02/21	PTA	03-ARM'S LENGTH	\$511,000	\$231,530	45.31	\$463,057	\$92,153	\$418,847	\$412,116	1.016	2,633	\$159.08	TWO STORY
50-22-10-301-082	44929 REVERE	11/03/21	PTA	03-ARM'S LENGTH	\$485,000	\$228,390	47.09	\$456,771	\$92,153	\$392,847	\$405,131	0.970	2,301	\$170.73	TWO STORY
50-22-10-301-034	44944 PAINE	12/27/21	PTA	03-ARM'S LENGTH	\$511,000	\$236,590	46.30	\$473,177	\$92,153	\$418,847	\$423,360	0.989	2,618	\$159.99	TWO STORY
50-22-10-301-269	28337 CLYMER	01/12/22	PTA	03-ARM'S LENGTH	\$504,000	\$219,930	43.64	\$439,858	\$88,000	\$416,000	\$390,953	1.064	2,282	\$182.30	TWO STORY
50-22-10-301-018	44921 LAFAYETTE	02/25/22	PTA	03-ARM'S LENGTH	\$500,000	\$228,450	45.69	\$456,902	\$93,689	\$406,311	\$403,570	1.007	2,645	\$153.61	TWO STORY
										\$9,349,175	\$10,465,185	0.893			

USE 0.890 ECF FOR TWO STORY

R1023**TOWNES AT LIBERTY PARK OCCP 1705****(CONTINUED ONTO PAGE 2)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-376-313	28041 HOPKINS	07/23/20	PTA	03-ARM'S LENGTH	\$213,060	\$112,590	52.84	\$225,176	\$44,000	\$169,060	\$127,589	1.325	1,080	\$156.54	ONE STORY
50-22-10-376-130	27913 HOPKINS	08/31/20	PTA	03-ARM'S LENGTH	\$195,000	\$109,270	56.04	\$218,531	\$45,336	\$149,664	\$121,968	1.227	1,080	\$138.58	ONE STORY
50-22-10-376-125	27923 HOPKINS	01/15/21	PTA	03-ARM'S LENGTH	\$204,000	\$109,270	53.56	\$218,531	\$45,336	\$158,664	\$121,968	1.301	1,080	\$146.91	ONE STORY
50-22-10-376-313	28041 HOPKINS	01/21/21	PTA	03-ARM'S LENGTH	\$216,000	\$112,590	52.13	\$225,176	\$44,000	\$172,000	\$127,589	1.348	1,080	\$159.26	ONE STORY
50-22-10-376-109	27975 HOPKINS	08/31/21	PTA	03-ARM'S LENGTH	\$228,500	\$112,190	49.10	\$224,380	\$45,336	\$183,164	\$126,087	1.453	1,080	\$169.60	ONE STORY
50-22-10-376-116	27961 HOPKINS	10/14/21	PTA	03-ARM'S LENGTH	\$220,000	\$112,190	51.00	\$224,380	\$45,336	\$174,664	\$126,087	1.385	1,080	\$161.73	ONE STORY
50-22-10-376-108	27987 HOPKINS	01/10/22	PTA	03-ARM'S LENGTH	\$245,000	\$112,140	45.77	\$224,274	\$45,230	\$199,770	\$126,087	1.584	1,080	\$184.97	ONE STORY
										\$1,206,986	\$877,376	1.376			

USE 1.376 ECF FOR ONE STORY**USE 1.020 ECF FOR ONE STORY B**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-376-072	44701 ELLERY	08/28/20	PTA	03-ARM'S LENGTH	\$175,000	\$99,560	56.89	\$199,117	\$45,336	\$129,664	\$168,251	0.771	1,212	\$106.98	TWO STORY
50-22-10-376-005	28036 DECLARATION	08/31/20	PTA	03-ARM'S LENGTH	\$195,000	\$95,210	48.83	\$190,410	\$45,230	\$149,770	\$158,840	0.943	1,117	\$134.08	TWO STORY
50-22-10-376-089	27864 DECLARATION	12/14/20	PTA	03-ARM'S LENGTH	\$185,000	\$99,560	53.82	\$199,117	\$45,336	\$139,664	\$168,251	0.830	1,212	\$115.23	TWO STORY
50-22-10-376-088	44771 ELLERY	01/14/21	PTA	03-ARM'S LENGTH	\$184,000	\$99,560	54.11	\$199,117	\$45,336	\$138,664	\$168,251	0.824	1,212	\$114.41	TWO STORY
50-22-10-376-092	27870 DECLARATION	06/25/21	PTA	03-ARM'S LENGTH	\$192,000	\$99,560	51.85	\$199,117	\$45,336	\$146,664	\$168,251	0.872	1,212	\$121.01	TWO STORY
50-22-10-376-024	27944 DECLARATION	07/02/21	WD	03-ARM'S LENGTH	\$203,000	\$99,560	49.04	\$199,117	\$45,336	\$157,664	\$168,251	0.937	1,212	\$130.09	TWO STORY
50-22-10-376-008	28030 DECLARATION	07/09/21	PTA	03-ARM'S LENGTH	\$194,000	\$99,560	51.32	\$199,117	\$45,336	\$148,664	\$168,251	0.884	1,212	\$122.66	TWO STORY
50-22-10-376-015	27980 DECLARATION	12/23/21	PTA	03-ARM'S LENGTH	\$217,000	\$99,560	45.88	\$199,117	\$45,336	\$171,664	\$168,251	1.020	1,212	\$141.64	TWO STORY
50-22-10-376-053	44618 GWINNETT	02/18/22	PTA	03-ARM'S LENGTH	\$205,000	\$99,560	48.57	\$199,117	\$45,336	\$159,664	\$168,251	0.949	1,212	\$131.74	TWO STORY
										\$1,342,082	\$1,504,845	0.892			

USE 0.892 ECF FOR TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-376-066	44735 GWINNETT	08/21/20	PTA	03-ARM'S LENGTH	\$173,000	\$93,610	54.11	\$187,213	\$45,336	\$127,664	\$135,121	0.945	1,039	\$122.87	TWO STORY B
50-22-10-376-074	44717 ELLERY	08/28/20	PTA	03-ARM'S LENGTH	\$185,000	\$93,610	50.60	\$187,213	\$45,336	\$139,664	\$135,121	1.034	1,039	\$134.42	TWO STORY B
50-22-10-376-002	44412 GWINNETT	08/31/20	PTA	03-ARM'S LENGTH	\$170,000	\$93,610	55.06	\$187,213	\$45,336	\$124,664	\$135,121	0.923	1,039	\$119.98	TWO STORY B
50-22-10-376-067	44737 GWINNETT	09/18/20	PTA	03-ARM'S LENGTH	\$172,500	\$93,610	54.27	\$187,213	\$45,336	\$127,164	\$135,121	0.941	1,039	\$122.39	TWO STORY B
50-22-10-376-070	44697 ELLERY	10/01/20	PTA	03-ARM'S LENGTH	\$175,000	\$93,610	53.49	\$187,213	\$45,336	\$129,664	\$135,121	0.960	1,039	\$124.80	TWO STORY B
50-22-10-376-016	27978 DECLARATION	04/02/21	PTA	03-ARM'S LENGTH	\$175,000	\$94,160	53.81	\$188,310	\$45,336	\$129,664	\$136,166	0.952	1,051	\$123.37	TWO STORY B
50-22-10-376-081	44747 ELLERY	04/14/21	PTA	03-ARM'S LENGTH	\$190,000	\$94,160	49.56	\$188,310	\$45,336	\$144,664	\$136,166	1.062	1,051	\$137.64	TWO STORY B
50-22-10-376-067	44737 GWINNETT	05/07/21	WD	03-ARM'S LENGTH	\$200,000	\$93,610	46.81	\$187,213	\$45,336	\$154,664	\$135,121	1.145	1,039	\$148.86	TWO STORY B
50-22-10-376-086	44767 ELLERY	07/09/21	PTA	03-ARM'S LENGTH	\$187,500	\$94,160	50.22	\$188,310	\$45,336	\$142,164	\$136,166	1.044	1,051	\$135.27	TWO STORY B
50-22-10-376-080	44745 ELLERY	12/03/21	PTA	03-ARM'S LENGTH	\$201,000	\$93,610	46.57	\$187,213	\$45,336	\$155,664	\$135,121	1.152	1,039	\$149.82	TWO STORY B
50-22-10-376-011	28006 DECLARATION	02/23/22	PTA	03-ARM'S LENGTH	\$216,000	\$94,160	43.59	\$188,310	\$45,336	\$170,664	\$136,166	1.253	1,051	\$162.38	TWO STORY B
50-22-10-376-046	44724 GWINNETT	03/04/22	PTA	03-ARM'S LENGTH	\$180,000	\$93,610	52.01	\$187,213	\$45,336	\$134,664	\$135,121	0.997	1,039	\$129.61	TWO STORY B
										\$1,680,968	\$1,625,631	1.034			

USE 1.034 FOR TWO STORY B

R1023**TOWNES AT LIBERTY PARK OCCP 1705****(CONTINUED FROM PAGE 1)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-376-145	27863 HOPKINS	08/20/20	PTA	03-ARM'S LENGTH	\$210,000	\$112,940	53.78	\$225,881	\$44,000	\$166,000	\$174,886	0.949	1,248	\$133.01	TWO STORY C
50-22-10-376-111	27971 HOPKINS	08/28/20	PTA	03-ARM'S LENGTH	\$202,500	\$110,580	54.61	\$221,165	\$45,336	\$157,164	\$169,066	0.930	1,248	\$125.93	TWO STORY C
50-22-10-376-318	28062 HOPKINS	01/08/21	PTA	03-ARM'S LENGTH	\$207,000	\$110,960	53.60	\$221,921	\$44,000	\$163,000	\$171,078	0.953	1,248	\$130.61	TWO STORY C
50-22-10-376-127	27919 HOPKINS	02/01/21	PTA	03-ARM'S LENGTH	\$205,000	\$108,170	52.77	\$216,349	\$45,336	\$159,664	\$164,436	0.971	1,248	\$127.94	TWO STORY C
50-22-10-376-143	27867 HOPKINS	03/29/21	PTA	03-ARM'S LENGTH	\$215,200	\$112,940	52.48	\$225,881	\$44,000	\$171,200	\$174,886	0.979	1,248	\$137.18	TWO STORY C
50-22-10-376-102	27999 HOPKINS	04/14/21	PTA	03-ARM'S LENGTH	\$213,500	\$110,580	51.79	\$221,165	\$45,336	\$168,164	\$169,066	0.995	1,248	\$134.75	TWO STORY C
50-22-10-376-135	27893 HOPKINS	05/21/21	PTA	03-ARM'S LENGTH	\$208,550	\$109,910	52.70	\$219,829	\$44,000	\$164,550	\$169,066	0.973	1,248	\$131.85	TWO STORY C
50-22-10-376-139	27885 HOPKINS	07/16/21	WD	03-ARM'S LENGTH	\$240,000	\$109,910	45.80	\$219,829	\$44,000	\$196,000	\$169,066	1.159	1,248	\$157.05	TWO STORY C
50-22-10-376-129	27915 HOPKINS	12/10/21	PTA	03-ARM'S LENGTH	\$187,000	\$108,170	57.84	\$216,349	\$45,336	\$141,664	\$164,436	0.862	1,248	\$113.51	TWO STORY C
50-22-10-376-105	27993 HOPKINS	03/09/22	PTA	03-ARM'S LENGTH	\$247,600	\$113,610	45.88	\$227,217	\$45,336	\$202,264	\$174,886	1.157	1,248	\$162.07	TWO STORY C

\$1,689,670 \$1,700,871 0.993

USE 0.993 FOR TWO STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-376-578	28042 HOPKINS	04/03/20	PTA	03-ARM'S LENGTH	\$266,900	\$150,430	56.36	\$300,852	\$44,000	\$222,900	\$215,661	1.034	1,520	\$146.64	TWO STORY D
50-22-10-376-557	27880 FLOYD	04/14/20	PTA	03-ARM'S LENGTH	\$273,000	\$150,430	55.10	\$300,852	\$44,000	\$229,000	\$215,661	1.062	1,520	\$150.66	TWO STORY D
50-22-10-376-557	27880 FLOYD	04/14/20	PTA	03-ARM'S LENGTH	\$273,000	\$150,430	55.10	\$300,852	\$44,000	\$229,000	\$215,661	1.062	1,520	\$150.66	TWO STORY D
50-22-10-376-583	28002 HOPKINS	07/09/20	PTA	03-ARM'S LENGTH	\$260,000	\$153,950	59.21	\$307,901	\$44,000	\$216,000	\$221,579	0.975	1,520	\$142.11	TWO STORY D
50-22-10-376-586	27996 HOPKINS	08/14/20	PTA	03-ARM'S LENGTH	\$265,000	\$156,270	58.97	\$312,535	\$44,000	\$221,000	\$225,470	0.980	1,520	\$145.39	TWO STORY D
50-22-10-376-565	44621 ELLERY	09/17/20	PTA	03-ARM'S LENGTH	\$258,000	\$153,950	59.67	\$307,901	\$44,000	\$214,000	\$221,579	0.966	1,520	\$140.79	TWO STORY D
50-22-10-376-605	27870 HOPKINS	09/21/20	PTA	03-ARM'S LENGTH	\$270,000	\$156,270	57.88	\$312,535	\$44,000	\$226,000	\$225,470	1.002	1,520	\$148.68	TWO STORY D
50-22-10-376-257	28010 MIDDLETON	11/30/20	PTA	03-ARM'S LENGTH	\$275,000	\$148,430	53.97	\$296,859	\$44,000	\$231,000	\$212,308	1.088	1,520	\$151.97	TWO STORY D
50-22-10-376-485	27914 MIDDLETON	03/19/21	PTA	03-ARM'S LENGTH	\$290,000	\$152,470	52.58	\$304,936	\$44,000	\$246,000	\$219,090	1.123	1,520	\$161.84	TWO STORY D
50-22-10-376-532	44521 GWINNETT	04/02/21	PTA	03-ARM'S LENGTH	\$279,000	\$153,950	55.18	\$307,901	\$44,000	\$235,000	\$221,579	1.061	1,520	\$154.61	TWO STORY D
50-22-10-376-546	44582 ELLERY	05/12/21	PTA	03-ARM'S LENGTH	\$288,000	\$152,160	52.83	\$304,329	\$44,000	\$244,000	\$218,580	1.116	1,527	\$159.79	TWO STORY D
50-22-10-376-550	44602 ELLERY	05/20/21	PTA	03-ARM'S LENGTH	\$278,000	\$152,160	54.73	\$304,329	\$44,000	\$234,000	\$218,580	1.071	1,527	\$153.24	TWO STORY D
50-22-10-376-610	27844 HOPKINS	05/24/21	PTA	03-ARM'S LENGTH	\$275,000	\$156,270	56.83	\$312,535	\$44,000	\$231,000	\$225,470	1.025	1,520	\$151.97	TWO STORY D
50-22-10-376-593	27928 HOPKINS	06/04/21	PTA	03-ARM'S LENGTH	\$305,000	\$153,950	50.48	\$307,901	\$44,000	\$261,000	\$221,579	1.178	1,520	\$171.71	TWO STORY D
50-22-10-376-609	27846 HOPKINS	06/30/21	PTA	03-ARM'S LENGTH	\$296,500	\$152,160	51.32	\$304,329	\$44,000	\$252,500	\$218,580	1.155	1,527	\$165.36	TWO STORY D
50-22-10-376-502	44474 GWINNETT	08/31/21	WD	03-ARM'S LENGTH	\$274,000	\$154,760	56.48	\$309,519	\$44,000	\$230,000	\$222,938	1.032	1,520	\$151.32	TWO STORY D
50-22-10-376-489	27884 MIDDLETON	09/27/21	PTA	03-ARM'S LENGTH	\$291,000	\$153,950	52.90	\$307,901	\$44,000	\$247,000	\$221,579	1.115	1,520	\$162.50	TWO STORY D
50-22-10-376-518	28082 HEWES	10/19/21	PTA	03-ARM'S LENGTH	\$305,000	\$156,270	51.24	\$312,535	\$44,000	\$261,000	\$225,470	1.158	1,520	\$171.71	TWO STORY D
50-22-10-376-479	27867 MIDDLETON	03/01/22	PTA	03-ARM'S LENGTH	\$335,000	\$150,620	44.96	\$301,244	\$44,000	\$291,000	\$215,990	1.347	1,520	\$191.45	TWO STORY D

\$4,521,400 \$4,182,826 1.081

USE 1.081 FOR TWO STORY D

R1024		DIXON MEADOWS		(CONTINUED ONTO PAGE 2)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-10-402-082	28305 VERONA	07/21/20	PTA	03-ARM'S LENGTH	\$489,295	\$267,680	54.71	\$535,367	\$92,000	\$397,295	\$481,921	0.824	2,699	\$147.20	TWO STORY	
50-22-10-402-081	28293 VERONA	07/28/20	PTA	03-ARM'S LENGTH	\$470,230	\$246,940	52.51	\$493,879	\$92,000	\$378,230	\$436,825	0.866	2,507	\$150.87	TWO STORY	
50-22-10-402-079	28269 VERONA	07/29/20	PTA	03-ARM'S LENGTH	\$535,435	\$301,030	56.22	\$602,068	\$92,000	\$443,435	\$554,422	0.800	3,267	\$135.73	TWO STORY	
50-22-10-402-080	28281 VERONA	08/05/20	PTA	03-ARM'S LENGTH	\$488,385	\$269,090	55.10	\$538,188	\$92,000	\$396,385	\$484,987	0.817	2,754	\$143.93	TWO STORY	
50-22-10-402-020	28376 HANOVER	08/14/20	PTA	03-ARM'S LENGTH	\$484,225	\$266,860	55.11	\$533,726	\$92,000	\$392,225	\$480,137	0.817	2,665	\$147.18	TWO STORY	
50-22-10-402-012	28280 HANOVER	08/21/20	PTA	03-ARM'S LENGTH	\$528,340	\$305,470	57.82	\$610,932	\$92,000	\$436,340	\$564,057	0.774	3,402	\$128.26	TWO STORY	
50-22-10-402-013	28292 HANOVER	09/28/20	PTA	03-ARM'S LENGTH	\$456,585	\$250,770	54.92	\$501,535	\$92,000	\$364,585	\$445,147	0.819	2,512	\$145.14	TWO STORY	
50-22-10-402-061	28428 VERONA	09/30/20	PTA	03-ARM'S LENGTH	\$517,465	\$297,980	57.58	\$595,961	\$92,000	\$425,465	\$547,784	0.777	3,267	\$130.23	TWO STORY	
50-22-10-402-064	28392 VERONA	09/30/20	PTA	03-ARM'S LENGTH	\$477,110	\$250,690	52.54	\$501,377	\$92,000	\$385,110	\$444,975	0.865	2,527	\$152.40	TWO STORY	
50-22-10-402-063	28404 VERONA	10/14/20	PTA	03-ARM'S LENGTH	\$548,200	\$300,740	54.86	\$601,477	\$92,000	\$456,200	\$553,779	0.824	3,267	\$139.64	TWO STORY	
50-22-10-402-060	28440 VERONA	10/21/20	PTA	03-ARM'S LENGTH	\$511,750	\$268,980	52.56	\$537,963	\$92,000	\$419,750	\$484,742	0.866	2,754	\$152.41	TWO STORY	
50-22-10-402-075	44131 SEDGWICK	10/22/20	PTA	03-ARM'S LENGTH	\$526,230	\$297,550	56.54	\$595,096	\$92,000	\$434,230	\$546,844	0.794	3,272	\$132.71	TWO STORY	
50-22-10-402-074	44119 SEDGWICK	10/27/20	PTA	03-ARM'S LENGTH	\$531,075	\$294,880	55.53	\$589,767	\$92,000	\$439,075	\$541,051	0.812	3,171	\$138.47	TWO STORY	
50-22-10-402-065	28380 VERONA	10/28/20	PTA	03-ARM'S LENGTH	\$545,490	\$295,720	54.21	\$591,445	\$92,000	\$453,490	\$542,875	0.835	3,247	\$139.66	TWO STORY	
50-22-10-402-076	44143 SEDGWICK	10/29/20	PTA	03-ARM'S LENGTH	\$509,140	\$298,310	58.59	\$596,628	\$92,000	\$417,140	\$548,509	0.760	3,267	\$127.68	TWO STORY	
50-22-10-402-059	28452 VERONA	10/30/20	PTA	03-ARM'S LENGTH	\$518,340	\$288,950	55.75	\$577,904	\$92,000	\$426,340	\$528,157	0.807	3,107	\$137.22	TWO STORY	
50-22-10-402-069	28296 VERONA	11/11/20	PTA	03-ARM'S LENGTH	\$537,620	\$297,140	55.27	\$594,272	\$92,000	\$445,620	\$545,948	0.816	3,267	\$136.40	TWO STORY	
50-22-10-402-067	28320 VERONA	11/20/20	PTA	03-ARM'S LENGTH	\$549,740	\$268,780	48.89	\$537,569	\$92,000	\$457,740	\$484,314	0.945	2,699	\$169.60	TWO STORY	
50-22-10-402-002	44240 SEDGWICK	12/10/20	PTA	03-ARM'S LENGTH	\$541,000	\$256,240	47.36	\$512,480	\$92,000	\$449,000	\$457,043	0.982	2,634	\$170.46	TWO STORY	
50-22-10-402-066	28368 VERONA	12/28/20	PTA	03-ARM'S LENGTH	\$540,975	\$309,060	57.13	\$618,127	\$92,000	\$448,975	\$571,877	0.785	3,417	\$131.39	TWO STORY	
50-22-10-402-004	44216 SEDGWICK	12/29/20	PTA	03-ARM'S LENGTH	\$543,309	\$287,840	52.98	\$575,683	\$92,000	\$451,309	\$525,742	0.858	3,043	\$148.31	TWO STORY	
50-22-10-402-068	28308 VERONA	12/30/20	PTA	03-ARM'S LENGTH	\$515,110	\$268,170	52.06	\$536,331	\$92,000	\$423,110	\$482,968	0.876	2,754	\$153.63	TWO STORY	
50-22-10-402-052	44190 BILLINGS	02/22/21	PTA	03-ARM'S LENGTH	\$547,000	\$278,450	50.90	\$556,901	\$92,000	\$455,000	\$505,327	0.900	2,762	\$164.74	TWO STORY	
50-22-10-402-001	44252 SEDGWICK	02/25/21	PTA	03-ARM'S LENGTH	\$567,850	\$307,560	54.16	\$615,121	\$92,000	\$475,850	\$568,610	0.837	3,302	\$144.11	TWO STORY	
50-22-10-402-055	28500 VERONA	03/17/21	PTA	03-ARM'S LENGTH	\$540,225	\$262,890	48.66	\$525,788	\$92,000	\$448,225	\$471,509	0.951	2,670	\$167.87	TWO STORY	
50-22-10-402-006	44227 SEDGWICK	03/24/21	WD	03-ARM'S LENGTH	\$567,000	\$268,110	47.29	\$536,210	\$92,000	\$475,000	\$482,837	0.984	2,710	\$175.28	TWO STORY	
50-22-10-402-056	28488 VERONA	03/26/21	PTA	03-ARM'S LENGTH	\$527,250	\$263,580	49.99	\$527,158	\$92,000	\$435,250	\$472,998	0.920	2,690	\$161.80	TWO STORY	
50-22-10-402-057	28476 VERONA	04/08/21	PTA	03-ARM'S LENGTH	\$533,565	\$267,960	50.22	\$535,914	\$92,000	\$441,565	\$482,515	0.915	2,700	\$163.54	TWO STORY	
50-22-10-402-072	28260 VERONA	04/29/21	PTA	03-ARM'S LENGTH	\$546,055	\$296,680	54.33	\$593,360	\$92,000	\$454,055	\$544,957	0.833	3,186	\$142.52	TWO STORY	
50-22-10-402-070	28284 VERONA	04/30/21	PTA	03-ARM'S LENGTH	\$522,130	\$263,810	50.53	\$527,615	\$92,000	\$430,130	\$473,495	0.908	2,634	\$163.30	TWO STORY	
50-22-10-402-058	28464 VERONA	05/04/21	PTA	03-ARM'S LENGTH	\$552,110	\$300,050	54.35	\$600,099	\$92,000	\$460,110	\$552,282	0.833	3,128	\$147.09	TWO STORY	
50-22-10-402-071	28272 VERONA	05/26/21	PTA	03-ARM'S LENGTH	\$546,180	\$293,920	53.81	\$587,840	\$92,000	\$454,180	\$538,957	0.843	3,127	\$145.24	TWO STORY	
50-22-10-402-073	28248 VERONA	06/15/21	PTA	03-ARM'S LENGTH	\$552,930	\$306,630	55.46	\$613,266	\$92,000	\$460,930	\$566,594	0.814	3,321	\$138.79	TWO STORY	
50-22-10-402-077	44155 SEDGWICK	06/16/21	PTA	03-ARM'S LENGTH	\$545,820	\$266,530	48.83	\$533,055	\$92,000	\$453,820	\$479,408	0.947	2,689	\$168.77	TWO STORY	
50-22-10-402-010	44179 SEDGWICK	06/23/21	PTA	03-ARM'S LENGTH	\$540,260	\$301,090	55.73	\$602,171	\$92,000	\$448,260	\$554,534	0.808	3,252	\$137.84	TWO STORY	
50-22-10-402-078	44167 SEDGWICK	06/24/21	WD	03-ARM'S LENGTH	\$542,680	\$295,640	54.48	\$591,277	\$92,000	\$450,680	\$542,692	0.830	3,090	\$145.85	TWO STORY	
50-22-10-402-003	44228 SEDGWICK	06/28/21	PTA	03-ARM'S LENGTH	\$509,795	\$256,070	50.23	\$512,145	\$92,000	\$417,795	\$456,679	0.915	2,584	\$161.69	TWO STORY	
										\$16,101,899	\$18,947,495	0.850				

USE 0.850 ECF FOR TWO STORY

R1024		DIXON MEADOWS		(CONTINUED FROM PAGE 1)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-10-402-014	28304 HANOVER	05/26/20	PTA	03-ARM'S LENGTH	\$470,735	\$242,530	51.52	\$485,066	\$92,000	\$378,735	\$462,431	0.819	2,650	\$142.92	TWO STORY B	
50-22-10-402-019	28364 HANOVER	06/18/20	PTA	03-ARM'S LENGTH	\$485,010	\$248,940	51.33	\$497,878	\$92,000	\$393,010	\$477,504	0.823	2,697	\$145.72	TWO STORY B	
50-22-10-402-083	28317 VERONA	07/08/20	PTA	03-ARM'S LENGTH	\$528,550	\$283,980	53.73	\$567,967	\$92,000	\$436,550	\$559,961	0.780	3,375	\$129.35	TWO STORY B	
50-22-10-402-016	28328 HANOVER	08/04/20	PTA	03-ARM'S LENGTH	\$531,880	\$290,610	54.64	\$581,229	\$92,000	\$439,880	\$575,564	0.764	3,360	\$130.92	TWO STORY B	
										\$1,648,175	\$2,075,459	0.794				

USE 0.800 ECF FOR TWO STORY B

R1025**BOLINGBROOKE OCCP 2216**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-281-029	43576 ELLESMERE	08/21/20	PTA	03-ARM'S LENGTH	\$615,000	\$333,390	54.21	\$666,770	\$105,000	\$510,000	\$585,177	0.872	2,687	\$189.80	TWO STORY
50-22-10-281-004	43538 BOLINGBROOKE	10/12/20	PTA	03-ARM'S LENGTH	\$640,000	\$358,250	55.98	\$716,493	\$105,000	\$535,000	\$636,972	0.840	3,102	\$172.47	TWO STORY
50-22-10-281-027	43491 ELLESMERE	12/02/20	PTA	03-ARM'S LENGTH	\$780,000	\$424,100	54.37	\$848,200	\$94,500	\$685,500	\$785,104	0.873	3,680	\$186.28	TWO STORY
50-22-10-281-010	43722 BOLINGBROOKE	12/30/20	PTA	03-ARM'S LENGTH	\$631,410	\$353,370	55.97	\$706,735	\$105,000	\$526,410	\$626,807	0.840	2,833	\$185.81	TWO STORY
50-22-10-281-014	43834 BOLINGBROOKE	01/25/21	PTA	03-ARM'S LENGTH	\$718,833	\$385,160	53.58	\$770,312	\$115,500	\$603,333	\$682,096	0.885	3,202	\$188.42	TWO STORY
50-22-10-281-020	43633 BOLINGBROOKE	02/02/21	PTA	03-ARM'S LENGTH	\$620,680	\$362,330	58.38	\$724,666	\$105,000	\$515,680	\$645,485	0.799	2,965	\$173.92	TWO STORY
50-22-10-281-037	43817 ELLESMERE	02/04/21	PTA	03-ARM'S LENGTH	\$645,072	\$363,640	56.37	\$727,289	\$105,000	\$540,072	\$648,218	0.833	3,053	\$176.90	TWO STORY
50-22-10-281-043	43683 ELLESMERE	04/28/21	PTA	03-ARM'S LENGTH	\$744,175	\$404,460	54.35	\$808,928	\$105,000	\$639,175	\$733,258	0.872	3,548	\$180.15	TWO STORY
50-22-10-281-017	43729 BOLINGBROOKE	06/14/21	PTA	03-ARM'S LENGTH	\$771,940	\$397,780	51.53	\$795,550	\$105,000	\$666,940	\$719,323	0.927	3,515	\$189.74	TWO STORY
50-22-10-281-030	43604 ELLESMERE	06/24/21	PTA	03-ARM'S LENGTH	\$731,195	\$381,930	52.23	\$763,859	\$105,000	\$626,195	\$686,311	0.912	3,291	\$190.27	TWO STORY
50-22-10-281-025	43433 ELLESMERE	08/04/21	PTA	03-ARM'S LENGTH	\$922,212	\$450,950	48.90	\$901,893	\$94,500	\$827,712	\$841,034	0.984	4,148	\$199.54	TWO STORY
50-22-10-281-044	43621 ELLESMERE	08/19/21	PTA	03-ARM'S LENGTH	\$780,642	\$398,170	51.01	\$796,338	\$105,000	\$675,642	\$720,144	0.938	3,413	\$197.96	TWO STORY
50-22-10-281-018	43695 BOLINGBROOKE	08/26/21	PTA	03-ARM'S LENGTH	\$790,000	\$380,450	48.16	\$760,898	\$105,000	\$685,000	\$683,227	1.003	3,136	\$218.43	TWO STORY
50-22-10-281-023	43547 BOLINGBROOKE	09/15/21	PTA	03-ARM'S LENGTH	\$704,644	\$407,600	57.84	\$815,196	\$105,000	\$599,644	\$739,788	0.811	3,585	\$167.26	TWO STORY
50-22-10-281-019	43669 BOLINGBROOKE	10/18/21	PTA	03-ARM'S LENGTH	\$684,369	\$405,730	59.29	\$811,462	\$105,000	\$579,369	\$735,898	0.787	3,503	\$165.39	TWO STORY
50-22-10-281-001	43450 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$950,000	\$458,260	48.24	\$916,513	\$99,750	\$850,250	\$850,795	0.999	3,751	\$226.67	TWO STORY
50-22-10-281-012	43782 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$745,814	\$399,350	53.55	\$798,699	\$105,000	\$640,814	\$722,603	0.887	3,508	\$182.67	TWO STORY
50-22-10-281-024	43515 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$770,102	\$413,040	53.63	\$826,077	\$105,000	\$665,102	\$751,122	0.885	3,599	\$184.80	TWO STORY
50-22-10-281-031	43636 ELLESMERE	10/27/21	PTA	03-ARM'S LENGTH	\$738,000	\$372,450	50.47	\$744,900	\$105,000	\$633,000	\$666,563	0.950	3,135	\$201.91	TWO STORY
50-22-10-281-013	43810 BOLINGBROOKE	10/28/21	PTA	03-ARM'S LENGTH	\$806,317	\$413,410	51.27	\$826,824	\$105,000	\$701,317	\$751,900	0.933	3,568	\$196.56	TWO STORY
50-22-10-281-022	43573 BOLINGBROOKE	10/29/21	PTA	03-ARM'S LENGTH	\$748,204	\$427,390	57.12	\$854,771	\$105,000	\$643,204	\$781,011	0.824	3,731	\$172.39	TWO STORY
50-22-10-281-034	43732 ELLESMERE	12/01/21	PTA	03-ARM'S LENGTH	\$774,100	\$410,480	53.03	\$820,953	\$105,000	\$669,100	\$745,784	0.897	3,648	\$183.42	TWO STORY
50-22-10-281-046	43557 ELLESMERE	12/10/21	PTA	03-ARM'S LENGTH	\$735,149	\$378,470	51.48	\$756,940	\$105,000	\$630,149	\$679,104	0.928	3,158	\$199.54	TWO STORY
50-22-10-281-041	43745 ELLESMERE	12/13/21	PTA	03-ARM'S LENGTH	\$686,639	\$380,650	55.44	\$761,309	\$105,000	\$581,639	\$683,655	0.851	3,328	\$174.77	TWO STORY
50-22-10-281-032	43670 ELLESMERE	12/15/21	PTA	03-ARM'S LENGTH	\$763,485	\$407,150	53.33	\$814,290	\$105,000	\$658,485	\$738,844	0.891	3,602	\$182.81	TWO STORY
50-22-10-281-038	43799 ELLESMERE	12/29/21	PTA	03-ARM'S LENGTH	\$861,332	\$407,160	47.27	\$814,319	\$115,500	\$745,832	\$727,936	1.025	3,498	\$213.22	TWO STORY
50-22-10-281-036	43861 ELLESMERE	12/30/21	PTA	03-ARM'S LENGTH	\$775,640	\$371,570	47.90	\$743,149	\$120,750	\$654,890	\$648,332	1.010	3,101	\$211.19	TWO STORY
50-22-10-281-006	43600 BOLINGBROOKE	01/10/22	PTA	03-ARM'S LENGTH	\$784,460	\$395,960	50.48	\$791,922	\$105,000	\$679,460	\$715,544	0.950	3,414	\$199.02	TWO STORY
50-22-10-281-008	43664 BOLINGBROOKE	01/24/22	PTA	03-ARM'S LENGTH	\$679,394	\$367,460	54.09	\$734,920	\$105,000	\$574,394	\$656,167	0.875	3,077	\$186.67	TWO STORY
50-22-10-281-003	43506 BOLINGBROOKE	01/27/22	PTA	03-ARM'S LENGTH	\$840,000	\$361,230	43.00	\$722,461	\$105,000	\$735,000	\$643,189	1.143	3,021	\$243.30	TWO STORY
50-22-10-281-042	43713 ELLESMERE	01/27/22	PTA	03-ARM'S LENGTH	\$816,825	\$395,040	48.36	\$790,084	\$105,000	\$711,825	\$713,629	0.997	3,354	\$212.23	TWO STORY
50-22-10-281-033	43698 ELLESMERE	01/28/22	PTA	03-ARM'S LENGTH	\$790,000	\$376,200	47.62	\$752,409	\$105,000	\$685,000	\$674,384	1.016	3,127	\$219.06	TWO STORY
50-22-10-281-045	43589 ELLESMERE	02/24/22	PTA	03-ARM'S LENGTH	\$785,680	\$395,380	50.32	\$790,764	\$105,000	\$680,680	\$714,338	0.953	3,411	\$199.55	TWO STORY
50-22-10-281-003	43506 BOLINGBROOKE	03/09/22	PTA	03-ARM'S LENGTH	\$880,000	\$361,230	41.05	\$722,461	\$105,000	\$775,000	\$643,189	1.205	3,021	\$256.54	TWO STORY
50-22-10-281-035	43762 ELLESMERE	03/28/22	PTA	03-ARM'S LENGTH	\$843,610	\$408,050	48.37	\$816,109	\$105,000	\$738,610	\$740,739	0.997	3,548	\$208.18	TWO STORY
50-22-10-281-040	43771 ELLESMERE	03/30/22	PTA	03-ARM'S LENGTH	\$777,620	\$404,470	52.01	\$808,936	\$105,000	\$672,620	\$733,267	0.917	3,527	\$190.71	TWO STORY
										\$23,542,043	\$25,450,937	0.925			

USE 0.925 ECF

LAKEVIEW OCCP 2277

USE 1.080 ECF

R1030 SHAWOOD - LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-228-020	2416 SHAWOOD	10/30/20	PTA	03-ARM'S LENGTH	\$296,170	\$159,920	54.00	\$319,835	\$99,614	\$196,556	\$145,842	1.348	1,884	\$104.33	TWO STORY C
50-22-10-227-008	2022 AUSTIN	07/23/21	WD	03-ARM'S LENGTH	\$447,000	\$200,170	44.78	\$400,343	\$64,679	\$382,321	\$223,776	1.708	2,514	\$152.08	TWO STORY C
50-22-10-227-022	1980 AUSTIN	12/10/21	PTA	03-ARM'S LENGTH	\$280,000	\$119,510	42.68	\$239,027	\$111,335	\$168,665	\$85,128	1.981	1,008	\$167.33	ONE STORY C
										\$747,542	\$454,746	1.644			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.644 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.940	1.000	1.000	1.000	1.000	1.050
ONE STORY B	1.000	1.000	1.000	1.000	1.600	1.700
ONE STORY C	1.000	1.000	1.000	1.570	1.600	1.600
TWO STORY	1.090	1.240	1.000	1.000	1.520	1.520
TWO STORY B	1.000	1.000	1.250	1.000	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.520	1.520	1.520

R1050 SEC 10 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-400-070	28300 DIXON	01/14/22	PTA	03-ARM'S LENGTH	\$480,000	\$226,940	47.28	\$453,889	\$108,312	\$371,688	\$460,769	0.807	2,966	\$125.32	TWO STORY
										\$371,688	\$460,769	0.807			

ONE SALE DURING STUDY PERIOD

USE 0.807 ECF AS BASE

24 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.090	1.000
ONE STORY B	1.000	0.870	0.950	0.950	1.020	0.950
ONE STORY C	1.000	1.000	1.000	1.000	0.990	1.150
TWO STORY	0.930	0.930	0.930	0.750	1.000	1.000
TWO STORY B	1.000	1.000	0.900	0.872	1.000	1.000
TWO STORY C	1.000	1.000	0.700	1.000	1.000	1.000

R1101 SEC 11 RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-102-023	42871 THIRTEEN MILE	07/31/20	PTA	03-ARM'S LENGTH	\$295,000	\$160,660	54.46	\$321,310	\$67,275	\$227,725	\$177,028	1.286	1,612	\$141.27	TWO STORY B
50-22-11-103-010	124 WAINWRIGHT	12/15/20	PTA	03-ARM'S LENGTH	\$300,000	\$149,550	49.85	\$299,107	\$61,592	\$238,408	\$116,429	2.048	1,358	\$175.56	TRI-LEVEL
50-22-11-102-018	43021 THIRTEEN MILE	03/19/21	PTA	03-ARM'S LENGTH	\$347,000	\$181,700	52.36	\$363,395	\$50,874	\$296,126	\$217,785	1.360	1,528	\$193.80	TWO STORY B
50-22-11-102-009	229 WAINWRIGHT	03/26/21	PTA	03-ARM'S LENGTH	\$280,000	\$136,890	48.89	\$273,775	\$45,719	\$234,281	\$111,792	2.096	1,606	\$145.88	TRI-LEVEL
50-22-11-104-018	235 LINHART	04/21/21	PTA	03-ARM'S LENGTH	\$240,000	\$98,930	41.22	\$197,855	\$40,852	\$199,148	\$109,410	1.820	1,494	\$133.30	TWO STORY B
50-22-11-106-002	192 LINHART	07/06/21	PTA	03-ARM'S LENGTH	\$320,000	\$116,030	36.26	\$232,056	\$53,480	\$266,520	\$130,063	2.049	1,364	\$195.40	ONE STORY B
50-22-11-102-021	42931 THIRTEEN MILE	10/15/21	PTA	03-ARM'S LENGTH	\$360,000	\$185,410	51.50	\$370,813	\$52,874	\$307,126	\$221,560	1.386	1,848	\$166.19	TWO STORY B
50-22-11-106-003	202 LINHART	12/14/21	PTA	03-ARM'S LENGTH	\$275,000	\$106,550	38.75	\$213,102	\$40,966	\$234,034	\$117,099	1.999	1,236	\$189.35	TWO STORY B
50-22-11-104-009	230 WAINWRIGHT	02/09/22	PTA	03-ARM'S LENGTH	\$240,000	\$101,210	42.17	\$202,425	\$48,019	\$191,981	\$107,600	1.784	1,200	\$159.98	TWO STORY B
										\$2,195,349	\$1,308,766	1.677			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.677 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.400	1.400	1.400
ONE STORY C	0.000	1.000	1.000	1.000	1.000	1.400
TWO STORY	1.010	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.520	1.520	1.520	1.520
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	2.050	2.050	1.000
TRI-LEVEL	1.000	1.000	1.000	2.060	2.060	1.000

R1102**TOLLGATE WOODS**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-251-012	41676 CRANE	09/18/20	PTA	03-ARM'S LENGTH	\$512,000	\$279,220	54.54	\$558,434	\$104,542	\$407,458	\$619,225	0.658	3,288	\$123.92	TWO STORY
50-22-11-277-012	41539 BURROUGHS	09/22/20	WD	03-ARM'S LENGTH	\$469,000	\$269,500	57.46	\$539,001	\$99,743	\$369,257	\$599,261	0.616	3,281	\$112.54	TWO STORY
50-22-11-253-012	41687 CRANE	01/29/21	WD	03-ARM'S LENGTH	\$545,000	\$298,260	54.73	\$596,512	\$89,110	\$455,890	\$692,226	0.659	3,238	\$140.79	TWO STORY
50-22-11-277-023	41607 LONDON	05/10/21	PTA	03-ARM'S LENGTH	\$530,000	\$274,460	51.78	\$548,910	\$105,054	\$424,946	\$605,533	0.702	2,985	\$142.36	TWO STORY
50-22-11-277-017	41571 STEINBECK	07/16/21	WD	03-ARM'S LENGTH	\$600,000	\$273,350	45.56	\$546,706	\$99,981	\$500,019	\$609,448	0.820	3,140	\$159.24	TWO STORY
50-22-11-253-005	41682 CLEMENS	07/22/21	PTA	03-ARM'S LENGTH	\$560,000	\$261,800	46.75	\$523,592	\$92,921	\$467,079	\$587,546	0.795	3,272	\$142.75	TWO STORY
50-22-11-253-002	41605 BURROUGHS	08/16/21	WD	03-ARM'S LENGTH	\$501,600	\$238,830	47.61	\$477,669	\$90,753	\$410,847	\$527,853	0.778	2,756	\$149.07	TWO STORY
50-22-11-252-010	41936 WOLFE	08/31/21	PTA	03-ARM'S LENGTH	\$550,000	\$272,360	49.52	\$544,722	\$104,486	\$445,514	\$600,595	0.742	3,258	\$136.74	TWO STORY
50-22-11-277-038	41703 STEINBECK	09/17/21	PTA	03-ARM'S LENGTH	\$500,000	\$262,320	52.46	\$524,647	\$90,708	\$409,292	\$592,004	0.691	2,507	\$163.26	TWO STORY
50-22-11-251-011	41684 CRANE	10/01/21	PTA	03-ARM'S LENGTH	\$531,000	\$268,270	50.52	\$536,542	\$95,113	\$435,887	\$602,222	0.724	3,125	\$139.48	TWO STORY
50-22-11-253-016	41731 CRANE	10/14/21	PTA	03-ARM'S LENGTH	\$477,500	\$291,380	61.02	\$582,761	\$104,542	\$372,958	\$652,413	0.572	3,488	\$106.93	TWO STORY
										\$9,398,294	\$13,376,652	0.703			

USE 0.700 ECF

R1120 SARATOGA CIRCLE OCCP 946

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-108-009	43030 ALCOTT	04/06/20	PTA	03-ARM'S LENGTH	\$370,000	\$196,680	53.16	\$393,358	\$67,621	\$302,379	\$396,274	0.763	2,634	\$114.80	TWO STORY B
50-22-11-108-006	43078 ALCOTT	08/05/20	PTA	03-ARM'S LENGTH	\$368,000	\$181,980	49.45	\$363,951	\$61,101	\$306,899	\$368,431	0.833	2,509	\$122.32	TWO STORY
50-22-11-108-023	43107 EMERSON	08/14/20	WD	03-ARM'S LENGTH	\$355,000	\$183,600	51.72	\$367,207	\$65,568	\$289,432	\$366,957	0.789	2,509	\$115.36	TWO STORY
50-22-11-108-031	43181 EMERSON	10/19/20	PTA	03-ARM'S LENGTH	\$330,000	\$171,930	52.10	\$343,860	\$76,755	\$253,245	\$324,945	0.779	1,880	\$134.70	TWO STORY B
50-22-11-108-018	43061 EMERSON	11/02/20	PTA	03-ARM'S LENGTH	\$328,800	\$174,190	52.98	\$348,379	\$66,889	\$261,911	\$342,445	0.765	2,253	\$116.25	TWO STORY
50-22-11-108-054	43000 EMERSON	11/09/20	PTA	03-ARM'S LENGTH	\$333,000	\$188,120	56.49	\$376,241	\$86,547	\$246,453	\$352,426	0.699	2,256	\$109.24	TWO STORY B
50-22-11-108-035	43160 EMERSON	04/23/21	PTA	03-ARM'S LENGTH	\$390,000	\$186,390	47.79	\$372,781	\$63,203	\$326,797	\$376,616	0.868	2,560	\$127.66	TWO STORY D
										\$1,987,116	\$2,528,094	0.786			

USE 0.786 ECF

R1121 VISTA HILLS OCCP 822

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-155-017	28707 STONEWALL	04/14/20	03-ARM'S LENGTH	\$445,000	\$210,210	47.24	\$420,426	\$85,345	\$359,655	\$435,170	0.826	2,426	\$148.25	TWO STORY
50-22-11-154-006	28826 HEARTHSTONE	06/29/20	03-ARM'S LENGTH	\$390,000	\$204,490	52.43	\$408,975	\$64,219	\$325,781	\$447,735	0.728	2,818	\$115.61	TWO STORY
50-22-11-177-014	42859 LEDGEVIEW	07/23/20	03-ARM'S LENGTH	\$390,000	\$212,010	54.36	\$424,013	\$76,900	\$313,100	\$450,796	0.695	2,430	\$128.85	TWO STORY
50-22-11-151-013	28891 HEARTHSTONE	08/17/20	03-ARM'S LENGTH	\$372,500	\$205,600	55.19	\$411,191	\$63,588	\$308,912	\$451,432	0.684	2,634	\$117.28	TWO STORY
50-22-11-151-014	28877 HEARTHSTONE	09/28/20	03-ARM'S LENGTH	\$385,000	\$200,570	52.10	\$401,148	\$63,861	\$321,139	\$438,035	0.733	2,580	\$124.47	TWO STORY
50-22-11-152-002	43000 CLAY	10/09/20	03-ARM'S LENGTH	\$435,000	\$242,890	55.84	\$485,778	\$88,222	\$346,778	\$516,307	0.672	2,502	\$138.60	TWO STORY
50-22-11-154-025	43094 SANDSTONE	11/25/20	03-ARM'S LENGTH	\$376,000	\$212,360	56.48	\$424,724	\$80,432	\$295,568	\$447,132	0.661	2,454	\$120.44	TWO STORY
50-22-11-154-023	43050 SANDSTONE	04/02/21	03-ARM'S LENGTH	\$405,000	\$223,180	55.11	\$446,369	\$82,679	\$322,321	\$472,325	0.682	2,844	\$113.33	TWO STORY
50-22-11-177-014	42859 LEDGEVIEW	04/22/21	03-ARM'S LENGTH	\$405,000	\$212,010	52.35	\$424,013	\$76,900	\$328,100	\$450,796	0.728	2,430	\$135.02	TWO STORY
50-22-11-153-002	42995 CLAY	05/10/21	03-ARM'S LENGTH	\$417,500	\$214,460	51.37	\$428,924	\$72,821	\$344,679	\$462,471	0.745	2,881	\$119.64	TWO STORY
50-22-11-177-031	42830 BROOKSTONE	06/16/21	03-ARM'S LENGTH	\$465,000	\$235,010	50.54	\$470,026	\$78,633	\$386,367	\$508,303	0.760	2,615	\$147.75	TWO STORY
50-22-11-154-005	28812 HEARTHSTONE	06/23/21	03-ARM'S LENGTH	\$386,000	\$183,870	47.63	\$367,733	\$64,219	\$321,781	\$394,174	0.816	2,421	\$132.91	TWO STORY
50-22-11-180-001	28708 STONEWALL	08/06/21	03-ARM'S LENGTH	\$445,000	\$193,740	43.54	\$387,488	\$85,345	\$359,655	\$392,394	0.917	2,399	\$149.92	TWO STORY
50-22-11-154-023	43050 SANDSTONE	08/09/21	03-ARM'S LENGTH	\$425,000	\$223,180	52.51	\$446,369	\$82,679	\$342,321	\$472,325	0.725	2,844	\$120.37	TWO STORY
50-22-11-154-003	28784 HEARTHSTONE	10/21/21	03-ARM'S LENGTH	\$350,000	\$196,360	56.10	\$392,719	\$64,219	\$285,781	\$426,623	0.670	2,580	\$110.77	TWO STORY
50-22-11-177-034	42796 BROOKSTONE	11/29/21	03-ARM'S LENGTH	\$465,000	\$204,930	44.07	\$409,867	\$74,902	\$390,098	\$435,019	0.897	2,352	\$165.86	TWO STORY
50-22-11-177-018	42956 CLAY	12/17/21	03-ARM'S LENGTH	\$510,000	\$226,500	44.41	\$452,998	\$74,531	\$435,469	\$491,516	0.886	2,536	\$171.71	TWO STORY
50-22-11-178-013	42830 SANDSTONE	02/18/22	03-ARM'S LENGTH	\$435,000	\$218,230	50.17	\$436,452	\$70,041	\$364,959	\$475,858	0.767	2,566	\$142.23	TWO STORY
50-22-11-152-002	43000 CLAY	03/04/22	03-ARM'S LENGTH	\$515,000	\$242,890	47.16	\$485,778	\$88,222	\$426,778	\$516,307	0.827	2,502	\$170.57	TWO STORY
									\$13,158,484	\$17,369,436	0.758			

USE 0.760 ECF

R1122 CAMDEN COURT OCCP 1225

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-129-006	42697 FAULKNER	02/05/21	PTA	03-ARM'S LENGTH	\$352,000	\$190,180	54.03	\$380,365	\$70,342	\$281,658	\$364,733	0.772	2,356	\$119.55	TWO STORY
50-22-11-128-005	42660 FAULKNER	03/10/21	PTA	03-ARM'S LENGTH	\$356,500	\$188,570	52.89	\$377,148	\$70,342	\$286,158	\$360,948	0.793	2,356	\$121.46	TWO STORY B
50-22-11-128-007	42636 FAULKNER	04/05/21	PTA	03-ARM'S LENGTH	\$395,000	\$197,250	49.94	\$394,492	\$70,342	\$324,658	\$381,353	0.851	2,526	\$128.53	TWO STORY
50-22-11-131-003	42559 WHITMAN	06/02/21	PTA	03-ARM'S LENGTH	\$399,000	\$201,570	50.52	\$403,145	\$70,342	\$328,658	\$391,533	0.839	2,356	\$139.50	TWO STORY B
50-22-11-129-010	42649 FAULKNER	08/25/21	PTA	03-ARM'S LENGTH	\$385,000	\$186,670	48.49	\$373,339	\$70,342	\$314,658	\$356,467	0.883	2,367	\$132.94	TWO STORY
										\$1,535,790	\$1,855,034	0.828			

USE 0.828 ECF

R1123**MEADOWBROOK TOWNHOMES OCCP 1213**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-226-048	41670 MITCHELL	07/17/20	PTA	03-ARM'S LENGTH	\$267,000	\$124,480	46.62	\$248,958	\$52,459	\$214,541	\$225,861	0.950	1,448	\$148.16	TWO STORY
50-22-11-226-148	29342 WESTON	08/04/20	PTA	03-ARM'S LENGTH	\$257,000	\$143,070	55.67	\$286,142	\$52,739	\$204,261	\$268,279	0.761	1,626	\$125.62	TWO STORY
50-22-11-226-072	41737 MITCHELL	08/21/20	PTA	03-ARM'S LENGTH	\$256,000	\$137,170	53.58	\$274,339	\$52,459	\$203,541	\$255,034	0.798	1,572	\$129.48	TWO STORY
50-22-11-226-162	41578 MITCHELL	08/28/20	PTA	03-ARM'S LENGTH	\$265,000	\$138,000	52.08	\$275,993	\$52,522	\$212,478	\$256,863	0.827	1,369	\$155.21	TWO STORY
50-22-11-226-016	41859 MITCHELL	09/16/20	WD	03-ARM'S LENGTH	\$264,900	\$127,250	48.04	\$254,500	\$52,459	\$212,441	\$232,231	0.915	1,477	\$143.83	TWO STORY
50-22-11-226-034	41778 BROWNSTONE	09/23/20	PTA	03-ARM'S LENGTH	\$235,000	\$126,590	53.87	\$253,183	\$52,459	\$182,541	\$230,717	0.791	1,448	\$126.06	TWO STORY
50-22-11-226-157	41502 OCONNOR	09/23/20	PTA	03-ARM'S LENGTH	\$270,000	\$139,850	51.80	\$279,706	\$52,522	\$217,478	\$261,131	0.833	1,577	\$137.91	TWO STORY
50-22-11-226-136	29398 WESTON	10/13/20	PTA	03-ARM'S LENGTH	\$269,000	\$151,920	56.48	\$303,846	\$52,522	\$216,478	\$288,878	0.749	1,671	\$129.55	TWO STORY
50-22-11-226-156	41506 OCONNOR	10/14/20	PTA	03-ARM'S LENGTH	\$235,000	\$139,630	59.42	\$279,264	\$52,522	\$182,478	\$260,623	0.700	1,477	\$123.55	TWO STORY
50-22-11-226-028	41830 BROWNSTONE	11/13/20	PTA	03-ARM'S LENGTH	\$280,000	\$139,820	49.94	\$279,644	\$52,459	\$227,541	\$261,132	0.871	1,806	\$125.99	TWO STORY
50-22-11-226-099	41521 OCONNOR	12/17/20	PTA	03-ARM'S LENGTH	\$286,000	\$144,250	50.44	\$288,507	\$52,459	\$233,541	\$271,320	0.861	1,781	\$131.13	TWO STORY
50-22-11-226-032	41786 BROWNSTONE	01/15/21	PTA	03-ARM'S LENGTH	\$289,000	\$156,830	54.27	\$313,658	\$52,459	\$236,541	\$300,229	0.788	2,039	\$116.01	TWO STORY
50-22-11-226-003	41861 YEATS	04/07/21	PTA	03-ARM'S LENGTH	\$266,000	\$127,870	48.07	\$255,737	\$52,459	\$213,541	\$233,653	0.914	1,477	\$144.58	TWO STORY
50-22-11-226-037	41748 BROWNSTONE	04/07/21	PTA	03-ARM'S LENGTH	\$275,000	\$129,030	46.92	\$258,055	\$52,459	\$222,541	\$236,317	0.942	1,533	\$145.17	TWO STORY
50-22-11-226-170	41491 MITCHELL	04/20/21	PTA	03-ARM'S LENGTH	\$280,650	\$134,320	47.86	\$268,634	\$52,522	\$228,128	\$248,405	0.918	1,477	\$154.45	TWO STORY
50-22-11-226-053	41632 MITCHELL	04/28/21	PTA	03-ARM'S LENGTH	\$285,000	\$138,590	48.63	\$277,175	\$52,459	\$232,541	\$258,294	0.900	1,577	\$147.46	TWO STORY
50-22-11-226-137	29394 WESTON	04/30/21	PTA	03-ARM'S LENGTH	\$289,500	\$156,830	54.17	\$313,666	\$52,522	\$236,978	\$300,166	0.789	1,765	\$134.27	TWO STORY
50-22-11-226-081	29274 DOUGLAS	05/12/21	PTA	03-ARM'S LENGTH	\$310,000	\$155,760	50.25	\$311,513	\$52,459	\$257,541	\$297,763	0.865	1,926	\$133.72	TWO STORY
50-22-11-226-043	41706 BROWNSTONE	06/23/21	PTA	03-ARM'S LENGTH	\$261,000	\$124,480	47.69	\$248,958	\$52,459	\$208,541	\$225,861	0.923	1,448	\$144.02	TWO STORY
50-22-11-226-080	29270 DOUGLAS	06/29/21	PTA	03-ARM'S LENGTH	\$278,000	\$128,310	46.15	\$256,618	\$52,459	\$225,541	\$234,666	0.961	1,477	\$152.70	TWO STORY
50-22-11-226-111	29315 DOUGLAS	07/12/21	PTA	03-ARM'S LENGTH	\$295,000	\$143,010	48.48	\$286,023	\$52,522	\$242,478	\$268,392	0.903	1,657	\$146.34	TWO STORY
50-22-11-226-055	41624 MITCHELL	07/14/21	PTA	03-ARM'S LENGTH	\$280,000	\$127,990	45.71	\$255,976	\$52,459	\$227,541	\$233,928	0.973	1,533	\$148.43	TWO STORY
50-22-11-226-109	29307 DOUGLAS	07/21/21	PTA	03-ARM'S LENGTH	\$302,500	\$142,100	46.98	\$284,201	\$52,522	\$249,978	\$266,298	0.939	1,632	\$153.17	TWO STORY
50-22-11-226-120	29451 WESTON	07/29/21	PTA	03-ARM'S LENGTH	\$360,000	\$174,580	48.49	\$349,162	\$52,522	\$307,478	\$340,966	0.902	1,926	\$159.65	TWO STORY
50-22-11-226-026	41838 BROWNSTONE	08/03/21	PTA	03-ARM'S LENGTH	\$265,000	\$129,230	48.77	\$258,463	\$52,459	\$212,541	\$236,786	0.898	1,420	\$149.68	TWO STORY
50-22-11-226-150	41544 OCONNOR	09/24/21	WD	03-ARM'S LENGTH	\$300,000	\$141,260	47.09	\$282,511	\$52,522	\$247,478	\$264,355	0.936	1,577	\$156.93	TWO STORY
50-22-11-226-038	41744 BROWNSTONE	10/29/21	PTA	03-ARM'S LENGTH	\$263,000	\$128,810	48.98	\$257,626	\$52,459	\$210,541	\$235,824	0.893	1,532	\$137.43	TWO STORY
50-22-11-226-065	41651 MITCHELL	11/01/21	PTA	03-ARM'S LENGTH	\$294,500	\$132,970	45.15	\$265,949	\$52,459	\$242,041	\$245,391	0.986	1,477	\$163.87	TWO STORY
50-22-11-226-045	41698 BROWNSTONE	11/16/21	PTA	03-ARM'S LENGTH	\$305,000	\$143,750	47.13	\$287,509	\$52,459	\$252,541	\$270,172	0.935	1,830	\$138.00	TWO STORY
50-22-11-226-070	41711 MITCHELL	01/18/22	PTA	03-ARM'S LENGTH	\$318,800	\$153,520	48.16	\$307,042	\$52,459	\$266,341	\$292,624	0.910	1,577	\$168.89	TWO STORY
50-22-11-226-160	41586 MITCHELL	03/21/22	PTA	03-ARM'S LENGTH	\$298,888	\$143,880	48.14	\$287,759	\$52,522	\$246,366	\$270,387	0.911	1,465	\$168.17	TWO STORY
50-22-11-226-125	29424 WESTON	03/31/22	PTA	03-ARM'S LENGTH	\$320,000	\$135,750	42.42	\$271,503	\$52,522	\$267,478	\$251,702	1.063	1,470	\$181.96	TWO STORY
									\$7,342,014	\$8,324,248	0.882				

USE 0.882 ECF

R1124		TOLLGATE RAVINES OCCP 1312													
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-280-005	41609 CUMMINGS	04/07/20	PTA	03-ARM'S LENGTH	\$355,000	\$200,920	56.60	\$401,844	\$81,916	\$273,084	\$499,888	0.546	2,508	\$108.89	TWO STORY
50-22-11-278-035	41576 THOREAU	05/20/20	WD	03-ARM'S LENGTH	\$440,000	\$231,500	52.61	\$463,007	\$81,916	\$358,084	\$595,455	0.601	2,525	\$141.82	TWO STORY
50-22-11-278-045	41505 TWAIN	03/05/21	PTA	03-ARM'S LENGTH	\$415,000	\$200,920	48.41	\$401,844	\$81,916	\$333,084	\$499,888	0.666	2,508	\$132.81	TWO STORY
50-22-11-280-012	29133 HEMINGWAY	04/23/21	PTA	03-ARM'S LENGTH	\$535,000	\$242,140	45.26	\$484,272	\$81,916	\$453,084	\$628,681	0.721	2,962	\$152.97	TWO STORY
50-22-11-278-026	29138 EASTMAN	09/24/21	PTA	03-ARM'S LENGTH	\$415,000	\$209,760	50.54	\$419,516	\$81,916	\$333,084	\$527,500	0.631	2,155	\$154.56	TWO STORY
50-22-11-279-002	29137 EASTMAN	10/12/21	PTA	03-ARM'S LENGTH	\$485,000	\$223,280	46.04	\$446,565	\$81,916	\$403,084	\$569,764	0.707	2,124	\$189.78	ONE STORY
50-22-11-278-034	41568 THOREAU	11/30/21	PTA	03-ARM'S LENGTH	\$430,000	\$198,090	46.07	\$396,182	\$81,916	\$348,084	\$491,041	0.709	2,450	\$142.08	TWO STORY
50-22-11-280-009	29169 HEMINGWAY	12/27/21	PTA	03-ARM'S LENGTH	\$457,000	\$201,490	44.09	\$402,984	\$81,916	\$375,084	\$501,669	0.748	2,552	\$146.98	TWO STORY
										\$2,876,672	\$4,313,884	0.667			

USE 0.695 ECF FOR ONE STORY

USE 0.667 ECF FOR TWO STORY

R1125 TOLLGATE WOODS III CONDO

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-255-016	41874 WOLFE	03/11/21	PTA	03-ARM'S LENGTH	\$535,000	\$294,010	54.96	\$588,022	\$104,354	\$430,646	\$666,209	0.646	2,929	\$147.03	TWO STORY
50-22-11-255-041	41757 WILDER	10/01/21	PTA	03-ARM'S LENGTH	\$657,000	\$302,470	46.04	\$604,937	\$104,354	\$552,646	\$689,508	0.802	3,085	\$179.14	TWO STORY
50-22-11-255-015	41880 WOLFE	10/08/21	PTA	03-ARM'S LENGTH	\$560,000	\$271,430	48.47	\$542,867	\$104,354	\$455,646	\$604,012	0.754	3,049	\$149.44	TWO STORY
										\$1,438,938	\$1,959,730	0.734			

USE 0.760 ECF FOR ONE STORY

USE 0.734 ECF FOR TWO STORY

R1150 SEC 11 ACREAGE

NO SALES DURING STUDY PERIOD
USE ECF 1.00

4 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

R1201 SUMMIT/SPRING VALLEY/WILDWOOD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-12-101-019	28795 SUMMIT	07/15/20	PTA	03-ARM'S LENGTH	\$384,900	\$204,080	53.02	\$408,155	\$164,754	\$220,146	\$229,624	0.959	2,526	\$87.15	ONE STORY
50-22-12-176-006	28780 SUMMIT	03/03/21	PTA	03-ARM'S LENGTH	\$350,000	\$174,170	49.76	\$348,339	\$231,927	\$118,073	\$109,823	1.075	1,066	\$110.76	ONE STORY B
50-22-12-101-057	28900 SUMMIT	02/28/22	PTA	03-ARM'S LENGTH	\$325,000	\$128,070	39.41	\$256,139	\$138,836	\$186,164	\$110,663	1.682	1,352	\$137.70	ONE STORY B
										\$524,383	\$450,109	1.165			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.165 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.030
ONE STORY B	1.000	1.000	1.000	1.010	1.030	1.030
ONE STORY C	1.000	1.000	1.000	1.010	1.030	1.030
TWO STORY	1.000	1.000	1.000	1.000	1.030	1.030
TWO STORY B	1.000	1.000	0.910	0.910	1.030	1.030
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.480
TRI-LEVEL	1.000	1.000	1.000	1.000	1.030	1.030
CUSTOM	0.870	1.000	1.000	1.000	1.000	1.000

R1220**BEACON HILL OCCP 2197**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-12-352-039	28549 HUMMINGDALE	05/29/20	PTA	03-ARM'S LENGTH	\$570,000	\$262,910	46.12	\$525,815	\$91,000	\$479,000	\$488,556	0.980	2,784	\$172.05	TWO STORY
50-22-12-352-018	27968 HUMMINGDALE	06/29/20	PTA	03-ARM'S LENGTH	\$583,915	\$325,800	55.80	\$651,591	\$91,000	\$492,915	\$629,878	0.783	3,297	\$149.50	TWO STORY
50-22-12-352-029	27927 HUMMINGDALE	07/16/20	PTA	03-ARM'S LENGTH	\$451,055	\$245,340	54.39	\$490,678	\$91,000	\$360,055	\$449,076	0.802	2,422	\$148.66	TWO STORY
50-22-12-352-028	27879 HUMMINGDALE	07/24/20	PTA	03-ARM'S LENGTH	\$421,360	\$241,610	57.34	\$483,226	\$91,000	\$330,360	\$440,703	0.750	2,396	\$137.88	TWO STORY
50-22-12-352-012	28140 HUMMINGDALE	08/13/20	PTA	03-ARM'S LENGTH	\$458,390	\$254,560	55.53	\$509,128	\$91,000	\$367,390	\$469,807	0.782	2,606	\$140.98	TWO STORY
50-22-12-352-019	27942 HUMMINGDALE	08/13/20	PTA	03-ARM'S LENGTH	\$480,265	\$258,770	53.88	\$517,541	\$91,000	\$389,265	\$479,260	0.812	2,596	\$149.95	TWO STORY
50-22-12-352-016	28008 HUMMINGDALE	08/17/20	PTA	03-ARM'S LENGTH	\$497,135	\$268,920	54.09	\$537,841	\$91,000	\$406,135	\$502,069	0.809	2,806	\$144.74	TWO STORY
50-22-12-352-022	27846 HUMMINGDALE	09/01/20	PTA	03-ARM'S LENGTH	\$542,240	\$304,010	56.07	\$608,026	\$91,000	\$451,240	\$580,928	0.777	3,315	\$136.12	TWO STORY
50-22-12-352-015	28036 HUMMINGDALE	09/16/20	PTA	03-ARM'S LENGTH	\$472,590	\$263,180	55.69	\$526,365	\$91,000	\$381,590	\$489,174	0.780	2,806	\$135.99	TWO STORY
50-22-12-352-021	27878 HUMMINGDALE	09/17/20	WD	03-ARM'S LENGTH	\$528,540	\$259,700	49.14	\$519,401	\$91,000	\$437,540	\$481,349	0.909	2,606	\$167.90	TWO STORY
50-22-12-352-030	28049 HUMMINGDALE	09/23/20	PTA	03-ARM'S LENGTH	\$478,020	\$254,490	53.24	\$508,977	\$91,000	\$387,020	\$469,637	0.824	2,598	\$148.97	TWO STORY
50-22-12-352-020	27908 HUMMINGDALE	09/25/20	PTA	03-ARM'S LENGTH	\$456,235	\$259,410	56.86	\$518,828	\$91,000	\$365,235	\$480,706	0.760	2,606	\$140.15	TWO STORY
50-22-12-352-023	27814 HUMMINGDALE	10/30/20	PTA	03-ARM'S LENGTH	\$442,625	\$248,580	56.16	\$497,164	\$91,000	\$351,625	\$456,364	0.770	2,474	\$142.13	TWO STORY
50-22-12-352-024	27784 HUMMINGDALE	11/13/20	PTA	03-ARM'S LENGTH	\$596,492	\$318,150	53.34	\$636,295	\$91,000	\$505,492	\$612,691	0.825	3,459	\$146.14	TWO STORY
50-22-12-352-038	28517 HUMMINGDALE	11/13/20	PTA	03-ARM'S LENGTH	\$460,725	\$249,520	54.16	\$499,045	\$91,000	\$369,725	\$458,478	0.806	2,626	\$140.79	TWO STORY
50-22-12-352-025	27766 HUMMINGDALE	11/19/20	PTA	03-ARM'S LENGTH	\$464,350	\$257,470	55.45	\$514,941	\$91,000	\$373,350	\$476,338	0.784	2,672	\$139.73	TWO STORY
50-22-12-352-038	28517 HUMMINGDALE	07/19/21	PTA	03-ARM'S LENGTH	\$550,000	\$249,520	45.37	\$499,045	\$91,000	\$459,000	\$458,478	1.001	2,626	\$174.79	TWO STORY
										\$6,906,937	\$8,423,491	0.820			

USE 0.820 ECF

R1250 SEC 12 ACREAGE

NO SALES DURING STUDY PERIOD

18 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.140
ONE STORY B	1.000	1.000	0.880	0.964	1.010	1.155
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.120
TWO STORY	1.000	1.000	0.720	0.840	0.890	1.000
TWO STORY B	1.000	1.000	0.861	0.840	0.840	0.980

R1420 ENCLAVE OCCP 933

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-14-251-034	43000 TWELVE OAKS CRESCENT	08/13/20	PTA	03-ARM'S LENGTH	\$228,500	\$122,740	53.72	\$245,480	\$45,000	\$183,500	\$238,667	0.769	2,199	\$83.45	ONE STORY B
50-22-14-251-069	43050 TWELVE OAKS CRESCENT	11/06/20	PTA	03-ARM'S LENGTH	\$210,000	\$122,740	58.45	\$245,480	\$45,000	\$165,000	\$238,667	0.691	2,199	\$75.03	ONE STORY B
50-22-14-251-051	43000 TWELVE OAKS CRESCENT	01/25/21	WD	03-ARM'S LENGTH	\$270,000	\$122,740	45.46	\$245,480	\$45,000	\$225,000	\$238,667	0.943	2,199	\$102.32	ONE STORY B
50-22-14-251-046	43000 TWELVE OAKS CRESCENT	04/19/21	PTA	03-ARM'S LENGTH	\$238,000	\$122,740	51.57	\$245,480	\$45,000	\$193,000	\$238,667	0.809	2,199	\$87.77	ONE STORY B
50-22-14-251-018	43100 TWELVE OAKS CRESCENT	04/20/21	PTA	03-ARM'S LENGTH	\$230,000	\$124,650	54.20	\$249,309	\$45,000	\$185,000	\$240,364	0.770	2,091	\$88.47	ONE STORY
50-22-14-251-055	43000 TWELVE OAKS CRESCENT	05/06/21	WD	03-ARM'S LENGTH	\$220,000	\$124,650	56.66	\$249,309	\$45,000	\$175,000	\$240,364	0.728	2,091	\$83.69	ONE STORY
50-22-14-251-082	43050 TWELVE OAKS CRESCENT	06/15/21	PTA	03-ARM'S LENGTH	\$240,500	\$122,740	51.04	\$245,480	\$45,000	\$195,500	\$238,667	0.819	2,199	\$88.90	ONE STORY B
50-22-14-251-016	43100 TWELVE OAKS CRESCENT	08/12/21	PTA	03-ARM'S LENGTH	\$233,800	\$122,740	52.50	\$245,480	\$45,000	\$188,800	\$238,667	0.791	2,199	\$85.86	ONE STORY B
50-22-14-251-076	43050 TWELVE OAKS CRESCENT	12/21/21	PTA	03-ARM'S LENGTH	\$213,000	\$122,740	57.62	\$245,480	\$45,000	\$168,000	\$238,667	0.704	2,199	\$76.40	ONE STORY B
50-22-14-251-062	43050 TWELVE OAKS CRESCENT	03/04/22	PTA	03-ARM'S LENGTH	\$262,000	\$121,660	46.44	\$243,323	\$45,000	\$217,000	\$233,321	0.930	2,143	\$101.26	ONE STORY
										\$1,895,800	\$2,384,715	0.795			

USE 0.800 ECF

R1501

MARY'S ORCHARD

NO SALES DURING STUDY PERIOD

12 PARCELS IN ECF NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.250
ONE STORY B	1.000	1.000	1.000	1.050	1.150	1.150
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.100
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.020	1.000	1.000	1.000

R1550 SEC 15 N/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-15-151-004	27510 TAFT	06/19/20	PTA	03-ARM'S LENGTH	\$167,800	\$83,380	49.69	\$166,759	\$84,871	\$82,929	\$109,184	0.760	2,088	\$39.72	ONE STORY C
										\$82,929	\$109,184	0.760			

ONE SALE DURING STUDY PERIOD

USE 0.760 ECF AS BASE

10 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R1551, R1650, R1651

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	0.780
ONE STORY C	1.000	1.000	1.000	1.000	1.000	0.750
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.000	0.830
TWO STORY C	1.000	1.000	1.000	1.000	1.000	0.800

R1551 SEC 15 S/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-15-351-040	44780 ELEVEN MILE	12/08/20	PTA	03-ARM'S LENGTH	\$850,000	\$461,330	54.27	\$922,663	\$70,358	\$779,642	\$860,914	0.906	3,660	\$213.02	ONE STORY
										\$779,642	\$860,914	0.906			

ONE SALE DURING STUDY PERIOD
NON-HOMOGENOUS NEIGHBORHOOD
USE 0.906 ECF AS BASE

37 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R1550, R1650, R1651

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.990	1.000	1.000	1.030	1.000	1.750
ONE STORY B	1.000	1.300	1.300	1.300	1.650	1.800
ONE STORY C	1.000	1.000	1.000	1.500	1.750	1.000
TWO STORY	0.930	1.000	1.000	1.000	1.000	1.250
TWO STORY B	1.000	1.000	1.200	1.600	1.000	1.800
TWO STORY C	1.000	1.000	1.000	1.000	1.500	1.750
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.200

R1620 ANDES HILLS OCCP 784

NO SALES DURING STUDY PERIOD

USE 1.020 ECF

11 PARCELS IN ECF NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.020	1.020	1.020	1.000	1.000

R1621 ASBURY PARK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-16-300-058	26508 MANDALAY	09/16/21	PTA	03-ARM'S LENGTH	\$849,900	\$418,620	49.26	\$837,245	\$195,788	\$654,112	\$822,381	0.795	3,762	\$173.87	TWO STORY
50-22-16-300-073	26391 MANDALAY	12/08/21	PTA	03-ARM'S LENGTH	\$1,050,000	\$498,490	47.48	\$996,981	\$195,788	\$854,212	\$1,027,171	0.832	4,841	\$176.45	TWO STORY
50-22-16-300-084	26255 MANDALAY	02/16/22	PTA	03-ARM'S LENGTH	\$907,000	\$425,780	46.94	\$851,558	\$195,788	\$711,212	\$840,731	0.846	4,074	\$174.57	TWO STORY
50-22-16-300-059	26500 MANDALAY	03/11/22	PTA	03-ARM'S LENGTH	\$1,040,000	\$456,170	43.86	\$912,349	\$201,401	\$838,599	\$911,472	0.920	3,973	\$211.07	TWO STORY
										\$3,058,135	\$3,601,754	0.849			

USE 0.830 ECF

R1650 SEC 16 N OF I-96

NO SALES DURING STUDY PERIOD

5 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R1550, R1551, R1651

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	2.050
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.950

R1651 SEC 16 S OF I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-16-300-046	26250 BECK	10/20/21	PTA	03-ARM'S LENGTH	\$250,000	\$96,610	38.64	\$193,229	\$69,668	\$180,332	\$93,607	1.926	1,350	\$133.58	ONE STORY C
50-22-16-300-015	46900 ELEVEN MILE	11/24/21	PTA	03-ARM'S LENGTH	\$450,000	\$204,880	45.53	\$409,762	\$122,166	\$327,834	\$213,034	1.539	2,517	\$130.25	ONE STORY
										\$508,166	\$306,641	1.657			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.657 ECF AS BASE

33 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R1550, R1551, R1650

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	0.930	0.930	1.400	1.450
ONE STORY B	1.000	1.000	1.000	1.200	1.200	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.250	1.350
TWO STORY	0.900	0.900	1.000	1.130	1.000	1.000
TWO STORY B	1.000	1.000	1.030	1.080	1.080	1.400
TWO STORY C	1.000	1.000	1.010	1.250	1.320	1.400
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY D	1.000	1.000	1.000	1.080	1.080	1.000
TWO STORY E	1.000	1.000	1.010	1.000	1.000	1.000

R1720**THE VILLAS AT STONEBROOK OCCP 2270****(CONTINUED ONTO PAGE 2)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-17-301-045	48849 ROCKVIEW	09/01/20	PTA	03-ARM'S LENGTH	\$518,730	\$284,580	54.86	\$569,158	\$85,000	\$433,730	\$410,303	1.057	1,890	\$229.49	ONE STORY
50-22-17-301-046	48855 ROCKVIEW	09/01/20	PTA	03-ARM'S LENGTH	\$490,510	\$261,610	53.33	\$523,211	\$85,000	\$405,510	\$371,365	1.092	1,614	\$251.25	ONE STORY
50-22-17-301-041	48807 ROCKVIEW	11/13/20	PTA	03-ARM'S LENGTH	\$452,967	\$268,090	59.19	\$536,180	\$85,000	\$367,967	\$382,356	0.962	1,740	\$211.48	ONE STORY
50-22-17-301-042	48813 ROCKVIEW	11/13/20	PTA	03-ARM'S LENGTH	\$511,065	\$282,600	55.30	\$565,192	\$85,000	\$426,065	\$406,942	1.047	1,860	\$229.07	ONE STORY
50-22-17-301-031	48663 ROCKVIEW	12/21/20	PTA	03-ARM'S LENGTH	\$553,225	\$289,570	52.34	\$579,131	\$85,000	\$468,225	\$418,755	1.118	1,850	\$253.09	ONE STORY
50-22-17-301-032	48669 ROCKVIEW	12/21/20	PTA	03-ARM'S LENGTH	\$546,665	\$283,240	51.81	\$566,472	\$85,000	\$461,665	\$408,027	1.131	1,860	\$248.21	ONE STORY
50-22-17-301-081	48806 ROCKVIEW	02/11/21	PTA	03-ARM'S LENGTH	\$502,990	\$276,030	54.88	\$552,069	\$85,000	\$417,990	\$395,821	1.056	1,734	\$241.06	ONE STORY
50-22-17-301-082	48812 ROCKVIEW	02/12/21	PTA	03-ARM'S LENGTH	\$497,670	\$276,030	55.46	\$552,069	\$85,000	\$412,670	\$395,821	1.043	1,734	\$237.99	ONE STORY
50-22-17-301-048	48881 ROCKVIEW	02/26/21	PTA	03-ARM'S LENGTH	\$511,647	\$273,540	53.46	\$547,075	\$85,000	\$426,647	\$391,589	1.090	1,734	\$246.05	ONE STORY
50-22-17-301-047	48875 ROCKVIEW	03/05/21	PTA	03-ARM'S LENGTH	\$533,207	\$273,260	51.25	\$546,529	\$85,000	\$448,207	\$391,126	1.146	1,734	\$258.48	ONE STORY
50-22-17-301-029	48548 WINDFALL	03/24/21	PTA	03-ARM'S LENGTH	\$530,290	\$276,030	52.05	\$552,069	\$85,000	\$445,290	\$395,821	1.125	1,734	\$256.80	ONE STORY
50-22-17-301-066	48637 WINDFALL	04/02/21	PTA	03-ARM'S LENGTH	\$498,070	\$276,030	55.42	\$552,069	\$85,000	\$413,070	\$395,821	1.044	1,734	\$238.22	ONE STORY
50-22-17-301-065	48643 WINDFALL	04/21/21	PTA	03-ARM'S LENGTH	\$500,000	\$276,120	55.22	\$552,248	\$85,000	\$415,000	\$395,973	1.048	1,734	\$239.33	ONE STORY
50-22-17-301-073	48700 ROCKVIEW	04/22/21	PTA	03-ARM'S LENGTH	\$501,585	\$275,400	54.91	\$550,807	\$85,000	\$416,585	\$394,752	1.055	1,734	\$240.25	ONE STORY
50-22-17-301-074	48706 ROCKVIEW	04/23/21	PTA	03-ARM'S LENGTH	\$458,445	\$262,030	57.16	\$524,064	\$85,000	\$373,445	\$372,088	1.004	1,614	\$231.38	ONE STORY
50-22-17-301-037	48743 ROCKVIEW	05/06/21	PTA	03-ARM'S LENGTH	\$482,360	\$263,620	54.65	\$527,246	\$85,000	\$397,360	\$374,785	1.060	1,614	\$246.20	ONE STORY
50-22-17-301-038	48749 ROCKVIEW	05/10/21	PTA	03-ARM'S LENGTH	\$476,175	\$262,030	55.03	\$524,064	\$85,000	\$391,175	\$372,088	1.051	1,614	\$242.36	ONE STORY
50-22-17-301-067	48622 ROCKVIEW	05/21/21	PTA	03-ARM'S LENGTH	\$519,242	\$262,670	50.59	\$525,338	\$85,000	\$434,242	\$373,168	1.164	1,614	\$269.05	ONE STORY
50-22-17-301-068	48628 ROCKVIEW	05/21/21	PTA	03-ARM'S LENGTH	\$462,825	\$274,330	59.27	\$548,656	\$85,000	\$377,825	\$392,929	0.962	1,734	\$217.89	ONE STORY
50-22-17-301-080	48788 ROCKVIEW	05/25/21	PTA	03-ARM'S LENGTH	\$488,540	\$274,200	56.13	\$548,404	\$85,000	\$403,540	\$392,715	1.028	1,734	\$232.72	ONE STORY
50-22-17-301-070	48654 ROCKVIEW	06/16/21	PTA	03-ARM'S LENGTH	\$480,300	\$276,030	57.47	\$552,069	\$85,000	\$395,300	\$395,821	0.999	1,734	\$227.97	ONE STORY
50-22-17-301-027	48572 WINDFALL	06/17/21	PTA	03-ARM'S LENGTH	\$469,635	\$276,330	58.84	\$552,656	\$85,000	\$384,635	\$396,319	0.971	1,734	\$221.82	ONE STORY
50-22-17-301-028	48566 WINDFALL	06/18/21	PTA	03-ARM'S LENGTH	\$505,307	\$276,330	54.69	\$552,656	\$85,000	\$420,307	\$396,319	1.061	1,734	\$242.39	ONE STORY
50-22-17-301-063	48667 WINDFALL	06/28/21	PTA	03-ARM'S LENGTH	\$512,255	\$276,720	54.02	\$553,436	\$85,000	\$427,255	\$396,980	1.076	1,734	\$246.40	ONE STORY
50-22-17-301-025	48596 WINDFALL	08/18/21	PTA	03-ARM'S LENGTH	\$520,620	\$265,450	50.99	\$530,895	\$85,000	\$435,620	\$377,877	1.153	1,614	\$269.90	ONE STORY
50-22-17-301-026	48590 WINDFALL	08/27/21	PTA	03-ARM'S LENGTH	\$547,890	\$265,450	48.45	\$530,895	\$85,000	\$462,890	\$377,877	1.225	1,614	\$286.80	ONE STORY
50-22-17-301-071	48672 ROCKVIEW	09/27/21	PTA	03-ARM'S LENGTH	\$478,010	\$276,030	57.75	\$552,069	\$85,000	\$393,010	\$395,821	0.993	1,734	\$226.65	ONE STORY
50-22-17-301-072	48678 ROCKVIEW	09/28/21	WD	03-ARM'S LENGTH	\$504,395	\$276,120	54.74	\$552,248	\$85,000	\$419,395	\$395,973	1.059	1,734	\$241.87	ONE STORY
50-22-17-301-021	48646 WINDFALL	10/29/21	PTA	03-ARM'S LENGTH	\$538,432	\$276,110	51.28	\$552,214	\$85,000	\$453,432	\$395,944	1.145	1,734	\$261.49	ONE STORY
50-22-17-301-022	48640 WINDFALL	10/29/21	PTA	03-ARM'S LENGTH	\$579,145	\$276,110	47.68	\$552,214	\$85,000	\$494,145	\$395,944	1.248	1,734	\$284.97	ONE STORY
50-22-17-301-017	48698 WINDFALL	11/23/21	PTA	03-ARM'S LENGTH	\$536,530	\$276,110	51.46	\$552,214	\$85,000	\$451,530	\$395,944	1.140	1,734	\$260.40	ONE STORY
50-22-17-301-016	48718 WINDFALL	12/20/21	PTA	03-ARM'S LENGTH	\$540,030	\$276,110	51.13	\$552,214	\$85,000	\$455,030	\$395,944	1.149	1,734	\$262.42	ONE STORY
50-22-17-301-013	48750 WINDFALL	12/21/21	WD	03-ARM'S LENGTH	\$585,377	\$273,810	46.77	\$547,625	\$85,000	\$500,377	\$392,055	1.276	1,734	\$288.57	ONE STORY
50-22-17-301-015	48724 WINDFALL	12/21/21	PTA	03-ARM'S LENGTH	\$548,285	\$264,330	48.21	\$528,653	\$85,000	\$463,285	\$375,977	1.232	1,614	\$287.04	ONE STORY
50-22-17-301-014	48744 WINDFALL	12/22/21	PTA	03-ARM'S LENGTH	\$582,442	\$276,110	47.41	\$552,214	\$85,000	\$497,442	\$395,944	1.256	1,734	\$286.88	ONE STORY
50-22-17-301-057	48747 WINDFALL	12/30/21	PTA	03-ARM'S LENGTH	\$563,052	\$276,840	49.17	\$553,676	\$85,000	\$478,052	\$397,183	1.204	1,734	\$275.69	ONE STORY
50-22-17-301-058	48741 WINDFALL	12/30/21	PTA	03-ARM'S LENGTH	\$527,206	\$276,030	52.36	\$552,069	\$85,000	\$442,206	\$395,821	1.117	1,734	\$255.02	ONE STORY
50-22-17-301-012	48772 WINDFALL	02/15/22	PTA	03-ARM'S LENGTH	\$545,510	\$273,810	50.19	\$547,625	\$85,000	\$460,510	\$392,055	1.175	1,734	\$265.58	ONE STORY
50-22-17-301-011	48778 WINDFALL	02/18/22	WD	03-ARM'S LENGTH	\$531,730	\$260,930	49.07	\$521,853	\$85,000	\$446,730	\$370,214	1.207	1,596	\$279.91	ONE STORY
50-22-17-301-005	48854 WINDFALL	02/25/22	PTA	03-ARM'S LENGTH	\$624,870	\$277,850	44.47	\$555,703	\$85,000	\$539,870	\$398,901	1.353	1,734	\$311.34	ONE STORY

R1720**THE VILLAS AT STONEBROOK OCCP 2270****(CONTINUED FROM PAGE 1)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-17-301-006	48848 WINDFALL	02/25/22	PTA	03-ARM'S LENGTH	\$586,060	\$280,020	47.78	\$560,047	\$85,000	\$501,060	\$402,582	1.245	1,734	\$288.96	ONE STORY
50-22-17-301-049	48853 WINDFALL	03/29/22	PTA	03-ARM'S LENGTH	\$579,530	\$277,810	47.94	\$555,625	\$85,000	\$494,530	\$398,835	1.240	1,734	\$285.20	ONE STORY
50-22-17-301-052	48821 WINDFALL	03/31/22	PTA	03-ARM'S LENGTH	\$530,365	\$264,870	49.94	\$529,738	\$85,000	\$445,365	\$376,897	1.182	1,596	\$279.05	ONE STORY
											\$18,798,184	\$16,845,474	1.116		

USE 1.116 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-17-301-044	48841 ROCKVIEW	08/20/20	PTA	03-ARM'S LENGTH	\$522,885	\$279,920	53.53	\$559,847	\$85,000	\$437,885	\$479,643	0.913	2,469	\$177.35	TWO STORY
50-22-17-301-043	48835 ROCKVIEW	08/21/20	PTA	03-ARM'S LENGTH	\$515,695	\$279,920	54.28	\$559,847	\$85,000	\$430,695	\$479,643	0.898	2,469	\$174.44	TWO STORY
50-22-17-301-040	48773 ROCKVIEW	09/03/20	PTA	03-ARM'S LENGTH	\$474,370	\$270,630	57.05	\$541,260	\$85,000	\$389,370	\$460,869	0.845	2,349	\$165.76	TWO STORY
50-22-17-301-039	48767 ROCKVIEW	12/17/20	PTA	03-ARM'S LENGTH	\$465,000	\$271,710	58.43	\$543,416	\$85,000	\$380,000	\$463,046	0.821	2,349	\$161.77	TWO STORY
50-22-17-301-033	48689 ROCKVIEW	02/22/21	PTA	03-ARM'S LENGTH	\$530,490	\$282,520	53.26	\$565,043	\$85,000	\$445,490	\$484,892	0.919	2,469	\$180.43	TWO STORY
50-22-17-301-034	48695 ROCKVIEW	02/23/21	PTA	03-ARM'S LENGTH	\$515,625	\$281,440	54.58	\$562,888	\$85,000	\$430,625	\$482,715	0.892	2,469	\$174.41	TWO STORY
50-22-17-301-030	48542 WINDFALL	03/26/21	PTA	03-ARM'S LENGTH	\$539,815	\$284,230	52.65	\$568,468	\$85,000	\$454,815	\$488,352	0.931	2,469	\$184.21	TWO STORY
50-22-17-301-069	48648 ROCKVIEW	06/08/21	PTA	03-ARM'S LENGTH	\$550,115	\$284,230	51.67	\$568,468	\$85,000	\$465,115	\$488,352	0.952	2,469	\$188.38	TWO STORY
50-22-17-301-064	48661 WINDFALL	06/28/21	PTA	03-ARM'S LENGTH	\$552,500	\$282,340	51.10	\$564,673	\$85,000	\$467,500	\$484,518	0.965	2,469	\$189.35	TWO STORY
50-22-17-301-062	48685 WINDFALL	08/24/21	PTA	03-ARM'S LENGTH	\$477,365	\$275,920	57.80	\$551,842	\$85,000	\$392,365	\$471,558	0.832	2,349	\$167.03	TWO STORY
50-22-17-301-061	48691 WINDFALL	08/26/21	PTA	03-ARM'S LENGTH	\$476,165	\$275,920	57.95	\$551,842	\$85,000	\$391,165	\$471,558	0.830	2,349	\$166.52	TWO STORY
50-22-17-301-023	48620 WINDFALL	09/22/21	PTA	03-ARM'S LENGTH	\$546,095	\$276,510	50.63	\$553,017	\$85,000	\$461,095	\$472,744	0.975	2,349	\$196.29	TWO STORY
50-22-17-301-024	48614 WINDFALL	09/22/21	PTA	03-ARM'S LENGTH	\$567,660	\$282,370	49.74	\$564,740	\$85,000	\$482,660	\$484,586	0.996	2,469	\$195.49	TWO STORY
50-22-17-301-018	48692 WINDFALL	11/23/21	PTA	03-ARM'S LENGTH	\$560,180	\$282,370	50.41	\$564,740	\$85,000	\$475,180	\$484,586	0.981	2,469	\$192.46	TWO STORY
50-22-17-301-059	48719 WINDFALL	11/29/21	PTA	03-ARM'S LENGTH	\$529,935	\$285,000	53.78	\$570,003	\$85,000	\$444,935	\$489,902	0.908	2,469	\$180.21	TWO STORY
50-22-17-301-060	48713 WINDFALL	11/29/21	PTA	03-ARM'S LENGTH	\$540,250	\$285,310	52.81	\$570,621	\$85,000	\$455,250	\$490,526	0.928	2,469	\$184.39	TWO STORY
50-22-17-301-019	48674 WINDFALL	12/07/21	PTA	03-ARM'S LENGTH	\$571,600	\$272,980	47.76	\$545,962	\$85,000	\$486,600	\$465,618	1.045	2,349	\$207.15	TWO STORY
50-22-17-301-020	48668 WINDFALL	12/07/21	PTA	03-ARM'S LENGTH	\$524,630	\$275,920	52.59	\$551,842	\$85,000	\$439,630	\$471,558	0.932	2,349	\$187.16	TWO STORY
50-22-17-301-053	48801 WINDFALL	12/30/21	PTA	03-ARM'S LENGTH	\$564,985	\$283,880	50.25	\$567,764	\$85,000	\$479,985	\$487,640	0.984	2,451	\$195.83	TWO STORY
50-22-17-301-054	48795 WINDFALL	12/30/21	WD	03-ARM'S LENGTH	\$553,750	\$284,980	51.46	\$569,964	\$85,000	\$468,750	\$489,863	0.957	2,451	\$191.25	TWO STORY
50-22-17-301-007	48828 WINDFALL	02/23/22	PTA	03-ARM'S LENGTH	\$591,832	\$287,950	48.65	\$575,904	\$85,000	\$506,832	\$495,863	1.022	2,451	\$206.79	TWO STORY
50-22-17-301-009	48802 WINDFALL	02/24/22	PTA	03-ARM'S LENGTH	\$644,346	\$308,030	47.81	\$616,055	\$85,000	\$559,346	\$536,419	1.043	2,469	\$226.55	TWO STORY
50-22-17-301-010	48796 WINDFALL	02/24/22	WD	03-ARM'S LENGTH	\$610,540	\$287,950	47.16	\$575,904	\$85,000	\$525,540	\$495,863	1.060	2,451	\$214.42	TWO STORY
50-22-17-301-008	48822 WINDFALL	02/25/22	PTA	03-ARM'S LENGTH	\$603,345	\$289,730	48.02	\$579,468	\$85,000	\$518,345	\$499,463	1.038	2,451	\$211.48	TWO STORY
50-22-17-301-055	48777 WINDFALL	03/30/22	PTA	03-ARM'S LENGTH	\$576,280	\$285,700	49.58	\$571,408	\$85,000	\$491,280	\$491,321	1.000	2,451	\$200.44	TWO STORY
50-22-17-301-056	48771 WINDFALL	03/30/22	PTA	03-ARM'S LENGTH	\$581,310	\$285,700	49.15	\$571,408	\$85,000	\$496,310	\$491,321	1.010	2,451	\$202.49	TWO STORY
											\$11,976,763	\$12,602,418	0.950		

USE 0.950 ECF FOR TWO STORY

R1750 SEC 17 ACREAGE

NO SALES DURING STUDY PERIOD

7 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	0.945	0.980	1.180
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.250
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	0.813	1.000	1.170

R1820 ISLAND LAKE VINEYARDS OCCP 1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-426-007	49685 LEYLAND	04/09/20	WD	03-ARM'S LENGTH	\$600,000	\$309,450	51.58	\$618,906	\$139,235	\$460,765	\$648,204	0.711	3,382	\$136.24	TWO STORY
50-22-18-429-009	26462 GLENWOOD	06/19/20	PTA	03-ARM'S LENGTH	\$705,000	\$360,400	51.12	\$720,802	\$139,235	\$565,765	\$785,901	0.720	4,583	\$123.45	TWO STORY
50-22-18-426-018	49857 LEYLAND	07/31/20	PTA	03-ARM'S LENGTH	\$780,000	\$405,140	51.94	\$810,282	\$159,235	\$620,765	\$879,793	0.706	4,054	\$153.12	TWO STORY
50-22-18-426-017	49843 LEYLAND	09/24/20	PTA	03-ARM'S LENGTH	\$785,000	\$380,290	48.44	\$760,577	\$159,235	\$625,765	\$812,624	0.770	3,973	\$157.50	TWO STORY
50-22-18-428-002	26455 GLENWOOD	01/15/21	PTA	03-ARM'S LENGTH	\$683,000	\$372,670	54.56	\$745,349	\$139,235	\$543,765	\$819,073	0.664	3,834	\$141.83	TWO STORY
50-22-18-426-003	49550 TIMBER	03/15/21	PTA	03-ARM'S LENGTH	\$720,000	\$401,390	55.75	\$802,777	\$160,600	\$559,400	\$867,807	0.645	4,529	\$123.52	TWO STORY
50-22-18-427-017	26524 ANCHORAGE	05/05/21	WD	03-ARM'S LENGTH	\$725,000	\$379,330	52.32	\$758,656	\$144,708	\$580,292	\$829,659	0.699	3,970	\$146.17	TWO STORY
50-22-18-426-001	49574 TIMBER	05/17/21	PTA	03-ARM'S LENGTH	\$850,000	\$413,560	48.65	\$827,113	\$159,235	\$690,765	\$902,538	0.765	4,260	\$162.15	TWO STORY
50-22-18-426-020	49885 LEYLAND	06/17/21	PTA	03-ARM'S LENGTH	\$915,000	\$395,250	43.20	\$790,505	\$159,235	\$755,765	\$853,068	0.886	4,746	\$159.24	TWO STORY
50-22-18-427-002	26604 GLENWOOD	06/18/21	PTA	03-ARM'S LENGTH	\$699,999	\$383,430	54.78	\$766,856	\$139,235	\$560,764	\$848,137	0.661	4,207	\$133.29	TWO STORY
50-22-18-428-001	26439 GLENWOOD	08/30/21	PTA	03-ARM'S LENGTH	\$934,900	\$382,450	40.91	\$764,891	\$139,235	\$795,665	\$845,481	0.941	4,770	\$166.81	TWO STORY
50-22-18-427-019	26500 ANCHORAGE	09/14/21	PTA	03-ARM'S LENGTH	\$825,000	\$355,800	43.13	\$711,604	\$139,235	\$685,765	\$773,472	0.887	3,640	\$188.40	TWO STORY
50-22-18-427-011	26553 ANCHORAGE	12/09/21	PTA	03-ARM'S LENGTH	\$685,000	\$358,990	52.41	\$717,983	\$139,235	\$545,765	\$782,092	0.698	3,321	\$164.34	TWO STORY
										\$7,991,006	\$10,647,849	0.750			

USE 0.750 ECF

R1821 ISLAND LAKE ARBORS OCCP 1358

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-401-043	26362 FIELDSTONE	08/24/20	WD	03-ARM'S LENGTH	\$372,000	\$201,290	54.11	\$402,572	\$71,673	\$300,327	\$352,020	0.853	2,060	\$145.79	TWO STORY D
50-22-18-401-098	26172 FIELDSTONE	09/17/20	PTA	03-ARM'S LENGTH	\$350,000	\$206,930	59.12	\$413,857	\$71,673	\$278,327	\$364,026	0.765	2,060	\$135.11	TWO STORY D
50-22-18-401-073	49947 STREAMWOOD	09/18/20	PTA	03-ARM'S LENGTH	\$395,000	\$213,580	54.07	\$427,155	\$71,673	\$323,327	\$378,172	0.855	2,063	\$156.73	TWO STORY
50-22-18-401-006	26434 FIELDSTONE	10/23/20	PTA	03-ARM'S LENGTH	\$380,000	\$205,690	54.13	\$411,377	\$71,673	\$308,327	\$361,387	0.853	2,060	\$149.67	TWO STORY D
50-22-18-401-001	26462 FIELDSTONE	11/30/20	PTA	03-ARM'S LENGTH	\$393,000	\$188,080	47.86	\$376,168	\$71,673	\$321,327	\$323,931	0.992	2,063	\$155.76	TWO STORY
50-22-18-401-011	26414 FIELDSTONE	02/22/21	PTA	03-ARM'S LENGTH	\$376,000	\$180,940	48.12	\$361,873	\$71,673	\$304,327	\$308,723	0.986	2,032	\$149.77	TWO STORY D
50-22-18-401-040	26389 FIELDSTONE	07/23/21	PTA	03-ARM'S LENGTH	\$390,000	\$192,370	49.33	\$384,745	\$71,673	\$318,327	\$333,055	0.956	2,063	\$154.30	TWO STORY
50-22-18-401-023	26424 ISLAND LAKE	08/12/21	PTA	03-ARM'S LENGTH	\$425,000	\$195,790	46.07	\$391,570	\$71,673	\$353,327	\$340,316	1.038	2,060	\$171.52	TWO STORY D
50-22-18-401-026	26448 ISLAND LAKE	08/12/21	PTA	03-ARM'S LENGTH	\$410,000	\$181,510	44.27	\$363,021	\$71,673	\$338,327	\$309,945	1.092	2,060	\$164.24	TWO STORY D
50-22-18-401-123	26199 FIELDSTONE	08/31/21	PTA	03-ARM'S LENGTH	\$389,000	\$190,040	48.85	\$380,089	\$71,673	\$317,327	\$328,102	0.967	2,060	\$154.04	TWO STORY D
50-22-18-401-022	26422 ISLAND LAKE	11/05/21	PTA	03-ARM'S LENGTH	\$400,000	\$182,370	45.59	\$364,735	\$71,673	\$328,327	\$311,768	1.053	2,060	\$159.38	TWO STORY D
50-22-18-401-046	26328 FIELDSTONE	11/12/21	PTA	03-ARM'S LENGTH	\$391,000	\$189,540	48.48	\$379,072	\$71,673	\$319,327	\$327,020	0.976	2,060	\$155.01	TWO STORY D
50-22-18-401-035	26417 FIELDSTONE	12/07/21	PTA	03-ARM'S LENGTH	\$430,000	\$201,250	46.80	\$402,509	\$71,673	\$358,327	\$351,953	1.018	2,060	\$173.95	TWO STORY D
50-22-18-401-071	50005 STREAMWOOD	03/31/22	PTA	03-ARM'S LENGTH	\$433,000	\$205,530	47.47	\$411,056	\$71,673	\$361,327	\$361,046	1.001	2,060	\$175.40	TWO STORY D
										\$4,530,578	\$4,751,465	0.954			

USE 0.954 ECF FOR TWO STORY B AND C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-401-077	26359 FIELDSTONE	05/01/20	WD	03-ARM'S LENGTH	\$376,000	\$205,190	54.57	\$410,382	\$71,673	\$304,327	\$368,162	0.827	2,383	\$127.71	TWO STORY B
50-22-18-401-078	26357 FIELDSTONE	06/11/20	PTA	03-ARM'S LENGTH	\$370,000	\$196,640	53.15	\$393,279	\$71,673	\$298,327	\$349,572	0.853	2,331	\$127.98	TWO STORY C
50-22-18-401-120	26245 FIELDSTONE	09/18/20	PTA	03-ARM'S LENGTH	\$386,500	\$212,660	55.02	\$425,313	\$71,673	\$314,827	\$384,391	0.819	2,333	\$134.95	TWO STORY B
50-22-18-401-036	26415 FIELDSTONE	12/16/20	PTA	03-ARM'S LENGTH	\$435,000	\$197,800	45.47	\$395,597	\$71,673	\$363,327	\$352,091	1.032	2,371	\$153.24	TWO STORY B
50-22-18-401-110	49963 BLACKBERRY	01/07/21	PTA	03-ARM'S LENGTH	\$378,000	\$201,820	53.39	\$403,635	\$71,673	\$306,327	\$360,828	0.849	2,371	\$129.20	TWO STORY C
50-22-18-401-083	26274 FIELDSTONE	01/14/21	PTA	03-ARM'S LENGTH	\$415,000	\$212,810	51.28	\$425,626	\$71,673	\$343,327	\$384,732	0.892	2,667	\$128.73	TWO STORY C
50-22-18-401-010	26416 FIELDSTONE	03/08/21	PTA	03-ARM'S LENGTH	\$415,000	\$208,510	50.24	\$417,016	\$71,673	\$343,327	\$375,373	0.915	2,331	\$147.29	TWO STORY C
50-22-18-401-045	26330 FIELDSTONE	07/06/21	WD	03-ARM'S LENGTH	\$432,000	\$221,310	51.23	\$442,611	\$71,673	\$360,327	\$403,193	0.894	2,719	\$132.52	TWO STORY B
50-22-18-401-007	26432 FIELDSTONE	10/08/21	PTA	03-ARM'S LENGTH	\$385,000	\$196,190	50.96	\$392,374	\$71,673	\$313,327	\$348,588	0.899	2,331	\$134.42	TWO STORY C
										\$2,947,443	\$3,326,930	0.886			

USE 0.886 ECF FOR TWO STORY AND TWO STORY D

R1822 ISLAND LAKE NORTH WOODS OCCP 1415

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-451-010	49669 TIMBER	07/08/20	PTA	03-ARM'S LENGTH	\$480,000	\$252,180	52.54	\$504,359	\$90,408	\$389,592	\$511,051	0.762	2,476	\$157.35	TWO STORY C
50-22-18-451-035	26029 ISLAND LAKE	09/11/20	PTA	03-ARM'S LENGTH	\$450,000	\$245,930	54.65	\$491,852	\$90,408	\$359,592	\$495,610	0.726	2,476	\$145.23	TWO STORY C
50-22-18-451-028	26125 ISLAND LAKE	05/10/21	PTA	03-ARM'S LENGTH	\$479,000	\$246,670	51.50	\$493,330	\$90,408	\$388,592	\$497,435	0.781	2,610	\$148.89	TWO STORY B
50-22-18-451-033	26033 ISLAND LAKE	06/09/21	PTA	03-ARM'S LENGTH	\$485,000	\$250,260	51.60	\$500,526	\$90,408	\$394,592	\$506,319	0.779	2,610	\$151.18	TWO STORY B
50-22-18-451-022	49676 TIMBER	06/10/21	PTA	03-ARM'S LENGTH	\$479,000	\$246,920	51.55	\$493,835	\$90,408	\$388,592	\$498,058	0.780	2,610	\$148.89	TWO STORY B
50-22-18-451-015	49646 TIMBER	11/30/21	PTA	03-ARM'S LENGTH	\$459,900	\$233,010	50.67	\$466,028	\$91,356	\$368,544	\$462,558	0.797	2,382	\$154.72	TWO STORY B
										\$2,289,504	\$2,971,030	0.771			

USE 0.770 ECF FOR TWO STORY, TWO STORY B, and TWO STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-451-031	26055 ISLAND LAKE	05/03/21	PTA	03-ARM'S LENGTH	\$479,000	\$275,720	57.56	\$551,437	\$90,408	\$388,592	\$598,739	0.649	2,802	\$138.68	TWO STORY D
50-22-18-451-038	26001 ISLAND LAKE	02/22/22	PTA	03-ARM'S LENGTH	\$517,500	\$246,860	47.70	\$493,719	\$90,408	\$427,092	\$523,781	0.815	2,802	\$152.42	TWO STORY D
										\$815,684	\$1,122,519	0.727			

USE 0.727 ECF FOR TWO STORY D

R1823 ISLAND LAKE EAST ARBORS OCCP 1659

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-276-009	26663 ISLAND LAKE	05/13/21	PTA	03-ARM'S LENGTH	\$383,000	\$215,250	56.20	\$430,504	\$71,891	\$311,109	\$385,605	0.807	2,063	\$150.80	TWO STORY
										\$311,109	\$385,605	0.807		\$150.80	

ONE SALE DURING STUDY PERIOD

USE 0.807 ECF AS BASE

12 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R1821

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	0.930	0.930	1.000	1.000	1.000
TWO STORY B	1.000	0.940	0.940	1.000	1.000	1.000
TWO STORY C	1.000	0.930	0.930	1.000	1.000	1.000

R1824**KNIGHTSBRIDGE GATE OCCP 1797**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-101-008	27303 VICTORIA	05/27/20	WD	03-ARM'S LENGTH	\$392,000	\$209,510	53.45	\$419,019	\$72,618	\$319,382	\$422,440	0.756	2,733	\$116.86	TWO STORY
50-22-18-101-092	27078 LADBROKE	06/11/20	PTA	03-ARM'S LENGTH	\$344,000	\$173,080	50.31	\$346,168	\$73,014	\$270,986	\$333,115	0.813	1,900	\$142.62	TWO STORY
50-22-18-101-026	27087 VICTORIA	06/30/20	PTA	03-ARM'S LENGTH	\$399,900	\$221,910	55.49	\$443,819	\$75,737	\$324,163	\$448,881	0.722	2,490	\$130.19	TWO STORY
50-22-18-101-137	27548 SLOAN	07/10/20	WD	03-ARM'S LENGTH	\$368,000	\$182,490	49.59	\$364,970	\$72,618	\$295,382	\$356,527	0.828	2,288	\$129.10	TWO STORY
50-22-18-101-200	27632 HARRINGTON	07/15/20	PTA	03-ARM'S LENGTH	\$362,500	\$198,590	54.78	\$397,177	\$73,014	\$289,486	\$395,321	0.732	2,322	\$124.67	TWO STORY
50-22-18-101-255	27620 BELGRAVE	07/17/20	PTA	03-ARM'S LENGTH	\$369,000	\$195,080	52.87	\$390,167	\$73,014	\$295,986	\$386,772	0.765	2,180	\$135.77	TWO STORY
50-22-18-101-169	27582 ALBERT	07/29/20	PTA	03-ARM'S LENGTH	\$355,000	\$198,530	55.92	\$397,063	\$73,014	\$281,986	\$395,182	0.714	2,017	\$139.80	TWO STORY
50-22-18-101-025	27099 VICTORIA	08/10/20	PTA	03-ARM'S LENGTH	\$407,500	\$207,110	50.82	\$414,227	\$73,014	\$334,486	\$416,113	0.804	2,477	\$135.04	TWO STORY
50-22-18-101-324	51124 HALLFIELD	08/18/20	PTA	03-ARM'S LENGTH	\$390,000	\$204,000	52.31	\$407,993	\$72,618	\$317,382	\$408,994	0.776	2,309	\$137.45	TWO STORY
50-22-18-101-318	27342 BENJAMINS	09/11/20	WD	03-ARM'S LENGTH	\$360,000	\$201,870	56.08	\$403,740	\$73,014	\$286,986	\$403,324	0.712	2,496	\$114.98	TWO STORY
50-22-18-101-133	27484 SLOAN	10/07/20	PTA	03-ARM'S LENGTH	\$395,000	\$198,780	50.32	\$397,550	\$73,014	\$321,986	\$395,776	0.814	2,402	\$134.05	TWO STORY
50-22-18-101-041	51207 LUKE	10/09/20	PTA	03-ARM'S LENGTH	\$375,000	\$176,410	47.04	\$352,823	\$73,014	\$301,986	\$341,231	0.885	1,969	\$153.37	TWO STORY
50-22-18-101-328	27331 BENJAMINS	10/09/20	PTA	03-ARM'S LENGTH	\$440,000	\$233,130	52.98	\$466,265	\$73,014	\$366,986	\$479,574	0.765	2,679	\$136.99	TWO STORY
50-22-18-101-143	51128 E BOURNE	10/21/20	PTA	03-ARM'S LENGTH	\$355,000	\$176,530	49.73	\$353,060	\$72,618	\$282,382	\$342,002	0.826	2,208	\$127.89	TWO STORY
50-22-18-101-273	51356 E BOURNE	10/22/20	PTA	03-ARM'S LENGTH	\$362,000	\$188,270	52.01	\$376,546	\$72,618	\$289,382	\$370,644	0.781	2,162	\$133.85	TWO STORY
50-22-18-101-061	27074 MAXWELL	12/07/20	PTA	03-ARM'S LENGTH	\$425,000	\$216,040	50.83	\$432,076	\$73,014	\$351,986	\$437,881	0.804	2,771	\$127.02	TWO STORY
50-22-18-101-325	51112 HALLFIELD	12/16/20	PTA	03-ARM'S LENGTH	\$404,000	\$210,180	52.02	\$420,366	\$73,014	\$330,986	\$423,600	0.781	2,376	\$139.30	TWO STORY
50-22-18-101-318	27342 BENJAMINS	12/18/20	PTA	03-ARM'S LENGTH	\$400,000	\$201,870	50.47	\$403,740	\$73,014	\$326,986	\$403,324	0.811	2,496	\$131.00	TWO STORY
50-22-18-101-126	27372 SLOAN	01/04/21	PTA	03-ARM'S LENGTH	\$371,250	\$187,000	50.37	\$374,006	\$72,618	\$298,632	\$367,546	0.813	1,968	\$151.74	TWO STORY
50-22-18-101-348	51231 MAYFAIR	04/06/21	PTA	03-ARM'S LENGTH	\$456,000	\$197,280	43.26	\$394,566	\$73,014	\$382,986	\$392,137	0.977	2,500	\$153.19	TWO STORY
50-22-18-101-283	27555 BELGRAVE	04/09/21	WD	03-ARM'S LENGTH	\$401,000	\$202,550	50.51	\$405,103	\$73,014	\$327,986	\$404,987	0.810	2,183	\$150.25	TWO STORY
50-22-18-101-005	27339 VICTORIA	05/07/21	PTA	03-ARM'S LENGTH	\$402,000	\$221,490	55.10	\$442,982	\$101,901	\$300,099	\$415,952	0.721	2,182	\$137.53	TWO STORY
50-22-18-101-016	27207 VICTORIA	05/14/21	PTA	03-ARM'S LENGTH	\$460,000	\$222,140	48.29	\$444,277	\$72,618	\$387,382	\$453,243	0.855	2,305	\$168.06	TWO STORY
50-22-18-101-034	26991 VICTORIA	05/14/21	PTA	03-ARM'S LENGTH	\$433,000	\$202,120	46.68	\$404,242	\$73,014	\$359,986	\$403,937	0.891	2,120	\$169.80	TWO STORY
50-22-18-101-004	27351 VICTORIA	07/23/21	WD	03-ARM'S LENGTH	\$481,000	\$244,180	50.77	\$488,368	\$74,461	\$406,539	\$504,765	0.805	2,742	\$148.26	TWO STORY
50-22-18-101-103	27009 LADBROKE	07/30/21	PTA	03-ARM'S LENGTH	\$475,500	\$223,470	47.00	\$446,940	\$73,014	\$402,486	\$456,007	0.883	2,556	\$157.47	TWO STORY
50-22-18-101-274	27699 BELGRAVE	08/06/21	PTA	03-ARM'S LENGTH	\$440,000	\$225,820	51.32	\$451,634	\$73,014	\$366,986	\$461,732	0.795	2,539	\$144.54	TWO STORY
50-22-18-101-199	27616 HARRINGTON	08/16/21	PTA	03-ARM'S LENGTH	\$495,000	\$230,630	46.59	\$461,262	\$72,618	\$422,382	\$473,956	0.891	2,699	\$156.50	TWO STORY
50-22-18-101-224	27570 CROMWELL	08/26/21	PTA	03-ARM'S LENGTH	\$455,000	\$205,100	45.08	\$410,206	\$73,014	\$381,986	\$411,210	0.929	2,659	\$143.66	TWO STORY
50-22-18-101-278	27635 BELGRAVE	09/01/21	PTA	03-ARM'S LENGTH	\$400,500	\$201,760	50.38	\$403,521	\$73,014	\$327,486	\$403,057	0.813	2,152	\$152.18	TWO STORY
50-22-18-101-028	27063 VICTORIA	09/08/21	PTA	03-ARM'S LENGTH	\$465,000	\$221,180	47.57	\$442,350	\$73,014	\$391,986	\$450,410	0.870	2,509	\$156.23	TWO STORY
50-22-18-101-093	27092 LADBROKE	09/27/21	PTA	03-ARM'S LENGTH	\$442,000	\$196,990	44.57	\$393,981	\$73,014	\$368,986	\$391,423	0.943	2,140	\$172.42	TWO STORY
50-22-18-101-076	27089 MAXWELL	09/30/21	PTA	03-ARM'S LENGTH	\$485,900	\$248,500	51.14	\$496,990	\$73,014	\$412,886	\$517,044	0.799	2,698	\$153.03	TWO STORY
50-22-18-101-098	27079 LADBROKE	11/18/21	PTA	03-ARM'S LENGTH	\$427,000	\$186,280	43.63	\$372,562	\$73,014	\$353,986	\$365,302	0.969	2,140	\$165.41	TWO STORY
50-22-18-101-267	51284 E BOURNE	11/19/21	PTA	03-ARM'S LENGTH	\$435,000	\$193,550	44.49	\$387,105	\$72,618	\$362,382	\$383,521	0.945	2,178	\$166.38	TWO STORY
50-22-18-101-284	27539 BELGRAVE	12/11/21	PTA	03-ARM'S LENGTH	\$440,000	\$198,260	45.06	\$396,518	\$73,014	\$366,986	\$394,517	0.930	2,140	\$171.49	TWO STORY
										\$12,211,053	\$14,811,445	0.824			

USE 0.824 ECF

R1825**ANDELINA RIDGE OCCP 2063**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-102-135	27442 BARCELLOS	08/14/20	PTA	03-ARM'S LENGTH	\$525,000	\$287,850	54.83	\$575,703	\$102,178	\$422,822	\$648,664	0.652	3,257	\$129.82	TWO STORY
50-22-18-102-074	51007 DAROCA	10/08/20	PTA	03-ARM'S LENGTH	\$526,000	\$284,680	54.12	\$569,354	\$102,178	\$423,822	\$639,967	0.662	3,074	\$137.87	TWO STORY
50-22-18-102-022	27656 AMADORA	10/30/20	PTA	03-ARM'S LENGTH	\$475,000	\$258,340	54.39	\$516,681	\$102,178	\$372,822	\$567,812	0.657	2,708	\$137.67	TWO STORY
50-22-18-102-002	27662 ESTRADA	11/06/20	WD	03-ARM'S LENGTH	\$536,950	\$280,400	52.22	\$560,801	\$102,178	\$434,772	\$628,251	0.692	3,157	\$137.72	TWO STORY
50-22-18-102-137	50739 SEVILLA	11/20/20	PTA	03-ARM'S LENGTH	\$540,000	\$280,210	51.89	\$560,424	\$102,178	\$437,822	\$627,734	0.697	2,986	\$146.62	TWO STORY
50-22-18-102-096	50936 SEVILLA	03/25/21	PTA	03-ARM'S LENGTH	\$560,000	\$296,050	52.87	\$592,100	\$102,178	\$457,822	\$671,126	0.682	3,403	\$134.53	TWO STORY
50-22-18-102-141	50707 SEVILLA	04/14/21	PTA	03-ARM'S LENGTH	\$615,000	\$291,960	47.47	\$583,927	\$102,178	\$512,822	\$659,930	0.777	3,187	\$160.91	TWO STORY
50-22-18-102-101	50896 SEVILLA	05/26/21	PTA	03-ARM'S LENGTH	\$585,000	\$255,610	43.69	\$511,212	\$102,178	\$482,822	\$560,321	0.862	2,507	\$192.59	TWO STORY
50-22-18-102-109	50832 SEVILLA	05/27/21	PTA	03-ARM'S LENGTH	\$590,000	\$273,320	46.33	\$546,632	\$106,881	\$483,119	\$602,399	0.802	2,876	\$167.98	TWO STORY
50-22-18-102-116	50776 SEVILLA	06/04/21	WD	03-ARM'S LENGTH	\$590,000	\$278,650	47.23	\$557,297	\$102,178	\$487,822	\$623,451	0.782	2,979	\$163.75	TWO STORY
50-22-18-102-140	50715 SEVILLA	10/25/21	PTA	03-ARM'S LENGTH	\$610,000	\$285,280	46.77	\$570,552	\$102,178	\$507,822	\$641,608	0.791	3,068	\$165.52	TWO STORY
50-22-18-102-015	27619 ESTRADA	12/20/21	PTA	03-ARM'S LENGTH	\$620,000	\$284,490	45.89	\$568,970	\$102,178	\$517,822	\$639,441	0.810	3,231	\$160.27	TWO STORY
50-22-18-102-050	27576 PAMPLONA	12/30/21	PTA	03-ARM'S LENGTH	\$630,000	\$283,610	45.02	\$567,219	\$102,178	\$527,822	\$637,042	0.829	3,120	\$169.17	TWO STORY
										\$6,069,933	\$8,147,747	0.745			

USE 0.745 ECF

R1826 BERKSHIRE POINTE OCCP 2080

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-201-066	49458 HARTWICK	01/27/21	PTA	03-ARM'S LENGTH	\$450,000	\$243,720	54.16	\$487,446	\$97,460	\$352,540	\$443,166	0.796	2,605	\$135.33	TWO STORY
50-22-18-201-036	49765 HARTWICK	02/04/21	PTA	03-ARM'S LENGTH	\$530,000	\$287,040	54.16	\$574,085	\$97,460	\$432,540	\$541,619	0.799	3,396	\$127.37	TWO STORY
50-22-18-201-023	49661 HARTWICK	04/21/21	WD	03-ARM'S LENGTH	\$601,500	\$276,560	45.98	\$553,113	\$97,460	\$504,040	\$517,788	0.973	3,195	\$157.76	TWO STORY
50-22-18-201-085	49464 HARRIER	07/28/21	PTA	03-ARM'S LENGTH	\$557,900	\$261,430	46.86	\$522,854	\$97,460	\$460,440	\$483,402	0.952	2,869	\$160.49	TWO STORY
50-22-18-201-053	27679 HARTWICK	10/13/21	PTA	03-ARM'S LENGTH	\$575,000	\$274,480	47.74	\$548,967	\$97,460	\$477,540	\$513,076	0.931	2,967	\$160.95	TWO STORY
50-22-18-201-054	27676 HARTWICK	03/17/22	PTA	03-ARM'S LENGTH	\$657,500	\$282,710	43.00	\$565,410	\$97,460	\$560,040	\$531,761	1.053	3,255	\$172.06	TWO STORY
										\$2,787,140	\$3,030,813	0.920			

USE 0.910 ECF

R1850

SEC 18 ACREAGE

NO SALES DURING STUDY PERIOD

8 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.538

R1920 ISLAND LAKE NORTH BAY OCCP 1413

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-101-013	25978 ISLAND LAKE	07/13/20	PTA	03-ARM'S LENGTH	\$675,000	\$352,580	52.23	\$705,168	\$163,917	\$511,083	\$577,643	0.885	2,562	\$199.49	TWO STORY
50-22-19-101-028	25894 ISLAND LAKE	08/28/20	PTA	03-ARM'S LENGTH	\$619,900	\$351,420	56.69	\$702,844	\$164,571	\$455,329	\$566,603	0.804	2,610	\$174.46	TWO STORY B
50-22-19-101-032	25868 ISLAND LAKE	11/24/20	PTA	03-ARM'S LENGTH	\$660,000	\$350,680	53.13	\$701,367	\$163,917	\$496,083	\$565,737	0.877	2,610	\$190.07	TWO STORY B
										\$1,462,495	\$1,709,983	0.855			

USE 0.855 ECF FOR TWO STORY**USE 0.860 ECF FOR TWO STORY B**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-101-015	25974 ISLAND LAKE	09/22/20	PTA	03-ARM'S LENGTH	\$595,000	\$328,550	55.22	\$657,098	\$163,917	\$431,083	\$554,136	0.778	2,658	\$162.18	TWO STORY C
50-22-19-101-010	26002 ISLAND LAKE	09/25/20	PTA	03-ARM'S LENGTH	\$565,000	\$320,320	56.69	\$640,642	\$164,562	\$400,438	\$534,921	0.749	2,476	\$161.73	TWO STORY C
50-22-19-101-002	26054 ISLAND LAKE	10/27/20	PTA	03-ARM'S LENGTH	\$633,000	\$326,100	51.52	\$652,196	\$164,201	\$468,799	\$548,309	0.855	2,658	\$176.37	TWO STORY C
50-22-19-101-035	25844 ISLAND LAKE	08/16/21	PTA	03-ARM'S LENGTH	\$670,000	\$322,350	48.11	\$644,698	\$163,929	\$506,071	\$540,190	0.937	2,476	\$204.39	TWO STORY C
50-22-19-101-042	25784 ISLAND LAKE	12/14/21	PTA	03-ARM'S LENGTH	\$645,000	\$322,430	49.99	\$644,868	\$163,929	\$481,071	\$540,381	0.890	2,658	\$180.99	TWO STORY C
										\$2,287,462	\$2,717,937	0.842			

USE 0.842 ECF FOR TWO STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-101-003	26052 ISLAND LAKE	08/03/20	PTA	03-ARM'S LENGTH	\$690,000	\$357,410	51.80	\$714,825	\$164,201	\$525,799	\$587,646	0.895	2,788	\$188.59	TWO STORY D
50-22-19-101-043	25782 ISLAND LAKE	09/25/20	PTA	03-ARM'S LENGTH	\$625,000	\$359,810	57.57	\$719,622	\$163,929	\$461,071	\$593,056	0.777	2,788	\$165.38	TWO STORY D
50-22-19-101-006	26028 ISLAND LAKE	07/23/21	PTA	03-ARM'S LENGTH	\$675,000	\$356,900	52.87	\$713,793	\$164,201	\$510,799	\$586,544	0.871	2,788	\$183.21	TWO STORY D
										\$1,497,669	\$1,767,246	0.847			

USE 0.847 ECF FOR TWO STORY D

ISLAND LAKE SHORES NORTH OCCP 1444

USE 1.11 ECF

R1922		ISLAND LAKE VINEYARDS (RAVINES WEST) OCCP 1271														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-201-011	25810 SHORELINE	07/24/20	\$975,000	PTA	03-ARM'S LENGTH	\$975,000	\$531,560	54.52	\$1,063,115	\$197,080	\$777,920	\$995,443	0.781	4,970	\$156.52	TWO STORY
50-22-19-201-014	49720 TIMBER	10/23/20	\$885,000	PTA	03-ARM'S LENGTH	\$885,000	\$470,450	53.16	\$940,894	\$152,621	\$732,379	\$906,061	0.808	4,875	\$150.23	TWO STORY
50-22-19-201-007, 50-22-19-201-006	25860 SHORELINE	11/13/20	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$356,850	50.98	\$713,653	\$141,707	\$558,293	\$657,409	0.849	3,904	\$143.01	TWO STORY
50-22-19-201-002	25884 SHORELINE	03/05/21	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$414,750	53.17	\$829,506	\$144,551	\$635,449	\$787,305	0.807	3,782	\$168.02	TWO STORY
										\$2,704,041	\$3,346,217	0.808				

USE 0.808 ECF

R1923 ISLAND LAKE ORCHARDS OCCP 1552

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-377-088	50917 CHESAPEAKE	06/17/21	WD	03-ARM'S LENGTH	\$800,000	\$361,660	45.21	\$723,316	\$138,504	\$661,496	\$790,287	0.837	3,520	\$187.93	ONE STORY
50-22-19-377-066	50609 CHESAPEAKE	06/18/21	PTA	03-ARM'S LENGTH	\$950,000	\$427,460	45.00	\$854,918	\$145,254	\$804,746	\$984,277	0.818	4,388	\$183.40	TWO STORY
50-22-19-377-067	50623 CHESAPEAKE	07/14/21	PTA	03-ARM'S LENGTH	\$815,000	\$399,290	48.99	\$798,582	\$145,254	\$669,746	\$906,142	0.739	4,165	\$160.80	TWO STORY
50-22-19-377-075	50735 CHESAPEAKE	10/18/21	PTA	03-ARM'S LENGTH	\$950,000	\$424,400	44.67	\$848,790	\$165,254	\$784,746	\$948,039	0.828	4,258	\$184.30	TWO STORY
50-22-19-377-084	50861 CHESAPEAKE	03/03/22	PTA	03-ARM'S LENGTH	\$1,100,000	\$499,730	45.43	\$999,468	\$161,438	\$938,562	\$1,162,316	0.807	5,415	\$173.33	TWO STORY
50-22-19-377-102	25020 HADLOCK	04/30/21	PTA	03-ARM'S LENGTH	\$690,000	\$363,010	52.61	\$726,023	\$145,254	\$544,746	\$805,505	0.676	4,156	\$131.07	TWO STORY
50-22-19-377-119	25021 HADLOCK	09/01/20	PTA	03-ARM'S LENGTH	\$775,000	\$441,570	56.98	\$883,142	\$155,464	\$619,536	\$1,009,262	0.614	4,477	\$138.38	TWO STORY
50-22-19-377-121	50722 CHESAPEAKE	06/02/21	PTA	03-ARM'S LENGTH	\$801,000	\$367,660	45.90	\$735,322	\$145,254	\$655,746	\$818,402	0.801	3,945	\$166.22	TWO STORY
50-22-19-478-006	24329 SAYBROOK	07/22/20	PTA	03-ARM'S LENGTH	\$810,000	\$412,410	50.91	\$824,815	\$146,407	\$663,593	\$940,927	0.705	4,029	\$164.70	TWO STORY B
										\$6,342,917	\$8,365,156	0.758			

USE 0.780 ECF FOR ONE STORY

USE 0.750 ECF FOR TWO STORY

R1924 **ISLAND LAKE SHORES SOUTH OCCP 1553**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-176-013	50596 DRAKES BAY	07/15/20	PTA	03-ARM'S LENGTH	\$1,400,000	\$817,590	58.40	\$1,635,172	\$360,020	\$1,039,980	\$1,062,627	0.979	4,296	\$242.08	TWO STORY
50-22-19-401-007	50178 DRAKES BAY	09/21/20	WD	03-ARM'S LENGTH	\$1,700,000	\$855,010	50.29	\$1,710,022	\$360,688	\$1,339,312	\$1,124,445	1.191	4,426	\$302.60	TWO STORY
50-22-19-176-013	50596 DRAKES BAY	11/22/21	PTA	03-ARM'S LENGTH	\$1,760,000	\$827,310	47.01	\$1,654,620	\$379,468	\$1,380,532	\$1,062,627	1.299	4,296	\$321.35	TWO STORY
										\$3,759,824	\$3,249,698	1.157			

USE 1.200 ECF

R1925**ISLAND LAKE SOUTH HARBOR OCCP 1602**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-427-034	24775 REEDS POINTE	08/06/20	PTA	03-ARM'S LENGTH	\$625,000	\$322,910	51.67	\$645,827	\$162,071	\$462,929	\$569,125	0.813	2,658	\$174.16	TWO STORY B
50-22-19-427-028	24823 REEDS POINTE	12/23/20	PTA	03-ARM'S LENGTH	\$625,000	\$325,330	52.05	\$650,664	\$162,071	\$462,929	\$574,815	0.805	2,610	\$177.37	TWO STORY
50-22-19-427-033	24777 REEDS POINTE	04/30/21	PTA	03-ARM'S LENGTH	\$650,000	\$332,290	51.12	\$664,588	\$162,071	\$487,929	\$591,197	0.825	2,562	\$190.45	TWO STORY
50-22-19-427-014	24905 REEDS POINTE	06/18/21	PTA	03-ARM'S LENGTH	\$650,000	\$315,220	48.50	\$630,440	\$163,031	\$486,969	\$549,893	0.886	2,476	\$196.68	TWO STORY B
50-22-19-427-024	24849 REEDS POINTE	07/07/21	PTA	03-ARM'S LENGTH	\$675,000	\$333,240	49.37	\$666,488	\$162,071	\$512,929	\$593,432	0.864	2,610	\$196.52	TWO STORY
50-22-19-427-029	24803 REEDS POINTE	08/06/21	PTA	03-ARM'S LENGTH	\$655,000	\$325,110	49.64	\$650,226	\$162,071	\$492,929	\$574,300	0.858	2,610	\$188.86	TWO STORY
50-22-19-427-024	24849 REEDS POINTE	12/17/21	PTA	03-ARM'S LENGTH	\$675,000	\$333,240	49.37	\$666,488	\$162,071	\$512,929	\$593,432	0.864	2,610	\$196.52	TWO STORY
WATERFRONT										\$3,419,543	\$4,046,193	0.845			

USE 0.845 ECF FOR TWO STORY AND TWO STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-427-049	24876 REEDS POINTE	09/30/21	PTA	03-ARM'S LENGTH	\$495,000	\$270,050	54.56	\$540,103	\$79,071	\$415,929	\$542,391	0.767	2,610	\$159.36	TWO STORY C
50-22-19-427-048	24904 REEDS POINTE	11/12/21	PTA	03-ARM'S LENGTH	\$470,000	\$259,420	55.20	\$518,836	\$79,071	\$390,929	\$517,371	0.756	2,550	\$153.31	TWO STORY C
50-22-19-427-044	24934 REEDS POINTE	12/16/21	PTA	03-ARM'S LENGTH	\$490,000	\$262,950	53.66	\$525,905	\$79,071	\$410,929	\$525,687	0.782	2,610	\$157.44	TWO STORY C
NON-WATER FRONT, END UNITS										\$1,217,787	\$1,585,448	0.768			

USE 0.770 ECF FOR TWO STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-427-051	24872 REEDS POINTE	04/22/20	PTA	03-ARM'S LENGTH	\$465,000	\$283,090	60.88	\$566,187	\$79,071	\$385,929	\$573,078	0.673	2,658	\$145.20	TWO STORY D
50-22-19-427-042	24938 REEDS POINTE	07/20/21	PTA	03-ARM'S LENGTH	\$470,000	\$268,740	57.18	\$537,477	\$79,071	\$390,929	\$539,301	0.725	2,788	\$140.22	TWO STORY D
50-22-19-427-043	24936 REEDS POINTE	09/20/21	WD	03-ARM'S LENGTH	\$475,000	\$259,940	54.72	\$519,873	\$79,071	\$395,929	\$518,591	0.763	2,658	\$148.96	TWO STORY D
NON-WATER FRONT, INTERIOR UNITS										\$1,172,787	\$1,630,969	0.719			

USE 0.744 ECF FOR TWO STORY D

R1926 ISLAND LAKE VINEYARDS (RAVINES WEST 2) OCCP 1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-228-006	25546 DOGWOOD	07/16/20	PTA	03-ARM'S LENGTH	\$600,000	\$324,420	54.07	\$648,835	\$130,380	\$469,620	\$720,076	0.652	3,764	\$124.77	TWO STORY B
50-22-19-227-006	25520 HILLSDALE	10/04/21	PTA	03-ARM'S LENGTH	\$680,000	\$290,700	42.75	\$581,398	\$136,730	\$543,270	\$617,594	0.880	3,279	\$165.68	TWO STORY B
50-22-19-228-006	25546 DOGWOOD	02/18/22	PTA	03-ARM'S LENGTH	\$775,000	\$324,420	41.86	\$648,835	\$130,380	\$644,620	\$720,076	0.895	3,764	\$171.26	TWO STORY B
										\$1,657,510	\$2,057,747	0.805			

USE 0.790 ECF

R1927 ISLAND LAKE ORCHARDS (DRAKES BAY) OCCP 1552

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-376-010	50357 DRAKES BAY	09/21/20	PTA	03-ARM'S LENGTH	\$690,000	\$359,060	52.04	\$718,121	\$150,722	\$539,278	\$774,078	0.697	3,967	\$135.94	TWO STORY
50-22-19-376-001	50121 DRAKES BAY	12/30/21	PTA	03-ARM'S LENGTH	\$1,110,000	\$430,860	38.82	\$861,728	\$162,666	\$947,334	\$953,700	0.993	4,571	\$207.25	TWO STORY
										\$1,486,612	\$1,727,778	0.860			

USE 0.760 ECF

R1928**ISLAND LAKE ORCHARDS (HIGHLANDS) OCCP 1552**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-376-068	50593 BILLENCA	04/29/20	PTA	03-ARM'S LENGTH	\$675,000	\$367,130	54.39	\$734,262	\$139,519	\$535,481	\$730,643	0.733	3,316	\$161.48	TWO STORY
50-22-19-377-045	50865 CALVERT ISLE	05/15/20	PTA	03-ARM'S LENGTH	\$612,000	\$364,520	59.56	\$729,041	\$129,519	\$482,481	\$736,514	0.655	3,428	\$140.75	TWO STORY
50-22-19-376-034	24570 TERRA DEL MAR	06/15/20	PTA	03-ARM'S LENGTH	\$631,000	\$352,270	55.83	\$704,549	\$139,519	\$491,481	\$694,140	0.708	3,337	\$147.28	TWO STORY
50-22-19-376-083	24793 TERRA DEL MAR	07/02/20	PTA	03-ARM'S LENGTH	\$612,500	\$346,150	56.51	\$692,309	\$139,519	\$472,981	\$679,103	0.696	3,284	\$144.03	TWO STORY
50-22-19-376-019	24738 TERRA DEL MAR	07/10/20	PTA	03-ARM'S LENGTH	\$720,000	\$377,340	52.41	\$754,679	\$145,068	\$574,932	\$748,908	0.768	3,400	\$169.10	TWO STORY
50-22-19-451-003	50458 LANGLEY	07/31/20	WD	03-ARM'S LENGTH	\$630,000	\$350,310	55.60	\$700,620	\$129,400	\$500,600	\$701,745	0.713	3,417	\$146.50	TWO STORY
50-22-19-377-026	50686 CALVERT ISLE	12/02/20	PTA	03-ARM'S LENGTH	\$655,000	\$384,820	58.75	\$769,648	\$129,519	\$525,481	\$786,399	0.668	4,004	\$131.24	TWO STORY
50-22-19-376-025	50548 LANGLEY	07/29/21	PTA	03-ARM'S LENGTH	\$750,000	\$320,740	42.77	\$641,481	\$139,519	\$610,481	\$616,661	0.990	3,275	\$186.41	TWO STORY
50-22-19-376-022	50572 LANGLEY	08/18/21	PTA	03-ARM'S LENGTH	\$830,000	\$372,410	44.87	\$744,810	\$147,919	\$682,081	\$733,281	0.930	3,553	\$191.97	TWO STORY
50-22-19-376-052	50688 BILLENCA	12/10/21	PTA	03-ARM'S LENGTH	\$770,000	\$385,160	50.02	\$770,323	\$139,519	\$630,481	\$774,944	0.814	3,548	\$177.70	TWO STORY
50-22-19-377-045	50865 CALVERT ISLE	01/14/22	PTA	03-ARM'S LENGTH	\$795,000	\$364,520	45.85	\$729,041	\$129,519	\$665,481	\$736,514	0.904	3,428	\$194.13	TWO STORY
50-22-19-377-021	50769 CALVERT ISLE	01/21/22	PTA	03-ARM'S LENGTH	\$750,000	\$343,470	45.80	\$686,938	\$129,519	\$620,481	\$684,790	0.906	3,613	\$171.74	TWO STORY
50-22-19-451-017	50371 LANGLEY	02/24/22	PTA	03-ARM'S LENGTH	\$750,000	\$323,760	43.17	\$647,528	\$129,400	\$620,600	\$636,521	0.975	3,199	\$194.00	TWO STORY
										\$7,413,042	\$9,260,161	0.801			

USE 0.800 ECF

R1929 THE PRESERVE AT ISLAND LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-19-378-012	50994 DENALI	11/06/20	PTA	03-ARM'S LENGTH	\$825,000	\$434,740	52.70	\$869,471	\$149,730	\$675,270	\$947,028	0.713	4,647	\$145.31	TWO STORY
50-22-19-378-002	50759 DENALI	03/12/21	PTA	03-ARM'S LENGTH	\$700,000	\$354,250	50.61	\$708,491	\$149,730	\$550,270	\$735,212	0.748	3,344	\$164.55	TWO STORY
50-22-19-378-015	50922 DENALI	05/28/21	PTA	03-ARM'S LENGTH	\$926,000	\$416,630	44.99	\$833,250	\$170,855	\$755,145	\$871,572	0.866	4,139	\$182.45	TWO STORY
										\$1,980,685	\$2,553,812	0.776			

USE 0.776 ECF

R1950 SEC 19 ACREAGE

NO SALES DURING STUDY PERIOD

9 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	0.819	1.000	1.000	0.995

R2001 BIRCHWOODS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-151-022	24910 DELMONT	06/24/20	PTA	03-ARM'S LENGTH	\$350,000	\$173,270	49.51	\$346,536	\$108,304	\$241,696	\$240,638	1.004	1,471	\$164.31	ONE STORY B
										\$241,696	\$240,638	1.004			

USE 0.980 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-152-022	25060 DELMONT	06/26/20	PTA	03-ARM'S LENGTH	\$350,000	\$191,960	54.85	\$383,914	\$81,217	\$268,783	\$322,018	0.835	2,098	\$128.11	TWO STORY B
50-22-20-152-010	25515 BIRCHWOODS	10/29/20	PTA	03-ARM'S LENGTH	\$375,000	\$200,800	53.55	\$401,601	\$76,054	\$298,946	\$346,327	0.863	2,190	\$136.51	TWO STORY B
50-22-20-152-003	25450 WIXOM	03/04/21	PTA	03-ARM'S LENGTH	\$402,000	\$216,020	53.74	\$432,036	\$71,680	\$330,320	\$383,357	0.862	2,486	\$132.87	TWO STORY B
50-22-20-151-010	25360 BIRCHWOODS	02/28/22	PTA	03-ARM'S LENGTH	\$527,000	\$227,610	43.19	\$455,220	\$77,030	\$449,970	\$402,330	1.118	2,450	\$183.66	TWO STORY B
										\$1,348,019	\$1,454,032	0.927			

USE 0.930 ECF FOR TWO STORY

R2002 NOTTINGHAM/PEBBLE RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-376-034	48765 THORNBURY	10/20/21	PTA	03-ARM'S LENGTH	\$422,500	\$170,800	40.43	\$341,605	\$81,656	\$340,844	\$346,599	0.983	1,709	\$199.44	ONE STORY B

USE 0.800 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-176-008	24900 NOTTINGHAM	07/10/20	WD	03-ARM'S LENGTH	\$478,000	\$288,000	60.25	\$575,999	\$113,830	\$364,170	\$577,711	0.630	2,884	\$126.27	TWO STORY B
50-22-20-326-007	48776 PEBBLE	06/10/21	PTA	03-ARM'S LENGTH	\$477,000	\$216,050	45.29	\$432,102	\$81,670	\$395,330	\$438,040	0.902	2,529	\$156.32	TWO STORY B
50-22-20-326-011	48805 DELMONT	09/01/21	WD	03-ARM'S LENGTH	\$540,000	\$233,530	43.25	\$467,061	\$95,579	\$444,421	\$464,353	0.957	2,448	\$181.54	TWO STORY B
										\$1,203,921	\$1,480,104	0.813			

USE 0.813 ECF FOR TWO STORY

R2004 MOCKINGBIRD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-401-032	24321 WOODHAM	08/07/20	PTA	03-ARM'S LENGTH	\$435,000	\$230,290	52.94	\$460,588	\$87,178	\$347,822	\$429,207	0.810	2,458	\$141.51	TWO STORY B
50-22-20-401-024	24417 WOODHAM	08/27/20	PTA	03-ARM'S LENGTH	\$440,000	\$236,000	53.64	\$472,003	\$83,264	\$356,736	\$446,826	0.798	2,719	\$131.20	TWO STORY B
50-22-20-452-034	24284 WOODHAM	02/28/22	PTA	03-ARM'S LENGTH	\$530,777	\$244,680	46.10	\$489,353	\$93,145	\$437,632	\$455,412	0.961	2,456	\$178.19	TWO STORY B
										\$1,142,190	\$1,331,445	0.858			

USE 0.858 ECF

R2005**GREENWOOD OAKS**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-476-028	47506 GREENWICH	04/08/20	03-ARM'S LENGTH	\$575,000	\$282,950	49.21	\$565,902	\$133,611	\$441,389	\$527,184	0.837	3,192	\$138.28	TWO STORY
50-22-20-401-050	24469 NANTUCKET	09/04/20	03-ARM'S LENGTH	\$518,000	\$268,980	51.93	\$537,959	\$113,040	\$404,960	\$518,194	0.781	2,968	\$136.44	TWO STORY
50-22-20-480-008	47523 GREENWICH	09/21/20	03-ARM'S LENGTH	\$445,000	\$248,730	55.89	\$497,454	\$105,291	\$339,709	\$478,248	0.710	2,907	\$116.86	TWO STORY
50-22-20-480-014	47465 GREENWICH	12/30/20	03-ARM'S LENGTH	\$588,000	\$323,160	54.96	\$646,316	\$122,028	\$465,972	\$639,376	0.729	3,480	\$133.90	TWO STORY
50-22-20-476-010	24416 SALEM	06/02/21	03-ARM'S LENGTH	\$650,000	\$329,410	50.68	\$658,821	\$154,833	\$495,167	\$614,620	0.806	3,843	\$128.85	TWO STORY
50-22-20-480-007	47527 GREENWICH	08/30/21	03-ARM'S LENGTH	\$665,000	\$323,170	48.60	\$646,334	\$124,658	\$540,342	\$636,190	0.849	3,448	\$156.71	TWO STORY
									\$2,687,539	\$3,413,811	0.787			

USE 0.790 ECF FOR TWO STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-452-006	24359 NANTUCKET	04/23/21	03-ARM'S LENGTH	\$600,000	\$277,050	46.18	\$554,099	\$117,528	\$482,472	\$496,103	0.973	3,284	\$146.92	TWO STORY B
50-22-20-452-009	24323 LYNWOOD	08/20/21	03-ARM'S LENGTH	\$600,000	\$254,800	42.47	\$509,591	\$112,528	\$487,472	\$451,208	1.080	2,955	\$164.97	TWO STORY B
50-22-20-451-005	24406 NANTUCKET	02/23/22	03-ARM'S LENGTH	\$703,000	\$334,930	47.64	\$669,861	\$128,724	\$574,276	\$614,928	0.934	3,772	\$152.25	TWO STORY B
									\$8,463,518	\$9,952,102	0.850			

USE 0.850 ECF FOR TWO STORY B

R2006 WARRINGTON MANOR

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-454-005	24295 WARRINGTON	05/28/21	WD	03-ARM'S LENGTH	\$490,000	\$232,030	47.35	\$464,066	\$97,082	\$392,918	\$458,730	0.857	2,881	\$136.38	TWO STORY B
										\$392,918	\$458,730	0.857			

USE 0.830 ECF

R2020 ISLAND LAKE VINEYARDS (RAVINES ENCLAVE) OCCP 1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-100-022	49310 ALBATROSS	06/30/21	PTA	03-ARM'S LENGTH	\$590,000	\$281,940	47.79	\$563,873	\$116,697	\$473,303	\$532,352	0.889	2,862	\$165.37	TWO STORY
50-22-20-100-027	25766 PENINSULA	11/24/21	PTA	03-ARM'S LENGTH	\$725,000	\$360,770	49.76	\$721,545	\$116,697	\$608,303	\$720,057	0.845	3,493	\$174.15	TWO STORY
										\$1,081,606	\$1,252,410	0.864			

USE 0.864 ECF

R2021 ISLAND LAKE VINEYARDS (RAVINES EAST) OCCP 1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-301-037	24926 ACORN	07/30/20	PTA	03-ARM'S LENGTH	\$610,000	\$309,500	50.74	\$619,006	\$116,235	\$493,765	\$564,911	0.874	3,068	\$160.94	TWO STORY
50-22-20-302-008	25046 SAMOSET	02/12/21	PTA	03-ARM'S LENGTH	\$575,000	\$329,790	57.35	\$659,584	\$116,235	\$458,765	\$610,505	0.751	3,275	\$140.08	TWO STORY
										\$952,530	\$1,175,416	0.810			

USE 0.830

R2022 KIRKWAY PLACE OCCP 1572

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-276-005	25228 SUTTON	07/31/20	PTA	03-ARM'S LENGTH	\$560,000	\$317,150	56.63	\$634,300	\$103,161	\$456,839	\$663,924	0.688	2,313	\$197.51	ONE STORY
50-22-20-276-003	25256 SUTTON	06/02/21	PTA	03-ARM'S LENGTH	\$544,000	\$255,400	46.95	\$510,803	\$96,881	\$447,119	\$517,403	0.864	2,215	\$201.86	ONE STORY
										\$903,958	\$1,181,326	0.765			

USE 0.770 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-276-001	25284 SUTTON	06/15/20	WD	03-ARM'S LENGTH	\$450,000	\$274,740	61.05	\$549,472	\$81,881	\$368,119	\$667,987	0.551	2,572	\$143.13	TWO STORY
50-22-20-276-025	25442 SUTTON	10/08/20	PTA	03-ARM'S LENGTH	\$465,000	\$282,360	60.72	\$564,712	\$96,881	\$368,119	\$668,330	0.551	2,447	\$150.44	TWO STORY
										\$736,238	\$1,336,317	0.551			

USE 0.700 ECF FOR TWO STORY

R2023 RESERVE OF ISLAND LAKE OCCP 2048

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-304-041	24726 ACORN	06/05/20	PTA	03-ARM'S LENGTH	\$725,000	\$354,710	48.93	\$709,425	\$144,554	\$580,446	\$715,027	0.812	3,223	\$180.09	TWO STORY
50-22-20-304-013	24828 MALLARD	10/20/20	PTA	03-ARM'S LENGTH	\$705,000	\$404,020	57.31	\$808,040	\$146,174	\$558,826	\$837,805	0.667	3,963	\$141.01	TWO STORY
50-22-20-304-012	24844 MALLARD	02/25/21	WD	03-ARM'S LENGTH	\$890,000	\$451,610	50.74	\$903,220	\$152,633	\$737,367	\$950,110	0.776	4,609	\$159.98	TWO STORY
50-22-20-304-018	24801 MALLARD	05/14/21	PTA	03-ARM'S LENGTH	\$780,000	\$355,210	45.54	\$710,411	\$147,335	\$632,665	\$712,754	0.888	3,312	\$191.02	TWO STORY
50-22-20-304-049	24586 ACORN	05/24/21	PTA	03-ARM'S LENGTH	\$710,000	\$357,940	50.41	\$715,881	\$144,554	\$565,446	\$723,199	0.782	3,228	\$175.17	TWO STORY
50-22-20-304-046	24634 ACORN	05/28/21	PTA	03-ARM'S LENGTH	\$690,000	\$392,500	56.88	\$785,006	\$144,554	\$545,446	\$810,699	0.673	3,448	\$158.19	TWO STORY
50-22-20-304-069	24641 ACORN	05/28/21	PTA	03-ARM'S LENGTH	\$925,000	\$438,470	47.40	\$876,947	\$147,677	\$777,323	\$923,127	0.842	3,824	\$203.27	TWO STORY
50-22-20-304-024	24874 OVERLOOK	06/30/21	PTA	03-ARM'S LENGTH	\$830,000	\$445,940	53.73	\$891,880	\$145,885	\$684,115	\$944,297	0.724	3,966	\$172.49	TWO STORY
										\$5,081,634	\$6,617,018	0.768			

USE 0.768 ECF

R2024 **VALENCIA ESTATES OCCP 2053**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-402-023	47576 VALENCIA	05/13/21	WD	03-ARM'S LENGTH	\$719,050	\$360,130	50.08	\$720,260	\$132,651	\$586,399	\$698,703	0.839	3,462	\$169.38	TWO STORY
50-22-20-402-001	47430 VALENCIA	05/26/21	PTA	03-ARM'S LENGTH	\$707,500	\$364,280	51.49	\$728,568	\$132,651	\$574,849	\$708,581	0.811	3,508	\$163.87	TWO STORY
50-22-20-402-032	47481 VALENCIA	08/12/21	PTA	03-ARM'S LENGTH	\$680,000	\$323,760	47.61	\$647,522	\$132,651	\$547,349	\$612,213	0.894	3,050	\$179.46	TWO STORY
										\$1,708,597	\$2,019,497	0.846			

USE 0.846 ECF

R2025**OBERLIN OCCP 2144**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-201-055	25817 WEMBLEY	06/05/20	PTA	03-ARM'S LENGTH	\$532,910	\$305,270	57.28	\$610,544	\$103,010	\$429,900	\$528,681	0.813	3,007	\$142.97	TWO STORY
50-22-20-201-020	25816 OBERLIN	06/15/20	PTA	03-ARM'S LENGTH	\$482,430	\$257,360	53.35	\$514,712	\$100,000	\$382,430	\$431,992	0.885	2,402	\$159.21	TWO STORY
50-22-20-201-052	25889 WEMBLEY	07/10/20	PTA	03-ARM'S LENGTH	\$537,680	\$291,550	54.22	\$583,104	\$100,000	\$437,680	\$503,233	0.870	2,770	\$158.01	TWO STORY
50-22-20-201-060	48231 ISABELLA	07/17/20	PTA	03-ARM'S LENGTH	\$541,285	\$288,720	53.34	\$577,431	\$100,000	\$441,285	\$497,324	0.887	2,752	\$160.35	TWO STORY
50-22-20-201-070	25966 WEMBLEY	07/22/20	PTA	03-ARM'S LENGTH	\$585,000	\$294,280	50.30	\$588,567	\$100,000	\$485,000	\$508,924	0.953	2,890	\$167.82	TWO STORY
50-22-20-201-018	25768 OBERLIN	08/17/20	PTA	03-ARM'S LENGTH	\$486,285	\$256,430	52.73	\$512,855	\$100,000	\$386,285	\$430,057	0.898	2,402	\$160.82	TWO STORY
50-22-20-201-013	25624 OBERLIN	09/28/20	PTA	03-ARM'S LENGTH	\$547,000	\$272,950	49.90	\$545,906	\$100,000	\$447,000	\$464,485	0.962	2,486	\$179.81	TWO STORY
50-22-20-201-010	25715 OBERLIN	10/08/20	PTA	03-ARM'S LENGTH	\$565,000	\$288,500	51.06	\$577,001	\$100,000	\$465,000	\$496,876	0.936	2,710	\$171.59	TWO STORY
50-22-20-201-049	25961 WEMBLEY	11/19/20	PTA	03-ARM'S LENGTH	\$540,985	\$289,020	53.42	\$578,030	\$100,000	\$440,985	\$497,948	0.886	2,743	\$160.77	TWO STORY
50-22-20-201-069	25942 WEMBLEY	11/20/20	PTA	03-ARM'S LENGTH	\$526,660	\$292,490	55.54	\$584,986	\$100,000	\$426,660	\$505,194	0.845	2,743	\$155.55	TWO STORY
50-22-20-201-072	48111 ISABELLA	12/04/20	PTA	03-ARM'S LENGTH	\$575,000	\$284,540	49.49	\$569,084	\$100,000	\$475,000	\$488,629	0.972	2,752	\$172.60	TWO STORY
50-22-20-201-010	25715 OBERLIN	03/05/21	WD	03-ARM'S LENGTH	\$565,000	\$288,500	51.06	\$577,001	\$100,000	\$465,000	\$496,876	0.936	2,710	\$171.59	TWO STORY
										\$5,282,225	\$5,850,220	0.903			

USE 0.903 ECF

R2050 SEC 20 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-20-376-005	48700 TEN MILE	08/06/21	PTA	03-ARM'S LENGTH	\$665,000	\$329,200	49.50	\$658,405	\$292,244	\$372,756	\$315,656	1.181	2,804	\$132.94	TWO STORY B
50-22-20-100-014	49225 ELEVEN MILE	09/15/21	WD	03-ARM'S LENGTH	\$450,000	\$185,940	41.32	\$371,886	\$141,187	\$308,813	\$235,407	1.312	3,324	\$92.90	TWO STORY
										\$681,569	\$551,063	1.237			

TWO SALES DURING STUDY PERIOD

USE 1.237 ECF AS BASE

38 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.870	1.000	1.000	1.000	1.200	0.900
ONE STORY B	1.000	0.870	0.870	1.130	1.200	1.200
ONE STORY C	1.000	1.000	1.000	1.000	1.170	1.170
TWO STORY	0.850	0.850	1.000	1.200	1.200	1.200
TWO STORY B	1.000	0.850	1.000	1.200	1.200	1.200
TWO STORY C	1.000	1.000	1.000	1.000	1.150	1.000

R2101 PIONEER MEADOWS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-101-008	25750 BECK	05/15/20	WD	03-ARM'S LENGTH	\$229,900	\$104,470	45.44	\$208,947	\$55,061	\$174,839	\$99,926	1.750	1,306	\$133.87	ONE STORY B
50-22-21-152-008	25647 GLAMORGAN	06/25/20	PTA	03-ARM'S LENGTH	\$274,500	\$161,640	58.89	\$323,279	\$60,461	\$214,039	\$170,661	1.254	1,669	\$128.24	ONE STORY B
50-22-21-151-002	25736 GLAMORGAN	11/16/20	PTA	03-ARM'S LENGTH	\$242,500	\$140,350	57.88	\$280,701	\$64,739	\$177,761	\$140,235	1.268	1,436	\$123.79	ONE STORY B
50-22-21-152-002	25684 BECK	05/20/21	PTA	03-ARM'S LENGTH	\$245,000	\$106,990	43.67	\$213,989	\$56,447	\$188,553	\$102,300	1.843	1,158	\$162.83	ONE STORY B
50-22-21-151-001	25766 GLAMORGAN	10/08/21	PTA	03-ARM'S LENGTH	\$245,000	\$117,480	47.95	\$234,965	\$63,176	\$181,824	\$111,551	1.630	1,468	\$123.86	ONE STORY
50-22-21-152-009	25627 GLAMORGAN	02/23/22	PTA	03-ARM'S LENGTH	\$360,000	\$144,830	40.23	\$289,661	\$67,428	\$292,572	\$144,307	2.027	1,364	\$214.50	ONE STORY B
										\$1,229,588	\$768,981	1.599			

USE 1.599 ECF AS BASE FOR ALL ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-101-021	25827 STRATH HAVEN	09/23/20	PTA	03-ARM'S LENGTH	\$380,000	\$177,650	46.75	\$355,291	\$64,309	\$315,691	\$230,938	1.367	1,981	\$159.36	TWO STORY
50-22-21-101-002	25900 BECK	09/02/21	PTA	03-ARM'S LENGTH	\$599,000	\$314,950	52.58	\$629,890	\$56,133	\$542,867	\$576,640	0.941	2,878	\$188.63	TWO STORY
50-22-21-102-010	25885 SIERRA	10/15/21	PTA	03-ARM'S LENGTH	\$335,000	\$134,950	40.28	\$269,903	\$60,935	\$274,065	\$149,263	1.836	1,894	\$144.70	TWO STORY
										\$1,132,623	\$956,841	1.184			

USE 1.184 ECF AS BASE FOR TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-103-008	47155 ELEVEN MILE	10/27/21	PTA	03-ARM'S LENGTH	\$250,000	\$107,110	42.84	\$214,224	\$51,914	\$198,086	\$111,938	1.770	1,404	\$141.09	TWO STORY C
50-22-21-103-020	25842 SIERRA	03/11/22	PTA	03-ARM'S LENGTH	\$355,000	\$150,240	42.32	\$300,489	\$60,076	\$294,924	\$165,802	1.779	2,578	\$114.40	TWO STORY C
										\$493,010	\$277,740	1.775			

USE 1.775 ECF AS BASE FOR TWO STORY C

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.010	1.000	1.000	1.000	1.600	1.600
ONE STORY B	1.000	1.000	1.600	1.600	1.600	1.540
ONE STORY C	1.000	1.000	1.000	1.000	1.600	1.600
TWO STORY	0.960	1.250	1.350	1.350	1.400	1.400
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.400	1.450	1.550
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.250	1.400	1.400

R2102**LOCHMOOR VILLAGE**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-178-015	25726 GROVELAND	07/27/20	WD	03-ARM'S LENGTH	\$440,000	\$245,470	55.79	\$490,940	\$88,501	\$351,499	\$467,952	0.751	2,488	\$141.28	TWO STORY B
50-22-21-178-014	25714 GROVELAND	09/17/20	WD	03-ARM'S LENGTH	\$460,800	\$242,310	52.58	\$484,613	\$95,386	\$365,414	\$452,590	0.807	2,396	\$152.51	TWO STORY B
50-22-21-127-003	25896 MULBERRY	09/25/20	PTA	03-ARM'S LENGTH	\$470,000	\$241,180	51.31	\$482,360	\$88,929	\$381,071	\$457,478	0.833	2,452	\$155.41	TWO STORY B
50-22-21-126-018	25894 GLENMOOR	11/03/20	PTA	03-ARM'S LENGTH	\$470,000	\$259,720	55.26	\$519,442	\$94,476	\$375,524	\$494,147	0.760	2,876	\$130.57	TWO STORY B
50-22-21-128-006	25833 LOCHMOOR	12/10/20	PTA	03-ARM'S LENGTH	\$462,000	\$215,780	46.71	\$431,556	\$88,501	\$373,499	\$398,901	0.936	2,426	\$153.96	TWO STORY B
50-22-21-127-009	25881 GLENMOOR	08/08/21	WD	03-ARM'S LENGTH	\$510,000	\$253,200	49.65	\$506,390	\$90,097	\$419,903	\$484,062	0.867	2,319	\$181.07	TWO STORY B
50-22-21-126-016	25918 GLENMOOR	08/31/21	PTA	03-ARM'S LENGTH	\$534,000	\$280,870	52.60	\$561,744	\$102,220	\$431,780	\$534,330	0.808	2,659	\$162.38	TWO STORY B
50-22-21-178-006	25725 LOCHMOOR	09/02/21	PTA	03-ARM'S LENGTH	\$482,500	\$227,040	47.05	\$454,071	\$95,989	\$386,511	\$416,374	0.928	2,563	\$150.80	TWO STORY B
50-22-21-128-003	25869 LOCHMOOR	09/03/21	PTA	03-ARM'S LENGTH	\$506,000	\$254,030	50.20	\$508,054	\$96,117	\$409,883	\$478,997	0.856	2,488	\$164.74	TWO STORY B
50-22-21-127-009	25881 GLENMOOR	09/24/21	PTA	03-ARM'S LENGTH	\$510,000	\$253,200	49.65	\$506,390	\$90,097	\$419,903	\$484,062	0.867	2,319	\$181.07	TWO STORY B
50-22-21-126-021	25858 GLENMOOR	09/28/21	PTA	03-ARM'S LENGTH	\$555,000	\$264,150	47.59	\$528,295	\$101,048	\$453,952	\$496,799	0.914	3,189	\$142.35	TWO STORY B
50-22-21-176-027	25899 MULBERRY	10/14/21	PTA	03-ARM'S LENGTH	\$500,000	\$233,780	46.76	\$467,561	\$86,175	\$413,825	\$443,472	0.933	2,609	\$158.61	TWO STORY B
50-22-21-177-010	25823 GROVELAND	03/14/22	PTA	03-ARM'S LENGTH	\$550,000	\$249,600	45.38	\$499,192	\$87,816	\$462,184	\$478,344	0.966	2,899	\$159.43	TWO STORY B
										\$5,244,948	\$6,087,507	0.862			

USE 0.862 ECF

R2103 BRIARWOOD OF NOVI

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-351-006	24380 BRAMBLEWOOD	04/03/20	PTA	03-ARM'S LENGTH	\$380,000	\$208,440	54.85	\$416,888	\$93,856	\$286,144	\$387,329	0.739	2,391	\$119.68	TWO STORY B
50-22-21-351-007	24364 BRAMBLEWOOD	06/18/20	PTA	03-ARM'S LENGTH	\$337,500	\$197,480	58.51	\$394,953	\$85,898	\$251,602	\$370,570	0.679	2,418	\$104.05	TWO STORY B
50-22-21-331-003	24594 REDWING	09/04/20	PTA	03-ARM'S LENGTH	\$450,000	\$225,520	50.12	\$451,043	\$85,343	\$364,657	\$438,489	0.832	2,540	\$143.57	TWO STORY B
50-22-21-331-012	24454 REDWING	05/27/21	PTA	03-ARM'S LENGTH	\$500,000	\$228,100	45.62	\$456,196	\$93,856	\$406,144	\$434,460	0.935	2,485	\$163.44	TWO STORY B
50-22-21-331-011	24466 REDWING	09/13/21	PTA	03-ARM'S LENGTH	\$512,500	\$235,710	45.99	\$471,426	\$88,384	\$424,116	\$459,283	0.923	2,369	\$179.03	TWO STORY B
50-22-21-303-013	24593 REDWING	10/15/21	PTA	03-ARM'S LENGTH	\$442,000	\$207,690	46.99	\$415,381	\$88,861	\$353,139	\$391,511	0.902	2,289	\$154.28	TWO STORY B
										\$2,501,946	\$2,848,622	0.878			

USE 0.870 ECF

R2104**ROMA RIDGE**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-329-026	24759 NAPLES	12/28/20	03-ARM'S LENGTH	\$410,000	\$221,930	54.13	\$443,857	\$77,845	\$332,155	\$435,729	0.762	2,775	\$119.70	ONE STORY B
									\$332,155	\$435,729	0.762			

USE 0.820 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-376-006	24505 VENICE	06/08/20	03-ARM'S LENGTH	\$446,500	\$230,590	51.64	\$461,189	\$77,944	\$368,556	\$407,707	0.904	2,764	\$133.34	TWO STORY B
50-22-21-330-021	24689 PICARA	07/14/20	03-ARM'S LENGTH	\$416,000	\$236,540	56.86	\$473,077	\$77,423	\$338,577	\$420,909	0.804	2,859	\$118.42	TWO STORY B
50-22-21-326-013	46418 CIDERMILL	07/30/20	03-ARM'S LENGTH	\$399,000	\$215,250	53.95	\$430,508	\$86,288	\$312,712	\$366,192	0.854	2,398	\$130.41	TWO STORY B
50-22-21-327-027	24618 PICARA	08/21/20	03-ARM'S LENGTH	\$465,000	\$241,220	51.88	\$482,444	\$78,240	\$386,760	\$430,004	0.899	2,566	\$150.72	TWO STORY B
50-22-21-330-023	24653 PICARA	09/23/20	03-ARM'S LENGTH	\$420,000	\$227,130	54.08	\$454,269	\$77,423	\$342,577	\$400,900	0.855	2,686	\$127.54	TWO STORY B
50-22-21-331-017	24703 VENICE	10/27/20	03-ARM'S LENGTH	\$435,000	\$234,860	53.99	\$469,726	\$77,423	\$357,577	\$417,344	0.857	2,861	\$124.98	TWO STORY B
50-22-21-329-021	24632 VENICE	10/29/20	03-ARM'S LENGTH	\$455,000	\$237,660	52.23	\$475,313	\$77,423	\$377,577	\$423,287	0.892	2,500	\$151.03	TWO STORY B
50-22-21-330-012	24616 NAPLES	12/07/20	03-ARM'S LENGTH	\$418,000	\$223,100	53.37	\$446,197	\$78,452	\$339,548	\$391,218	0.868	2,706	\$125.48	TWO STORY B
50-22-21-376-005	24523 VENICE	09/02/21	03-ARM'S LENGTH	\$420,000	\$194,890	46.40	\$389,779	\$77,423	\$342,577	\$332,294	1.031	2,038	\$168.09	TWO STORY B
50-22-21-329-023	24596 VENICE	09/10/21	03-ARM'S LENGTH	\$530,000	\$272,560	51.43	\$545,110	\$77,423	\$452,577	\$497,539	0.910	2,700	\$167.62	TWO STORY B
50-22-21-330-028	24563 PICARA	09/10/21	03-ARM'S LENGTH	\$515,000	\$250,720	48.68	\$501,432	\$83,295	\$431,705	\$444,827	0.971	2,684	\$160.84	TWO STORY B
									\$4,050,743	\$4,532,220	0.894			

USE 0.890 ECF FOR TWO STORY B

R2105 SIMMONS ORCHARDS SUBS 1, 2

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-454-006	24440 BONNIE BROOK	09/03/20	03-ARM'S LENGTH	\$265,000	\$140,010	52.83	\$280,026	\$61,736	\$203,264	\$137,289	1.481	1,296	\$156.84	ONE STORY B
50-22-21-451-014	24379 SURFSIDE	10/21/21	03-ARM'S LENGTH	\$320,000	\$166,130	51.92	\$332,266	\$65,157	\$254,843	\$167,993	1.517	1,250	\$203.87	ONE STORY B
									\$458,107	\$305,282	1.501			

USE 1.510 ECF for ALL ONE STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-455-010	24265 FAIRWAY HILLS	06/12/20	03-ARM'S LENGTH	\$355,000	\$200,280	56.42	\$400,556	\$72,659	\$282,341	\$201,164	1.404	2,226	\$126.84	TWO STORY B
50-22-21-457-016	24847 FAIRWAY HILLS	06/18/20	03-ARM'S LENGTH	\$345,000	\$173,280	50.23	\$346,561	\$62,864	\$282,136	\$174,047	1.621	1,850	\$152.51	TWO STORY B
50-22-21-453-012	24362 FAIRWAY HILLS	06/26/20	03-ARM'S LENGTH	\$340,000	\$178,200	52.41	\$356,392	\$66,902	\$273,098	\$177,601	1.538	2,164	\$126.20	TWO STORY B
50-22-21-453-011	24376 FAIRWAY HILLS	10/30/20	03-ARM'S LENGTH	\$298,000	\$166,430	55.85	\$332,850	\$64,889	\$233,111	\$168,529	1.383	2,050	\$113.71	TWO STORY
50-22-21-455-006	24321 FAIRWAY HILLS	11/06/20	03-ARM'S LENGTH	\$310,000	\$146,700	47.32	\$293,397	\$67,733	\$242,267	\$141,927	1.707	1,720	\$140.85	TWO STORY
50-22-21-453-001	24434 SURFSIDE	03/05/21	03-ARM'S LENGTH	\$305,000	\$154,860	50.77	\$309,725	\$67,843	\$237,157	\$152,127	1.559	1,700	\$139.50	TWO STORY
50-22-21-454-015	24365 SIMMONS	05/10/21	03-ARM'S LENGTH	\$370,000	\$187,620	50.71	\$375,246	\$74,804	\$295,196	\$184,320	1.602	1,732	\$170.44	TWO STORY B
									\$1,845,306	\$1,199,716	1.538			

USE 1.538 ECF FOR ALL TWO STORY

R2106 SIMMONS ORCHARDS SUBS 3, 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-328-016	24634 SARAH FLYNN	05/07/20	PTA	03-ARM'S LENGTH	\$338,900	\$182,070	53.72	\$364,134	\$71,020	\$267,880	\$189,106	1.417	1,616	\$165.77	ONE STORY B
50-22-21-460-001	45754 CIDERMILL	10/19/20	PTA	03-ARM'S LENGTH	\$365,000	\$185,220	50.75	\$370,437	\$66,056	\$298,944	\$193,873	1.542	2,076	\$144.00	TWO STORY B
50-22-21-452-024	24473 RIVERVIEW	12/07/20	PTA	03-ARM'S LENGTH	\$318,000	\$172,160	54.14	\$344,313	\$62,708	\$255,292	\$179,366	1.423	1,886	\$135.36	TWO STORY B
50-22-21-326-002	45930 CIDERMILL	03/12/21	PTA	03-ARM'S LENGTH	\$410,000	\$201,390	49.12	\$402,785	\$69,664	\$340,336	\$212,179	1.604	2,216	\$153.58	TWO STORY B
50-22-21-452-026	24489 RIVERVIEW	09/30/21	PTA	03-ARM'S LENGTH	\$324,000	\$155,750	48.07	\$311,504	\$70,401	\$253,599	\$153,569	1.651	1,625	\$156.06	TWO STORY B
										\$1,416,051	\$928,093	1.526			

USE 1.52 ECF FOR ONE STORY

USE 1.53 ECF FOR TWO STORY

R2107 YORKSHIRE PLACE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-478-006	24808 SUTHERLAND	11/22/21	PTA	03-ARM'S LENGTH	\$430,000	\$189,960	44.18	\$379,913	\$74,550	\$355,450	\$321,435	1.106	1,914	\$185.71	ONE STORY B

USE 0.970 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-427-033	24973 DAVENPORT	08/06/20	PTA	03-ARM'S LENGTH	\$419,000	\$230,660	55.05	\$461,327	\$72,679	\$346,321	\$421,070	0.822	2,515	\$137.70	TWO STORY B
50-22-21-427-024	25006 DAVENPORT	08/07/20	PTA	03-ARM'S LENGTH	\$455,000	\$229,050	50.34	\$458,100	\$94,012	\$360,988	\$394,462	0.915	2,682	\$134.60	TWO STORY B
50-22-21-426-002	45564 FALMOUTH	08/14/20	PTA	03-ARM'S LENGTH	\$440,000	\$236,890	53.84	\$473,772	\$94,012	\$345,988	\$411,441	0.841	2,668	\$129.68	TWO STORY B
50-22-21-477-006	24822 PORTSMOUTH	12/10/20	PTA	03-ARM'S LENGTH	\$405,000	\$205,880	50.83	\$411,755	\$73,049	\$331,951	\$366,962	0.905	2,515	\$131.99	TWO STORY B
50-22-21-476-009	24809 SUTHERLAND	12/23/20	PTA	03-ARM'S LENGTH	\$390,000	\$206,510	52.95	\$413,026	\$75,799	\$314,201	\$365,360	0.860	2,507	\$125.33	TWO STORY B
50-22-21-478-012	24759 PORTSMOUTH	01/15/21	PTA	03-ARM'S LENGTH	\$447,000	\$224,970	50.33	\$449,943	\$74,494	\$372,506	\$406,770	0.916	2,515	\$148.11	TWO STORY B
50-22-21-478-003	24856 SUTHERLAND	04/30/21	PTA	03-ARM'S LENGTH	\$360,000	\$212,980	59.16	\$425,962	\$82,806	\$277,194	\$371,783	0.746	2,559	\$108.32	TWO STORY B
50-22-21-480-001	45583 FALMOUTH	05/07/21	WD	03-ARM'S LENGTH	\$500,000	\$233,910	46.78	\$467,824	\$94,012	\$405,988	\$404,997	1.002	2,515	\$161.43	TWO STORY B
50-22-21-476-019	24826 WHITE PLAINS	07/06/21	PTA	03-ARM'S LENGTH	\$500,000	\$259,820	51.96	\$519,634	\$75,799	\$424,201	\$480,861	0.882	2,515	\$168.67	TWO STORY B
50-22-21-478-004	24840 SUTHERLAND	11/29/21	PTA	03-ARM'S LENGTH	\$426,000	\$209,580	49.20	\$419,158	\$74,550	\$351,450	\$373,356	0.941	2,058	\$170.77	TWO STORY B
50-22-21-426-019	25031 PORTSMOUTH	01/06/22	PTA	03-ARM'S LENGTH	\$552,000	\$243,030	44.03	\$486,069	\$77,519	\$474,481	\$442,633	1.072	2,644	\$179.46	TWO STORY B
										\$4,005,269	\$4,439,696	0.902			

USE 0.902 ECF FOR TWO STORY

R2120 WALDON WOODS OCCP 757

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-202-007	25797 ARCADIA	08/14/20	PTA	03-ARM'S LENGTH	\$459,000	\$258,370	56.29	\$516,737	\$127,153	\$331,847	\$442,709	0.750	2,712	\$122.36	TWO STORY
50-22-21-252-007	25672 ARCADIA	10/05/20	WD	03-ARM'S LENGTH	\$554,000	\$275,630	49.75	\$551,260	\$113,166	\$440,834	\$497,834	0.886	2,932	\$150.35	TWO STORY
50-22-21-202-002	25937 ARCADIA	10/09/20	PTA	03-ARM'S LENGTH	\$530,000	\$266,170	50.22	\$532,346	\$115,077	\$414,923	\$474,169	0.875	3,031	\$136.89	TWO STORY
50-22-21-202-004	25895 ARCADIA	03/02/21	WD	03-ARM'S LENGTH	\$550,000	\$289,290	52.60	\$578,575	\$127,488	\$422,512	\$512,599	0.824	3,086	\$136.91	TWO STORY
50-22-21-202-003	25923 ARCADIA	05/21/21	PTA	03-ARM'S LENGTH	\$590,000	\$276,120	46.80	\$552,232	\$114,245	\$475,755	\$497,713	0.956	3,129	\$152.05	TWO STORY
50-22-21-251-010	25697 ARCADIA	06/08/21	PTA	03-ARM'S LENGTH	\$610,000	\$313,250	51.35	\$626,508	\$112,392	\$497,608	\$584,223	0.852	2,830	\$175.83	TWO STORY
50-22-21-251-009	25711 ARCADIA	08/20/21	PTA	03-ARM'S LENGTH	\$679,000	\$308,460	45.43	\$616,923	\$112,358	\$566,642	\$573,369	0.988	3,666	\$154.57	TWO STORY
50-22-21-201-015	25778 ARCADIA	09/03/21	PTA	03-ARM'S LENGTH	\$565,000	\$259,760	45.98	\$519,513	\$115,486	\$449,514	\$459,122	0.979	2,635	\$170.59	TWO STORY
										\$3,599,635	\$4,041,738	0.891			

USE 0.850 FOR ONE STORY

USE 0.889 FOR TWO STORY

R2121 WALDON WOODS II OCCP 891

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-126-030	25807 LARAMIE	07/13/20	PTA	03-ARM'S LENGTH	\$557,000	\$286,840	51.50	\$573,683	\$127,507	\$429,493	\$524,913	0.818	2,706	\$158.72	TWO STORY B
50-22-21-202-017	25780 CHEYENNE	07/17/20	PTA	03-ARM'S LENGTH	\$565,000	\$295,950	52.38	\$591,894	\$117,140	\$447,860	\$558,534	0.802	2,855	\$156.87	TWO STORY B
50-22-21-203-010	25689 CHEYENNE	03/29/21	PTA	03-ARM'S LENGTH	\$582,000	\$284,780	48.93	\$569,552	\$109,262	\$472,738	\$541,518	0.873	2,954	\$160.03	TWO STORY B
50-22-21-203-006	25749 CHEYENNE	06/24/21	PTA	03-ARM'S LENGTH	\$650,000	\$320,650	49.33	\$641,290	\$112,040	\$537,960	\$622,647	0.864	3,419	\$157.34	TWO STORY B
50-22-21-130-001	25772 CODY	08/04/21	PTA	03-ARM'S LENGTH	\$650,000	\$329,650	50.72	\$659,309	\$122,643	\$527,357	\$631,372	0.835	3,380	\$156.02	TWO STORY B
50-22-21-179-008	25725 CODY	11/17/21	PTA	03-ARM'S LENGTH	\$615,000	\$300,590	48.88	\$601,173	\$109,994	\$505,006	\$577,858	0.874	3,232	\$156.25	TWO STORY B
										\$2,920,414	\$3,456,841	0.845			

USE 0.844 FOR TWO STORY

R2122 BRIARWOOD OCCP 617

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-301-058	24621 EDGEWOOD	04/06/21	03-ARM'S LENGTH	\$340,100	\$172,750	50.79	\$345,497	\$62,475	\$277,625	\$332,967	0.834	1,726	\$160.85	ONE STORY B
50-22-21-301-070	24599 ENCHANTED	01/11/22	03-ARM'S LENGTH	\$304,000	\$145,730	47.94	\$291,468	\$62,475	\$241,525	\$269,404	0.897	1,415	\$170.69	ONE STORY
50-22-21-301-023	47294 CIDERMILL	01/14/22	03-ARM'S LENGTH	\$315,000	\$165,320	52.48	\$330,630	\$62,475	\$252,525	\$315,476	0.800	1,650	\$153.05	ONE STORY
50-22-21-301-050	24537 EDGEWOOD	02/24/22	03-ARM'S LENGTH	\$360,000	\$165,330	45.93	\$330,658	\$62,475	\$297,525	\$315,509	0.943	1,552	\$191.70	ONE STORY B

\$1,069,200 \$1,233,356 0.867

USE 0.867 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-301-049	24531 EDGEWOOD	10/05/20	03-ARM'S LENGTH	\$365,000	\$172,060	47.14	\$344,121	\$62,475	\$302,525	\$331,348	0.913	1,825	\$165.77	TWO STORY B
50-22-21-301-043	47295 BRAMBLEWOOD	11/30/20	03-ARM'S LENGTH	\$320,000	\$177,110	55.35	\$354,223	\$62,475	\$257,525	\$343,233	0.750	2,078	\$123.93	TWO STORY B
50-22-21-301-069	24593 ENCHANTED	12/07/20	03-ARM'S LENGTH	\$330,000	\$181,690	55.06	\$363,384	\$62,475	\$267,525	\$354,011	0.756	1,922	\$139.19	TWO STORY C
50-22-21-301-031	24579 EDGEWOOD	04/16/21	03-ARM'S LENGTH	\$325,000	\$166,330	51.18	\$332,666	\$62,475	\$262,525	\$317,872	0.826	1,687	\$155.62	TWO STORY
50-22-21-301-071	24605 ENCHANTED	08/20/21	03-ARM'S LENGTH	\$360,000	\$174,040	48.34	\$348,079	\$62,475	\$297,525	\$336,005	0.885	1,953	\$152.34	TWO STORY C
50-22-21-301-012	47348 CIDERMILL	10/29/21	03-ARM'S LENGTH	\$412,000	\$192,580	46.74	\$385,158	\$62,475	\$349,525	\$379,627	0.921	2,078	\$168.20	TWO STORY B
50-22-21-301-044	47289 BRAMBLEWOOD	11/16/21	03-ARM'S LENGTH	\$345,678	\$156,620	45.31	\$313,239	\$62,475	\$283,203	\$295,016	0.960	1,701	\$166.49	TWO STORY
50-22-21-301-025	24659 EDGEWOOD CT N	01/24/22	03-ARM'S LENGTH	\$370,000	\$167,080	45.16	\$334,155	\$62,475	\$307,525	\$319,624	0.962	1,701	\$180.79	TWO STORY

\$2,327,878 \$2,676,735 0.870

USE 0.870 ECF FOR TWO STORY

R2123 BRIARWOOD VILLAGE NORTH OCCP 747

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-355-015	47261 SCARLET DR N	07/06/21	PTA	03-ARM'S LENGTH	\$427,000	\$188,170	44.07	\$376,340	\$54,030	\$372,970	\$222,590	1.676	2,078	\$179.49	TWO STORY B
										\$372,970	\$222,590	1.676			

USE 1.530 ECF

SEE ALSO R2124 BRIARWOOD VILLAGE SOUTH OCCP 745

R2124 BRIARWOOD VILLAGE SOUTH OCCP 745

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-354-037	47318 BUTLER	12/07/20	PTA	03-ARM'S LENGTH	\$337,000	\$159,950	47.46	\$319,905	\$54,560	\$282,440	\$173,428	1.629	1,598	\$176.75	TWO STORY
50-22-21-354-015	24279 SCARLET	06/15/21	PTA	03-ARM'S LENGTH	\$382,000	\$188,660	49.39	\$377,321	\$65,131	\$316,869	\$204,046	1.553	2,002	\$158.28	TWO STORY B
50-22-21-354-032	47155 SCARLET DR S	09/29/21	PTA	03-ARM'S LENGTH	\$400,000	\$207,750	51.94	\$415,509	\$54,357	\$345,643	\$236,047	1.464	2,215	\$156.05	TWO STORY B
50-22-21-354-024	24280 SCARLET	11/30/21	PTA	03-ARM'S LENGTH	\$400,000	\$178,160	44.54	\$356,323	\$54,690	\$345,310	\$187,117	1.845	1,594	\$216.63	TWO STORY
										\$1,290,262	\$800,638	1.612			

USE 1.520 ECF FOR ONE STORY

USE 1.590 ECF FOR TWO STORY

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2123

R2125 WEATHERVANE VILLAGE OCCP 744

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-400-028	24259 WEATHERVANE	05/07/21	PTA	03-ARM'S LENGTH	\$256,200	\$135,040	52.71	\$270,086	\$50,105	\$206,095	\$205,590	1.002	1,508	\$136.67	TWO STORY B
50-22-21-400-021	24231 WEATHERVANE	06/15/21	PTA	03-ARM'S LENGTH	\$290,000	\$144,800	49.93	\$289,601	\$50,105	\$239,895	\$223,828	1.072	1,667	\$143.91	TWO STORY C
50-22-21-400-030	24267 WEATHERVANE	08/12/21	PTA	03-ARM'S LENGTH	\$280,000	\$135,040	48.23	\$270,086	\$50,105	\$229,895	\$205,590	1.118	1,508	\$152.45	TWO STORY B
										\$675,885	\$635,007	1.064			

USE 1.064 ECF

R2126 ABBEY HILLS OCCP 1046

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-103-045	25711 ABBEY	07/29/20	PTA	03-ARM'S LENGTH	\$432,000	\$229,440	53.11	\$458,877	\$128,136	\$303,864	\$393,739	0.772	2,217	\$137.06	TWO STORY
50-22-21-103-051	25511 ABBEY	08/14/20	PTA	03-ARM'S LENGTH	\$437,500	\$243,150	55.58	\$486,292	\$89,456	\$348,044	\$472,424	0.737	2,431	\$143.17	TWO STORY
50-22-21-103-059	25760 ABBEY	02/04/21	PTA	03-ARM'S LENGTH	\$455,000	\$233,150	51.24	\$466,304	\$89,456	\$365,544	\$448,629	0.815	2,578	\$141.79	TWO STORY
50-22-21-103-052	25491 ABBEY	05/13/21	PTA	03-ARM'S LENGTH	\$531,000	\$270,770	50.99	\$541,547	\$89,456	\$441,544	\$538,204	0.820	2,464	\$179.20	TWO STORY
50-22-21-103-041	25811 ABBEY	05/27/21	PTA	03-ARM'S LENGTH	\$492,000	\$227,480	46.24	\$454,951	\$89,456	\$402,544	\$435,113	0.925	2,586	\$155.66	TWO STORY
50-22-21-103-056	25700 ABBEY	07/07/21	PTA	03-ARM'S LENGTH	\$545,000	\$271,360	49.79	\$542,726	\$89,456	\$455,544	\$539,607	0.844	2,692	\$169.22	TWO STORY
50-22-21-103-065	25910 ABBEY	03/04/22	PTA	03-ARM'S LENGTH	\$532,000	\$277,350	52.13	\$554,693	\$89,456	\$442,544	\$553,854	0.799	2,438	\$181.52	TWO STORY
										\$2,759,628	\$3,381,569	0.816			

USE 0.860 ECF FOR ONE STORY

USE 0.816 ECF FOR TWO STORY

R2127 HOMESTEAD OCCP 1120

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-455-024	24275 HOMESTEAD	10/26/20	PTA	03-ARM'S LENGTH	\$411,000	\$218,010	53.04	\$436,010	\$75,187	\$335,813	\$261,466	1.284	2,325	\$144.44	TWO STORY
50-22-21-455-027	24319 HOMESTEAD	08/06/21	PTA	03-ARM'S LENGTH	\$482,000	\$252,270	52.34	\$504,549	\$92,273	\$389,727	\$298,751	1.305	2,605	\$149.61	TWO STORY
50-22-21-455-026	24305 HOMESTEAD	12/17/21	PTA	03-ARM'S LENGTH	\$465,000	\$222,040	47.75	\$444,079	\$91,748	\$373,252	\$255,312	1.462	2,120	\$176.06	TWO STORY
50-22-21-455-031	24375 HOMESTEAD	12/30/21	PTA	03-ARM'S LENGTH	\$499,000	\$267,160	53.54	\$534,327	\$85,595	\$413,405	\$325,168	1.271	2,583	\$160.05	TWO STORY

\$1,512,197 \$1,140,697 1.326

USE 1.326 ECF FOR ALL

R2150 SEC 21 ACREAGE

NO SALES DURING STUDY PERIOD

11 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.160	1.200
ONE STORY C	1.000	1.000	1.000	1.130	1.130	1.130
TWO STORY	1.000	1.000	0.850	0.850	1.050	1.250
TWO STORY B	1.000	0.810	0.820	0.850	1.250	1.250

R2201 CEDARSPRING ESTATES SUBS 1, 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-127-010	25735 BUCKMINSTER	08/04/21	PTA	03-ARM'S LENGTH	\$370,500	\$171,710	46.35	\$343,417	\$83,595	\$286,905	\$199,863	1.436	1,734	\$165.46	ONE STORY
										\$286,905	\$199,863	1.436			

USE 1.350 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-127-001	25998 PETROS	07/07/20	PTA	03-ARM'S LENGTH	\$333,000	\$181,690	54.56	\$363,373	\$77,081	\$255,919	\$173,510	1.475	2,124	\$120.49	TWO STORY
50-22-22-177-044	44417 STONE	06/18/20	WD	03-ARM'S LENGTH	\$340,000	\$184,210	54.18	\$368,416	\$82,715	\$257,285	\$173,152	1.486	2,109	\$121.99	TWO STORY
50-22-22-179-004	25370 BUCKMINSTER	11/30/20	PTA	03-ARM'S LENGTH	\$410,000	\$234,720	57.25	\$469,444	\$69,595	\$340,405	\$242,333	1.405	2,248	\$151.43	TWO STORY
50-22-22-179-006	25314 BUCKMINSTER	01/13/21	PTA	03-ARM'S LENGTH	\$380,000	\$191,730	50.46	\$383,450	\$70,935	\$309,065	\$189,403	1.632	2,070	\$149.31	TWO STORY
50-22-22-179-006	25314 BUCKMINSTER	06/28/21	PTA	03-ARM'S LENGTH	\$425,000	\$191,730	45.11	\$383,450	\$70,935	\$354,065	\$189,403	1.869	2,070	\$171.05	TWO STORY
50-22-22-179-007	25286 BUCKMINSTER	07/30/21	PTA	03-ARM'S LENGTH	\$395,000	\$200,170	50.68	\$400,336	\$69,595	\$325,405	\$200,449	1.623	2,050	\$158.73	TWO STORY
50-22-22-330-014	24582 CHRISTINA	08/05/20	PTA	03-ARM'S LENGTH	\$325,000	\$158,870	48.88	\$317,746	\$84,446	\$240,554	\$141,394	1.701	1,652	\$145.61	TWO STORY
										\$2,082,698	\$1,309,644	1.590			

USE 1.590 ECF FOR TWO STORY

USE 1.400 ECF FOR BI AND TRI-LEVEL

R2202 CEDARSPRING ESTATES SUBS 3, 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-177-016	25497 ANTHONY	06/30/20	PTA	03-ARM'S LENGTH	\$396,000	\$223,170	56.36	\$446,339	\$89,702	\$306,298	\$424,568	0.721	2,428	\$126.15	TWO STORY
50-22-22-177-030	25320 SULLIVAN	07/13/20	PTA	03-ARM'S LENGTH	\$445,000	\$228,550	51.36	\$457,097	\$83,849	\$361,151	\$444,343	0.813	2,760	\$130.85	TWO STORY
50-22-22-177-037	25142 SULLIVAN	07/23/20	PTA	03-ARM'S LENGTH	\$440,000	\$220,460	50.10	\$440,912	\$89,634	\$350,366	\$418,188	0.838	2,694	\$130.05	TWO STORY
50-22-22-177-011	44553 WILLIAMS	10/28/20	PTA	03-ARM'S LENGTH	\$385,000	\$207,860	53.99	\$415,711	\$89,904	\$295,096	\$387,865	0.761	2,502	\$117.94	TWO STORY
50-22-22-176-014	25339 SULLIVAN	01/07/21	PTA	03-ARM'S LENGTH	\$441,500	\$221,230	50.11	\$442,466	\$82,854	\$358,646	\$428,110	0.838	2,500	\$143.46	TWO STORY
50-22-22-128-035	25498 ANTHONY	04/08/21	PTA	03-ARM'S LENGTH	\$417,400	\$208,170	49.87	\$416,333	\$81,664	\$335,736	\$398,415	0.843	2,428	\$138.28	TWO STORY
50-22-22-128-032	25570 ANTHONY	07/26/21	PTA	03-ARM'S LENGTH	\$450,000	\$200,690	44.60	\$401,383	\$83,487	\$366,513	\$378,448	0.968	2,460	\$148.99	TWO STORY
50-22-22-177-008	25529 KEENAN	08/20/21	PTA	03-ARM'S LENGTH	\$515,000	\$246,920	47.95	\$493,844	\$85,882	\$429,118	\$485,669	0.884	2,768	\$155.03	TWO STORY
50-22-22-128-037	25448 ANTHONY	12/20/21	PTA	03-ARM'S LENGTH	\$445,000	\$206,790	46.47	\$413,572	\$81,664	\$363,336	\$395,129	0.920	2,588	\$140.39	TWO STORY
50-22-22-177-011	44553 WILLIAMS	03/01/22	PTA	03-ARM'S LENGTH	\$490,000	\$207,860	42.42	\$415,711	\$89,904	\$400,096	\$387,865	1.032	2,502	\$159.91	TWO STORY
										\$3,566,356	\$4,148,600	0.860			

USE 0.960 ECF FOR ONE STORY

USE 0.860 ECF FOR TWO STORY

R2203 MUNRO

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-100-008	44719 ELEVEN MILE	01/12/22	PTA	03-ARM'S LENGTH	\$250,000	\$92,950	37.18	\$185,890	\$100,836	\$149,164	\$89,531	1.666	1,317	\$113.26	ONE STORY C
50-22-22-100-030	25555 DANYAS	02/19/21	PTA	03-ARM'S LENGTH	\$578,050	\$272,720	47.18	\$545,437	\$45,156	\$532,894	\$565,289	0.943	3,139	\$169.77	TWO STORY
										\$682,058	\$654,820	1.042			

USE 1.042 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.020	1.020	1.020	1.020	1.020
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.020
TWO STORY	0.920	1.000	1.000	1.000	1.000	1.000
TWO STORY B	0.920	1.000	0.885	1.000	1.000	1.020

R2204 NOVI HEIGHTS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-201-020	25775 CLARK	06/25/20	PTA	03-ARM'S LENGTH	\$387,400	\$220,530	56.93	\$441,055	\$67,221	\$320,179	\$241,183	1.328	1,764	\$181.51	ONE STORY B
50-22-22-252-009	44077 MARLSON	11/24/21	PTA	03-ARM'S LENGTH	\$302,500	\$128,390	42.44	\$256,781	\$46,727	\$255,773	\$135,519	1.887	1,172	\$218.24	ONE STORY B
50-22-22-252-011	25550 CLARK	06/10/20	PTA	03-ARM'S LENGTH	\$255,000	\$124,920	48.99	\$249,849	\$48,599	\$206,401	\$119,792	1.723	1,289	\$160.12	ONE STORY B
50-22-22-203-008	25896 CLARK	06/09/21	PTA	03-ARM'S LENGTH	\$270,000	\$109,340	40.50	\$218,681	\$53,642	\$216,358	\$89,210	2.425	1,384	\$156.33	ONE STORY C
										\$998,711	\$585,704	1.705			

USE 1.705 ECF AS BASE FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-252-017	44141 MARLSON	02/07/22	PTA	03-ARM'S LENGTH	\$372,000	\$147,070	39.53	\$294,143	\$50,075	\$321,925	\$183,510	1.754	1,600	\$201.20	TWO STORY B
50-22-22-202-005	25914 CLARK	09/18/20	PTA	03-ARM'S LENGTH	\$241,000	\$121,700	50.50	\$243,403	\$60,493	\$180,507	\$104,520	1.727	1,308	\$138.00	TWO STORY B
										\$502,432	\$288,030	1.744			

USE 1.744 ECF AS BASE FOR TWO STORY

NON-HOMOGENOUS NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.300	1.600	1.700	1.750
ONE STORY B	1.000	1.000	1.400	1.600	1.700	1.700
ONE STORY C	1.000	1.000	1.350	1.500	1.550	1.750
TWO STORY	1.000	1.400	1.400	1.400	1.450	1.750
TWO STORY B	1.000	1.000	1.400	1.450	1.500	1.750
TWO STORY C	1.000	1.000	1.000	1.000	1.450	1.750
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.800	1.800

R2205 SALOW'S WALNUT HILL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-351-008	24380 GLENDA	06/23/20	PTA	03-ARM'S LENGTH	\$272,000	\$100,950	37.11	\$201,907	\$74,072	\$197,928	\$102,268	1.935	1,462	\$135.38	ONE STORY B
50-22-22-301-033	24723 GLENDA	05/04/21	PTA	03-ARM'S LENGTH	\$311,000	\$145,800	46.88	\$291,600	\$95,459	\$215,541	\$160,771	1.341	1,536	\$140.33	ONE STORY C
50-22-22-351-007	24404 GLENDA	09/08/21	PTA	03-ARM'S LENGTH	\$300,000	\$111,270	37.09	\$222,534	\$75,300	\$224,700	\$117,787	1.908	1,386	\$162.12	ONE STORY B
50-22-22-351-004	24466 GLENDA	12/02/21	PTA	03-ARM'S LENGTH	\$355,000	\$161,890	45.60	\$323,783	\$75,082	\$279,918	\$207,251	1.351	2,041	\$137.15	TRI-LEVEL
										\$918,087	\$588,077	1.561			

NON-HOMOGENOUS NEIGHBORHOOD

USE 1.561 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.025	1.000	1.000	1.000	1.000	1.400
ONE STORY B	1.000	1.255	1.255	1.255	1.300	1.300
ONE STORY C	1.000	1.000	1.000	1.300	1.340	1.340
TWO STORY	1.000	1.100	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.060	1.100	1.100	1.300
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.270	1.300

R2206 JAMESTOWNE GREEN 1, 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-377-007	44657 HUNTINGTON	12/14/20	PTA	03-ARM'S LENGTH	\$265,500	\$139,100	52.39	\$278,209	\$63,639	\$201,861	\$147,979	1.364	1,225	\$164.78	ONE STORY
50-22-22-351-024	44927 YORKSHIRE	12/22/21	PTA	03-ARM'S LENGTH	\$415,000	\$173,610	41.83	\$347,211	\$58,088	\$356,912	\$199,395	1.790	1,512	\$236.05	ONE STORY
										\$558,773	\$347,374	1.609			

USE 1.500 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-351-026	44895 YORKSHIRE	07/28/20	PTA	03-ARM'S LENGTH	\$312,000	\$177,010	56.73	\$354,027	\$62,514	\$249,486	\$175,610	1.421	1,884	\$132.42	TWO STORY
50-22-22-377-028	24475 JAMESTOWNE	09/17/20	PTA	03-ARM'S LENGTH	\$293,000	\$154,500	52.73	\$309,007	\$63,056	\$229,944	\$148,163	1.552	1,644	\$139.87	TWO STORY
50-22-22-351-017	45039 YORKSHIRE	07/01/21	PTA	03-ARM'S LENGTH	\$365,000	\$166,410	45.59	\$332,823	\$63,244	\$301,756	\$162,397	1.858	1,680	\$179.62	TWO STORY
50-22-22-377-004	24595 JAMESTOWNE	08/20/21	PTA	03-ARM'S LENGTH	\$435,000	\$204,870	47.10	\$409,743	\$73,908	\$361,092	\$202,310	1.785	2,238	\$161.35	TWO STORY
50-22-22-378-017	24446 JAMESTOWNE	09/30/21	PTA	03-ARM'S LENGTH	\$348,000	\$162,690	46.75	\$325,377	\$57,908	\$290,092	\$161,126	1.800	1,570	\$184.77	TWO STORY
50-22-22-377-016	44831 HUNTINGTON	12/07/21	PTA	03-ARM'S LENGTH	\$333,000	\$159,520	47.90	\$319,038	\$57,908	\$275,092	\$157,307	1.749	1,592	\$172.80	TWO STORY
										\$1,707,462	\$1,006,914	1.696			

USE 1.696 ECF FOR TWO STORY

R2207 JAMESTOWNE GREEN 3, 4

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-327-003	25057 NEWBERRY	05/08/20	03-ARM'S LENGTH	\$395,000	\$201,660	51.05	\$403,326	\$83,934	\$311,066	\$226,841	1.371	2,244	\$138.62	TWO STORY
50-22-22-326-012	44660 MANSFIELD	07/17/20	03-ARM'S LENGTH	\$365,000	\$199,440	54.64	\$398,873	\$74,604	\$290,396	\$230,305	1.261	2,228	\$130.34	TWO STORY
50-22-22-326-014	44692 MANSFIELD	08/07/20	03-ARM'S LENGTH	\$324,000	\$175,820	54.27	\$351,640	\$61,934	\$262,066	\$205,757	1.274	2,040	\$128.46	TWO STORY
50-22-22-327-007	44628 MANSFIELD	08/07/20	03-ARM'S LENGTH	\$364,000	\$187,470	51.50	\$374,932	\$82,227	\$281,773	\$207,887	1.355	2,040	\$138.12	TWO STORY
50-22-22-331-004	44651 MANSFIELD	09/22/20	03-ARM'S LENGTH	\$369,600	\$182,340	49.33	\$364,675	\$67,256	\$302,344	\$211,235	1.431	2,076	\$145.64	TWO STORY
50-22-22-331-003	44667 MANSFIELD	06/07/21	03-ARM'S LENGTH	\$435,500	\$203,050	46.62	\$406,104	\$68,982	\$366,518	\$239,433	1.531	2,076	\$176.55	TWO STORY
50-22-22-331-005	44635 MANSFIELD	06/17/21	03-ARM'S LENGTH	\$435,000	\$183,740	42.24	\$367,477	\$68,854	\$366,146	\$212,090	1.726	2,076	\$176.37	TWO STORY
									\$2,180,309	\$1,533,548	1.422			

USE 1.422 ECF

R2208 SETTLER'S CREEK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-252-023	44030 SETTLERS CREEK	10/05/20	PTA	03-ARM'S LENGTH	\$440,000	\$239,190	54.36	\$478,386	\$92,982	\$347,018	\$470,005	0.738	2,631	\$131.90	TWO STORY
										\$347,018	\$470,005	0.738			

USE 0.820 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2221

R2209**CHURCHILL CROSSING**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-452-008	24388 CAVENDISH AVE W	07/15/20	PTA	03-ARM'S LENGTH	\$510,000	\$258,060	50.60	\$516,111	\$115,912	\$394,088	\$528,664	0.745	2,866	\$137.50	TWO STORY
50-22-22-452-019	24417 THATCHER	11/24/20	PTA	03-ARM'S LENGTH	\$490,000	\$262,390	53.55	\$524,780	\$98,006	\$391,994	\$563,770	0.695	3,123	\$125.52	TWO STORY
50-22-22-453-007	24420 THATCHER	11/25/20	PTA	03-ARM'S LENGTH	\$532,000	\$269,320	50.62	\$538,632	\$99,845	\$432,155	\$579,639	0.746	3,226	\$133.96	TWO STORY
50-22-22-454-015	24282 THATCHER	01/19/21	PTA	03-ARM'S LENGTH	\$489,900	\$273,490	55.83	\$546,980	\$103,352	\$386,548	\$586,034	0.660	3,155	\$122.52	TWO STORY
50-22-22-401-017	24826 THATCHER	03/31/21	PTA	03-ARM'S LENGTH	\$612,000	\$318,800	52.09	\$637,596	\$124,692	\$487,308	\$677,548	0.719	3,152	\$154.60	TWO STORY
50-22-22-452-017	24389 THATCHER	03/31/21	PTA	03-ARM'S LENGTH	\$637,500	\$308,370	48.37	\$616,740	\$103,239	\$534,261	\$678,337	0.788	3,488	\$153.17	TWO STORY
50-22-22-402-030	24420 PERCEVAL	04/26/21	PTA	03-ARM'S LENGTH	\$610,000	\$319,260	52.34	\$638,519	\$125,000	\$485,000	\$678,361	0.715	3,159	\$153.53	TWO STORY
50-22-22-453-020	24427 PERCEVAL	05/28/21	PTA	03-ARM'S LENGTH	\$619,000	\$293,770	47.46	\$587,534	\$123,432	\$495,568	\$613,081	0.808	3,467	\$142.94	TWO STORY
50-22-22-403-006	24567 THATCHER	06/11/21	PTA	03-ARM'S LENGTH	\$575,000	\$279,550	48.62	\$559,094	\$97,908	\$477,092	\$609,229	0.783	2,792	\$170.88	TWO STORY
50-22-22-401-019	24778 THATCHER	06/18/21	WD	03-ARM'S LENGTH	\$550,000	\$262,390	47.71	\$524,774	\$123,030	\$426,970	\$530,705	0.805	2,879	\$148.30	TWO STORY
50-22-22-453-008	24406 THATCHER	08/23/21	WD	03-ARM'S LENGTH	\$600,000	\$306,470	51.08	\$612,939	\$109,106	\$490,894	\$665,565	0.738	3,226	\$152.17	TWO STORY
50-22-22-454-008	24287 THATCHER	08/25/21	WD	03-ARM'S LENGTH	\$615,500	\$292,790	47.57	\$585,579	\$130,409	\$485,091	\$601,281	0.807	2,914	\$166.47	TWO STORY
50-22-22-403-022	24727 THATCHER	09/10/21	PTA	03-ARM'S LENGTH	\$660,000	\$323,020	48.94	\$646,045	\$103,297	\$556,703	\$716,972	0.776	3,298	\$168.80	TWO STORY
									\$6,043,672	\$8,029,188	0.753				

USE 0.753 ECF

R2210 TAFT & TEN (SALOW'S WALNUT HILL SUB NO 1)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-301-046	45350 TEN MILE	11/18/20	PTA	03-ARM'S LENGTH	\$263,000	\$108,340	41.19	\$216,677	\$85,467	\$177,533	\$103,315	1.718	1,813	\$97.92	ONE STORY C
50-22-22-301-049	45310 TEN MILE	07/12/21	PTA	03-ARM'S LENGTH	\$355,000	\$136,000	38.31	\$271,990	\$90,450	\$264,550	\$142,945	1.851	2,275	\$116.29	ONE STORY C
										\$442,083	\$246,260	1.795			

USE 1.795 ECF AS BASE

NON-HOMOGENOUS NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.000	1.000	1.000	1.000	1.390
ONE STORY B	1.000	1.000	1.140	1.140	1.360	1.390
ONE STORY C	1.000	1.000	1.000	1.140	1.300	1.300
TWO STORY	1.100	1.080	1.080	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.050	1.050	1.000	1.270
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.300	1.300

R2220

CREEK CROSSING OCCP 940

NO SALES DURING STUDY PERIOD

USE 1.310 ECF FOR ALL

29 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2127

R2221 TAFT KNOLLS OCCP 1647

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-151-008	45219 JACOB	07/07/21	WD	03-ARM'S LENGTH	\$545,000	\$230,830	42.35	\$461,666	\$100,872	\$444,128	\$468,564	0.948	2,430	\$182.77	TWO STORY
50-22-22-153-011	25444 DANYAS	08/06/21	PTA	03-ARM'S LENGTH	\$535,000	\$267,260	49.96	\$534,526	\$99,080	\$435,920	\$565,514	0.771	2,823	\$154.42	TWO STORY
50-22-22-151-009	45201 JACOB	03/30/22	PTA	03-ARM'S LENGTH	\$705,000	\$294,100	41.72	\$588,207	\$99,606	\$605,394	\$634,547	0.954	3,057	\$198.04	TWO STORY
										\$1,485,442	\$1,668,625	0.890			

USE 0.830 ECF

R2222	EMERSON PARK OCCP 2250		(CONTINUED ONTO PAGE 2)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-404-072	43643 CHANCELLOR	04/15/20	PTA	03-ARM'S LENGTH	\$440,990	\$232,460	52.71	\$464,918	\$66,000	\$374,990	\$391,096	0.959	2,138	\$175.39	TWO STORY
50-22-22-404-061	24731 IVY	06/15/20	PTA	03-ARM'S LENGTH	\$365,725	\$203,560	55.66	\$407,116	\$66,000	\$299,725	\$334,427	0.896	1,945	\$154.10	TWO STORY
50-22-22-404-059	24723 IVY	06/17/20	PTA	03-ARM'S LENGTH	\$381,100	\$203,560	53.41	\$407,116	\$66,000	\$315,100	\$334,427	0.942	1,945	\$162.01	TWO STORY
50-22-22-404-060	24727 IVY	06/18/20	PTA	03-ARM'S LENGTH	\$368,650	\$203,560	55.22	\$407,116	\$66,000	\$302,650	\$334,427	0.905	1,945	\$155.60	TWO STORY
50-22-22-404-062	24735 IVY	06/19/20	PTA	03-ARM'S LENGTH	\$370,025	\$203,560	55.01	\$407,116	\$66,000	\$304,025	\$334,427	0.909	1,945	\$156.31	TWO STORY
50-22-22-404-063	24739 IVY	06/22/20	PTA	03-ARM'S LENGTH	\$363,890	\$203,560	55.94	\$407,116	\$66,000	\$297,890	\$334,427	0.891	1,945	\$153.16	TWO STORY
50-22-22-404-099	24796 IVY	06/24/20	PTA	03-ARM'S LENGTH	\$392,795	\$219,540	55.89	\$439,072	\$66,000	\$326,795	\$365,757	0.893	2,153	\$151.79	TWO STORY
50-22-22-404-100	24792 IVY	06/25/20	PTA	03-ARM'S LENGTH	\$373,940	\$214,520	57.37	\$429,038	\$66,000	\$307,940	\$355,920	0.865	2,153	\$143.03	TWO STORY
50-22-22-404-101	24788 IVY	06/26/20	PTA	03-ARM'S LENGTH	\$383,600	\$214,520	55.92	\$429,038	\$66,000	\$317,600	\$355,920	0.892	2,153	\$147.52	TWO STORY
50-22-22-404-102	24784 IVY	06/29/20	PTA	03-ARM'S LENGTH	\$387,315	\$219,540	56.68	\$439,072	\$66,000	\$321,315	\$365,757	0.878	2,153	\$149.24	TWO STORY
50-22-22-404-054	24771 IVY	07/29/20	PTA	03-ARM'S LENGTH	\$399,265	\$213,050	53.36	\$426,091	\$66,000	\$333,265	\$353,030	0.944	1,930	\$172.68	TWO STORY
50-22-22-404-055	24775 IVY	07/29/20	PTA	03-ARM'S LENGTH	\$379,785	\$208,850	54.99	\$417,703	\$66,000	\$313,785	\$344,807	0.910	1,930	\$162.58	TWO STORY
50-22-22-404-056	24779 IVY	07/30/20	PTA	03-ARM'S LENGTH	\$368,820	\$209,640	56.84	\$419,280	\$66,000	\$302,820	\$346,353	0.874	1,945	\$155.69	TWO STORY
50-22-22-404-057	24783 IVY	07/30/20	PTA	03-ARM'S LENGTH	\$374,950	\$209,640	55.91	\$419,280	\$66,000	\$308,950	\$346,353	0.892	1,945	\$158.84	TWO STORY
50-22-22-404-058	24787 IVY	07/31/20	PTA	03-ARM'S LENGTH	\$411,055	\$213,050	51.83	\$426,091	\$66,000	\$345,055	\$353,030	0.977	1,930	\$178.78	TWO STORY
50-22-22-404-049	24819 IVY	08/25/20	PTA	03-ARM'S LENGTH	\$390,250	\$213,050	54.59	\$426,091	\$66,000	\$324,250	\$353,030	0.918	1,930	\$168.01	TWO STORY
50-22-22-404-050	24823 IVY	08/25/20	PTA	03-ARM'S LENGTH	\$389,700	\$209,640	53.80	\$419,280	\$66,000	\$323,700	\$346,353	0.935	1,945	\$166.43	TWO STORY
50-22-22-404-051	24827 IVY	08/31/20	PTA	03-ARM'S LENGTH	\$382,004	\$209,640	54.88	\$419,280	\$66,000	\$316,004	\$346,353	0.912	1,945	\$162.47	TWO STORY
50-22-22-404-052	24831 IVY	09/01/20	PTA	03-ARM'S LENGTH	\$396,660	\$209,640	52.85	\$419,280	\$66,000	\$330,660	\$346,353	0.955	1,945	\$170.01	TWO STORY
50-22-22-404-053	24835 IVY	09/08/20	PTA	03-ARM'S LENGTH	\$396,715	\$213,050	53.70	\$426,091	\$66,000	\$330,715	\$353,030	0.937	1,930	\$171.35	TWO STORY
50-22-22-404-046	24869 IVY	09/25/20	PTA	03-ARM'S LENGTH	\$406,440	\$228,880	56.31	\$457,766	\$66,000	\$340,440	\$384,084	0.886	2,153	\$158.12	TWO STORY
50-22-22-404-045	24865 IVY	10/07/20	PTA	03-ARM'S LENGTH	\$376,225	\$210,410	55.93	\$420,813	\$66,000	\$310,225	\$347,856	0.892	1,945	\$159.50	TWO STORY
50-22-22-404-048	24877 IVY	10/07/20	PTA	03-ARM'S LENGTH	\$439,245	\$211,230	48.09	\$422,457	\$66,000	\$373,245	\$349,468	1.068	1,945	\$191.90	TWO STORY
50-22-22-404-096	43634 CHANCELLOR	10/16/20	PTA	03-ARM'S LENGTH	\$379,000	\$212,650	56.11	\$425,298	\$66,000	\$313,000	\$352,253	0.889	2,153	\$145.38	TWO STORY
50-22-22-404-038	43650 PROSPECT	10/26/20	PTA	03-ARM'S LENGTH	\$419,035	\$212,240	50.65	\$424,486	\$66,000	\$353,035	\$351,457	1.004	1,930	\$182.92	TWO STORY
50-22-22-404-039	43646 PROSPECT	10/26/20	PTA	03-ARM'S LENGTH	\$407,415	\$209,620	51.45	\$419,236	\$66,000	\$341,415	\$346,310	0.986	1,930	\$176.90	TWO STORY
50-22-22-404-040	43642 PROSPECT	10/26/20	PTA	03-ARM'S LENGTH	\$381,300	\$209,620	54.98	\$419,236	\$66,000	\$315,300	\$346,310	0.910	1,930	\$163.37	TWO STORY
50-22-22-404-041	43638 PROSPECT	10/26/20	PTA	03-ARM'S LENGTH	\$395,600	\$228,090	57.66	\$456,189	\$66,000	\$329,600	\$382,538	0.862	2,138	\$154.16	TWO STORY
50-22-22-404-044	24861 IVY	10/27/20	PTA	03-ARM'S LENGTH	\$405,515	\$231,190	57.01	\$462,384	\$66,000	\$339,515	\$388,612	0.874	2,153	\$157.69	TWO STORY
50-22-22-404-104	43629 PROSPECT	10/28/20	PTA	03-ARM'S LENGTH	\$356,730	\$206,080	57.77	\$412,160	\$66,000	\$290,730	\$339,373	0.857	1,993	\$145.88	TWO STORY
50-22-22-404-105	43633 PROSPECT	10/29/20	PTA	03-ARM'S LENGTH	\$369,750	\$203,560	55.05	\$407,116	\$66,000	\$303,750	\$334,427	0.908	1,945	\$156.17	TWO STORY
50-22-22-404-106	43637 PROSPECT	10/29/20	PTA	03-ARM'S LENGTH	\$387,275	\$213,730	55.19	\$427,461	\$66,000	\$321,275	\$354,374	0.907	2,138	\$150.27	TWO STORY
50-22-22-404-107	43641 PROSPECT	10/29/20	PTA	03-ARM'S LENGTH	\$395,810	\$219,550	55.47	\$439,092	\$66,000	\$329,810	\$365,776	0.902	2,153	\$153.19	TWO STORY
50-22-22-404-043	43630 PROSPECT	10/31/20	PTA	03-ARM'S LENGTH	\$433,600	\$228,370	52.67	\$456,738	\$66,000	\$367,600	\$383,076	0.960	2,138	\$171.94	TWO STORY
50-22-22-404-103	43625 PROSPECT	11/02/20	PTA	03-ARM'S LENGTH	\$418,673	\$219,550	52.44	\$439,092	\$66,000	\$352,673	\$365,776	0.964	2,153	\$163.81	TWO STORY
50-22-22-404-108	43577 PROSPECT	11/25/20	PTA	03-ARM'S LENGTH	\$397,125	\$211,230	53.19	\$422,457	\$66,000	\$331,125	\$349,468	0.948	1,945	\$170.24	TWO STORY
50-22-22-404-109	43581 PROSPECT	11/25/20	PTA	03-ARM'S LENGTH	\$394,070	\$209,620	53.19	\$419,236	\$66,000	\$328,070	\$346,310	0.947	1,930	\$169.98	TWO STORY
50-22-22-404-110	43585 PROSPECT	11/30/20	PTA	03-ARM'S LENGTH	\$402,435	\$227,080	56.43	\$454,160	\$66,000	\$336,435	\$380,549	0.884	2,153	\$156.26	TWO STORY
50-22-22-404-111	43589 PROSPECT	11/30/20	PTA	03-ARM'S LENGTH	\$403,630	\$228,090	56.51	\$456,189	\$66,000	\$337,630	\$382,538	0.883	2,138	\$157.92	TWO STORY
50-22-22-404-112	43593 PROSPECT	11/30/20	PTA	03-ARM'S LENGTH	\$399,800	\$231,190	57.83	\$462,384	\$66,000	\$333,800	\$388,612	0.859	2,153	\$155.04	TWO STORY

R2222		EMERSON PARK OCCP 2250		(CONTINUED FROM PAGE 1)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-22-404-032	43592 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$395,180	\$203,820	51.58	\$407,641	\$66,000	\$329,180	\$334,942	0.983	1,950	\$168.81	TWO STORY	
50-22-22-404-033	43588 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$392,000	\$219,550	56.01	\$439,092	\$66,000	\$326,000	\$365,776	0.891	2,153	\$151.42	TWO STORY	
50-22-22-404-034	43584 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$380,625	\$197,120	51.79	\$394,247	\$66,000	\$314,625	\$321,811	0.978	1,930	\$163.02	TWO STORY	
50-22-22-404-035	43580 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$368,525	\$197,120	53.49	\$394,247	\$66,000	\$302,525	\$321,811	0.940	1,930	\$156.75	TWO STORY	
50-22-22-404-036	43576 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$395,000	\$219,550	55.58	\$439,092	\$66,000	\$329,000	\$365,776	0.899	2,153	\$152.81	TWO STORY	
50-22-22-404-037	43572 PROSPECT	12/30/20	PTA	03-ARM'S LENGTH	\$352,450	\$203,820	57.83	\$407,641	\$66,000	\$286,450	\$334,942	0.855	1,950	\$146.90	TWO STORY	
50-22-22-404-115	43541 PROSPECT	01/25/21	PTA	03-ARM'S LENGTH	\$408,690	\$211,190	51.67	\$422,370	\$66,000	\$342,690	\$349,382	0.981	1,930	\$177.56	TWO STORY	
50-22-22-404-116	43545 PROSPECT	01/25/21	PTA	03-ARM'S LENGTH	\$423,396	\$213,850	50.51	\$427,697	\$66,000	\$357,396	\$354,605	1.008	1,930	\$185.18	TWO STORY	
50-22-22-404-113	43533 PROSPECT	01/26/21	PTA	03-ARM'S LENGTH	\$440,255	\$229,740	52.18	\$459,471	\$66,000	\$374,255	\$385,756	0.970	2,138	\$175.05	TWO STORY	
50-22-22-404-114	43537 PROSPECT	01/26/21	PTA	03-ARM'S LENGTH	\$407,105	\$211,190	51.88	\$422,370	\$66,000	\$341,105	\$349,382	0.976	1,930	\$176.74	TWO STORY	
50-22-22-404-117	43475 PROSPECT	03/29/21	PTA	03-ARM'S LENGTH	\$422,030	\$215,710	51.11	\$431,422	\$66,000	\$356,030	\$358,257	0.994	1,930	\$184.47	TWO STORY	
50-22-22-404-118	43479 PROSPECT	03/29/21	PTA	03-ARM'S LENGTH	\$407,615	\$213,020	52.26	\$426,042	\$66,000	\$341,615	\$352,982	0.968	1,930	\$177.00	TWO STORY	
50-22-22-404-119	43483 PROSPECT	03/29/21	PTA	03-ARM'S LENGTH	\$425,755	\$213,020	50.03	\$426,042	\$66,000	\$359,755	\$352,982	1.019	1,930	\$186.40	TWO STORY	
50-22-22-404-120	43487 PROSPECT	03/30/21	PTA	03-ARM'S LENGTH	\$470,815	\$213,020	45.24	\$426,042	\$66,000	\$404,815	\$352,982	1.147	1,930	\$209.75	TWO STORY	
50-22-22-404-121	43491 PROSPECT	03/30/21	PTA	03-ARM'S LENGTH	\$447,465	\$234,820	52.48	\$469,633	\$66,000	\$381,465	\$395,719	0.964	2,153	\$177.18	TWO STORY	
50-22-22-404-122	43495 PROSPECT	03/30/21	PTA	03-ARM'S LENGTH	\$441,070	\$231,730	52.54	\$463,451	\$66,000	\$375,070	\$389,658	0.963	2,138	\$175.43	TWO STORY	
50-22-22-404-027	43548 PROSPECT	04/26/21	PTA	03-ARM'S LENGTH	\$455,375	\$231,190	50.77	\$462,384	\$66,000	\$389,375	\$388,612	1.002	2,153	\$180.85	TWO STORY	
50-22-22-404-029	43540 PROSPECT	04/27/21	PTA	03-ARM'S LENGTH	\$413,420	\$209,640	50.71	\$419,280	\$66,000	\$347,420	\$346,353	1.003	1,945	\$178.62	TWO STORY	
50-22-22-404-030	43536 PROSPECT	04/27/21	PTA	03-ARM'S LENGTH	\$419,055	\$228,090	54.43	\$456,189	\$66,000	\$353,055	\$382,538	0.923	2,138	\$165.13	TWO STORY	
50-22-22-404-028	43544 PROSPECT	05/24/21	PTA	03-ARM'S LENGTH	\$430,265	\$211,190	49.08	\$422,370	\$66,000	\$364,265	\$349,382	1.043	1,930	\$188.74	TWO STORY	
50-22-22-404-120	43487 PROSPECT	08/13/21	WD	03-ARM'S LENGTH	\$472,500	\$213,020	45.08	\$426,042	\$66,000	\$406,500	\$352,982	1.152	1,930	\$210.62	TWO STORY	
50-22-22-404-024	43490 PROSPECT	08/20/21	PTA	03-ARM'S LENGTH	\$432,940	\$211,460	48.84	\$422,919	\$66,000	\$366,940	\$349,921	1.049	1,945	\$188.66	TWO STORY	
50-22-22-404-023	43494 PROSPECT	08/24/21	PTA	03-ARM'S LENGTH	\$403,515	\$213,020	52.79	\$426,042	\$66,000	\$337,515	\$352,982	0.956	1,930	\$174.88	TWO STORY	
50-22-22-404-022	43498 PROSPECT	08/26/21	PTA	03-ARM'S LENGTH	\$453,590	\$233,230	51.42	\$466,467	\$66,000	\$387,590	\$392,615	0.987	2,153	\$180.02	TWO STORY	
50-22-22-404-025	43486 PROSPECT	08/27/21	PTA	03-ARM'S LENGTH	\$442,040	\$230,100	52.05	\$460,208	\$66,000	\$376,040	\$386,478	0.973	2,138	\$175.88	TWO STORY	
50-22-22-404-026	43482 PROSPECT	09/17/21	PTA	03-ARM'S LENGTH	\$439,785	\$233,230	53.03	\$466,467	\$66,000	\$373,785	\$392,615	0.952	2,153	\$173.61	TWO STORY	
50-22-22-404-120	43487 PROSPECT	09/28/21	PTA	03-ARM'S LENGTH	\$472,500	\$213,020	45.08	\$426,042	\$66,000	\$406,500	\$352,982	1.152	1,930	\$210.62	TWO STORY	
50-22-22-404-020	43434 PROSPECT	10/28/21	PTA	03-ARM'S LENGTH	\$431,890	\$213,020	49.32	\$426,042	\$66,000	\$365,890	\$352,982	1.037	1,930	\$189.58	TWO STORY	
50-22-22-404-018	43442 PROSPECT	10/29/21	PTA	03-ARM'S LENGTH	\$448,890	\$230,100	51.26	\$460,208	\$66,000	\$382,890	\$386,478	0.991	2,138	\$179.09	TWO STORY	
50-22-22-404-019	43438 PROSPECT	10/29/21	PTA	03-ARM'S LENGTH	\$434,490	\$211,460	48.67	\$422,919	\$66,000	\$368,490	\$349,921	1.053	1,945	\$189.46	TWO STORY	
50-22-22-404-021	43430 PROSPECT	11/15/21	PTA	03-ARM'S LENGTH	\$488,445	\$233,230	47.75	\$466,467	\$66,000	\$422,445	\$392,615	1.076	2,153	\$196.21	TWO STORY	
50-22-22-404-015	43449 CHANCELLOR	01/06/22	PTA	03-ARM'S LENGTH	\$519,900	\$239,900	46.14	\$479,799	\$66,000	\$453,900	\$405,685	1.119	2,138	\$212.30	TWO STORY	
50-22-22-404-049	24819 IVY	01/10/22	PTA	03-ARM'S LENGTH	\$457,000	\$213,050	46.62	\$426,091	\$66,000	\$391,000	\$353,030	1.108	1,930	\$202.59	TWO STORY	
50-22-22-404-055	24775 IVY	02/10/22	PTA	03-ARM'S LENGTH	\$470,000	\$208,850	44.44	\$417,703	\$66,000	\$404,000	\$344,807	1.172	1,930	\$209.33	TWO STORY	
50-22-22-404-001	43385 CHANCELLOR	02/25/22	PTA	03-ARM'S LENGTH	\$519,990	\$229,600	44.15	\$459,191	\$66,000	\$453,990	\$385,481	1.178	2,138	\$212.34	TWO STORY	
50-22-22-404-002	43389 CHANCELLOR	02/25/22	PTA	03-ARM'S LENGTH	\$479,990	\$209,850	43.72	\$419,706	\$66,000	\$413,990	\$346,771	1.194	1,945	\$212.85	TWO STORY	
										\$52,666,926	\$54,572,884	0.965				

USE 0.970 ECF

R2223**HERITAGE WOODS OCCP 2285**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-101-006	45283 PRESERVE COURT	09/17/20	PTA	03-ARM'S LENGTH	\$511,800	\$290,950	56.85	\$581,908	\$87,000	\$424,800	\$489,523	0.868	2,599	\$163.45	TWO STORY
50-22-22-101-012	45204 PRESERVE COURT	09/17/20	PTA	03-ARM'S LENGTH	\$618,760	\$321,970	52.03	\$643,945	\$95,700	\$523,060	\$542,280	0.965	3,037	\$172.23	TWO STORY
50-22-22-101-003	45325 PRESERVE COURT	09/24/20	PTA	03-ARM'S LENGTH	\$533,170	\$312,730	58.65	\$625,455	\$87,000	\$446,170	\$532,596	0.838	2,999	\$148.77	TWO STORY
50-22-22-101-005	45297 PRESERVE COURT	09/28/20	PTA	03-ARM'S LENGTH	\$537,310	\$288,940	53.78	\$577,889	\$87,000	\$450,310	\$485,548	0.927	2,684	\$167.78	TWO STORY
50-22-22-101-008	45255 PRESERVE COURT	09/29/20	PTA	03-ARM'S LENGTH	\$560,760	\$303,230	54.07	\$606,453	\$87,000	\$473,760	\$513,801	0.922	2,653	\$178.58	TWO STORY
50-22-22-101-010	45217 PRESERVE COURT	10/13/20	PTA	03-ARM'S LENGTH	\$599,865	\$310,800	51.81	\$621,590	\$91,350	\$508,515	\$524,471	0.970	2,779	\$182.98	TWO STORY
50-22-22-101-015	45260 PRESERVE COURT	10/26/20	PTA	03-ARM'S LENGTH	\$542,485	\$278,310	51.30	\$556,615	\$87,000	\$455,485	\$464,505	0.981	2,448	\$186.06	TWO STORY
50-22-22-101-009	45231 PRESERVE COURT	10/30/20	PTA	03-ARM'S LENGTH	\$593,005	\$349,920	59.01	\$699,849	\$91,350	\$501,655	\$601,878	0.833	3,246	\$154.55	TWO STORY
50-22-22-101-014	45232 PRESERVE COURT	10/30/20	PTA	03-ARM'S LENGTH	\$600,590	\$304,300	50.67	\$608,603	\$87,000	\$513,590	\$515,928	0.995	2,753	\$186.56	TWO STORY
50-22-22-101-011	45203 PRESERVE COURT	11/13/20	PTA	03-ARM'S LENGTH	\$557,820	\$306,290	54.91	\$612,580	\$95,700	\$462,120	\$511,256	0.904	2,684	\$172.18	TWO STORY
50-22-22-101-004	45311 PRESERVE COURT	11/24/20	PTA	03-ARM'S LENGTH	\$531,425	\$290,180	54.60	\$580,354	\$87,000	\$444,425	\$487,986	0.911	2,704	\$164.36	TWO STORY
50-22-22-101-001	45353 PRESERVE COURT	11/25/20	PTA	03-ARM'S LENGTH	\$526,060	\$289,400	55.01	\$578,805	\$82,650	\$443,410	\$490,757	0.904	2,684	\$165.20	TWO STORY
50-22-22-101-002	45339 PRESERVE COURT	12/22/20	PTA	03-ARM'S LENGTH	\$518,955	\$289,410	55.77	\$578,816	\$87,000	\$431,955	\$486,465	0.888	2,704	\$159.75	TWO STORY
50-22-22-101-007	45269 PRESERVE COURT	12/23/20	PTA	03-ARM'S LENGTH	\$554,200	\$308,210	55.61	\$616,415	\$87,000	\$467,200	\$523,655	0.892	2,914	\$160.33	TWO STORY
50-22-22-101-013	45218 PRESERVE COURT	12/29/20	WD	03-ARM'S LENGTH	\$547,675	\$292,910	53.48	\$585,812	\$87,000	\$460,675	\$493,385	0.934	2,684	\$171.64	TWO STORY
50-22-22-101-016	45288 PRESERVE COURT	12/29/20	WD	03-ARM'S LENGTH	\$578,630	\$286,250	49.47	\$572,509	\$87,000	\$491,630	\$480,227	1.024	2,642	\$186.08	TWO STORY
50-22-22-101-017	45306 PRESERVE COURT	12/30/20	PTA	03-ARM'S LENGTH	\$562,625	\$332,980	59.18	\$665,966	\$87,000	\$475,625	\$572,667	0.831	3,287	\$144.70	TWO STORY
										\$7,974,385	\$8,716,928	0.915			

USE 0.920 ECF

R2301 MEADOWBROOK GLENS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-402-016	42102 RIDGE RD W	07/29/20	PTA	03-ARM'S LENGTH	\$265,000	\$132,450	49.98	\$264,898	\$58,681	\$206,319	\$115,852	1.781	1,229	\$167.88	ONE STORY B
50-22-23-404-017	24548 KNOLLWOOD	10/01/20	PTA	03-ARM'S LENGTH	\$250,000	\$133,210	53.28	\$266,411	\$62,327	\$187,673	\$114,654	1.637	1,324	\$141.75	ONE STORY B
50-22-23-409-015	41956 CHERRYHILL	02/16/21	PTA	03-ARM'S LENGTH	\$280,000	\$162,440	58.01	\$324,878	\$57,138	\$222,862	\$150,416	1.482	1,219	\$182.82	ONE STORY B
50-22-23-452-014	24363 KNOLLWOOD	06/28/21	PTA	03-ARM'S LENGTH	\$280,000	\$137,440	49.09	\$274,876	\$59,133	\$220,867	\$121,204	1.822	1,296	\$170.42	ONE STORY B
50-22-23-401-002	42230 PARK RIDGE	09/30/21	PTA	03-ARM'S LENGTH	\$305,000	\$148,810	48.79	\$297,628	\$77,503	\$227,497	\$123,666	1.840	1,324	\$171.83	ONE STORY B
											\$1,065,218	\$625,792	1.702		

USE 1.700 ECF FOR ALL ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-401-004	42262 PARK RIDGE	06/11/20	PTA	03-ARM'S LENGTH	\$280,000	\$166,690	59.53	\$333,379	\$73,138	\$206,862	\$138,426	1.494	1,723	\$120.06	TRI-LEVEL
50-22-23-451-014	24339 PINECREST	01/21/21	PTA	03-ARM'S LENGTH	\$280,000	\$137,820	49.22	\$275,638	\$63,521	\$216,479	\$112,828	1.919	2,043	\$105.96	TRI-LEVEL
50-22-23-453-004	24384 KNOLLWOOD	07/19/21	PTA	03-ARM'S LENGTH	\$336,000	\$161,940	48.20	\$323,881	\$59,935	\$276,065	\$140,397	1.966	2,042	\$135.19	TRI-LEVEL
50-22-23-431-021	24512 KINGS POINTE	10/21/21	PTA	03-ARM'S LENGTH	\$300,000	\$139,880	46.63	\$279,761	\$58,517	\$241,483	\$117,683	2.052	1,590	\$151.88	TRI-LEVEL
50-22-23-454-022	24236 HAMPTON HILL	01/21/22	PTA	03-ARM'S LENGTH	\$310,000	\$140,880	45.45	\$281,763	\$57,601	\$252,399	\$119,235	2.117	2,042	\$123.60	TRI-LEVEL
											\$1,193,288	\$628,569	1.898		

USE 1.900 ECF FOR TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-454-033	24525 QUEENSPOINTE	06/19/20	PTA	03-ARM'S LENGTH	\$282,000	\$152,650	54.13	\$305,308	\$61,554	\$220,446	\$133,931	1.646	1,639	\$134.50	TWO STORY B
50-22-23-377-015	24540 PARK RIDGE	06/23/20	PTA	03-ARM'S LENGTH	\$279,000	\$164,800	59.07	\$329,609	\$70,248	\$208,752	\$142,506	1.465	1,735	\$120.32	TWO STORY B
50-22-23-403-020	41906 RIDGE RD E	07/17/20	PTA	03-ARM'S LENGTH	\$285,000	\$157,620	55.31	\$315,237	\$58,784	\$226,216	\$140,908	1.605	1,735	\$130.38	TWO STORY B
50-22-23-453-012	24371 HAMPTON HILL	07/24/20	PTA	03-ARM'S LENGTH	\$254,900	\$139,190	54.61	\$278,389	\$73,879	\$181,021	\$112,368	1.611	1,640	\$110.38	TWO STORY B
50-22-23-404-004	42209 PARK RIDGE	09/18/20	WD	03-ARM'S LENGTH	\$289,900	\$149,790	51.67	\$299,583	\$81,445	\$208,455	\$119,856	1.739	1,640	\$127.11	TWO STORY B
50-22-23-409-013	41980 CHERRYHILL	09/25/20	PTA	03-ARM'S LENGTH	\$350,000	\$189,580	54.17	\$379,157	\$62,834	\$287,166	\$173,804	1.652	2,488	\$115.42	TWO STORY B
50-22-23-329-012	24754 APPLE CREST	09/30/20	PTA	03-ARM'S LENGTH	\$290,000	\$145,340	50.12	\$290,682	\$57,138	\$232,862	\$128,321	1.815	1,708	\$136.34	TWO STORY B
50-22-23-428-008	41802 RIDGE RD E	10/07/20	PTA	03-ARM'S LENGTH	\$285,000	\$158,770	55.71	\$317,545	\$69,277	\$215,723	\$136,411	1.581	1,735	\$124.34	TWO STORY B
50-22-23-329-013	24742 APPLE CREST	10/19/20	PTA	03-ARM'S LENGTH	\$310,101	\$167,340	53.96	\$334,671	\$58,249	\$251,852	\$151,880	1.658	2,243	\$112.28	TWO STORY B
50-22-23-454-023	24224 HAMPTON HILL	10/28/20	PTA	03-ARM'S LENGTH	\$296,500	\$137,990	46.54	\$275,978	\$58,372	\$238,128	\$119,564	1.992	1,639	\$145.29	TWO STORY B
50-22-23-407-025	24727 UPLAND HILL	11/06/20	PTA	03-ARM'S LENGTH	\$345,000	\$171,190	49.62	\$342,372	\$71,167	\$273,833	\$149,014	1.838	1,868	\$146.59	TWO STORY B
50-22-23-452-012	24387 KNOLLWOOD	11/24/20	PTA	03-ARM'S LENGTH	\$310,000	\$153,700	49.58	\$307,390	\$59,956	\$250,044	\$135,953	1.839	2,232	\$112.03	TWO STORY
50-22-23-451-028	42053 LOGANBERRY RDG S	11/30/20	WD	03-ARM'S LENGTH	\$240,000	\$123,050	51.27	\$246,107	\$54,643	\$185,357	\$105,200	1.762	1,248	\$148.52	TWO STORY C
50-22-23-403-024	41874 RIDGE RD E	12/11/20	PTA	03-ARM'S LENGTH	\$315,000	\$169,390	53.77	\$338,783	\$64,618	\$250,382	\$150,640	1.662	1,735	\$144.31	TWO STORY B
50-22-23-406-001	24655 APPLE CREST	01/13/21	PTA	03-ARM'S LENGTH	\$320,000	\$174,560	54.55	\$349,124	\$71,112	\$248,888	\$152,754	1.629	1,708	\$145.72	TWO STORY B
50-22-23-427-002	41824 CHERRYHILL	05/03/21	PTA	03-ARM'S LENGTH	\$290,000	\$157,540	54.32	\$315,081	\$59,338	\$230,662	\$140,518	1.642	1,735	\$132.95	TWO STORY B
50-22-23-451-019	24299 PINECREST	06/28/21	PTA	03-ARM'S LENGTH	\$375,000	\$181,880	48.50	\$363,754	\$58,165	\$316,835	\$167,906	1.887	2,243	\$141.26	TWO STORY B
50-22-23-328-030	24827 APPLE CREST	07/27/21	PTA	03-ARM'S LENGTH	\$300,000	\$142,070	47.36	\$284,139	\$58,126	\$241,874	\$124,183	1.948	1,639	\$147.57	TWO STORY
50-22-23-328-041	24693 APPLE CREST	08/13/21	PTA	03-ARM'S LENGTH	\$350,000	\$181,180	51.77	\$362,357	\$71,317	\$278,683	\$159,912	1.743	2,264	\$123.09	TWO STORY B
50-22-23-451-020	24291 PINECREST	09/01/21	PTA	03-ARM'S LENGTH	\$310,000	\$140,820	45.43	\$281,638	\$61,198	\$248,802	\$121,121	2.054	1,640	\$151.71	TWO STORY B
50-22-23-404-018	24536 KNOLLWOOD	10/15/21	PTA	03-ARM'S LENGTH	\$350,000	\$183,790	52.51	\$367,579	\$61,298	\$288,702	\$168,286	1.716	2,264	\$127.52	TWO STORY B
50-22-23-454-035	24501 QUEENSPOINTE	12/01/21	PTA	03-ARM'S LENGTH	\$360,000	\$160,300	44.53	\$320,608	\$74,002	\$285,998	\$135,498	2.111	1,735	\$164.84	TWO STORY B
50-22-23-453-023	24239 HAMPTON HILL	12/30/21	PTA	03-ARM'S LENGTH	\$328,900	\$172,320	52.39	\$344,630	\$67,926	\$260,974	\$152,035	1.717	1,721	\$151.64	TWO STORY B
											\$5,631,655	\$3,222,569	1.748		

USE 1.748 ECF FOR ALL TWO STORY

R2320 GATEWAY VILLAGE OCCP 1430

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-227-005	25634 PORTICO	07/21/20	PTA	03-ARM'S LENGTH	\$215,000	\$118,380	55.06	\$236,767	\$42,093	\$172,907	\$213,693	0.809	1,226	\$141.03	ONE STORY D
50-22-23-227-045	41630 TERA	10/16/20	PTA	03-ARM'S LENGTH	\$220,000	\$120,150	54.61	\$240,309	\$42,093	\$177,907	\$217,581	0.818	1,248	\$142.55	ONE STORY
50-22-23-227-037	41656 TERA	11/20/20	PTA	03-ARM'S LENGTH	\$239,900	\$120,150	50.08	\$240,309	\$42,093	\$197,807	\$217,581	0.909	1,248	\$158.50	ONE STORY
50-22-23-227-043	41636 TERA	10/12/21	PTA	03-ARM'S LENGTH	\$250,000	\$122,710	49.08	\$245,422	\$42,093	\$207,907	\$223,193	0.932	1,248	\$166.59	ONE STORY
										\$756,528	\$872,047	0.868			

USE 0.868 ECF FOR ONE STORY and ONE STORY D

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-227-082	25560 PORTICO	07/17/20	PTA	03-ARM'S LENGTH	\$223,000	\$121,250	54.37	\$242,508	\$42,187	\$180,813	\$146,220	1.237	1,272	\$142.15	ONE STORY B
50-22-23-227-056	41616 HAMLET	03/16/21	PTA	03-ARM'S LENGTH	\$227,000	\$121,250	53.41	\$242,508	\$42,187	\$184,813	\$146,220	1.264	1,272	\$145.29	ONE STORY B
50-22-23-227-068	41582 HAMLET	07/14/21	PTA	03-ARM'S LENGTH	\$228,000	\$121,250	53.18	\$242,508	\$42,187	\$185,813	\$146,220	1.271	1,272	\$146.08	ONE STORY B
50-22-23-227-168	25514 PORTICO	08/10/21	PTA	03-ARM'S LENGTH	\$235,000	\$121,250	51.60	\$242,508	\$42,187	\$192,813	\$146,220	1.319	1,272	\$151.58	ONE STORY B
50-22-23-227-080	25556 PORTICO	08/27/21	PTA	03-ARM'S LENGTH	\$243,000	\$121,250	49.90	\$242,508	\$42,187	\$200,813	\$146,220	1.373	1,272	\$157.87	ONE STORY B
50-22-23-227-170	25510 PORTICO	10/15/21	PTA	03-ARM'S LENGTH	\$218,000	\$126,020	57.81	\$252,033	\$42,187	\$175,813	\$153,172	1.148	1,272	\$138.22	ONE STORY B
										\$1,120,878	\$884,271	1.268			

USE 1.268 EF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-227-179	25589 PORTICO	06/19/20	PTA	03-ARM'S LENGTH	\$190,000	\$108,200	56.95	\$216,404	\$42,187	\$147,813	\$148,903	0.993	1,132	\$130.58	ONE STORY C
50-22-23-227-061	41606 HAMLET	01/29/21	PTA	03-ARM'S LENGTH	\$216,000	\$108,200	50.09	\$216,404	\$42,187	\$173,813	\$148,903	1.167	1,132	\$153.55	ONE STORY C
										\$321,626	\$297,807	1.080			

USE 1.08 ECF FOR ONE STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-227-054	41633 TERA	08/14/20	PTA	03-ARM'S LENGTH	\$263,000	\$141,930	53.97	\$283,862	\$42,093	\$220,907	\$249,246	0.886	1,860	\$118.77	TWO STORY
50-22-23-227-038	41658 TERA	04/01/21	PTA	03-ARM'S LENGTH	\$260,000	\$138,100	53.12	\$276,196	\$42,093	\$217,907	\$241,343	0.903	1,860	\$117.15	TWO STORY
50-22-23-227-016	25614 PORTICO	04/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$141,310	54.35	\$282,622	\$42,093	\$217,907	\$247,968	0.879	1,860	\$117.15	TWO STORY
50-22-23-227-006	25632 PORTICO	06/04/21	PTA	03-ARM'S LENGTH	\$278,000	\$135,340	48.68	\$270,679	\$42,093	\$235,907	\$235,656	1.001	1,838	\$128.35	TWO STORY B
50-22-23-227-032	41668 TERA	07/13/21	WD	03-ARM'S LENGTH	\$258,000	\$138,100	53.53	\$276,196	\$42,093	\$215,907	\$241,343	0.895	1,860	\$116.08	TWO STORY
50-22-23-227-014	25616 PORTICO	02/11/22	PTA	03-ARM'S LENGTH	\$260,000	\$135,180	51.99	\$270,366	\$42,093	\$217,907	\$235,333	0.926	1,838	\$118.56	TWO STORY B
										\$1,326,442	\$1,450,890	0.914			

USE 0.914 ECF FOR ALL TWO STORY

R2321 BROOKHAVEN OCCP 1531

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-378-005	24342 MYRTLE	08/27/20	PTA	03-ARM'S LENGTH	\$565,000	\$287,000	50.80	\$574,001	\$90,043	\$474,957	\$583,082	0.815	2,952	\$160.89	TWO STORY
50-22-23-378-010	24482 MYRTLE	08/31/20	PTA	03-ARM'S LENGTH	\$465,000	\$240,880	51.80	\$481,752	\$90,043	\$374,957	\$471,939	0.795	2,604	\$143.99	TWO STORY
50-22-23-378-002	24258 MYRTLE	09/23/20	PTA	03-ARM'S LENGTH	\$422,000	\$229,310	54.34	\$458,620	\$90,043	\$331,957	\$444,069	0.748	2,472	\$134.29	TWO STORY
50-22-23-378-015	24265 MYRTLE	06/04/21	PTA	03-ARM'S LENGTH	\$512,000	\$260,100	50.80	\$520,209	\$90,043	\$421,957	\$518,272	0.814	2,424	\$174.07	TWO STORY
										\$1,603,828	\$2,017,361	0.795			

USE 0.795 ECF

R2322 GATEWAY TOWNHOMES OF NOVI OCCP 2271

NO SALES DURING STUDY PERIOD

USE 0.970 ECF FOR TWO STORY

44 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2222

R2401 WILLOWBROOK ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-354-001	24588 BORDERHILL	08/12/20	PTA	03-ARM'S LENGTH	\$239,900	\$133,720	55.74	\$267,443	\$56,255	\$183,645	\$94,703	1.939	1,350	\$136.03	ONE STORY
50-22-24-351-007	24401 N LE BOST	12/09/20	PTA	03-ARM'S LENGTH	\$273,000	\$135,950	49.80	\$271,890	\$46,203	\$226,797	\$101,205	2.241	1,814	\$125.03	ONE STORY
50-22-24-353-008	24230 N LE BOST	03/29/21	PTA	03-ARM'S LENGTH	\$275,000	\$139,540	50.74	\$279,083	\$65,259	\$209,741	\$95,885	2.187	1,413	\$148.44	ONE STORY
50-22-24-354-007	24495 BORDERHILL	05/14/21	PTA	03-ARM'S LENGTH	\$275,900	\$137,920	49.99	\$275,834	\$47,707	\$228,193	\$102,299	2.231	1,526	\$149.54	ONE STORY
50-22-24-351-020	41040 TEN MILE	08/27/21	PTA	03-ARM'S LENGTH	\$260,000	\$117,930	45.36	\$235,864	\$41,624	\$218,376	\$87,103	2.507	1,416	\$154.22	ONE STORY
										\$1,066,752	\$481,196	2.217			

USE 2.210 ECF FOR ALL ONE STORY

*one new construction home with separate ECF of 1.350

R2402 CAMBORNE PLACE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-378-008	24390 WILLOWBROOK	08/19/21	PTA	03-ARM'S LENGTH	\$416,000	\$210,380	50.57	\$420,765	\$73,286	\$342,714	\$361,205	0.949	2,322	\$147.59	TWO STORY B
50-22-24-378-005	24470 WILLOWBROOK	01/21/22	PTA	03-ARM'S LENGTH	\$475,000	\$222,050	46.75	\$444,105	\$77,108	\$397,892	\$381,494	1.043	2,184	\$182.18	TWO STORY B
										\$740,606	\$742,699	0.997			

USE 0.997 ECF FOR TWO STORY

USE 0.980 ECF FOR ONE STORY

R2403 WILLOWBROOK FARMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-326-022	24590 BETHANY	09/11/20	WD	03-ARM'S LENGTH	\$450,000	\$221,630	49.25	\$443,266	\$88,388	\$361,612	\$443,598	0.815	2,651	\$136.41	TWO STORY
50-22-24-326-016	24710 BETHANY	09/16/20	PTA	03-ARM'S LENGTH	\$500,000	\$270,630	54.13	\$541,254	\$116,366	\$383,634	\$531,110	0.722	2,768	\$138.60	TWO STORY
50-22-24-328-007	24540 BETHANY	09/29/20	WD	03-ARM'S LENGTH	\$430,000	\$236,590	55.02	\$473,173	\$126,808	\$303,192	\$432,956	0.700	2,440	\$124.26	TWO STORY
50-22-24-377-021	40673 CAMBORNE	10/22/20	PTA	03-ARM'S LENGTH	\$510,000	\$266,660	52.29	\$533,319	\$98,881	\$411,119	\$543,048	0.757	3,259	\$126.15	TWO STORY
50-22-24-377-025	24390 BETHANY	06/23/21	PTA	03-ARM'S LENGTH	\$510,000	\$224,520	44.02	\$449,036	\$105,654	\$404,346	\$429,228	0.942	2,668	\$151.55	TWO STORY
50-22-24-302-008	24556 LE BOST	09/10/21	PTA	03-ARM'S LENGTH	\$542,500	\$273,140	50.35	\$546,280	\$91,056	\$451,444	\$569,030	0.793	2,690	\$167.82	TWO STORY
50-22-24-329-019	41190 CLERMONT	09/15/21	PTA	03-ARM'S LENGTH	\$625,000	\$307,710	49.23	\$615,425	\$104,245	\$520,755	\$638,975	0.815	3,196	\$162.94	TWO STORY
										\$5,672,204	\$7,175,888	0.790			

USE 0.790 ECF

R2404 LESLIE PARK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-326-007	24767 JOSEPH	08/31/20	PTA	03-ARM'S LENGTH	\$260,000	\$132,690	51.03	\$265,379	\$45,108	\$214,892	\$121,028	1.776	1,688	\$127.31	ONE STORY C
										\$214,892	\$121,028	1.776			

ONE SALE DURING STUDY PERIOD
NON-HOMOGENOUS NEIGHBORHOOD
USE 1.776 ECF AS BASE

16 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2506, R2601

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	0.880	1.000	1.000	1.000	1.900
ONE STORY B	1.000	1.000	1.000	1.580	1.580	1.580
ONE STORY C	1.000	1.000	1.000	1.000	1.780	1.780
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.550	1.550	1.550

R2405 SEELEY'S GOLDEN ACRES

NO SALES DURING STUDY PERIOD

USE 1.500 ECF FOR ONE STORY

USE 1.950 ECF FOR TWO STORY

4 PARCELS IN ECF NEIGHBORHOOD

R2406 WILLOWBROOK FARM SUB NO 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-377-040	24484 AMANDA	06/11/21	WD	03-ARM'S LENGTH	\$544,500	\$269,890	49.57	\$539,772	\$92,885	\$451,615	\$558,609	0.808	2,948	\$153.19	TWO STORY
50-22-24-328-009	40620 CAMBORNE	10/22/21	PTA	03-ARM'S LENGTH	\$500,000	\$290,370	58.07	\$580,746	\$91,908	\$408,092	\$611,048	0.668	3,377	\$120.84	TWO STORY
										\$859,707	\$1,169,656	0.735			

USE 0.740 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2403

R2420**OLDE ORCHARD COUNTRY HOMES OCCP 39**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-150	24531 OLDE ORCHARD	12/10/20	PTA	03-ARM'S LENGTH	\$140,000	\$71,020	50.73	\$142,033	\$27,000	\$113,000	\$79,333	1.424	796	\$141.96	ONE STORY B
50-22-24-451-180	24634 OLDE ORCHARD	01/19/21	PTA	03-ARM'S LENGTH	\$136,900	\$73,770	53.89	\$147,549	\$27,000	\$109,900	\$83,137	1.322	796	\$138.07	ONE STORY B
50-22-24-451-029	24520 OLDE ORCHARD	02/26/21	PTA	03-ARM'S LENGTH	\$132,500	\$73,640	55.58	\$147,285	\$27,000	\$105,500	\$82,955	1.272	796	\$132.54	ONE STORY B
50-22-24-451-280	24476 OLDE ORCHARD	08/02/21	PTA	03-ARM'S LENGTH	\$126,500	\$57,540	45.49	\$115,073	\$27,000	\$99,500	\$70,458	1.412	689	\$144.41	ONE STORY
50-22-24-451-314	24687 OLDE ORCHARD	08/04/21	PTA	03-ARM'S LENGTH	\$106,000	\$57,540	54.28	\$115,073	\$27,000	\$79,000	\$70,458	1.121	689	\$114.66	ONE STORY
50-22-24-451-224	24774 OLDE ORCHARD	10/04/21	PTA	03-ARM'S LENGTH	\$133,500	\$72,160	54.05	\$144,318	\$27,000	\$106,500	\$80,909	1.316	796	\$133.79	ONE STORY B
										\$613,400	\$467,251	1.313			

USE 1.270 ECF FOR ONE STORY**USE 1.330 ECF FOR ONE STORY B**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-149	24525 OLDE ORCHARD	06/23/20	PTA	03-ARM'S LENGTH	\$146,500	\$74,390	50.78	\$148,786	\$27,000	\$119,500	\$90,885	1.315	1,096	\$109.03	TWO STORY B
50-22-24-451-219	24764 OLDE ORCHARD	07/03/20	PTA	03-ARM'S LENGTH	\$145,000	\$71,550	49.34	\$143,106	\$27,000	\$118,000	\$86,646	1.362	1,058	\$111.53	TWO STORY B
50-22-24-451-105	24405 OLDE ORCHARD	07/15/20	PTA	03-ARM'S LENGTH	\$170,000	\$83,510	49.12	\$167,019	\$27,000	\$143,000	\$104,492	1.369	1,328	\$107.68	TWO STORY
50-22-24-451-163	24561 OLDE ORCHARD	07/21/20	PTA	03-ARM'S LENGTH	\$167,000	\$79,400	47.54	\$158,798	\$27,000	\$140,000	\$98,357	1.423	1,096	\$127.74	TWO STORY B
50-22-24-451-170	24583 OLDE ORCHARD	07/22/20	PTA	03-ARM'S LENGTH	\$132,000	\$70,420	53.35	\$140,842	\$27,000	\$105,000	\$84,957	1.236	1,048	\$100.19	TWO STORY B
50-22-24-451-108	24411 OLDE ORCHARD	08/21/20	WD	03-ARM'S LENGTH	\$137,500	\$70,420	51.21	\$140,842	\$27,000	\$110,500	\$84,957	1.301	1,048	\$105.44	TWO STORY
50-22-24-451-161	24557 OLDE ORCHARD	10/08/20	WD	03-ARM'S LENGTH	\$150,000	\$83,510	55.67	\$167,019	\$27,000	\$123,000	\$104,492	1.177	1,328	\$92.62	TWO STORY B
50-22-24-451-031	24524 OLDE ORCHARD	10/23/20	PTA	03-ARM'S LENGTH	\$150,000	\$72,420	48.28	\$144,841	\$27,000	\$123,000	\$87,941	1.399	1,058	\$116.26	TWO STORY B
50-22-24-451-300	24651 OLDE ORCHARD	11/23/20	PTA	03-ARM'S LENGTH	\$138,005	\$74,390	53.90	\$148,786	\$27,000	\$111,005	\$90,885	1.221	1,096	\$101.28	TWO STORY B
50-22-24-451-018	24484 OLDE ORCHARD	02/22/21	PTA	03-ARM'S LENGTH	\$151,000	\$70,420	46.64	\$140,842	\$27,000	\$124,000	\$84,957	1.460	1,048	\$118.32	TWO STORY B
50-22-24-451-143	24509 OLDE ORCHARD	04/12/21	PTA	03-ARM'S LENGTH	\$125,000	\$70,420	56.34	\$140,842	\$27,000	\$98,000	\$84,957	1.154	1,048	\$93.51	TWO STORY B
50-22-24-451-053	24608 OLDE ORCHARD	06/11/21	PTA	03-ARM'S LENGTH	\$174,500	\$83,510	47.86	\$167,019	\$27,000	\$147,500	\$104,492	1.412	1,328	\$111.07	TWO STORY B
50-22-24-451-042	24550 OLDE ORCHARD	06/15/21	PTA	03-ARM'S LENGTH	\$185,000	\$92,040	49.75	\$184,072	\$27,000	\$158,000	\$117,218	1.348	1,328	\$118.98	TWO STORY B
50-22-24-451-056	24614 OLDE ORCHARD	07/27/21	PTA	03-ARM'S LENGTH	\$155,000	\$70,420	45.43	\$140,842	\$27,000	\$128,000	\$84,957	1.507	1,048	\$122.14	TWO STORY B
50-22-24-451-281	24601 OLDE ORCHARD	08/13/21	PTA	03-ARM'S LENGTH	\$148,000	\$71,550	48.34	\$143,106	\$27,000	\$121,000	\$86,646	1.396	1,058	\$114.37	TWO STORY B
50-22-24-451-132	24475 OLDE ORCHARD	08/27/21	PTA	03-ARM'S LENGTH	\$160,000	\$70,420	44.01	\$140,842	\$27,000	\$133,000	\$84,957	1.566	1,048	\$126.91	TWO STORY B
50-22-24-451-207	24732 OLDE ORCHARD	09/01/21	WD	03-ARM'S LENGTH	\$165,000	\$70,420	42.68	\$140,842	\$27,000	\$138,000	\$84,957	1.624	1,048	\$131.68	TWO STORY B
50-22-24-451-228	24806 OLDE ORCHARD	10/15/21	PTA	03-ARM'S LENGTH	\$159,900	\$70,420	44.04	\$140,842	\$27,000	\$132,900	\$84,957	1.564	1,048	\$126.81	TWO STORY B
50-22-24-451-148	24523 OLDE ORCHARD	10/20/21	PTA	03-ARM'S LENGTH	\$165,000	\$70,420	42.68	\$140,842	\$27,000	\$138,000	\$84,957	1.624	1,048	\$131.68	TWO STORY B
50-22-24-451-225	24800 OLDE ORCHARD	11/18/21	PTA	03-ARM'S LENGTH	\$150,000	\$80,480	53.65	\$160,967	\$27,000	\$123,000	\$99,975	1.230	1,096	\$112.23	TWO STORY B
50-22-24-451-111	24421 OLDE ORCHARD	12/28/21	PTA	03-ARM'S LENGTH	\$162,500	\$70,420	43.34	\$140,842	\$27,000	\$135,500	\$84,957	1.595	1,048	\$129.29	TWO STORY B
50-22-24-451-315	24801 OLDE ORCHARD	02/25/22	PTA	03-ARM'S LENGTH	\$180,000	\$77,770	43.21	\$155,542	\$27,000	\$153,000	\$95,927	1.595	1,096	\$139.60	TWO STORY B
50-22-24-451-329	24846 OLDE ORCHARD	03/11/22	PTA	03-ARM'S LENGTH	\$130,000	\$70,420	54.17	\$140,842	\$27,000	\$103,000	\$84,957	1.212	1,048	\$98.28	TWO STORY B
										\$2,925,905	\$2,102,480	1.392			

USE 1.330 ECF FOR TWO STORY**USE 1.392 ECF FOR TWO STORY B**

R2421**APPLEGATE OCCP 98**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-083	24568 BASHIAN	08/19/21	PTA	03-ARM'S LENGTH	\$150,000	\$66,170	44.11	\$132,345	\$27,000	\$123,000	\$75,788	1.623	822	\$149.64	ONE STORY B
50-22-24-451-089	24544 BASHIAN	11/12/21	PTA	03-ARM'S LENGTH	\$175,000	\$74,530	42.59	\$149,066	\$27,000	\$148,000	\$87,817	1.685	822	\$180.05	ONE STORY B
50-22-24-451-381	24305 BASHIAN	04/05/21	PTA	03-ARM'S LENGTH	\$141,000	\$66,170	46.93	\$132,345	\$27,000	\$114,000	\$75,788	1.504	822	\$138.69	ONE STORY B
										\$385,000	\$239,393	1.608			

USE 1.550 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-251	24585 BASHIAN	07/22/20	PTA	03-ARM'S LENGTH	\$172,818	\$71,150	41.17	\$142,308	\$27,000	\$145,818	\$92,246	1.581	1,188	\$122.74	TWO STORY
50-22-24-451-355	24451 BASHIAN	11/16/20	PTA	03-ARM'S LENGTH	\$170,000	\$87,160	51.27	\$174,314	\$27,000	\$143,000	\$105,224	1.359	1,346	\$106.24	TWO STORY B
50-22-24-451-392	24353 BASHIAN	12/01/20	PTA	03-ARM'S LENGTH	\$175,000	\$90,370	51.64	\$180,742	\$27,000	\$148,000	\$109,816	1.348	1,346	\$109.96	TWO STORY B
50-22-24-451-394	24365 BASHIAN	09/17/21	PTA	03-ARM'S LENGTH	\$202,500	\$89,560	44.23	\$179,118	\$27,000	\$175,500	\$108,656	1.615	1,346	\$130.39	TWO STORY B
50-22-24-451-066	24646 BASHIAN	02/22/21	WD	03-ARM'S LENGTH	\$143,850	\$81,160	56.42	\$162,328	\$27,000	\$116,850	\$96,663	1.209	1,172	\$99.70	TWO STORY C
50-22-24-451-099	24504 BASHIAN	03/02/22	PTA	03-ARM'S LENGTH	\$165,000	\$80,190	48.60	\$160,375	\$27,000	\$138,000	\$95,268	1.449	1,172	\$117.75	TWO STORY C
50-22-24-451-238	24529 BASHIAN	10/09/20	PTA	03-ARM'S LENGTH	\$161,500	\$80,190	49.65	\$160,375	\$27,000	\$134,500	\$95,268	1.412	1,172	\$114.76	TWO STORY C
50-22-24-451-241	24541 BASHIAN	08/20/21	PTA	03-ARM'S LENGTH	\$190,500	\$82,210	43.15	\$164,416	\$27,000	\$163,500	\$98,154	1.666	1,148	\$142.42	TWO STORY C
50-22-24-451-269	24671 BASHIAN	08/14/20	PTA	03-ARM'S LENGTH	\$155,000	\$80,190	51.74	\$160,375	\$27,000	\$128,000	\$95,268	1.344	1,172	\$109.22	TWO STORY C
50-22-24-451-353	24439 BASHIAN	01/12/22	PTA	03-ARM'S LENGTH	\$200,000	\$86,030	43.02	\$172,057	\$27,000	\$173,000	\$103,612	1.670	1,172	\$147.61	TWO STORY C
50-22-24-451-380	24251 BASHIAN	07/14/21	PTA	03-ARM'S LENGTH	\$177,000	\$80,190	45.31	\$160,375	\$27,000	\$150,000	\$95,268	1.575	1,172	\$127.99	TWO STORY C
50-22-24-451-070	24626 BASHIAN	08/31/20	PTA	03-ARM'S LENGTH	\$152,000	\$76,630	50.41	\$153,252	\$27,000	\$125,000	\$90,180	1.386	1,100	\$113.64	TWO STORY D
50-22-24-451-087	24552 BASHIAN	07/15/20	PTA	03-ARM'S LENGTH	\$150,000	\$76,630	51.09	\$153,252	\$27,000	\$123,000	\$90,180	1.364	1,100	\$111.82	TWO STORY D
50-22-24-451-092	24532 BASHIAN	11/03/21	PTA	03-ARM'S LENGTH	\$180,000	\$76,630	42.57	\$153,252	\$27,000	\$153,000	\$90,180	1.697	1,100	\$139.09	TWO STORY D
50-22-24-451-098	24508 BASHIAN	06/16/21	PTA	03-ARM'S LENGTH	\$158,000	\$76,630	48.50	\$153,252	\$27,000	\$131,000	\$90,180	1.453	1,100	\$119.09	TWO STORY D
50-22-24-451-246	24565 BASHIAN	11/20/20	WD	03-ARM'S LENGTH	\$150,000	\$77,190	51.46	\$154,386	\$27,000	\$123,000	\$90,990	1.352	1,100	\$111.82	TWO STORY D
										\$2,271,168	\$1,547,153	1.468			

USE 1.315 ECF FOR TWO STORY**USE 1.468 ECF FOR TWO STORY B, C, and D**

R2422 APPLEGATE II OCCP 513

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-415	24280 BASHIAN	03/12/21	PTA	03-ARM'S LENGTH	\$165,000	\$81,440	49.36	\$162,880	\$27,000	\$138,000	\$143,333	0.963	1,025	\$134.63	ONE STORY B
50-22-24-451-424	24236 BASHIAN	11/16/21	PTA	03-ARM'S LENGTH	\$190,000	\$82,200	43.26	\$164,396	\$27,000	\$163,000	\$144,932	1.125	1,025	\$159.02	ONE STORY B
										\$301,000	\$288,266	1.044			

USE 1.040 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-410	24304 BASHIAN	12/18/20	PTA	03-ARM'S LENGTH	\$174,000	\$95,350	54.80	\$190,707	\$27,000	\$147,000	\$152,569	0.963	1,276	\$115.20	TWO STORY B
50-22-24-451-426	24224 BASHIAN	03/23/21	PTA	03-ARM'S LENGTH	\$167,350	\$83,690	50.01	\$167,389	\$27,000	\$140,350	\$130,838	1.073	1,250	\$112.28	TWO STORY B
50-22-24-451-437	24718 BASHIAN	05/18/21	WD	03-ARM'S LENGTH	\$215,100	\$93,030	43.25	\$186,051	\$27,000	\$188,100	\$148,230	1.269	1,276	\$147.41	TWO STORY B
50-22-24-451-422	24244 BASHIAN	07/16/21	LC	04-BUYERS INTEREST IN A LC	\$155,000	\$83,380	53.79	\$166,755	\$27,000	\$128,000	\$130,247	0.983	1,240	\$103.23	TWO STORY B
50-22-24-451-414	24284 BASHIAN	01/12/22	PTA	03-ARM'S LENGTH	\$197,900	\$86,570	43.74	\$173,139	\$27,000	\$170,900	\$136,197	1.255	1,276	\$133.93	TWO STORY B
50-22-24-451-413	24288 BASHIAN	02/18/22	PTA	03-ARM'S LENGTH	\$151,000	\$83,380	55.22	\$166,755	\$27,000	\$124,000	\$130,247	0.952	1,240	\$100.00	TWO STORY B
										\$898,350	\$828,328	1.085			

USE 1.080 ECF FOR TWO STORY

R2423 NOVI PLACE OCCP 807

NO SALES DURING STUDY PERIOD

USE 1.020 ECF FOR TWO STORY

USE 1.040 ECF FOR TWO STORY B

18 PARCELS IN ECF NEIGHBORHOOD

R2450 SEC 24 ACREAGE

NO SALES DURING STUDY PERIOD

NON-HOMOGENOUS NEIGHBORHOOD

8 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.100
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.070
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.100
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.270	1.270

R2501**WILLOWBROOK ESTATES SUBS 2, 3**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-105-025	41070 N MCMAHON	04/07/20	PTA	03-ARM'S LENGTH	\$258,000	\$138,530	53.69	\$277,051	\$42,274	\$215,726	\$95,438	2.260	1,568	\$137.58	ONE STORY
50-22-25-130-003	23767 MAUDELEA	06/19/20	PTA	03-ARM'S LENGTH	\$240,000	\$120,540	50.23	\$241,073	\$45,350	\$194,650	\$79,562	2.447	1,250	\$155.72	ONE STORY
50-22-25-104-002	41151 N MCMAHON	07/28/20	PTA	03-ARM'S LENGTH	\$256,500	\$137,270	53.52	\$274,533	\$43,212	\$213,288	\$94,033	2.268	1,459	\$146.19	ONE STORY
50-22-25-126-010	23764 E LE BOST	08/31/20	PTA	03-ARM'S LENGTH	\$229,900	\$108,840	47.34	\$217,672	\$43,457	\$186,443	\$70,819	2.633	1,148	\$162.41	ONE STORY
50-22-25-151-043	40928 HOLLYDALE	08/31/20	PTA	03-ARM'S LENGTH	\$275,000	\$151,050	54.93	\$302,103	\$47,985	\$227,015	\$103,300	2.198	1,761	\$128.91	ONE STORY
50-22-25-103-009	23895 E LE BOST	09/04/20	PTA	03-ARM'S LENGTH	\$235,000	\$113,580	48.33	\$227,167	\$45,634	\$189,366	\$73,794	2.566	1,196	\$158.33	ONE STORY
50-22-25-105-024	41086 N MCMAHON	09/14/20	PTA	03-ARM'S LENGTH	\$245,000	\$119,020	48.58	\$238,033	\$40,342	\$204,658	\$80,362	2.547	1,226	\$166.93	ONE STORY
50-22-25-131-016	23720 MAUDELEA	10/21/20	PTA	03-ARM'S LENGTH	\$245,000	\$117,920	48.13	\$235,834	\$48,045	\$196,955	\$76,337	2.580	1,275	\$154.47	ONE STORY
50-22-25-102-009	23934 E LE BOST	10/28/20	PTA	03-ARM'S LENGTH	\$220,000	\$111,380	50.63	\$222,762	\$52,663	\$167,337	\$69,146	2.420	1,104	\$151.57	ONE STORY
50-22-25-126-033	23917 RIPPLECREEK	11/17/20	PTA	03-ARM'S LENGTH	\$244,900	\$125,210	51.13	\$250,418	\$51,156	\$193,744	\$81,001	2.392	1,275	\$151.96	ONE STORY
50-22-25-104-016	41032 S MCMAHON	11/20/20	PTA	03-ARM'S LENGTH	\$259,000	\$141,840	54.76	\$283,676	\$53,142	\$205,858	\$93,713	2.197	1,428	\$144.16	ONE STORY
50-22-25-131-018	23660 MAUDELEA	02/17/21	PTA	03-ARM'S LENGTH	\$262,000	\$147,880	56.44	\$295,760	\$65,327	\$196,673	\$93,672	2.100	1,404	\$140.08	ONE STORY
50-22-25-151-041	40960 HOLLYDALE	06/29/21	PTA	03-ARM'S LENGTH	\$253,200	\$138,150	54.56	\$276,308	\$43,147	\$210,053	\$94,781	2.216	1,614	\$130.14	ONE STORY
50-22-25-128-011	24060 GLENRIDGE	07/28/21	PTA	03-ARM'S LENGTH	\$244,000	\$123,890	50.77	\$247,782	\$46,844	\$197,156	\$81,682	2.414	1,148	\$171.74	ONE STORY
50-22-25-102-002	40965 TEN MILE	08/27/21	PTA	03-ARM'S LENGTH	\$226,900	\$106,230	46.82	\$212,466	\$40,433	\$186,467	\$69,932	2.666	1,148	\$162.43	ONE STORY
50-22-25-129-006	23960 WILLOWBROOK	12/01/21	PTA	03-ARM'S LENGTH	\$255,000	\$123,960	48.61	\$247,927	\$47,939	\$207,061	\$81,296	2.547	1,148	\$180.37	ONE STORY
50-22-25-105-037	41081 S MCMAHON	01/14/22	WD	03-ARM'S LENGTH	\$227,500	\$116,850	51.36	\$233,705	\$40,342	\$187,158	\$78,603	2.381	1,194	\$156.75	ONE STORY
50-22-25-101-010	23800 MEADOWBROOK	03/11/22	PTA	03-ARM'S LENGTH	\$271,000	\$130,460	48.14	\$260,910	\$37,082	\$233,918	\$90,987	2.571	1,428	\$163.81	ONE STORY

\$3,613,526 \$1,508,458 2.396

USE 2.390 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-102-004	40905 TEN MILE	06/19/20	WD	03-ARM'S LENGTH	\$220,000	\$138,390	62.90	\$276,782	\$39,912	\$180,088	\$121,161	1.486	1,440	\$125.06	ONE STORY B
50-22-25-152-001	41045 HOLLYDALE	04/15/21	PTA	03-ARM'S LENGTH	\$295,000	\$145,910	49.46	\$291,820	\$52,289	\$242,711	\$122,522	1.981	1,440	\$168.55	ONE STORY B
50-22-25-126-021	23584 E LE BOST	05/12/21	PTA	03-ARM'S LENGTH	\$365,000	\$193,280	52.95	\$386,556	\$44,499	\$320,501	\$174,965	1.832	1,840	\$174.19	ONE STORY B
50-22-25-128-027	40530 ROCKHILL	05/21/21	PTA	03-ARM'S LENGTH	\$299,000	\$133,150	44.53	\$266,302	\$47,035	\$251,965	\$112,157	2.247	1,454	\$173.29	ONE STORY B
50-22-25-153-014	23405 W LE BOST	06/25/21	PTA	03-ARM'S LENGTH	\$300,000	\$132,050	44.02	\$264,095	\$40,341	\$259,659	\$114,452	2.269	1,312	\$197.91	ONE STORY B
50-22-25-153-006	23434 MEADOWBROOK	07/15/21	WD	03-ARM'S LENGTH	\$299,900	\$141,070	47.04	\$282,131	\$39,201	\$260,699	\$124,261	2.098	1,312	\$198.70	ONE STORY B
50-22-25-152-013	23186 W LE BOST	09/29/21	PTA	03-ARM'S LENGTH	\$325,000	\$162,250	49.92	\$324,494	\$54,514	\$270,486	\$138,097	1.959	1,312	\$206.16	ONE STORY B

\$1,786,109 \$907,616 1.968

USE 1.930 ECF FOR ONE STORY B**USE 1.500 ECF FOR ONE STORY C**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-131-024	23699 WILLOWBROOK	05/21/21	PTA	03-ARM'S LENGTH	\$280,000	\$147,360	52.63	\$294,722	\$49,346	\$230,654	\$125,512	1.838	1,688	\$136.64	TWO STORY B
50-22-25-126-026	24143 RIPPLECREEK	07/13/21	PTA	03-ARM'S LENGTH	\$265,000	\$115,580	43.62	\$231,152	\$53,198	\$211,802	\$91,025	2.327	1,576	\$134.39	TWO STORY

\$442,456 \$216,537 2.043

USE 1.960 ECF FOR ALL TWO STORY and TRI-LEVEL

R2502 HEATHERGREENE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-203-012	24100 CRANBROOKE	05/07/21	PTA	03-ARM'S LENGTH	\$312,000	\$136,300	43.69	\$272,593	\$53,189	\$258,811	\$112,515	2.300	1,488	\$173.93	TRI-LEVEL
50-22-25-202-003	24139 CRANBROOKE	08/11/21	PTA	03-ARM'S LENGTH	\$305,000	\$132,230	43.35	\$264,459	\$48,167	\$256,833	\$110,919	2.316	1,645	\$156.13	TRI-LEVEL
										\$515,644	\$223,434	2.308			

USE 2.130 ECF FOR BI-LEVEL and TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-202-006	24075 HEATHERGREENE	08/20/21	PTA	03-ARM'S LENGTH	\$360,000	\$151,780	42.16	\$303,567	\$49,998	\$310,002	\$137,809	2.250	1,736	\$178.57	TWO STORY B
50-22-25-203-003	40161 BUCKINGHAM	03/04/22	PTA	03-ARM'S LENGTH	\$329,000	\$154,680	47.02	\$309,350	\$50,225	\$278,775	\$140,829	1.980	2,038	\$136.79	TWO STORY B
										\$588,777	\$278,638	2.113			

USE 1.970 ECF FOR ALL TWO STORY

USE 1.940 ECF FOR ALL ONE STORY

R2504 JASON

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-204-031	39969 JASON	10/29/20	03-ARM'S LENGTH	\$276,500	\$149,210	53.96	\$298,418	\$58,294	\$218,206	\$139,607	1.563	1,484	\$147.04	ONE STORY B
50-22-25-204-018	39940 BURTON	02/22/21	03-ARM'S LENGTH	\$320,000	\$162,200	50.69	\$324,392	\$77,882	\$242,118	\$139,271	1.738	2,157	\$112.25	TRI-LEVEL
50-22-25-204-021	39975 BURTON	06/25/21	03-ARM'S LENGTH	\$345,000	\$175,870	50.98	\$351,738	\$72,180	\$272,820	\$162,534	1.679	1,766	\$154.48	TWO STORY B
									\$733,144	\$441,412	1.661			

USE 1.670 ECF FOR ALL

R2505**FAIRFIELD FARMS**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-206-016	23509 VALLEY STARR	06/30/21	PTA	03-ARM'S LENGTH	\$269,000	\$128,030	47.59	\$256,069	\$55,948	\$213,052	\$101,843	2.092	1,418	\$150.25	BI-LEVEL
50-22-25-252-014	40309 FRANKLIN MILL	09/17/21	PTA	03-ARM'S LENGTH	\$327,000	\$150,630	46.06	\$301,259	\$59,426	\$267,574	\$123,070	2.174	1,734	\$154.31	BI-LEVEL
50-22-25-204-002	23860 CRANBROOKE	09/30/21	WD	03-ARM'S LENGTH	\$320,000	\$172,450	53.89	\$344,894	\$86,400	\$233,600	\$131,549	1.776	1,942	\$120.29	BI-LEVEL
50-22-25-208-015	23597 NILAN	10/01/21	PTA	03-ARM'S LENGTH	\$295,000	\$129,640	43.95	\$259,277	\$57,432	\$237,568	\$102,720	2.313	1,418	\$167.54	BI-LEVEL
50-22-25-209-005	40152 OAK TREE	10/22/21	PTA	03-ARM'S LENGTH	\$260,000	\$126,170	48.53	\$252,330	\$56,390	\$203,610	\$99,715	2.042	1,418	\$143.59	BI-LEVEL
50-22-25-204-008	23746 CRANBROOKE	11/11/21	PTA	03-ARM'S LENGTH	\$300,000	\$143,160	47.72	\$286,325	\$58,124	\$241,876	\$116,133	2.083	1,418	\$170.58	BI-LEVEL
50-22-25-209-004	23540 NILAN	11/29/21	PTA	03-ARM'S LENGTH	\$280,000	\$132,750	47.41	\$265,504	\$59,774	\$220,226	\$104,697	2.103	1,417	\$155.42	BI-LEVEL
50-22-25-208-016	23581 NILAN	02/10/22	PTA	03-ARM'S LENGTH	\$312,000	\$146,110	46.83	\$292,225	\$56,557	\$255,443	\$119,933	2.130	1,418	\$180.14	BI-LEVEL

\$1,872,949 \$899,660 2.082

USE 2.080 ECF FOR BI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-253-002	40501 GUILFORD	08/05/20	PTA	03-ARM'S LENGTH	\$320,000	\$169,070	52.83	\$338,141	\$52,522	\$267,478	\$158,677	1.686	1,882	\$142.12	ONE STORY B
50-22-25-254-016	23402 CRANBROOKE	04/05/21	WD	03-ARM'S LENGTH	\$220,000	\$109,940	49.97	\$219,877	\$49,232	\$170,768	\$94,803	1.801	1,046	\$163.26	ONE STORY B

\$438,246 \$253,480 1.729

USE 1.750 ECF FOR ALL ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-251-003	40361 OAK TREE	08/19/20	PTA	03-ARM'S LENGTH	\$255,000	\$143,690	56.35	\$287,383	\$52,595	\$202,405	\$116,810	1.733	1,400	\$144.58	TWO STORY B
50-22-25-254-002	23730 NILAN	02/26/21	PTA	03-ARM'S LENGTH	\$282,000	\$150,700	53.44	\$301,403	\$67,946	\$214,054	\$116,148	1.843	1,400	\$152.90	TWO STORY B
50-22-25-251-012	40143 OAK TREE	06/30/21	PTA	03-ARM'S LENGTH	\$300,000	\$152,870	50.96	\$305,741	\$51,647	\$248,353	\$126,415	1.965	1,560	\$159.20	TWO STORY B
50-22-25-251-013	40127 OAK TREE	08/31/21	PTA	03-ARM'S LENGTH	\$312,500	\$167,280	53.53	\$334,563	\$51,647	\$260,853	\$140,754	1.853	1,865	\$139.87	TWO STORY B
50-22-25-208-019	23533 NILAN	09/10/21	PTA	03-ARM'S LENGTH	\$288,000	\$145,460	50.51	\$290,913	\$51,647	\$236,353	\$119,038	1.986	1,400	\$168.82	TWO STORY B
50-22-25-411-001	23260 CRANBROOKE	11/03/21	PTA	03-ARM'S LENGTH	\$295,000	\$135,120	45.80	\$270,242	\$49,232	\$245,768	\$109,955	2.235	1,514	\$162.33	TWO STORY

\$7,437,962 \$3,764,520 1.976

USE 2.010 ECF FOR ALL TWO STORY

*one new construction home with separate ECF of 0.835

R2506GREY'S SUB

NO SALES DURING SALES STUDY PERIOD

14 PARCELS IN ECF NEIGHBORHOOD
SEE SIMILAR ECF NEIGHBORHOODS: R2404 and R2601

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.780	1.780	1.850
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.900
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.740	1.740	1.000

R2507 WESTMINSTER VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-227-029	39522 SQUIRE	04/23/21	PTA	03-ARM'S LENGTH	\$408,600	\$235,070	57.53	\$470,133	\$56,191	\$352,409	\$328,525	1.073	1,746	\$201.84	ONE STORY B
										\$352,409	\$328,525	1.073			

USE 1.080 ECF FOR ONE STORY B

*one (1) ONE STORY C home with separate ECF of 1.700

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-229-019	39455 WESTMINSTER	09/24/20	PTA	03-ARM'S LENGTH	\$380,000	\$190,400	50.11	\$380,795	\$57,021	\$322,979	\$297,040	1.087	1,847	\$174.87	TWO STORY B
50-22-25-227-014	39860 SQUIRE	10/30/20	PTA	03-ARM'S LENGTH	\$381,000	\$223,710	58.72	\$447,423	\$63,278	\$317,722	\$352,427	0.902	1,845	\$172.21	TWO STORY B
50-22-25-227-030	39500 SQUIRE	06/30/21	WD	03-ARM'S LENGTH	\$400,000	\$201,750	50.44	\$403,497	\$72,081	\$327,919	\$304,051	1.078	1,897	\$172.86	TWO STORY B
										\$968,620	\$953,518	1.016			

USE 1.016 ECF FOR TWO STORY B

R2508 HEATHERWOODE--HEATHERWYKE--HEATHERBRAE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-301-005	41296 VILLAGE LAKE	09/08/20	PTA	03-ARM'S LENGTH	\$308,000	\$167,870	54.50	\$335,732	\$61,759	\$246,241	\$129,845	1.896	1,734	\$142.01	BI-LEVEL
50-22-25-378-006	22632 WINFIELD	07/23/21	PTA	03-ARM'S LENGTH	\$275,000	\$129,800	47.20	\$259,604	\$55,795	\$219,205	\$113,227	1.936	1,645	\$133.26	TRI-LEVEL
50-22-25-301-007	41272 VILLAGE LAKE	10/12/21	PTA	03-ARM'S LENGTH	\$310,000	\$156,840	50.59	\$313,676	\$72,900	\$237,100	\$114,112	2.078	1,645	\$144.13	BI-LEVEL
										\$702,546	\$357,184	1.967			

USE 2.000 ECF FOR BI-LEVEL**USE 1.800 ECF FOR TRI-LEVEL**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-355-002	22706 HEATHERBRAE	08/12/20	PTA	03-ARM'S LENGTH	\$262,000	\$125,280	47.82	\$250,560	\$53,957	\$208,043	\$109,224	1.905	1,496	\$139.07	ONE STORY
50-22-25-352-033	41140 PARK FOREST	11/30/20	PTA	03-ARM'S LENGTH	\$227,000	\$122,000	53.74	\$244,003	\$53,207	\$173,793	\$105,998	1.640	1,496	\$116.17	ONE STORY
50-22-25-352-022	22697 SHADOW PINE	05/25/21	PTA	03-ARM'S LENGTH	\$270,000	\$123,620	45.79	\$247,248	\$54,128	\$215,872	\$107,289	2.012	1,189	\$181.56	ONE STORY
50-22-25-351-026	22565 CHESTNUT TREE	07/21/21	PTA	03-ARM'S LENGTH	\$285,000	\$146,390	51.36	\$292,773	\$60,398	\$224,602	\$129,097	1.740	1,882	\$119.34	ONE STORY
50-22-25-352-032	41156 PARK FOREST	08/25/21	PTA	03-ARM'S LENGTH	\$220,000	\$112,760	51.25	\$225,523	\$53,207	\$166,793	\$95,731	1.742	1,189	\$140.28	ONE STORY
50-22-25-355-024	22523 BROOK FOREST	02/22/22	PTA	03-ARM'S LENGTH	\$303,000	\$132,980	43.89	\$265,966	\$59,996	\$243,004	\$114,428	2.124	1,496	\$162.44	ONE STORY
										\$1,232,107	\$661,767	1.862			

USE 1.860 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-330-016	23039 BROOK FOREST	08/20/20	PTA	03-ARM'S LENGTH	\$320,000	\$163,650	51.14	\$327,303	\$56,765	\$263,235	\$150,299	1.751	1,882	\$139.87	ONE STORY B
50-22-25-352-026	22633 SHADOW PINE	10/16/20	PTA	03-ARM'S LENGTH	\$252,000	\$135,120	53.62	\$270,246	\$53,207	\$198,793	\$120,577	1.649	1,440	\$138.05	ONE STORY B
50-22-25-352-002	22734 CHESTNUT TREE	02/04/21	PTA	03-ARM'S LENGTH	\$260,000	\$142,760	54.91	\$285,522	\$54,082	\$205,918	\$128,578	1.602	1,440	\$143.00	ONE STORY B
50-22-25-353-022	22639 HEATHERBRAE	08/18/21	PTA	03-ARM'S LENGTH	\$325,000	\$142,930	43.98	\$285,866	\$74,049	\$250,951	\$117,676	2.133	1,440	\$174.27	ONE STORY B
50-22-25-354-012	22525 HEATHERBRAE	09/28/21	PTA	03-ARM'S LENGTH	\$385,000	\$191,830	49.83	\$383,657	\$71,044	\$313,956	\$173,674	1.808	1,906	\$164.72	ONE STORY B
50-22-25-354-009	22532 PEPPERMILL	11/15/21	PTA	03-ARM'S LENGTH	\$350,000	\$153,020	43.72	\$306,045	\$55,163	\$294,837	\$139,379	2.115	1,440	\$204.75	ONE STORY B
50-22-25-353-020	22671 HEATHERBRAE	11/17/21	PTA	03-ARM'S LENGTH	\$340,000	\$184,180	54.17	\$368,358	\$59,348	\$280,652	\$171,672	1.635	1,906	\$147.25	ONE STORY B
50-22-25-401-004	40440 VILLAGE WOOD	11/24/21	PTA	03-ARM'S LENGTH	\$355,000	\$158,270	44.58	\$316,536	\$58,261	\$296,739	\$143,486	2.068	1,520	\$195.22	ONE STORY B
										\$4,569,295	\$2,468,874	1.851			

USE 1.840 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-330-017	23053 BROOK FOREST	08/28/20	PTA	03-ARM'S LENGTH	\$315,000	\$176,040	55.89	\$352,073	\$56,262	\$258,738	\$154,875	1.671	2,124	\$121.82	TWO STORY B
50-22-25-352-021	22715 SHADOW PINE	10/09/20	PTA	03-ARM'S LENGTH	\$347,900	\$188,900	54.30	\$377,804	\$55,746	\$292,154	\$201,286	1.451	2,432	\$120.13	TWO STORY
50-22-25-451-007	22634 HEATHERWOODE	11/04/20	PTA	03-ARM'S LENGTH	\$300,000	\$175,160	58.39	\$350,311	\$55,827	\$244,173	\$154,180	1.584	2,124	\$114.96	TWO STORY B
50-22-25-330-010	40515 VILLAGE OAKS	12/30/20	PTA	03-ARM'S LENGTH	\$342,000	\$158,580	46.37	\$317,163	\$67,516	\$274,484	\$130,705	2.100	1,728	\$158.84	TWO STORY B
50-22-25-352-027	22617 SHADOW PINE	02/02/21	PTA	03-ARM'S LENGTH	\$308,000	\$177,400	57.60	\$354,792	\$61,467	\$246,533	\$153,573	1.605	1,802	\$136.81	TWO STORY B
50-22-25-378-025	22511 SHERIDAN	03/19/21	PTA	03-ARM'S LENGTH	\$375,000	\$174,940	46.65	\$349,870	\$63,958	\$311,042	\$149,692	2.078	2,124	\$146.44	TWO STORY B
50-22-25-331-010	23022 BROOK FOREST	04/21/21	PTA	03-ARM'S LENGTH	\$351,000	\$170,600	48.60	\$341,208	\$55,122	\$295,878	\$149,783	1.975	2,124	\$139.30	TWO STORY B
50-22-25-353-021	22655 HEATHERBRAE	04/30/21	PTA	03-ARM'S LENGTH	\$385,000	\$172,030	44.68	\$344,066	\$63,185	\$321,815	\$147,058	2.188	2,124	\$151.51	TWO STORY B
50-22-25-378-013	22514 WINFIELD	05/11/21	PTA	03-ARM'S LENGTH	\$380,000	\$176,140	46.35	\$352,275	\$61,040	\$318,960	\$152,479	2.092	1,928	\$165.44	TWO STORY B
50-22-25-355-023	22541 BROOK FOREST	07/23/21	PTA	03-ARM'S LENGTH	\$330,000	\$146,560	44.41	\$293,124	\$53,373	\$276,627	\$125,524	2.204	1,772	\$156.11	TWO STORY B
50-22-25-354-005	41133 PARK FOREST	10/20/21	PTA	03-ARM'S LENGTH	\$350,000	\$168,870	48.25	\$337,740	\$55,929	\$294,071	\$147,545	1.993	2,124	\$138.45	TWO STORY B
50-22-25-376-018	22647 DEERFIELD	01/06/22	PTA	03-ARM'S LENGTH	\$440,000	\$198,510	45.12	\$397,025	\$68,602	\$371,398	\$171,949	2.160	2,124	\$174.86	TWO STORY B
										\$3,505,873	\$1,838,651	1.907			

USE 1.900 ECF FOR TWO STORY B and C**USE 1.600 ECF FOR TWO STORY**

*one new construction home with separate ECF of 1.050

R2520 STONEHENGE OCCP 125 (CONTINUED ONTO PAGE 2)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-276-076	23642 STONEHENGE	07/27/20	PTA	03-ARM'S LENGTH	\$133,100	\$76,770	57.68	\$153,549	\$28,000	\$105,100	\$66,428	1.582	970	\$108.35	ONE STORY
50-22-25-276-137	23443 STONEHENGE	09/29/20	PTA	03-ARM'S LENGTH	\$134,000	\$67,120	50.09	\$134,231	\$28,000	\$106,000	\$56,207	1.886	970	\$109.28	ONE STORY
50-22-25-276-287	23568 N ROCKLEDGE	10/23/20	PTA	03-ARM'S LENGTH	\$126,815	\$67,120	52.93	\$134,231	\$28,000	\$98,815	\$56,207	1.758	970	\$101.87	ONE STORY
50-22-25-276-008	23789 STONEHENGE	02/05/21	WD	03-ARM'S LENGTH	\$125,000	\$67,120	53.70	\$134,231	\$28,000	\$97,000	\$56,207	1.726	970	\$100.00	ONE STORY
50-22-25-276-238	23606 MEETINGHALL	02/08/21	PTA	03-ARM'S LENGTH	\$120,000	\$67,120	55.93	\$134,231	\$28,000	\$92,000	\$56,207	1.637	970	\$94.85	ONE STORY
50-22-25-276-076	23642 STONEHENGE	05/17/21	WD	03-ARM'S LENGTH	\$166,500	\$76,770	46.11	\$153,549	\$28,000	\$138,500	\$66,428	2.085	970	\$142.78	ONE STORY
50-22-25-276-146	23530 WOODSHIRE	09/24/21	WD	03-ARM'S LENGTH	\$150,000	\$67,120	44.75	\$134,231	\$28,000	\$122,000	\$56,207	2.171	970	\$125.77	ONE STORY
50-22-25-276-121	23493 STONEHENGE	11/12/21	PTA	03-ARM'S LENGTH	\$159,000	\$67,120	42.21	\$134,231	\$28,000	\$131,000	\$56,207	2.331	970	\$135.05	ONE STORY
50-22-25-276-275	23578 N ROCKLEDGE	11/19/21	PTA	03-ARM'S LENGTH	\$153,000	\$67,120	43.87	\$134,231	\$28,000	\$125,000	\$56,207	2.224	970	\$128.87	ONE STORY
50-22-25-276-020	23703 STONEHENGE	01/24/22	PTA	03-ARM'S LENGTH	\$136,000	\$67,120	49.35	\$134,231	\$28,000	\$108,000	\$56,207	1.921	970	\$111.34	ONE STORY

\$1,123,415 \$582,511 1.929

USE 1.929 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-276-065	23703 N ROCKLEDGE	04/03/20	PTA	03-ARM'S LENGTH	\$142,500	\$75,390	52.91	\$150,789	\$28,000	\$114,500	\$98,231	1.166	936	\$122.33	ONE STORY B
50-22-25-276-045	23639 STONEHENGE	07/13/20	PTA	03-ARM'S LENGTH	\$119,500	\$70,190	58.74	\$140,386	\$28,000	\$91,500	\$87,121	1.050	936	\$97.76	ONE STORY C
50-22-25-276-263	23592 N ROCKLEDGE	09/04/20	WD	03-ARM'S LENGTH	\$138,500	\$75,390	54.43	\$150,789	\$28,000	\$110,500	\$98,231	1.125	936	\$118.06	ONE STORY B
50-22-25-276-230	23631 N ROCKLEDGE	06/10/21	PTA	03-ARM'S LENGTH	\$166,000	\$86,860	52.33	\$173,725	\$28,000	\$138,000	\$116,580	1.184	936	\$147.44	ONE STORY B
50-22-25-276-272	23572 N ROCKLEDGE	07/14/21	PTA	03-ARM'S LENGTH	\$135,000	\$75,390	55.84	\$150,789	\$28,000	\$107,000	\$98,231	1.089	936	\$114.32	ONE STORY B
50-22-25-276-214	23737 STONEHENGE	09/22/21	PTA	03-ARM'S LENGTH	\$156,000	\$76,980	49.35	\$153,956	\$28,000	\$128,000	\$100,765	1.270	936	\$136.75	ONE STORY B
50-22-25-276-134	23449 STONEHENGE	11/30/21	PTA	03-ARM'S LENGTH	\$150,000	\$81,060	54.04	\$162,116	\$28,000	\$122,000	\$107,293	1.137	936	\$130.34	ONE STORY B

\$811,500 \$706,452 1.149

USE 1.149 ECF FOR ONE STORY B and C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-276-169	23555 MEETINGHALL	05/11/20	PTA	03-ARM'S LENGTH	\$150,000	\$75,040	50.03	\$150,071	\$28,000	\$122,000	\$93,184	1.309	968	\$126.03	TWO STORY B
50-22-25-276-162	23532 STONEHENGE	06/08/20	PTA	03-ARM'S LENGTH	\$125,000	\$74,300	59.44	\$148,591	\$28,000	\$97,000	\$92,054	1.054	968	\$100.21	TWO STORY B
50-22-25-276-059	23634 STONEHENGE	06/24/20	PTA	03-ARM'S LENGTH	\$135,000	\$74,300	55.04	\$148,591	\$28,000	\$107,000	\$92,054	1.162	968	\$110.54	TWO STORY B
50-22-25-276-231	23633 N ROCKLEDGE	08/06/20	WD	03-ARM'S LENGTH	\$127,500	\$74,300	58.27	\$148,591	\$28,000	\$99,500	\$92,054	1.081	968	\$102.79	TWO STORY B
50-22-25-276-145	23528 WOODSHIRE	08/07/20	PTA	03-ARM'S LENGTH	\$139,900	\$74,300	53.11	\$148,591	\$28,000	\$111,900	\$92,054	1.216	968	\$115.60	TWO STORY B
50-22-25-276-228	23657 N ROCKLEDGE	08/27/20	PTA	03-ARM'S LENGTH	\$140,000	\$74,300	53.07	\$148,591	\$28,000	\$112,000	\$92,054	1.217	968	\$115.70	TWO STORY B
50-22-25-276-007	23787 STONEHENGE	01/19/21	WD	03-ARM'S LENGTH	\$146,000	\$74,300	50.89	\$148,591	\$28,000	\$118,000	\$92,054	1.282	968	\$121.90	TWO STORY B
50-22-25-276-147	23602 STONEHENGE	02/19/21	PTA	03-ARM'S LENGTH	\$146,000	\$76,930	52.69	\$153,850	\$28,000	\$118,000	\$96,069	1.228	1,024	\$115.23	TWO STORY B
50-22-25-276-039	23655 STONEHENGE	04/14/21	PTA	03-ARM'S LENGTH	\$131,900	\$74,300	56.33	\$148,591	\$28,000	\$103,900	\$92,054	1.129	968	\$107.33	TWO STORY B
50-22-25-276-031	23675 STONEHENGE	05/05/21	PTA	03-ARM'S LENGTH	\$186,500	\$93,020	49.88	\$186,040	\$28,000	\$158,500	\$120,641	1.314	1,010	\$156.93	TWO STORY B
50-22-25-276-281	23544 N ROCKLEDGE	07/08/21	PTA	03-ARM'S LENGTH	\$156,000	\$74,300	47.63	\$148,591	\$28,000	\$128,000	\$92,054	1.390	968	\$132.23	TWO STORY B
50-22-25-276-301	23414 N ROCKLEDGE	07/26/21	PTA	03-ARM'S LENGTH	\$168,000	\$74,300	44.23	\$148,591	\$28,000	\$140,000	\$92,054	1.521	968	\$144.63	TWO STORY B
50-22-25-276-002	23795 STONEHENGE	08/26/21	PTA	03-ARM'S LENGTH	\$140,000	\$74,300	53.07	\$148,591	\$28,000	\$112,000	\$92,054	1.217	968	\$115.70	TWO STORY B
50-22-25-276-010	23725 STONEHENGE	09/28/21	PTA	03-ARM'S LENGTH	\$156,000	\$76,240	48.87	\$152,476	\$28,000	\$128,000	\$95,020	1.347	968	\$132.23	TWO STORY B

R2520		STONEHENGE OCCP 125		(CONTINUED FROM PAGE 1)												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-25-276-151	23582 STONEHENGE	10/13/21	PTA	03-ARM'S LENGTH	\$176,000	\$79,750	45.31	\$159,502	\$28,000	\$148,000	\$100,383	1.474	1,024	\$144.53	TWO STORY B	
50-22-25-276-119	23497 STONEHENGE	11/15/21	PTA	03-ARM'S LENGTH	\$175,000	\$74,300	42.46	\$148,591	\$28,000	\$147,000	\$92,054	1.597	968	\$151.86	TWO STORY B	
50-22-25-276-164	23788 STONEHENGE	12/30/21	PTA	03-ARM'S LENGTH	\$173,000	\$76,930	44.47	\$153,850	\$28,000	\$145,000	\$96,069	1.509	1,024	\$141.60	TWO STORY B	
50-22-25-276-264	23594 N ROCKLEDGE	01/26/22	PTA	03-ARM'S LENGTH	\$148,000	\$83,470	56.40	\$166,949	\$28,000	\$120,000	\$106,068	1.131	1,024	\$117.19	TWO STORY B	
50-22-25-276-285	23564 N ROCKLEDGE	02/15/22	PTA	03-ARM'S LENGTH	\$191,000	\$77,120	40.38	\$154,242	\$28,000	\$163,000	\$96,368	1.691	968	\$168.39	TWO STORY B	
										\$2,378,800	\$1,816,398	1.310				

USE 1.310 ECF FOR TWO STORY

R2521 LAKEWOOD PARK HOMES OCCP 212 (CONTINUED ONTO PAGE 2)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-427-002	39613 VILLAGE WOOD	04/27/20	PTA	03-ARM'S LENGTH	\$146,000	\$82,520	56.52	\$165,033	\$28,000	\$118,000	\$105,410	1.119	1,005	\$117.41	ONE STORY B
50-22-25-410-002	22774 RENFORD	06/26/20	PTA	03-ARM'S LENGTH	\$150,000	\$77,010	51.34	\$154,019	\$28,000	\$122,000	\$96,938	1.259	1,005	\$121.39	ONE STORY B
50-22-25-410-016	22849 RENFORD	09/30/20	PTA	03-ARM'S LENGTH	\$155,000	\$77,010	49.68	\$154,019	\$28,000	\$127,000	\$96,938	1.310	1,005	\$126.37	ONE STORY B
50-22-25-457-009	22723 CORTES	10/16/20	PTA	03-ARM'S LENGTH	\$150,000	\$72,270	48.18	\$144,533	\$28,000	\$122,000	\$89,641	1.361	840	\$145.24	ONE STORY B
50-22-25-427-004	39617 VILLAGE WOOD	11/06/20	PTA	03-ARM'S LENGTH	\$120,000	\$68,270	56.89	\$136,538	\$28,000	\$92,000	\$83,491	1.102	840	\$109.52	ONE STORY B
50-22-25-428-011	22917 WOOLSEY	12/01/20	PTA	03-ARM'S LENGTH	\$142,500	\$77,010	54.04	\$154,019	\$28,000	\$114,500	\$96,938	1.181	1,005	\$113.93	ONE STORY B
50-22-25-408-010	22895 TALFORD	06/14/21	PTA	03-ARM'S LENGTH	\$190,000	\$98,520	51.85	\$197,047	\$28,000	\$162,000	\$130,036	1.246	1,005	\$161.19	ONE STORY B
50-22-25-457-003	22757 CORTES	07/09/21	PTA	03-ARM'S LENGTH	\$179,500	\$77,010	42.90	\$154,019	\$28,000	\$151,500	\$96,938	1.563	1,005	\$150.75	ONE STORY B
50-22-25-408-010	22895 TALFORD	11/05/21	QC	03-ARM'S LENGTH	\$191,000	\$98,520	51.58	\$197,047	\$28,000	\$163,000	\$130,036	1.253	1,005	\$162.19	ONE STORY B
50-22-25-456-014	22775 RENFORD	12/09/21	PTA	03-ARM'S LENGTH	\$167,500	\$86,630	51.72	\$173,265	\$28,000	\$139,500	\$111,742	1.248	1,005	\$138.81	ONE STORY B
50-22-25-428-009	22913 WOOLSEY	01/19/22	PTA	03-ARM'S LENGTH	\$179,800	\$84,510	47.00	\$169,028	\$28,000	\$151,800	\$108,483	1.399	1,005	\$151.04	ONE STORY B
										\$1,463,300	\$1,146,590	1.276			

USE 1.280 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-427-041	39785 VILLAGE WOOD	07/01/20	PTA	03-ARM'S LENGTH	\$125,000	\$67,020	53.62	\$134,041	\$28,000	\$97,000	\$77,402	1.253	895	\$108.38	ONE STORY C
50-22-25-426-045	39836 VILLAGE WOOD	07/13/20	PTA	03-ARM'S LENGTH	\$123,980	\$67,020	54.06	\$134,041	\$28,000	\$95,980	\$77,402	1.240	895	\$107.24	ONE STORY C
50-22-25-427-054	39823 VILLAGE WOOD	08/17/20	PTA	03-ARM'S LENGTH	\$132,500	\$67,020	50.58	\$134,041	\$28,000	\$104,500	\$77,402	1.350	895	\$116.76	ONE STORY C
50-22-25-427-052	39835 VILLAGE WOOD	10/09/20	PTA	03-ARM'S LENGTH	\$125,000	\$63,760	51.01	\$127,520	\$28,000	\$97,000	\$72,642	1.335	775	\$125.16	ONE STORY C
50-22-25-427-016	39775 VILLAGE WOOD	02/04/21	PTA	03-ARM'S LENGTH	\$134,900	\$67,020	49.68	\$134,041	\$28,000	\$106,900	\$77,402	1.381	895	\$119.44	ONE STORY C
50-22-25-427-059	39807 VILLAGE WOOD	03/01/21	PTA	03-ARM'S LENGTH	\$140,000	\$67,020	47.87	\$134,041	\$28,000	\$112,000	\$77,402	1.447	895	\$125.14	ONE STORY C
50-22-25-407-001	23072 CRANBROOKE	03/26/21	PTA	03-ARM'S LENGTH	\$137,000	\$63,760	46.54	\$127,520	\$28,000	\$109,000	\$72,642	1.501	775	\$140.65	ONE STORY C
50-22-25-427-057	39803 VILLAGE WOOD	04/16/21	PTA	03-ARM'S LENGTH	\$152,000	\$76,850	50.56	\$153,704	\$28,000	\$124,000	\$91,755	1.351	895	\$138.55	ONE STORY C
50-22-25-427-071	39889 VILLAGE WOOD	05/18/21	PTA	03-ARM'S LENGTH	\$143,500	\$63,900	44.53	\$127,792	\$28,000	\$115,500	\$72,841	1.586	835	\$138.32	ONE STORY C
50-22-25-429-001	22832 TALFORD	06/11/21	WD	03-ARM'S LENGTH	\$132,500	\$63,760	48.12	\$127,520	\$28,000	\$104,500	\$72,642	1.439	775	\$134.84	ONE STORY C
50-22-25-409-003	22886 TALFORD	08/09/21	PTA	03-ARM'S LENGTH	\$120,000	\$69,000	57.50	\$137,990	\$28,000	\$92,000	\$80,285	1.146	875	\$105.14	ONE STORY C
50-22-25-426-047	39834 VILLAGE WOOD	10/25/21	PTA	03-ARM'S LENGTH	\$150,000	\$67,020	44.68	\$134,041	\$28,000	\$122,000	\$77,402	1.576	895	\$136.31	ONE STORY C
										\$1,280,380	\$927,220	1.381			

USE 1.380 ECF FOR ONE STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-454-015	22525 CRANBROOKE	05/08/20	WD	03-ARM'S LENGTH	\$199,500	\$97,190	48.72	\$194,373	\$28,000	\$171,500	\$104,637	1.639	1,184	\$144.85	TWO STORY B
50-22-25-452-010	22727 CRANBROOKE	07/15/20	PTA	03-ARM'S LENGTH	\$191,000	\$97,190	50.88	\$194,373	\$28,000	\$163,000	\$104,637	1.558	1,184	\$137.67	TWO STORY B
50-22-25-452-017	22709 CRANBROOKE	08/10/20	PTA	03-ARM'S LENGTH	\$182,500	\$98,200	53.81	\$196,394	\$28,000	\$154,500	\$105,908	1.459	1,184	\$130.49	TWO STORY B
50-22-25-453-018	22627 CRANBROOKE	08/27/20	PTA	03-ARM'S LENGTH	\$200,000	\$99,480	49.74	\$198,955	\$28,000	\$172,000	\$107,519	1.600	1,254	\$137.16	TWO STORY B
50-22-25-454-013	22529 CRANBROOKE	09/02/20	WD	03-ARM'S LENGTH	\$168,000	\$89,900	53.51	\$179,808	\$28,000	\$140,000	\$95,477	1.466	1,050	\$133.33	TWO STORY B
50-22-25-455-020	22403 CRANBROOKE	09/18/20	PTA	03-ARM'S LENGTH	\$170,000	\$97,190	57.17	\$194,373	\$28,000	\$142,000	\$104,637	1.357	1,184	\$119.93	TWO STORY B
50-22-25-405-001	22873 CRANBROOKE	11/06/20	PTA	03-ARM'S LENGTH	\$176,000	\$94,210	53.53	\$188,415	\$28,000	\$148,000	\$100,890	1.467	1,150	\$128.70	TWO STORY B
50-22-25-406-012	22837 CRANBROOKE	11/06/20	PTA	03-ARM'S LENGTH	\$189,000	\$100,000	52.91	\$199,993	\$28,000	\$161,000	\$108,172	1.488	1,254	\$128.39	TWO STORY B
50-22-25-452-015	22715 CRANBROOKE	12/10/20	PTA	03-ARM'S LENGTH	\$162,000	\$89,900	55.49	\$179,808	\$28,000	\$134,000	\$95,477	1.403	1,050	\$127.62	TWO STORY B

R2521**LAKEWOOD PARK HOMES OCCP 212****(CONTINUED FROM PAGE 1)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-453-017	22629 CRANBROOKE	12/14/20	PTA	03-ARM'S LENGTH	\$172,950	\$99,480	57.52	\$198,955	\$28,000	\$144,950	\$107,519	1.348	1,254	\$115.59	TWO STORY B
50-22-25-455-008	22433 CRANBROOKE	12/18/20	PTA	03-ARM'S LENGTH	\$200,000	\$101,040	50.52	\$202,070	\$28,000	\$172,000	\$109,478	1.571	1,050	\$163.81	TWO STORY B
50-22-25-454-012	22533 CRANBROOKE	01/08/21	PTA	03-ARM'S LENGTH	\$200,000	\$106,670	53.34	\$213,346	\$28,000	\$172,000	\$116,570	1.476	1,254	\$137.16	TWO STORY B
50-22-25-405-015	22815 CRANBROOKE	06/08/21	PTA	03-ARM'S LENGTH	\$204,500	\$90,420	44.22	\$180,847	\$28,000	\$176,500	\$96,130	1.836	1,050	\$168.10	TWO STORY B
50-22-25-454-017	22519 CRANBROOKE	06/08/21	PTA	03-ARM'S LENGTH	\$180,000	\$89,900	49.94	\$179,808	\$28,000	\$152,000	\$95,477	1.592	1,050	\$144.76	TWO STORY B
50-22-25-453-019	22625 CRANBROOKE	07/14/21	PTA	03-ARM'S LENGTH	\$196,000	\$97,190	49.59	\$194,373	\$28,000	\$168,000	\$104,637	1.606	1,184	\$141.89	TWO STORY B
50-22-25-452-008	22733 CRANBROOKE	08/20/21	PTA	03-ARM'S LENGTH	\$200,000	\$104,880	52.44	\$209,758	\$28,000	\$172,000	\$114,313	1.505	1,254	\$137.16	TWO STORY B
50-22-25-452-013	22719 CRANBROOKE	08/20/21	WD	03-ARM'S LENGTH	\$195,000	\$103,310	52.98	\$206,627	\$28,000	\$167,000	\$112,344	1.487	1,260	\$132.54	TWO STORY B
50-22-25-452-019	22705 CRANBROOKE	10/01/21	PTA	03-ARM'S LENGTH	\$180,000	\$99,480	55.27	\$198,955	\$28,000	\$152,000	\$107,519	1.414	1,254	\$121.21	TWO STORY B
50-22-25-405-013	22819 CRANBROOKE	02/15/22	WD	03-ARM'S LENGTH	\$215,000	\$99,770	46.40	\$199,547	\$28,000	\$187,000	\$107,891	1.733	1,254	\$149.12	TWO STORY B
50-22-25-452-012	22723 CRANBROOKE	03/25/22	PTA	03-ARM'S LENGTH	\$234,000	\$103,690	44.31	\$207,374	\$28,000	\$206,000	\$112,814	1.826	1,254	\$164.27	TWO STORY B
										\$3,255,450	\$2,112,045	1.541			

USE 1.540 ECF FOR TWO STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-427-067	39845 VILLAGE WOOD	07/15/20	WD	03-ARM'S LENGTH	\$114,500	\$64,000	55.90	\$127,992	\$28,000	\$86,500	\$74,621	1.159	860	\$100.58	TWO STORY C
50-22-25-426-015	39852 VILLAGE WOOD	07/17/20	PTA	03-ARM'S LENGTH	\$118,000	\$64,000	54.24	\$127,992	\$28,000	\$90,000	\$74,621	1.206	860	\$104.65	TWO STORY C
50-22-25-428-007	22926 TALFORD	08/10/20	PTA	03-ARM'S LENGTH	\$125,000	\$64,000	51.20	\$127,992	\$28,000	\$97,000	\$74,621	1.300	860	\$112.79	TWO STORY C
50-22-25-407-007	23086 CRANBROOKE	09/15/20	PTA	03-ARM'S LENGTH	\$125,000	\$64,920	51.94	\$129,844	\$28,000	\$97,000	\$76,003	1.276	860	\$112.79	TWO STORY C
50-22-25-426-008	39874 VILLAGE WOOD	01/29/21	PTA	03-ARM'S LENGTH	\$110,000	\$64,000	58.18	\$127,992	\$28,000	\$82,000	\$74,621	1.099	860	\$95.35	TWO STORY C
50-22-25-426-015	39852 VILLAGE WOOD	05/20/21	PTA	03-ARM'S LENGTH	\$139,000	\$64,000	46.04	\$127,992	\$28,000	\$111,000	\$74,621	1.488	860	\$129.07	TWO STORY C
50-22-25-428-002	22934 TALFORD	05/27/21	PTA	03-ARM'S LENGTH	\$125,000	\$64,000	51.20	\$127,992	\$28,000	\$97,000	\$74,621	1.300	860	\$112.79	TWO STORY C
50-22-25-426-055	39732 VILLAGE WOOD	08/21/21	PTA	03-ARM'S LENGTH	\$141,500	\$70,480	49.81	\$140,958	\$28,000	\$113,500	\$84,297	1.346	860	\$131.98	TWO STORY C
50-22-25-428-015	22907 WOOLSEY	08/31/21	PTA	03-ARM'S LENGTH	\$133,500	\$64,000	47.94	\$127,992	\$28,000	\$105,500	\$74,621	1.414	860	\$122.67	TWO STORY C
50-22-25-429-002	22834 TALFORD	08/31/21	WD	03-ARM'S LENGTH	\$147,000	\$64,000	43.54	\$127,992	\$28,000	\$119,000	\$74,621	1.595	860	\$138.37	TWO STORY C
										\$13,877,260	\$9,780,836	1.419			

USE 1.420 ECF FOR TWO STORY C

R2522 OAK RIDGE OCCP 633

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-431-002	39424 COUNTRY	12/15/20	PTA	03-ARM'S LENGTH	\$213,500	\$107,870	50.52	\$215,744	\$38,106	\$175,394	\$163,571	1.072	1,272	\$137.89	TWO STORY
50-22-25-431-042	39449 COUNTRY	05/27/21	PTA	03-ARM'S LENGTH	\$184,000	\$109,200	59.35	\$218,400	\$38,106	\$145,894	\$166,017	0.879	1,272	\$114.70	TWO STORY
										\$321,288	\$329,587	0.975			

USE 1.070 ECF FOR ALL TWO STORY

R2523 VILAGEWOOD PLACE OCCP 1540

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-432-020	39650 KARTAR	10/19/20	PTA	03-ARM'S LENGTH	\$178,000	\$77,920	43.78	\$155,846	\$33,381	\$144,619	\$111,332	1.299	1,108	\$130.52	TWO STORY
										\$144,619	\$111,332	1.299			

ONE SALE DURING STUDY PERIOD

USE 1.299 ECF AS BASE

24 PARCELS IN ECF NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.150	1.150	1.000
TWO STORY B	1.000	1.000	1.000	1.150	1.150	1.000
TWO STORY C	1.000	1.000	1.000	1.130	1.130	1.000

R2530 HEATHERWOOD - LAKES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-177-001	40757 VILLAGE WOOD	10/28/20	PTA	03-ARM'S LENGTH	\$370,000	\$190,240	51.42	\$380,484	\$76,098	\$293,902	\$161,051	1.825	2,178	\$134.94	TWO STORY B
50-22-25-302-002	23120 HEATHERBRAE	09/25/20	PTA	03-ARM'S LENGTH	\$371,000	\$177,690	47.89	\$355,379	\$71,832	\$299,168	\$150,025	1.994	2,002	\$149.43	TWO STORY B
50-22-25-329-013	40612 VILLAGE OAKS	12/21/20	PTA	03-ARM'S LENGTH	\$307,500	\$167,060	54.33	\$334,121	\$64,322	\$243,178	\$142,751	1.704	1,736	\$140.08	TWO STORY B
50-22-25-402-005	40453 VILLAGE WOOD	01/07/21	PTA	03-ARM'S LENGTH	\$314,000	\$154,930	49.34	\$309,864	\$71,174	\$242,826	\$126,291	1.923	1,736	\$139.88	TWO STORY B

\$1,079,074 \$580,117 1.860

USE 1.860 ECF FOR TWO STORY B

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.670	1.670
ONE STORY B	1.000	1.000	1.000	1.000	1.670	1.670
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.860	1.860
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.770	1.770
TRI-LEVEL	1.000	1.000	1.000	1.000	1.770	1.770

R2550 SEC 25 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-400-028	39640 NINE MILE	05/26/20	PTA	03-ARM'S LENGTH	\$189,900	\$107,480	56.60	\$214,962	\$70,205	\$119,695	\$78,247	1.530	1,155	\$103.63	ONE STORY B
										\$119,695	\$78,247	1.530			

ONE SALE DURING STUDY PERIOD

USE 1.530 ECF AS BASE

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.670
ONE STORY B	1.000	1.000	1.000	1.000	1.850	1.850
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.670

R2601 ORCHARD HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-228-010	41660 TAMARA	12/29/20	PTA	03-ARM'S LENGTH	\$271,835	\$139,110	51.17	\$278,220	\$52,866	\$218,969	\$128,042	1.710	2,050	\$106.81	BI-LEVEL
50-22-26-276-003	41805 BORCHART	10/15/21	PTA	03-ARM'S LENGTH	\$290,000	\$142,330	49.08	\$284,655	\$54,744	\$235,256	\$130,631	1.801	2,050	\$114.76	BI-LEVEL
50-22-26-276-024	41548 WOODLAND CREEK	06/19/20	PTA	03-ARM'S LENGTH	\$250,000	\$141,660	56.66	\$283,324	\$55,497	\$194,503	\$129,447	1.503	2,050	\$94.88	BI-LEVEL
50-22-26-226-002	41826 QUINCE	04/03/20	PTA	03-ARM'S LENGTH	\$232,000	\$120,120	51.78	\$240,236	\$58,348	\$173,652	\$106,367	1.633	1,420	\$122.29	TRI-LEVEL

\$822,380 \$494,488 1.663

USE 1.663 ECF FOR BI-LEVEL and TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-228-008	41746 TAMARA	06/22/20	PTA	03-ARM'S LENGTH	\$196,000	\$105,560	53.86	\$211,110	\$61,471	\$134,529	\$101,795	1.322	1,619	\$83.09	ONE STORY
50-22-26-229-002	41940 QUINCE	11/05/20	WD	03-ARM'S LENGTH	\$265,000	\$108,660	41.00	\$217,310	\$59,241	\$205,759	\$107,530	1.914	1,526	\$134.84	ONE STORY
50-22-26-231-019	41740 BORCHART	02/25/22	PTA	03-ARM'S LENGTH	\$300,000	\$134,370	44.79	\$268,742	\$55,395	\$244,605	\$118,526	2.064	1,519	\$161.03	ONE STORY B
50-22-26-276-014	41800 SYCAMORE	02/11/21	PTA	03-ARM'S LENGTH	\$280,000	\$137,440	49.09	\$274,878	\$56,466	\$223,534	\$121,340	1.842	1,189	\$188.00	ONE STORY B
50-22-26-228-021	23949 MEADOWBROOK	11/16/21	PTA	03-ARM'S LENGTH	\$265,000	\$107,360	40.51	\$214,713	\$41,127	\$223,873	\$118,086	1.896	1,600	\$139.92	ONE STORY C

\$1,032,300 \$567,277 1.820

USE 1.820 ECF AS BASE FOR ALL ONE STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.500	1.500
ONE STORY B	1.000	1.000	1.000	1.000	1.800	1.800
ONE STORY C	1.000	1.000	1.000	1.000	1.500	1.500
TWO STORY	1.000	1.000	1.000	1.000	1.530	1.530
TWO STORY B	1.000	1.000	1.580	1.580	1.580	1.580
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.663	1.663	1.663
TRI-LEVEL	1.000	1.000	1.000	1.000	1.663	1.663

R2602 MEADOWBROOK LAKE SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-402-007	23067 BALCOMBE	10/01/20	PTA	03-ARM'S LENGTH	\$320,000	\$177,560	55.49	\$355,113	\$60,050	\$259,950	\$226,102	1.150	2,324	\$111.85	TWO STORY
50-22-26-477-003	22842 PENTON RISE	10/30/20	PTA	03-ARM'S LENGTH	\$329,900	\$179,350	54.36	\$358,709	\$71,366	\$258,534	\$220,186	1.174	2,032	\$127.23	TWO STORY
50-22-26-403-006	23050 BALCOMBE	12/30/20	PTA	03-ARM'S LENGTH	\$375,000	\$205,360	54.76	\$410,711	\$59,470	\$315,530	\$269,150	1.172	2,471	\$127.69	TWO STORY
50-22-26-477-001	22759 MEADOWBROOK	03/10/21	PTA	03-ARM'S LENGTH	\$421,000	\$204,980	48.69	\$409,968	\$70,611	\$350,389	\$260,044	1.347	2,401	\$145.93	TWO STORY
50-22-26-402-021	22611 ENNISHORE	07/06/21	PTA	03-ARM'S LENGTH	\$400,000	\$167,410	41.85	\$334,828	\$70,619	\$329,381	\$202,459	1.627	2,008	\$164.03	TWO STORY
50-22-26-403-023	22853 GILBAR	07/12/21	PTA	03-ARM'S LENGTH	\$410,000	\$210,580	51.36	\$421,151	\$63,783	\$346,217	\$273,845	1.264	2,059	\$168.15	TWO STORY
50-22-26-403-005	23066 BALCOMBE	08/27/21	PTA	03-ARM'S LENGTH	\$400,000	\$197,640	49.41	\$395,281	\$58,376	\$341,624	\$258,165	1.323	2,177	\$156.92	TWO STORY
50-22-26-476-024	41479 GLYME	09/21/21	PTA	03-ARM'S LENGTH	\$420,000	\$236,810	56.38	\$473,625	\$71,526	\$348,474	\$308,122	1.131	2,542	\$137.09	TWO STORY
50-22-26-403-014	23229 GILBAR	10/29/21	PTA	03-ARM'S LENGTH	\$380,000	\$173,920	45.77	\$347,834	\$62,808	\$317,192	\$218,411	1.452	2,085	\$152.13	TWO STORY
										\$2,867,291	\$2,236,484	1.282			

USE 1.280 ECF FOR TWO STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.230	1.230
ONE STORY B	0.000	1.000	1.000	1.050	1.055	1.055
ONE STORY C	1.000	1.000	1.000	1.000	1.230	1.230
TWO STORY	1.000	1.280	1.280	1.280	1.280	1.280
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.250
TRI-LEVEL	1.000	1.000	1.000	1.000	1.250	1.250

R2603 ORCHARD HILLS WEST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-254-005	42030 ASPEN	10/25/21	PTA	03-ARM'S LENGTH	\$510,000	\$234,870	46.05	\$469,740	\$90,212	\$419,788	\$457,263	0.918	2,184	#####	TWO STORY B
50-22-26-254-019	42081 MALOTT	10/30/20	PTA	03-ARM'S LENGTH	\$560,000	\$295,320	52.74	\$590,637	\$91,248	\$468,752	\$601,674	0.779	3,164	#####	TWO STORY B
50-22-26-254-039	42007 ASPEN	09/23/21	PTA	03-ARM'S LENGTH	\$535,000	\$269,410	50.36	\$538,826	\$90,212	\$444,788	\$540,499	0.823	2,404	#####	TWO STORY B
										\$1,333,328	\$1,599,435	0.834			

USE 0.850 ECF FOR ONE STORY

USE 0.834 ECF FOR TWO STORY

R2620 ORCHARD HILLS NORTH OCCP 2087

NO SALES DURING STUDY PERIOD

USE 0.830 ECF

13 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2603

R2621 RIDGEVIEW OF NOVI OCCP 2142

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-102-001	23951 SEMINOLE	04/08/20	PTA	03-ARM'S LENGTH	\$578,330	\$295,480	51.09	\$590,969	\$92,000	\$486,330	\$580,197	0.838	2,592	\$187.63	TWO STORY
50-22-26-102-060	23785 SEMINOLE	04/29/20	WD	03-ARM'S LENGTH	\$449,995	\$257,530	57.23	\$515,062	\$92,000	\$357,995	\$491,933	0.728	2,346	\$152.60	TWO STORY
50-22-26-102-066	23786 SEMINOLE	04/23/21	WD	03-ARM'S LENGTH	\$520,000	\$276,190	53.11	\$552,380	\$92,000	\$428,000	\$535,326	0.800	2,589	\$165.31	TWO STORY
50-22-26-102-080	42893 CARDINAL	04/23/21	PTA	03-ARM'S LENGTH	\$510,000	\$270,230	52.99	\$540,455	\$92,000	\$418,000	\$521,459	0.802	2,592	\$161.27	TWO STORY
50-22-26-102-091	42749 CARDINAL	08/02/21	WD	03-ARM'S LENGTH	\$565,000	\$309,730	54.82	\$619,462	\$92,000	\$473,000	\$613,328	0.771	2,648	\$178.63	TWO STORY
50-22-26-102-018	23956 SEMINOLE	08/23/21	WD	03-ARM'S LENGTH	\$600,000	\$297,990	49.67	\$595,972	\$92,000	\$508,000	\$586,014	0.867	2,426	\$209.40	TWO STORY
50-22-26-102-089	42757 CARDINAL	11/17/21	PTA	03-ARM'S LENGTH	\$515,000	\$269,260	52.28	\$538,528	\$92,000	\$423,000	\$519,219	0.815	2,549	\$165.95	TWO STORY
50-22-26-102-069	23814 SEMINOLE	01/24/22	PTA	03-ARM'S LENGTH	\$535,000	\$268,030	50.10	\$536,055	\$92,000	\$443,000	\$516,343	0.858	2,521	\$175.72	TWO STORY
50-22-26-102-071	23822 SEMINOLE	02/23/22	WD	03-ARM'S LENGTH	\$525,000	\$258,880	49.31	\$517,768	\$92,000	\$433,000	\$495,079	0.875	2,263	\$191.34	TWO STORY
										\$7,940,650	\$9,717,793	0.817			

USE 0.820 ECF

R2622**WOODBIDGE PARK OCCP 2311**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-301-024	22486 WOODBIDGE	07/21/21	PTA	03-ARM'S LENGTH	\$400,140	\$221,220	55.29	\$442,437	\$65,499	\$334,641	\$369,547	0.906	2,153	\$155.43	TWO STORY
50-22-26-301-027	22474 WOODBIDGE	07/26/21	PTA	03-ARM'S LENGTH	\$371,790	\$205,230	55.20	\$410,462	\$65,832	\$305,958	\$337,873	0.906	1,945	\$157.30	TWO STORY
50-22-26-301-023	22490 WOODBIDGE	07/28/21	PTA	03-ARM'S LENGTH	\$393,480	\$221,520	56.30	\$443,044	\$65,575	\$327,905	\$370,068	0.886	2,158	\$151.95	TWO STORY
50-22-26-301-026	22478 WOODBIDGE	07/28/21	PTA	03-ARM'S LENGTH	\$412,415	\$220,420	53.45	\$440,844	\$65,499	\$346,916	\$367,985	0.943	2,138	\$162.26	TWO STORY
50-22-26-301-025	22482 WOODBIDGE	07/30/21	PTA	03-ARM'S LENGTH	\$376,365	\$198,610	52.77	\$397,226	\$65,595	\$310,770	\$325,128	0.956	1,930	\$161.02	TWO STORY
50-22-26-301-028	22470 WOODBIDGE	08/10/21	PTA	03-ARM'S LENGTH	\$423,365	\$205,230	48.48	\$410,462	\$65,832	\$357,533	\$337,873	1.058	1,945	\$183.82	TWO STORY
50-22-26-301-030	43219 HERON	09/15/21	PTA	03-ARM'S LENGTH	\$431,915	\$217,370	50.33	\$434,747	\$65,377	\$366,538	\$362,127	1.012	1,945	\$188.45	TWO STORY
50-22-26-301-031	43223 HERON	09/16/21	PTA	03-ARM'S LENGTH	\$444,030	\$219,160	49.36	\$438,315	\$65,377	\$378,653	\$365,626	1.036	1,930	\$196.19	TWO STORY
50-22-26-301-032	43227 HERON	09/16/21	PTA	03-ARM'S LENGTH	\$434,905	\$218,970	50.35	\$437,938	\$65,000	\$369,905	\$365,626	1.012	1,930	\$191.66	TWO STORY
50-22-26-301-034	43235 HERON	09/20/21	PTA	03-ARM'S LENGTH	\$467,940	\$240,830	51.47	\$481,658	\$65,000	\$402,940	\$408,488	0.986	2,158	\$186.72	TWO STORY
50-22-26-301-029	43215 HERON	09/24/21	PTA	03-ARM'S LENGTH	\$482,040	\$240,880	49.97	\$481,754	\$65,000	\$417,040	\$408,582	1.021	2,158	\$193.25	TWO STORY
50-22-26-301-033	43231 HERON	09/30/21	PTA	03-ARM'S LENGTH	\$474,030	\$238,230	50.26	\$476,466	\$65,000	\$409,030	\$403,398	1.014	2,153	\$189.98	TWO STORY
50-22-26-301-035	43275 HERON	10/26/21	PTA	03-ARM'S LENGTH	\$497,440	\$226,740	45.58	\$453,489	\$65,000	\$432,440	\$380,872	1.135	2,158	\$200.39	TWO STORY
50-22-26-301-036	43279 HERON	10/26/21	PTA	03-ARM'S LENGTH	\$470,630	\$217,190	46.15	\$434,370	\$65,000	\$405,630	\$362,127	1.120	1,945	\$208.55	TWO STORY
50-22-26-301-039	43291 HERON	10/27/21	PTA	03-ARM'S LENGTH	\$463,295	\$217,190	46.88	\$434,370	\$65,000	\$398,295	\$362,127	1.100	1,945	\$204.78	TWO STORY
50-22-26-301-037	43283 HERON	10/28/21	PTA	03-ARM'S LENGTH	\$466,745	\$218,970	46.91	\$437,938	\$65,000	\$401,745	\$365,626	1.099	1,930	\$208.16	TWO STORY
50-22-26-301-038	43287 HERON	10/29/21	PTA	03-ARM'S LENGTH	\$508,185	\$240,830	47.39	\$481,658	\$65,000	\$443,185	\$408,488	1.085	2,158	\$205.37	TWO STORY
50-22-26-301-040	43295 HERON	11/05/21	PTA	03-ARM'S LENGTH	\$499,765	\$240,830	48.19	\$481,658	\$65,000	\$434,765	\$408,488	1.064	2,158	\$201.47	TWO STORY
50-22-26-301-002	22515 OSPREY	11/29/21	PTA	03-ARM'S LENGTH	\$463,190	\$212,790	45.94	\$425,575	\$65,000	\$398,190	\$353,505	1.126	1,945	\$204.72	TWO STORY
50-22-26-301-006	22531 OSPREY	12/01/21	PTA	03-ARM'S LENGTH	\$499,770	\$233,680	46.76	\$467,359	\$65,000	\$434,770	\$394,470	1.102	2,158	\$201.47	TWO STORY
50-22-26-301-004	22523 OSPREY	12/03/21	PTA	03-ARM'S LENGTH	\$490,045	\$230,440	47.02	\$460,878	\$65,000	\$425,045	\$388,116	1.095	2,158	\$196.96	TWO STORY
50-22-26-301-010	22516 OSPREY	12/03/21	WD	03-ARM'S LENGTH	\$476,690	\$214,570	45.01	\$429,143	\$65,000	\$411,690	\$357,003	1.153	1,930	\$213.31	TWO STORY
50-22-26-301-001	22511 OSPREY	12/15/21	PTA	03-ARM'S LENGTH	\$481,760	\$233,680	48.51	\$467,359	\$65,000	\$416,760	\$394,470	1.057	2,158	\$193.12	TWO STORY
50-22-26-301-005	22527 OSPREY	12/17/21	PTA	03-ARM'S LENGTH	\$432,365	\$212,790	49.22	\$425,575	\$65,000	\$367,365	\$353,505	1.039	1,945	\$188.88	TWO STORY
50-22-26-301-003	22519 OSPREY	12/21/21	PTA	03-ARM'S LENGTH	\$450,970	\$214,570	47.58	\$429,143	\$65,000	\$385,970	\$357,003	1.081	1,930	\$199.98	TWO STORY
50-22-26-301-008	22524 OSPREY	12/22/21	PTA	03-ARM'S LENGTH	\$461,315	\$214,570	46.51	\$429,143	\$65,000	\$396,315	\$357,003	1.110	1,930	\$205.34	TWO STORY
50-22-26-301-009	22520 OSPREY	12/22/21	PTA	03-ARM'S LENGTH	\$459,315	\$212,790	46.33	\$425,575	\$65,000	\$394,315	\$353,505	1.115	1,945	\$202.73	TWO STORY
50-22-26-301-013	22513 WOODBIDGE	02/22/22	PTA	03-ARM'S LENGTH	\$419,610	\$204,540	48.75	\$409,079	\$65,761	\$353,849	\$336,586	1.051	1,930	\$183.34	TWO STORY
50-22-26-301-015	22521 WOODBIDGE	02/22/22	PTA	03-ARM'S LENGTH	\$420,240	\$204,540	48.67	\$409,079	\$65,761	\$354,479	\$336,586	1.053	1,930	\$183.67	TWO STORY
50-22-26-301-012	22509 WOODBIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$432,440	\$203,630	47.09	\$407,264	\$65,761	\$366,679	\$334,807	1.095	1,945	\$188.52	TWO STORY
50-22-26-301-014	22517 WOODBIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$415,765	\$200,360	48.19	\$400,716	\$65,761	\$350,004	\$328,387	1.066	1,945	\$179.95	TWO STORY
50-22-26-301-016	22525 WOODBIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$442,490	\$203,630	46.02	\$407,264	\$65,761	\$376,729	\$334,807	1.125	1,945	\$193.69	TWO STORY
										\$12,276,049	\$11,689,801	1.050			

USE 1.050 ECF

R2630 MEADOWBROOK LAKE SUB - ON LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-429-009	23052 ENNISHORE	07/09/20	WD	03-ARM'S LENGTH	\$529,900	\$257,020	48.50	\$514,047	\$107,842	\$422,058	\$369,277	1.143	2,365	\$178.46	ONE STORY

USE 1.140 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-429-012	22890 ENNISHORE	11/20/20	PTA	03-ARM'S LENGTH	\$575,000	\$298,790	51.96	\$597,584	\$118,258	\$456,742	\$427,970	1.067	2,682	\$170.30	TWO STORY
50-22-26-476-005	23117 MEADOWBROOK	10/22/21	PTA	03-ARM'S LENGTH	\$330,000	\$194,300	58.88	\$388,604	\$106,254	\$223,746	\$237,269	0.943	2,426	\$92.23	TWO STORY
										\$680,488	\$665,239	1.023			

USE 1.060 ECF FOR TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-476-011	22835 PENTON RISE	04/09/20	PTA	03-ARM'S LENGTH	\$328,000	\$178,390	54.39	\$356,781	\$108,021	\$219,979	\$209,042	1.052	2,110	\$104.26	TRI-LEVEL

USE 1.100 ECF FOR TRI-LEVEL

R2650 SEC 26 ACREAGE

NO SALES DURING STUDY PERIOD

8 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.500	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.620	1.000
TWO STORY B	1.000	1.000	1.070	1.120	1.000	1.730

R2701 ORCHARD RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-202-023	23833 HARVEST	08/06/20	PTA	03-ARM'S LENGTH	\$335,000	\$164,720	49.17	\$329,438	\$63,160	\$271,840	\$274,513	0.990	1,769	\$153.67	ONE STORY
50-22-27-205-003	23737 HARVEST	10/16/20	PTA	03-ARM'S LENGTH	\$292,000	\$163,260	55.91	\$326,520	\$63,400	\$228,600	\$271,258	0.843	1,772	\$129.01	ONE STORY
50-22-27-205-018	23901 GREENING	08/27/21	PTA	03-ARM'S LENGTH	\$333,000	\$156,350	46.95	\$312,699	\$66,529	\$266,471	\$253,784	1.050	1,776	\$150.04	ONE STORY
50-22-27-252-029	23495 GREENING	09/30/21	PTA	03-ARM'S LENGTH	\$342,000	\$164,660	48.15	\$329,329	\$63,369	\$278,631	\$274,186	1.016	1,776	\$156.89	ONE STORY

\$1,045,542 \$1,073,740 0.974

USE 0.970 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-202-018	23923 HARVEST	04/30/20	PTA	03-ARM'S LENGTH	\$396,500	\$202,130	50.98	\$404,267	\$66,257	\$330,243	\$352,094	0.938	2,593	\$127.36	TWO STORY
50-22-27-203-002	24125 HICKORY GROVE	07/24/20	PTA	03-ARM'S LENGTH	\$350,000	\$175,630	50.18	\$351,269	\$67,705	\$282,295	\$295,379	0.956	1,974	\$143.01	TWO STORY
50-22-27-201-015	23733 HICKORY GROVE	09/15/20	PTA	03-ARM'S LENGTH	\$396,000	\$191,110	48.26	\$382,218	\$66,611	\$329,389	\$328,757	1.002	2,593	\$127.03	TWO STORY
50-22-27-204-002	23633 HICKORY GROVE	09/23/20	PTA	03-ARM'S LENGTH	\$395,000	\$211,260	53.48	\$422,511	\$66,611	\$328,389	\$370,729	0.886	2,456	\$133.71	TWO STORY
50-22-27-205-038	23583 HIGH-MEADOW	07/15/21	PTA	03-ARM'S LENGTH	\$400,000	\$209,070	52.27	\$418,148	\$78,060	\$321,940	\$354,258	0.909	2,511	\$128.21	TWO STORY
50-22-27-201-003	24035 HICKORY GROVE	07/19/21	WD	03-ARM'S LENGTH	\$390,000	\$174,700	44.79	\$349,398	\$74,056	\$315,944	\$286,815	1.102	2,209	\$143.03	TWO STORY
50-22-27-203-017	23780 GREENING	11/29/21	PTA	03-ARM'S LENGTH	\$491,000	\$215,620	43.91	\$431,232	\$80,388	\$410,612	\$365,463	1.124	2,080	\$197.41	TWO STORY
50-22-27-205-024	23733 GREENING	11/29/21	PTA	03-ARM'S LENGTH	\$501,000	\$220,260	43.96	\$440,528	\$74,714	\$426,286	\$381,056	1.119	2,456	\$173.57	TWO STORY
50-22-27-203-003	24098 GREENING	03/14/22	PTA	03-ARM'S LENGTH	\$395,000	\$178,060	45.08	\$356,110	\$77,514	\$317,486	\$290,204	1.094	1,814	\$175.02	TWO STORY
50-22-27-252-013	44250 WINTHROP	03/30/22	PTA	03-ARM'S LENGTH	\$435,000	\$185,270	42.59	\$370,535	\$74,931	\$360,069	\$307,921	1.169	1,948	\$184.84	TWO STORY

\$8,664,550 \$8,538,319 1.015

USE 1.010 ECF FOR TWO STORY

R2702

MYSTIC FOREST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-428-024	23363 MYSTIC FOREST	07/15/20	PTA	03-ARM'S LENGTH	\$683,000	\$370,030	54.18	\$740,051	\$96,065	\$586,935	\$740,214	0.793	3,512	\$167.12	TWO STORY
50-22-27-279-002	43518 CASTLEWOOD	07/16/20	WD	03-ARM'S LENGTH	\$470,000	\$258,540	55.01	\$517,086	\$84,204	\$385,796	\$497,566	0.775	2,582	\$149.42	TWO STORY
50-22-27-427-010	23393 WINNSBOROUGH	08/06/20	PTA	03-ARM'S LENGTH	\$468,500	\$261,260	55.77	\$522,518	\$102,561	\$365,939	\$482,709	0.758	2,928	\$124.98	TWO STORY
50-22-27-428-011	23390 WINNSBOROUGH	11/12/20	PTA	03-ARM'S LENGTH	\$598,000	\$298,910	49.98	\$597,826	\$96,756	\$501,244	\$575,943	0.870	2,880	\$174.04	TWO STORY
50-22-27-277-002	23160 MYSTIC FOREST	04/14/21	PTA	03-ARM'S LENGTH	\$529,145	\$280,820	53.07	\$561,632	\$86,340	\$442,805	\$546,313	0.811	2,461	\$179.93	TWO STORY
50-22-27-428-020	23325 MYSTIC FOREST	07/01/21	PTA	03-ARM'S LENGTH	\$548,000	\$289,450	52.82	\$578,901	\$94,796	\$453,204	\$556,443	0.814	2,651	\$170.96	TWO STORY
50-22-27-428-019	23315 MYSTIC FOREST	07/22/21	PTA	03-ARM'S LENGTH	\$590,000	\$288,660	48.93	\$577,319	\$92,102	\$497,898	\$557,721	0.893	2,966	\$167.87	TWO STORY
50-22-27-426-023	23280 MYSTIC FOREST	07/26/21	PTA	03-ARM'S LENGTH	\$570,000	\$245,980	43.15	\$491,953	\$90,712	\$479,288	\$461,197	1.039	3,064	\$156.43	TWO STORY
50-22-27-431-007	23334 MYSTIC FOREST	08/23/21	WD	03-ARM'S LENGTH	\$410,000	\$215,060	52.45	\$430,114	\$87,232	\$322,768	\$394,117	0.819	2,198	\$146.85	TWO STORY
50-22-27-428-018	23307 MYSTIC FOREST	10/18/21	PTA	03-ARM'S LENGTH	\$568,000	\$261,710	46.08	\$523,411	\$89,641	\$478,359	\$498,586	0.959	2,935	\$162.98	TWO STORY
50-22-27-276-010	23418 MYSTIC FOREST	03/08/22	WD	03-ARM'S LENGTH	\$550,000	\$238,030	43.28	\$476,069	\$104,917	\$445,083	\$426,612	1.043	2,441	\$182.34	TWO STORY
										\$9,918,638	\$11,474,837	0.864			

USE 0.860 ECF FOR ALL

R2703 DUNBARTON PINES SUB NO 1

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-380-001	44985 STEEPLE	08/18/20	PTA	03-ARM'S LENGTH	\$333,000	\$174,960	52.54	\$349,926	\$70,948	\$262,052	\$293,661	0.892	2,073	\$126.41	TWO STORY
50-22-27-355-022	22480 ALTON	09/18/20	PTA	03-ARM'S LENGTH	\$395,000	\$208,720	52.84	\$417,438	\$98,824	\$296,176	\$335,383	0.883	2,602	\$113.83	TWO STORY
50-22-27-355-024	45049 HUNTINGCROSS	10/08/20	PTA	03-ARM'S LENGTH	\$345,000	\$172,510	50.00	\$345,028	\$70,483	\$274,517	\$288,995	0.950	1,727	\$158.96	TWO STORY
50-22-27-353-003	45249 DUNBARTON	01/05/21	PTA	03-ARM'S LENGTH	\$378,000	\$183,560	48.56	\$367,123	\$74,285	\$303,715	\$308,251	0.985	2,059	\$147.51	TWO STORY
50-22-27-376-015	44634 DUNBARTON	02/16/21	PTA	03-ARM'S LENGTH	\$391,500	\$200,230	51.14	\$400,462	\$70,977	\$320,523	\$346,826	0.924	2,008	\$159.62	TWO STORY
50-22-27-380-015	22409 PLAISANCE	10/27/21	PTA	03-ARM'S LENGTH	\$417,000	\$204,620	49.07	\$409,230	\$82,103	\$334,897	\$344,344	0.973	2,608	\$128.41	TWO STORY
50-22-27-377-021	44806 HUNTINGCROSS	12/28/21	PTA	03-ARM'S LENGTH	\$475,000	\$207,020	43.58	\$414,032	\$76,449	\$398,551	\$355,351	1.122	2,295	\$173.66	TWO STORY
										\$4,380,862	\$4,545,621	0.964			

USE 0.960 ECF FOR TWO STORY

USE 0.890 ECF FOR ONE STORY

R2704**DUNBARTON PINES SUBS 2, 3**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-351-008	45155 COURTVIEW	04/15/20	PTA	03-ARM'S LENGTH	\$405,000	\$196,560	48.53	\$393,129	\$85,918	\$319,082	\$337,595	0.945	2,354	\$135.55	TWO STORY
50-22-27-305-020	44900 LIGHTSWAY	05/12/20	PTA	03-ARM'S LENGTH	\$347,000	\$193,690	55.82	\$387,373	\$75,477	\$271,523	\$342,743	0.792	2,354	\$115.35	TWO STORY
50-22-27-329-009	44532 MIDWAY	06/12/20	PTA	03-ARM'S LENGTH	\$405,000	\$201,670	49.80	\$403,346	\$82,073	\$322,927	\$353,047	0.915	2,336	\$138.24	TWO STORY
50-22-27-304-012	44941 ROUNDVIEW	07/10/20	PTA	03-ARM'S LENGTH	\$327,000	\$192,500	58.87	\$385,006	\$78,577	\$248,423	\$336,735	0.738	2,354	\$105.53	TWO STORY
50-22-27-351-009	45139 COURTVIEW	08/17/20	PTA	03-ARM'S LENGTH	\$424,000	\$229,590	54.15	\$459,179	\$89,282	\$334,718	\$406,480	0.823	2,762	\$121.19	TWO STORY
50-22-27-304-011	44971 ROUNDVIEW	09/04/20	WD	03-ARM'S LENGTH	\$454,500	\$243,360	53.54	\$486,729	\$101,040	\$353,460	\$423,834	0.834	2,714	\$130.24	TWO STORY
50-22-27-305-008	22820 WAYCROFT	11/05/20	PTA	03-ARM'S LENGTH	\$400,000	\$193,710	48.43	\$387,422	\$83,933	\$316,067	\$333,504	0.948	2,354	\$134.27	TWO STORY
50-22-27-306-001	44440 MIDWAY	11/16/20	PTA	03-ARM'S LENGTH	\$401,000	\$192,820	48.08	\$385,647	\$80,102	\$320,898	\$335,764	0.956	2,354	\$136.32	TWO STORY
50-22-27-303-011	45108 ROUNDVIEW	11/25/20	PTA	03-ARM'S LENGTH	\$419,000	\$196,340	46.86	\$392,689	\$82,047	\$336,953	\$341,365	0.987	2,366	\$142.41	TWO STORY
50-22-27-301-009	45196 COURTVIEW	11/30/20	PTA	03-ARM'S LENGTH	\$470,000	\$224,190	47.70	\$448,371	\$78,067	\$391,933	\$406,927	0.963	2,772	\$141.39	TWO STORY
50-22-27-303-014	45002 ROUNDVIEW	03/12/21	PTA	03-ARM'S LENGTH	\$432,000	\$222,560	51.52	\$445,127	\$78,237	\$353,763	\$403,176	0.877	2,714	\$130.35	TWO STORY
50-22-27-328-001	44835 ROUNDVIEW	04/22/21	PTA	03-ARM'S LENGTH	\$413,500	\$196,330	47.48	\$392,661	\$86,546	\$326,954	\$336,390	0.972	2,354	\$138.89	TWO STORY
50-22-27-305-003	44422 MIDWAY	05/20/21	PTA	03-ARM'S LENGTH	\$391,753	\$192,600	49.16	\$385,209	\$73,264	\$318,489	\$342,797	0.929	2,354	\$135.30	TWO STORY
50-22-27-304-022	44401 MIDWAY	06/17/21	WD	03-ARM'S LENGTH	\$510,000	\$228,010	44.71	\$456,012	\$84,254	\$425,746	\$408,525	1.042	2,782	\$153.04	TWO STORY
50-22-27-330-011	44911 EXETER	06/17/21	PTA	03-ARM'S LENGTH	\$430,000	\$208,690	48.53	\$417,373	\$83,750	\$346,250	\$366,619	0.944	2,596	\$133.38	TWO STORY
50-22-27-304-008	45077 ROUNDVIEW	09/10/21	PTA	03-ARM'S LENGTH	\$400,000	\$235,160	58.79	\$470,312	\$80,310	\$319,690	\$428,574	0.746	2,694	\$118.67	TWO STORY
50-22-27-352-012	44995 LIGHTSWAY	09/16/21	PTA	03-ARM'S LENGTH	\$565,000	\$289,790	51.29	\$579,576	\$78,310	\$486,690	\$550,842	0.884	2,851	\$170.71	TWO STORY
50-22-27-304-009	45035 ROUNDVIEW	10/29/21	PTA	03-ARM'S LENGTH	\$436,000	\$198,430	45.51	\$396,868	\$78,747	\$357,253	\$349,584	1.022	2,354	\$151.76	TWO STORY
50-22-27-305-027	45040 LIGHTSWAY	11/19/21	PTA	03-ARM'S LENGTH	\$468,000	\$243,730	52.08	\$487,464	\$89,500	\$378,500	\$437,323	0.865	2,674	\$141.55	TWO STORY
50-22-27-304-013	44901 ROUNDVIEW	12/02/21	PTA	03-ARM'S LENGTH	\$463,000	\$221,370	47.81	\$442,746	\$82,384	\$380,616	\$396,002	0.961	2,738	\$139.01	TWO STORY
50-22-27-304-008	45077 ROUNDVIEW	02/22/22	PTA	03-ARM'S LENGTH	\$480,000	\$235,160	48.99	\$470,312	\$80,310	\$399,690	\$428,574	0.933	2,694	\$148.36	TWO STORY
										\$7,603,540	\$8,481,071	0.897			

USE 0.897 ECF FOR TWO STORY

*one ONE STORY home with separate ECF of 0.863 ECF

R2705

BROOKLAND FARMS

NO SALES DURING STUDY PERIOD
25 PARCELS IN ECF NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.620
ONE STORY B	1.000	1.000	1.180	1.180	1.000	1.350
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.260
TWO STORY	1.000	1.000	1.000	1.000	1.220	1.220
TWO STORY B	1.000	1.000	1.000	1.170	1.220	1.250
TWO STORY C	1.000	1.010	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.350

R2720 ARROWON PINES OCCP 771

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-200-061	43790 ALGONQUIN	05/06/20	WD	03-ARM'S LENGTH	\$326,000	\$180,570	55.39	\$361,136	\$57,228	\$268,772	\$341,470	0.787	1,866	\$144.04	TWO STORY C
50-22-27-200-075	43600 WENDINGO	02/16/21	PTA	03-ARM'S LENGTH	\$335,000	\$166,810	49.79	\$333,626	\$57,228	\$277,772	\$310,560	0.894	1,818	\$152.79	TWO STORY C
50-22-27-200-070	43670 WENDINGO	04/12/21	PTA	03-ARM'S LENGTH	\$362,500	\$178,760	49.31	\$357,525	\$58,270	\$304,230	\$336,242	0.905	1,786	\$170.34	TWO STORY
50-22-27-200-049	43521 ALGONQUIN	05/26/21	PTA	03-ARM'S LENGTH	\$318,500	\$152,900	48.01	\$305,801	\$57,228	\$261,272	\$279,296	0.935	1,508	\$173.26	TWO STORY B
50-22-27-200-067	43700 ALGONQUIN	08/02/21	PTA	03-ARM'S LENGTH	\$290,000	\$142,810	49.24	\$285,627	\$57,228	\$232,772	\$256,628	0.907	1,361	\$171.03	ONE STORY
50-22-27-200-085	43460 ALGONQUIN	10/26/21	PTA	03-ARM'S LENGTH	\$280,000	\$143,840	51.37	\$287,689	\$57,228	\$222,772	\$258,945	0.860	1,516	\$146.95	TWO STORY B
										\$1,567,590	\$1,783,139	0.879			

USE 0.879 ECF FOR ALL

R2721

WESTON ESTATES OCCP 1441

NO SALES DURING STUDY PERIOD

USE 0.780 ECF

12 PARCELS IN ECF NEIGHBORHOOD

R2722 MONTEBELLO ESTATES OCCP 2172

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-27-453-004	22459 MONTEBELLO	08/28/20	PTA	03-ARM'S LENGTH	\$890,000	\$485,660	54.57	\$971,321	\$190,000	\$700,000	\$730,207	0.959	3,538	\$197.85	TWO STORY
50-22-27-453-008	22507 MONTEBELLO	12/22/20	PTA	03-ARM'S LENGTH	\$1,073,173	\$632,860	58.97	\$1,265,710	\$209,000	\$864,173	\$987,579	0.875	4,619	\$187.09	TWO STORY
50-22-27-453-015	22597 MONTEBELLO	02/02/22	PTA	03-ARM'S LENGTH	\$955,000	\$538,130	56.35	\$1,076,251	\$209,000	\$746,000	\$810,515	0.920	3,573	\$208.79	TWO STORY
										\$2,310,173	\$2,528,301	0.914			

USE 0.920 ECF FOR TWO STORY
USE 0.950 ECF FOR ONE STORY -- SEE R3022

R2750 SEC 27 ACREAGE

NO SALES DURING STUDY PERIOD

9 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	2.090	1.760
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.880	1.880	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	2.050
TWO STORY B	1.000	1.000	1.000	1.000	2.000	1.910
TWO STORY C	1.000	1.000	1.910	1.910	1.910	1.910

R2801 BROADMOOR PARK

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-126-016	24134 ARGYLE	07/02/20	03-ARM'S LENGTH	\$535,000	\$292,960	54.76	\$585,913	\$118,344	\$416,656	\$600,988	0.693	3,211	\$166.61	TWO STORY
50-22-28-151-016	47071 NORTHUMBERLAND	08/06/20	03-ARM'S LENGTH	\$617,500	\$331,060	53.61	\$662,116	\$117,850	\$499,650	\$699,571	0.714	3,741	\$165.06	TWO STORY
50-22-28-152-011	47202 WHITE PINES	09/15/20	03-ARM'S LENGTH	\$640,000	\$332,090	51.89	\$664,170	\$129,726	\$510,274	\$686,946	0.743	3,673	\$174.24	TWO STORY
50-22-28-154-012	47266 WHITE PINES	10/30/20	03-ARM'S LENGTH	\$519,500	\$303,560	58.43	\$607,112	\$119,333	\$400,167	\$626,965	0.638	3,848	\$135.01	TWO STORY
50-22-28-151-011	23921 ARGYLE	01/25/21	03-ARM'S LENGTH	\$675,000	\$364,300	53.97	\$728,604	\$115,952	\$559,048	\$787,470	0.710	3,999	\$168.79	TWO STORY
50-22-28-103-021	47010 NORTHUMBERLAND	05/21/21	11-EXPOSED FROM LENDER	\$580,000	\$258,600	44.59	\$517,190	\$116,311	\$463,689	\$515,269	0.900	2,947	\$196.81	TWO STORY
50-22-28-101-017	47350 BAKER	05/28/21	03-ARM'S LENGTH	\$706,000	\$327,820	46.43	\$655,631	\$109,737	\$596,263	\$701,663	0.850	3,426	\$206.07	TWO STORY
50-22-28-104-008	23599 BROADMOOR PARK	07/30/21	03-ARM'S LENGTH	\$699,900	\$328,200	46.89	\$656,393	\$127,922	\$571,978	\$679,269	0.842	3,643	\$192.12	TWO STORY
50-22-28-104-005	23677 BROADMOOR PARK	08/12/21	03-ARM'S LENGTH	\$720,000	\$330,340	45.88	\$660,675	\$120,733	\$599,267	\$694,013	0.863	3,805	\$189.22	TWO STORY
50-22-28-152-012	47178 WHITE PINES	10/20/21	03-ARM'S LENGTH	\$795,000	\$362,250	45.57	\$724,504	\$132,429	\$662,571	\$761,022	0.871	3,933	\$202.14	TWO STORY
50-22-28-151-005	23783 ARGYLE	10/28/21	03-ARM'S LENGTH	\$599,000	\$312,810	52.22	\$625,618	\$124,712	\$474,288	\$643,838	0.737	3,355	\$178.54	TWO STORY
									\$7,729,292	\$9,450,625	0.818		\$179.51	

USE 0.778 ECF

R2802		WINTERGREEN PARK													
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-126-004	23604 WINTERGREEN	06/30/20	PTA	03-ARM'S LENGTH	\$635,000	\$351,580	55.37	\$703,166	\$124,513	\$510,487	\$642,948	0.794	3,516	\$145.19	TWO STORY
50-22-28-176-005	23955 WINTERGREEN	07/17/20	PTA	03-ARM'S LENGTH	\$610,000	\$318,640	52.24	\$637,285	\$113,878	\$496,122	\$581,563	0.853	3,617	\$137.16	TWO STORY
50-22-28-126-001	23550 WINTERGREEN	09/21/20	PTA	03-ARM'S LENGTH	\$550,000	\$333,870	60.70	\$667,735	\$124,513	\$425,487	\$603,580	0.705	3,726	\$114.19	TWO STORY
50-22-28-176-007	23823 WINTERGREEN	01/15/21	PTA	03-ARM'S LENGTH	\$702,500	\$362,150	51.55	\$724,292	\$114,681	\$587,819	\$677,346	0.868	3,680	\$159.73	TWO STORY
50-22-28-177-007	23856 WINTERGREEN	01/15/21	WD	03-ARM'S LENGTH	\$710,000	\$363,030	51.13	\$726,060	\$116,397	\$593,603	\$677,403	0.876	4,276	\$138.82	TWO STORY
50-22-28-176-006	23937 WINTERGREEN	03/05/21	PTA	03-ARM'S LENGTH	\$589,000	\$303,680	51.56	\$607,365	\$114,681	\$474,319	\$547,427	0.866	3,337	\$142.14	TWO STORY
50-22-28-176-004	23973 WINTERGREEN	03/19/21	PTA	03-ARM'S LENGTH	\$576,500	\$286,320	49.67	\$572,644	\$113,878	\$462,622	\$509,740	0.908	3,052	\$151.58	TWO STORY
50-22-28-127-010	23661 WINTERGREEN	05/14/21	PTA	03-ARM'S LENGTH	\$610,000	\$374,590	61.41	\$749,187	\$113,878	\$496,122	\$705,899	0.703	3,860	\$128.53	TWO STORY
50-22-28-177-002	23766 WINTERGREEN	06/04/21	PTA	03-ARM'S LENGTH	\$640,000	\$311,030	48.60	\$622,054	\$124,513	\$515,487	\$552,823	0.932	3,358	\$153.51	TWO STORY
										\$4,562,068	\$5,498,729	0.830			

USE 0.830 ECF

R2803 WINDRIDGE PLACE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-204-014	45956 ASHFORD	08/07/20	PTA	03-ARM'S LENGTH	\$512,000	\$276,730	54.05	\$553,456	\$96,166	\$415,834	\$559,719	0.743	2,661	\$156.27	TWO STORY
50-22-28-205-001	46009 ASHFORD	09/30/20	PTA	03-ARM'S LENGTH	\$512,000	\$246,100	48.07	\$492,206	\$109,767	\$402,233	\$468,102	0.859	2,632	\$152.82	TWO STORY
50-22-28-203-012	24056 WINDRIDGE	12/21/20	PTA	03-ARM'S LENGTH	\$516,000	\$288,240	55.86	\$576,482	\$95,767	\$420,233	\$588,390	0.714	3,653	\$115.04	TWO STORY
50-22-28-204-020	45884 ASHFORD	09/01/21	PTA	03-ARM'S LENGTH	\$600,000	\$273,180	45.53	\$546,362	\$108,250	\$491,750	\$536,245	0.917	3,004	\$163.70	TWO STORY
50-22-28-205-007	45845 ASHFORD	10/01/21	PTA	03-ARM'S LENGTH	\$620,000	\$263,400	42.48	\$526,801	\$110,248	\$509,752	\$509,857	1.000	2,881	\$176.94	TWO STORY
										\$2,239,802	\$2,662,312	0.841			

USE 0.841 ECF

R2804 WESTMONT VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-203-001	45773 REMINGTON	07/31/20	PTA	03-ARM'S LENGTH	\$480,000	\$257,850	53.72	\$515,695	\$109,226	\$370,774	\$472,638	0.784	2,916	\$127.15	TWO STORY
50-22-28-204-006	45836 LATHUM	11/02/20	PTA	03-ARM'S LENGTH	\$564,000	\$291,320	51.65	\$582,642	\$112,875	\$451,125	\$546,241	0.826	3,411	\$132.26	TWO STORY
50-22-28-251-004	45859 LATHUM	03/03/21	PTA	03-ARM'S LENGTH	\$567,000	\$287,370	50.68	\$574,744	\$106,880	\$460,120	\$544,028	0.846	3,342	\$137.68	TWO STORY
50-22-28-253-011	23952 WESTMONT	06/09/21	PTA	03-ARM'S LENGTH	\$665,000	\$308,490	46.39	\$616,976	\$102,451	\$562,549	\$598,285	0.940	2,756	\$204.12	TWO STORY
50-22-28-253-008	23988 WESTMONT	07/27/21	PTA	03-ARM'S LENGTH	\$596,000	\$276,610	46.41	\$553,213	\$101,710	\$494,290	\$525,004	0.941	3,152	\$156.82	TWO STORY
50-22-28-202-003	24168 WESTMONT	11/22/21	PTA	03-ARM'S LENGTH	\$608,500	\$282,270	46.39	\$564,532	\$98,452	\$510,048	\$541,954	0.941	3,378	\$150.99	TWO STORY
50-22-28-201-002	24185 WESTMONT	01/07/22	PTA	03-ARM'S LENGTH	\$585,000	\$328,650	56.18	\$657,300	\$118,096	\$466,904	\$626,981	0.745	3,368	\$138.63	TWO STORY
										\$3,315,810	\$3,855,130	0.860			

USE 0.860 ECF

R2805**ADDINGTON**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-227-026	45636 ADDINGTON	04/15/20	PTA	03-ARM'S LENGTH	\$530,000	\$289,200	54.57	\$578,398	\$99,764	\$430,236	\$563,099	0.764	3,361	\$128.01	TWO STORY
50-22-28-276-011	24115 DEVONSHIRE	04/30/20	PTA	03-ARM'S LENGTH	\$465,000	\$237,600	51.10	\$475,190	\$96,086	\$368,914	\$446,005	0.827	2,774	\$132.99	TWO STORY
50-22-28-228-016	24176 BRENTWOOD	06/17/20	PTA	03-ARM'S LENGTH	\$444,000	\$239,830	54.02	\$479,653	\$88,681	\$355,319	\$459,967	0.772	2,744	\$129.49	TWO STORY
50-22-28-228-024	24060 DEVONSHIRE	07/10/20	PTA	03-ARM'S LENGTH	\$459,000	\$252,300	54.97	\$504,604	\$93,744	\$365,256	\$483,365	0.756	3,040	\$120.15	TWO STORY
50-22-28-279-007	45434 HALSTON	08/04/20	PTA	03-ARM'S LENGTH	\$490,000	\$255,290	52.10	\$510,578	\$99,305	\$390,695	\$483,851	0.807	3,205	\$121.90	TWO STORY
50-22-28-279-017	45455 KIMBERLY	08/14/20	PTA	03-ARM'S LENGTH	\$492,000	\$244,390	49.67	\$488,773	\$111,878	\$380,122	\$443,406	0.857	2,841	\$133.80	TWO STORY
50-22-28-276-019	24058 ELIZABETH	09/16/20	PTA	03-ARM'S LENGTH	\$517,500	\$262,260	50.68	\$524,516	\$106,101	\$411,399	\$492,253	0.836	3,014	\$136.50	TWO STORY
50-22-28-226-009	45611 ADDINGTON	12/01/20	PTA	03-ARM'S LENGTH	\$515,000	\$261,460	50.77	\$522,929	\$94,139	\$420,861	\$504,459	0.834	2,654	\$158.58	TWO STORY
50-22-28-228-018	24152 BRENTWOOD	01/27/21	PTA	03-ARM'S LENGTH	\$455,000	\$262,200	57.63	\$524,409	\$106,747	\$348,253	\$491,367	0.709	3,105	\$112.16	TWO STORY
50-22-28-226-013	45579 ADDINGTON	03/30/21	PTA	03-ARM'S LENGTH	\$557,000	\$271,040	48.66	\$542,081	\$103,518	\$453,482	\$515,956	0.879	3,133	\$144.74	TWO STORY
50-22-28-279-001	45441 ADDINGTON	04/09/21	PTA	03-ARM'S LENGTH	\$545,000	\$276,650	50.76	\$553,300	\$120,449	\$424,551	\$509,236	0.834	3,182	\$133.42	TWO STORY
50-22-28-228-007	24118 ELIZABETH	05/21/21	PTA	03-ARM'S LENGTH	\$460,000	\$243,120	52.85	\$486,240	\$106,141	\$353,859	\$447,175	0.791	2,813	\$125.79	TWO STORY
50-22-28-227-009	24079 ELIZABETH	06/25/21	PTA	03-ARM'S LENGTH	\$605,000	\$293,610	48.53	\$587,217	\$101,342	\$503,658	\$571,618	0.881	3,202	\$157.29	TWO STORY
50-22-28-228-013	24177 BRENTWOOD	06/30/21	PTA	03-ARM'S LENGTH	\$557,000	\$275,440	49.45	\$550,875	\$99,999	\$457,001	\$530,442	0.862	3,419	\$133.67	TWO STORY
50-22-28-276-017	24082 ELIZABETH	03/09/22	PTA	03-ARM'S LENGTH	\$635,000	\$300,010	47.25	\$600,019	\$107,972	\$527,028	\$578,879	0.910	3,012	\$174.98	TWO STORY
										\$6,190,634	\$7,521,078	0.823			

USE 0.823 ECF

R2806**AUTUMN PARK**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-302-003	47154 SUNNYBROOK	04/01/20	WD	03-ARM'S LENGTH	\$635,000	\$371,010	58.43	\$742,011	\$168,851	\$466,149	\$697,275	0.669	3,866	\$120.58	TWO STORY
50-22-28-351-009	22646 AUTUMN PARK	06/30/20	PTA	03-ARM'S LENGTH	\$612,800	\$348,600	56.89	\$697,202	\$126,136	\$486,664	\$694,728	0.701	4,446	\$109.46	TWO STORY
50-22-28-301-019	23221 ARGYLE	07/31/20	PTA	03-ARM'S LENGTH	\$795,000	\$402,070	50.57	\$804,130	\$155,514	\$639,486	\$789,071	0.810	4,168	\$153.43	TWO STORY
50-22-28-376-013	46925 SUNNYBROOK	09/16/20	PTA	03-ARM'S LENGTH	\$560,000	\$330,470	59.01	\$660,935	\$138,032	\$421,968	\$636,135	0.663	4,004	\$105.39	TWO STORY
50-22-28-303-004	23122 ARGYLE	11/20/20	PTA	03-ARM'S LENGTH	\$600,000	\$299,290	49.88	\$598,579	\$126,202	\$473,798	\$574,668	0.824	3,390	\$139.76	TWO STORY
50-22-28-327-020	46195 WHITE PINES	11/23/20	PTA	03-ARM'S LENGTH	\$760,000	\$418,120	55.02	\$836,238	\$131,014	\$628,986	\$857,937	0.733	3,956	\$159.00	TWO STORY
50-22-28-353-013	22545 SUMMER	11/24/20	PTA	03-ARM'S LENGTH	\$700,000	\$387,320	55.33	\$774,630	\$165,689	\$534,311	\$740,804	0.721	4,038	\$132.32	TWO STORY
50-22-28-376-027	46866 SUNNYBROOK	04/12/21	PTA	03-ARM'S LENGTH	\$774,000	\$379,640	49.05	\$759,281	\$150,944	\$623,056	\$740,069	0.842	3,948	\$157.82	TWO STORY
50-22-28-301-008	47226 SUNNYBROOK	05/28/21	PTA	03-ARM'S LENGTH	\$780,000	\$376,290	48.24	\$752,586	\$139,046	\$640,954	\$746,399	0.859	4,408	\$145.41	TWO STORY
50-22-28-303-006	23082 ARGYLE	07/08/21	PTA	03-ARM'S LENGTH	\$580,000	\$315,070	54.32	\$630,133	\$144,240	\$435,760	\$591,111	0.737	3,231	\$134.87	TWO STORY
50-22-28-327-022	46115 WHITE PINES	07/26/21	PTA	03-ARM'S LENGTH	\$770,965	\$343,760	44.59	\$687,510	\$119,499	\$651,466	\$691,011	0.943	3,236	\$201.32	TWO STORY
50-22-28-352-002	22798 SUMMER	08/02/21	PTA	03-ARM'S LENGTH	\$665,000	\$333,610	50.17	\$667,225	\$133,925	\$531,075	\$648,783	0.819	4,137	\$128.37	TWO STORY
50-22-28-376-003	47034 SUNNYBROOK	08/04/21	PTA	03-ARM'S LENGTH	\$777,500	\$379,840	48.85	\$759,674	\$155,729	\$621,771	\$734,726	0.846	3,926	\$158.37	TWO STORY
50-22-28-353-023	47225 AUTUMN PARK	12/10/21	PTA	03-ARM'S LENGTH	\$750,000	\$401,700	53.56	\$803,403	\$158,607	\$591,393	\$784,423	0.754	4,660	\$126.91	TWO STORY
50-22-28-352-016	47323 SOMERSET	12/29/21	PTA	03-ARM'S LENGTH	\$850,000	\$371,270	43.68	\$742,534	\$134,422	\$715,578	\$739,796	0.967	4,218	\$169.65	TWO STORY
										\$8,462,415	\$10,666,935	0.793			

USE 0.793 ECF

R2807 SOUTHWYCK OF NOVI

NO SALES DURING SALES STUDY PERIOD

USE 0.860 ECF

7 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2806

R2808**ROYAL CROWN ESTATES**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-428-039	22622 BERTRAM	05/01/20	PTA	03-ARM'S LENGTH	\$430,000	\$229,000	53.26	\$457,992	\$83,700	\$346,300	\$425,332	0.814	2,434	\$142.28	TWO STORY
50-22-28-426-016	45578 WHITE PINES	06/02/20	PTA	03-ARM'S LENGTH	\$465,000	\$239,060	51.41	\$478,128	\$84,560	\$380,440	\$447,236	0.851	2,807	\$135.53	TWO STORY
50-22-28-401-002	22689 CHESHIRE	07/08/20	WD	03-ARM'S LENGTH	\$462,500	\$239,880	51.87	\$479,759	\$83,700	\$378,800	\$450,067	0.842	2,929	\$129.33	TWO STORY
50-22-28-453-014	22429 MOORGATE	07/30/20	PTA	03-ARM'S LENGTH	\$430,000	\$226,530	52.68	\$453,062	\$86,269	\$343,731	\$416,810	0.825	2,430	\$141.45	TWO STORY
50-22-28-401-012	45784 WHITE PINES	07/31/20	PTA	03-ARM'S LENGTH	\$443,000	\$241,420	54.50	\$482,840	\$82,117	\$360,883	\$455,367	0.793	2,536	\$142.30	TWO STORY
50-22-28-477-007	22573 BERTRAM	08/04/20	PTA	03-ARM'S LENGTH	\$471,500	\$249,500	52.92	\$498,993	\$89,520	\$381,980	\$465,310	0.821	3,020	\$126.48	TWO STORY
50-22-28-478-001	22538 PORTER	11/05/20	PTA	03-ARM'S LENGTH	\$455,000	\$265,670	58.39	\$531,338	\$104,989	\$350,011	\$484,488	0.722	3,096	\$113.05	TWO STORY
50-22-28-452-010	22534 MOORGATE	01/04/21	PTA	03-ARM'S LENGTH	\$520,101	\$287,290	55.24	\$574,575	\$106,211	\$413,890	\$532,232	0.778	2,773	\$149.26	TWO STORY
50-22-28-426-019	45542 WHITE PINES	01/11/21	PTA	03-ARM'S LENGTH	\$465,000	\$229,180	49.29	\$458,359	\$84,268	\$380,732	\$425,103	0.896	2,750	\$138.45	TWO STORY
50-22-28-403-010	22747 BERTRAM	02/12/21	PTA	03-ARM'S LENGTH	\$462,000	\$224,640	48.62	\$449,286	\$87,676	\$374,324	\$410,920	0.911	2,614	\$143.20	TWO STORY
50-22-28-428-027	45627 WHITE PINES	03/22/21	PTA	03-ARM'S LENGTH	\$530,150	\$270,510	51.03	\$541,012	\$103,478	\$426,672	\$497,198	0.858	2,838	\$150.34	TWO STORY
50-22-28-479-012	22523 FULLER	04/28/21	WD	03-ARM'S LENGTH	\$540,000	\$294,410	54.52	\$588,818	\$91,021	\$448,979	\$565,678	0.794	3,057	\$146.87	TWO STORY
50-22-28-452-001	22426 MOORGATE	05/03/21	PTA	03-ARM'S LENGTH	\$525,000	\$269,260	51.29	\$538,521	\$102,069	\$422,931	\$495,968	0.853	2,715	\$155.78	TWO STORY
50-22-28-403-018	45740 IRVINE	05/04/21	PTA	03-ARM'S LENGTH	\$482,000	\$256,990	53.32	\$513,977	\$88,229	\$393,771	\$483,805	0.814	3,040	\$129.53	TWO STORY
50-22-28-476-005	22693 BERTRAM	06/18/21	WD	03-ARM'S LENGTH	\$470,000	\$217,450	46.27	\$434,904	\$91,004	\$378,996	\$390,795	0.970	2,351	\$161.21	TWO STORY
50-22-28-401-029	45580 WHITE PINES	06/21/21	PTA	03-ARM'S LENGTH	\$555,000	\$237,280	42.75	\$474,564	\$84,560	\$470,440	\$443,186	1.061	2,891	\$162.73	TWO STORY
50-22-28-428-013	22679 FOXMOOR	07/15/21	WD	03-ARM'S LENGTH	\$464,000	\$264,020	56.90	\$528,042	\$103,700	\$360,300	\$482,207	0.747	3,418	\$105.41	TWO STORY
50-22-28-477-008	22561 BERTRAM	07/21/21	PTA	03-ARM'S LENGTH	\$530,000	\$232,850	43.93	\$465,706	\$83,700	\$446,300	\$434,098	1.028	2,571	\$173.59	TWO STORY
50-22-28-402-002	45795 WHITE PINES	09/24/21	PTA	03-ARM'S LENGTH	\$642,000	\$318,060	49.54	\$636,110	\$90,433	\$551,567	\$620,088	0.889	3,804	\$145.00	TWO STORY
50-22-28-453-008	22473 MOORGATE	10/28/21	PTA	03-ARM'S LENGTH	\$575,000	\$255,590	44.45	\$511,184	\$85,759	\$489,241	\$483,438	1.012	2,567	\$190.59	TWO STORY
50-22-28-428-023	22619 FOXMOOR	12/01/21	PTA	03-ARM'S LENGTH	\$525,000	\$243,450	46.37	\$486,897	\$97,134	\$427,866	\$442,913	0.966	2,924	\$146.33	TWO STORY
50-22-28-452-012	22539 HAVERGALE	01/14/22	PTA	03-ARM'S LENGTH	\$565,000	\$256,400	45.38	\$512,796	\$84,727	\$480,273	\$486,442	0.987	2,738	\$175.41	TWO STORY
										\$9,008,427	\$10,338,681	0.871			

USE 0.870 ECF

R2809 AMBERLUND

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-376-022	22480 AMBERLUND	10/02/20	WD	03-ARM'S LENGTH	\$850,000	\$413,950	48.70	\$827,895	\$144,376	\$705,624	\$804,140	0.877	3,963	\$178.05	TWO STORY
50-22-28-376-023	22500 AMBERLUND	03/18/22	WD	03-ARM'S LENGTH	\$1,275,000	\$516,180	40.48	\$1,032,352	\$149,112	\$1,125,888	\$1,039,106	1.084	4,469	\$251.93	TWO STORY
										\$1,831,512	\$1,843,246	0.994			

USE 0.885 ECF
5 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2808

R2810 ARDEN GLEN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-327-008	22561 ARDEN GLEN	07/06/20	PTA	03-ARM'S LENGTH	\$810,000	\$432,610	53.41	\$865,213	\$141,775	\$668,225	\$851,104	0.785	4,545	\$147.02	TWO STORY
										\$668,225	\$851,104	0.785			

ONE SALE DURING STUDY PERIOD
USE 0.850 ECF
25 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R2808

R2811 DARCEY

NO SALES DURING SALES STUDY PERIOD

USE 0.890 ECF FOR ONE STORY

USE 0.900 ECF FOR TWO STORY

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2809, R2810, R2808

R2850SEC 28 ACREAGE

NO SALES DURING STUDY PERIOD

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY B	1.000	0.940	0.940	0.940	1.000	1.350
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.290
CUSTOM	1.000	1.000	1.000	1.000	1.375	1.000

R2901 ECHO VALLEY ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-127-001	24047 HEARTWOOD	04/10/20	PTA	03-ARM'S LENGTH	\$395,000	\$197,740	50.06	\$395,485	\$72,727	\$322,273	\$222,592	1.448	2,318	\$139.03	ONE STORY B
50-22-29-205-003	24018 LYNWOOD	09/15/20	PTA	03-ARM'S LENGTH	\$299,999	\$158,700	52.90	\$317,399	\$72,196	\$227,803	\$188,618	1.208	1,456	\$156.46	ONE STORY
										\$764,156	\$601,420	1.271			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-204-016	23869 LYNWOOD	06/19/20	PTA	03-ARM'S LENGTH	\$312,000	\$138,280	44.32	\$276,562	\$62,741	\$249,259	\$150,578	1.655	1,860	\$134.01	TRI-LEVEL
50-22-29-127-002	24025 HEARTWOOD	11/18/20	PTA	03-ARM'S LENGTH	\$276,000	\$160,510	58.16	\$321,010	\$58,567	\$217,433	\$184,819	1.176	1,931	\$112.60	TRI-LEVEL
50-22-29-127-006	23927 HEARTWOOD	07/09/21	PTA	03-ARM'S LENGTH	\$315,000	\$143,490	45.55	\$286,975	\$66,698	\$248,302	\$163,168	1.522	1,866	\$133.07	BI-LEVEL
50-22-29-204-009	48175 CEDARWOOD	09/02/21	WD	03-ARM'S LENGTH	\$476,000	\$215,930	45.36	\$431,851	\$85,191	\$390,809	\$244,127	1.601	2,986	\$130.88	TRI-LEVEL
50-22-29-252-008	48025 RUSHWOOD	09/27/21	WD	03-ARM'S LENGTH	\$300,000	\$144,000	48.00	\$287,997	\$75,662	\$224,338	\$149,532	1.500	2,043	\$109.81	TRI-LEVEL
										\$1,330,141	\$892,224	1.491			

USE 1.490 ECF FOR BI-LEVE and TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-201-009	48433 TEN MILE	04/03/20	WD	03-ARM'S LENGTH	\$242,000	\$131,660	54.40	\$263,321	\$67,591	\$174,409	\$137,838	1.265	1,485	\$117.45	TWO STORY B
50-22-29-204-020	48140 RUSHWOOD	05/28/20	PTA	03-ARM'S LENGTH	\$355,000	\$190,850	53.76	\$381,691	\$66,636	\$288,364	\$221,870	1.300	2,950	\$97.75	TWO STORY B
										\$462,773	\$359,708	1.287			

NON-HOMOGENOUS NEIGHBORHOOD

see ECF table below:

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.270	1.270	1.270	1.300
ONE STORY B	1.000	1.000	1.400	1.400	1.400	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.400	1.400
TWO STORY	1.000	1.000	1.000	1.300	1.300	1.300
TWO STORY B	1.000	1.000	1.050	1.320	1.320	1.320
TWO STORY C	1.000	1.000	1.000	1.320	1.320	1.320
BI-LEVEL	1.000	1.000	1.000	1.490	1.490	1.490
TRI-LEVEL	1.000	1.000	1.000	1.490	1.490	1.490

R2902 ANDOVER POINTE 1

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-176-003	48340 BURNTWOOD	06/12/20	PTA	03-ARM'S LENGTH	\$542,000	\$273,850	50.53	\$547,694	\$103,971	\$438,029	\$554,654	0.790	2,842	\$154.13	TWO STORY
50-22-29-176-001	48300 BURNTWOOD	09/18/20	PTA	03-ARM'S LENGTH	\$542,000	\$297,420	54.87	\$594,836	\$145,264	\$396,736	\$561,965	0.706	3,101	\$127.94	TWO STORY
50-22-29-254-003	48227 ANDOVER	10/27/21	PTA	03-ARM'S LENGTH	\$750,500	\$291,700	38.87	\$583,390	\$112,569	\$637,931	\$588,526	1.084	3,366	\$189.52	TWO STORY
										\$1,472,696	\$1,705,145	0.864			

USE 0.840 ECF FOR TWO STORY

*one ONE STORY home with separate ECF of 0.880
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2903, R2904, R2905

R2903 ANDOVER POINTE 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-279-001	48048 ANDOVER	05/05/20	PTA	03-ARM'S LENGTH	\$518,000	\$295,320	57.01	\$590,636	\$116,670	\$401,330	\$607,649	0.660	3,428	\$117.07	TWO STORY
50-22-29-279-004	47964 ANDOVER	09/14/20	PTA	03-ARM'S LENGTH	\$635,000	\$376,100	59.23	\$752,195	\$115,238	\$519,762	\$816,612	0.636	4,301	\$120.85	TWO STORY
										\$921,092	\$1,424,260	0.647			

USE 0.720 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2902, R2904, R2905

R2904 IROQUOIS COURT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-226-038	47501 IROQUOIS	11/13/20	PTA	03-ARM'S LENGTH	\$566,250	\$318,580	56.26	\$637,165	\$129,165	\$437,085	\$627,161	0.697	3,247	\$134.61	TWO STORY B
										\$437,085	\$627,161	0.697			

ONE SALE DURING STUDY PERIOD

USE 0.750 ECF

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2902, R2903, R2905

R2905 HUMMINGBIRD ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-276-002	47590 EDINBOROUGH	07/17/20	PTA	03-ARM'S LENGTH	\$643,500	\$300,710	46.73	\$601,423	\$126,799	\$516,701	\$713,720	0.724	3,375	\$153.10	TWO STORY B
50-22-29-276-007	47490 EDINBOROUGH	08/31/20	PTA	03-ARM'S LENGTH	\$725,611	\$375,420	51.74	\$750,833	\$123,480	\$602,131	\$943,388	0.638	4,554	\$132.22	TWO STORY B
50-22-29-278-003	23170 INVERNESS	10/30/20	PTA	03-ARM'S LENGTH	\$675,000	\$359,350	53.24	\$718,694	\$134,358	\$540,642	\$878,701	0.615	4,755	\$113.70	TWO STORY B
50-22-29-277-003	23189 INVERNESS	12/29/20	PTA	03-ARM'S LENGTH	\$560,000	\$302,720	54.06	\$605,440	\$144,600	\$415,400	\$692,993	0.599	3,679	\$112.91	TWO STORY B
										\$2,074,874	\$3,228,802	0.643			

USE 0.643 ECF

R2906 BECKENHAM

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-477-004	22539 KENSINGTON	12/02/20	PTA	03-ARM'S LENGTH	\$731,000	\$414,400	56.69	\$828,808	\$132,171	\$598,829	\$870,796	0.688	4,365	\$137.19	TWO STORY
50-22-29-476-009	22779 BECKENHAM	03/31/21	PTA	03-ARM'S LENGTH	\$746,000	\$417,090	55.91	\$834,175	\$148,853	\$597,147	\$856,653	0.697	4,476	\$133.41	TWO STORY
50-22-29-477-006	22495 KENSINGTON	04/02/21	PTA	03-ARM'S LENGTH	\$700,000	\$405,700	57.96	\$811,392	\$133,854	\$566,146	\$846,923	0.668	4,342	\$130.39	TWO STORY
										\$1,762,122	\$2,574,371	0.684			

USE 0.690 ECF

R2907

VASILIOS ESTATES

NO SALES DURING STUDY PERIOD

USE 0.850 ECF

6 PARCELS IN ECF NEIGHBORHOOD

R2908

CHELTENHAM ESTATES

NO SALES DURING STUDY PERIOD

USE 0.765 ECF FOR ALL

30 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R2809, R2906, R2908

R2909 WILSHIRE ABBEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-401-030	47868 CHELTENHAM	06/22/21	PTA	03-ARM'S LENGTH	\$1,275,000	\$512,870	40.23	\$1,025,737	\$148,906	\$1,126,094	\$1,069,306	1.053	4,699	\$239.65	TWO STORY
50-22-29-401-016	23186 DONNINGTON	09/02/21	WD	03-ARM'S LENGTH	\$1,000,000	\$462,940	46.29	\$925,885	\$148,906	\$851,094	\$947,535	0.898	3,762	\$226.23	TWO STORY
										\$1,977,188	\$2,016,842	0.980			

USE 0.880 ECF

R2910**VALENCIA SOUTH ESTATES OCCP 2150**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-227-020	47709 ALPINE	06/01/20	PTA	03-ARM'S LENGTH	\$709,457	\$367,080	51.74	\$734,158	\$127,500	\$581,957	\$704,597	0.826	3,335	\$174.50	TWO STORY
50-22-29-227-057	47493 VILLA TERRACE	07/10/20	PTA	03-ARM'S LENGTH	\$725,930	\$365,570	50.36	\$731,132	\$136,704	\$589,226	\$690,393	0.853	2,984	\$197.46	TWO STORY
50-22-29-227-059	47457 VILLA TERRACE	07/21/20	PTA	03-ARM'S LENGTH	\$676,270	\$352,180	52.08	\$704,360	\$121,125	\$555,145	\$677,393	0.820	3,116	\$178.16	TWO STORY
50-22-29-227-036	47787 ALPINE	07/24/20	PTA	03-ARM'S LENGTH	\$742,970	\$382,050	51.42	\$764,106	\$127,500	\$615,470	\$739,380	0.832	3,464	\$177.68	TWO STORY
50-22-29-227-016	47684 ALPINE	07/27/20	PTA	03-ARM'S LENGTH	\$704,000	\$389,540	55.33	\$779,072	\$140,250	\$563,750	\$741,954	0.760	3,105	\$181.56	TWO STORY
50-22-29-227-003	47476 ALPINE	08/17/20	PTA	03-ARM'S LENGTH	\$678,479	\$357,360	52.67	\$714,729	\$127,500	\$550,979	\$682,031	0.808	3,151	\$174.86	TWO STORY
50-22-29-227-038	47767 ALPINE	08/26/20	PTA	03-ARM'S LENGTH	\$675,295	\$357,350	52.92	\$714,705	\$127,500	\$547,795	\$682,004	0.803	3,166	\$173.02	TWO STORY
50-22-29-227-029	47597 ALPINE	09/08/20	PTA	03-ARM'S LENGTH	\$679,800	\$371,500	54.65	\$743,000	\$127,500	\$552,300	\$714,866	0.773	3,239	\$170.52	TWO STORY
50-22-29-227-001	47440 ALPINE	10/19/20	PTA	03-ARM'S LENGTH	\$619,900	\$354,610	57.20	\$709,223	\$127,500	\$492,400	\$675,637	0.729	3,136	\$157.02	TWO STORY
50-22-29-227-039	47749 ALPINE	10/22/20	PTA	03-ARM'S LENGTH	\$630,740	\$350,540	55.58	\$701,078	\$127,500	\$503,240	\$666,177	0.755	3,044	\$165.32	TWO STORY
50-22-29-227-002	47458 ALPINE	10/30/20	PTA	03-ARM'S LENGTH	\$800,000	\$425,060	53.13	\$850,120	\$127,500	\$672,500	\$839,280	0.801	3,478	\$193.36	TWO STORY
50-22-29-227-058	47471 VILLA TERRACE	12/11/20	PTA	03-ARM'S LENGTH	\$793,235	\$418,290	52.73	\$836,578	\$127,500	\$665,735	\$823,552	0.808	3,908	\$170.35	TWO STORY
50-22-29-227-044	47830 ALPINE	12/16/20	PTA	03-ARM'S LENGTH	\$733,950	\$415,020	56.55	\$830,032	\$127,500	\$606,450	\$815,949	0.743	3,846	\$157.68	TWO STORY
50-22-29-227-049	23908 PRESIDIO	12/16/20	PTA	03-ARM'S LENGTH	\$787,200	\$409,330	52.00	\$818,658	\$140,250	\$646,950	\$787,930	0.821	3,744	\$172.80	TWO STORY
50-22-29-227-042	47770 ALPINE	12/17/20	PTA	03-ARM'S LENGTH	\$737,300	\$423,880	57.49	\$847,756	\$127,500	\$609,800	\$836,534	0.729	4,170	\$146.24	TWO STORY
50-22-29-227-041	47752 ALPINE	12/23/20	PTA	03-ARM'S LENGTH	\$715,590	\$359,730	50.27	\$719,466	\$127,500	\$588,090	\$687,533	0.855	3,324	\$176.92	TWO STORY
50-22-29-227-051	23956 PRESIDIO	12/28/20	PTA	03-ARM'S LENGTH	\$802,360	\$427,600	53.29	\$855,199	\$140,250	\$662,110	\$830,371	0.797	3,958	\$167.28	TWO STORY
50-22-29-227-055	47541 VILLA TERRACE	01/15/21	PTA	03-ARM'S LENGTH	\$822,745	\$404,580	49.17	\$809,159	\$141,950	\$680,795	\$774,923	0.879	3,644	\$186.83	TWO STORY
50-22-29-227-043	47814 ALPINE	01/25/21	PTA	03-ARM'S LENGTH	\$713,285	\$414,560	58.12	\$829,125	\$127,500	\$585,785	\$814,896	0.719	4,030	\$145.36	TWO STORY
50-22-29-227-050	23924 PRESIDIO	01/26/21	PTA	03-ARM'S LENGTH	\$845,605	\$458,920	54.27	\$917,841	\$140,250	\$705,355	\$903,125	0.781	3,794	\$185.91	TWO STORY
50-22-29-227-018	47720 ALPINE	01/27/21	PTA	03-ARM'S LENGTH	\$665,000	\$365,510	54.96	\$731,022	\$127,500	\$537,500	\$700,955	0.767	3,194	\$168.28	TWO STORY
50-22-29-227-062	47526 VILLA TERRACE	01/29/21	PTA	03-ARM'S LENGTH	\$830,105	\$427,510	51.50	\$855,019	\$141,522	\$688,583	\$828,684	0.831	3,929	\$175.26	TWO STORY
50-22-29-227-040	47734 ALPINE	02/23/21	PTA	03-ARM'S LENGTH	\$741,405	\$407,050	54.90	\$814,104	\$127,500	\$613,905	\$797,450	0.770	3,690	\$166.37	TWO STORY
50-22-29-227-054	24030 PRESIDIO	02/24/21	PTA	03-ARM'S LENGTH	\$762,405	\$413,500	54.24	\$827,009	\$130,340	\$632,065	\$809,139	0.781	3,859	\$163.79	TWO STORY
50-22-29-227-064	47578 VILLA TERRACE	02/24/21	PTA	03-ARM'S LENGTH	\$707,000	\$391,910	55.43	\$783,811	\$127,500	\$579,500	\$762,266	0.760	3,814	\$151.94	TWO STORY
50-22-29-227-034	47809 ALPINE	03/09/21	PTA	03-ARM'S LENGTH	\$670,000	\$352,920	52.67	\$705,835	\$127,500	\$542,500	\$671,702	0.808	3,041	\$178.40	TWO STORY
50-22-29-227-037	47779 ALPINE	03/11/21	PTA	03-ARM'S LENGTH	\$670,065	\$386,300	57.65	\$772,603	\$127,500	\$542,565	\$749,249	0.724	3,776	\$143.69	TWO STORY
50-22-29-227-021	47691 ALPINE	03/19/21	PTA	03-ARM'S LENGTH	\$800,000	\$428,880	53.61	\$857,759	\$127,500	\$672,500	\$848,152	0.793	4,187	\$160.62	TWO STORY
50-22-29-227-053	23990 PRESIDIO	04/08/21	PTA	03-ARM'S LENGTH	\$757,000	\$404,650	53.45	\$809,305	\$132,123	\$624,877	\$786,506	0.794	3,782	\$165.22	TWO STORY
50-22-29-227-045	23971 PRESIDIO	04/16/21	PTA	03-ARM'S LENGTH	\$753,825	\$403,990	53.59	\$807,977	\$129,620	\$624,205	\$787,871	0.792	3,722	\$167.71	TWO STORY
50-22-29-227-063	47552 VILLA TERRACE	04/20/21	PTA	03-ARM'S LENGTH	\$704,115	\$408,420	58.00	\$816,834	\$140,063	\$564,052	\$786,029	0.718	3,725	\$151.42	TWO STORY
50-22-29-227-035	47795 ALPINE	04/23/21	PTA	03-ARM'S LENGTH	\$739,000	\$362,580	49.06	\$725,165	\$130,812	\$608,188	\$690,305	0.881	3,265	\$186.28	TWO STORY
50-22-29-227-048	23911 PRESIDIO	04/30/21	PTA	03-ARM'S LENGTH	\$801,321	\$410,610	51.24	\$821,212	\$140,250	\$661,071	\$790,897	0.836	3,283	\$201.36	TWO STORY
50-22-29-227-033	47825 ALPINE	05/11/21	WD	03-ARM'S LENGTH	\$789,315	\$423,740	53.68	\$847,472	\$127,500	\$661,815	\$836,204	0.791	4,082	\$162.13	TWO STORY
50-22-29-227-046	23957 PRESIDIO	05/20/21	PTA	03-ARM'S LENGTH	\$729,310	\$412,380	56.54	\$824,753	\$130,297	\$599,013	\$806,569	0.743	3,815	\$157.02	TWO STORY
50-22-29-227-031	24061 PRESIDIO	06/14/21	PTA	03-ARM'S LENGTH	\$821,000	\$379,660	46.24	\$759,310	\$127,500	\$693,500	\$733,810	0.945	3,630	\$191.05	TWO STORY
50-22-29-227-061	47476 VILLA TERRACE	06/28/21	PTA	03-ARM'S LENGTH	\$810,000	\$390,780	48.24	\$781,561	\$133,875	\$676,125	\$752,249	0.899	3,599	\$187.86	TWO STORY
50-22-29-227-047	23929 PRESIDIO	08/26/21	PTA	03-ARM'S LENGTH	\$837,265	\$417,510	49.87	\$835,016	\$127,500	\$709,765	\$821,738	0.864	3,974	\$178.60	TWO STORY
50-22-29-227-052	23972 PRESIDIO	09/16/21	PTA	03-ARM'S LENGTH	\$829,205	\$445,680	53.75	\$891,353	\$140,250	\$688,955	\$872,361	0.790	4,325	\$159.30	TWO STORY
50-22-29-227-032	24023 PRESIDIO	12/03/21	PTA	03-ARM'S LENGTH	\$817,865	\$413,070	50.51	\$826,148	\$127,500	\$690,365	\$811,438	0.851	3,909	\$176.61	TWO STORY
										\$24,586,881	\$30,732,095	0.800			

USE 0.800 ECF

R2950

TEN MILE ROAD ACREAGE

NO SALES DURING STUDY PERIOD

4 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	0.940	0.940	1.000
TWO STORY C	1.000	1.000	1.000	1.130	1.130	1.000

R2951 BECK ROAD ACREAGE

NO SALES DURING STUDY PERIOD

10 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.175	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	0.935	1.080	1.140	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.010	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.420	1.000

R2952 NINE MILE ROAD ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-29-326-012	48560 NINE MILE	05/28/21	PTA	03-ARM'S LENGTH	\$403,000	\$184,480	45.78	\$368,958	\$78,142	\$324,858	\$164,303	1.977	2,730	\$119.00	TWO STORY C
										\$324,858	\$164,303	1.977			

ONE SALE DURING STUDY PERIOD

USE 1.977 ECF AS BASE

42 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.900
ONE STORY B	1.000	1.000	1.450	1.550	1.750	1.930
ONE STORY C	1.000	1.000	1.000	1.000	1.970	1.930
TWO STORY	0.800	1.200	1.520	1.520	1.000	1.870
TWO STORY B	1.000	1.000	1.680	1.580	1.900	1.800
TWO STORY C	1.000	1.680	1.680	1.680	1.780	1.750
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.800	1.800
CUSTOM	1.000	1.000	1.155	1.000	1.000	1.000

R3020 PROVINCIAL GLADES

USE 0.859 ECF FOR TWO STORY
USE 0.860 ECF FOR ONE STORY

R3021

EVERGREEN ESTATES

NO SALES DURING STUDY PERIOD

USE 0.835 ECF

7 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3020

R3022 TERRA OCCP 2282

NO HOME SALES DURING STUDY PERIOD -- NEW NEIGHBORHOOD
USE 0.950 ECF

44 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3220

R3050 SEC 30 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-30-200-001	50155 TEN MILE	10/08/21	PTA	03-ARM'S LENGTH	\$375,000	\$137,170	36.58	\$274,335	\$74,214	\$300,786	\$133,414	2.255	1,624	\$185.21	TWO STORY B
										\$300,786	\$133,414	2.255			

NON-HOMOGENOUS NEIGHBORHOOD

ONE SALE DURING STUDY PERIOD

USE 2.255 ECF AS BASE

35 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.940	1.000	1.000	1.000	1.300	1.440
ONE STORY B	1.000	1.000	1.170	1.140	1.380	1.320
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.550
TWO STORY	0.950	0.980	1.200	1.220	1.000	1.000
TWO STORY B	1.000	0.945	1.200	1.380	1.550	1.500
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.470
BI-LEVEL	1.000	1.000	1.000	1.000	1.440	1.440
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY D	1.000	1.000	1.000	1.000	1.000	1.250

R3101 DEER RUN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-200-052	49540 DEER RUN	08/28/20	PTA	03-ARM'S LENGTH	\$721,500	\$401,020	55.58	\$802,049	\$174,410	\$547,090	\$674,881	0.811	3,537	\$154.68	TWO STORY B
50-22-31-200-064	49621 DEER RUN	09/04/20	PTA	03-ARM'S LENGTH	\$615,000	\$327,590	53.27	\$655,184	\$89,520	\$525,480	\$608,241	0.864	3,459	\$151.92	TWO STORY B
50-22-31-200-082	49531 DEER RUN	06/04/21	PTA	03-ARM'S LENGTH	\$705,000	\$313,450	44.46	\$626,899	\$114,358	\$590,642	\$551,119	1.072	2,757	\$214.23	TWO STORY B
										\$1,663,212	\$1,834,241	0.907			

USE 0.907 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.060	1.060	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.100	1.000	1.000
TWO STORY B	1.000	1.000	0.910	0.990	0.990	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	0.810	0.810	1.000	1.000

R3102**PARK PLACE**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-127-009	51065 SUNDAY	05/01/20	PTA	03-ARM'S LENGTH	\$720,000	\$422,240	58.64	\$844,471	\$152,396	\$567,604	\$843,994	0.673	4,068	\$139.53	TWO STORY
50-22-31-127-002	50940 PARK PLACE	07/15/20	PTA	03-ARM'S LENGTH	\$600,000	\$312,500	52.08	\$624,992	\$163,890	\$436,110	\$562,320	0.776	3,294	\$132.40	TWO STORY
50-22-31-101-013	22335 WATERLAND	07/24/20	WD	03-ARM'S LENGTH	\$615,000	\$353,620	57.50	\$707,234	\$158,290	\$456,710	\$669,444	0.682	3,659	\$124.82	TWO STORY
50-22-31-126-007	22219 ROBERTS	08/31/20	PTA	03-ARM'S LENGTH	\$645,000	\$331,710	51.43	\$663,411	\$136,240	\$508,760	\$620,201	0.820	2,765	\$184.00	ONE STORY
50-22-31-127-004	51000 PARK PLACE	09/25/20	PTA	03-ARM'S LENGTH	\$734,500	\$381,280	51.91	\$762,562	\$147,124	\$587,376	\$750,534	0.783	4,113	\$142.81	TWO STORY
50-22-31-102-002	51132 SUNDAY	10/30/20	PTA	03-ARM'S LENGTH	\$609,000	\$307,930	50.56	\$615,853	\$125,841	\$483,159	\$597,576	0.809	3,294	\$146.68	TWO STORY
50-22-31-101-006	22217 HILLSIDE	01/08/21	PTA	03-ARM'S LENGTH	\$650,000	\$316,070	48.63	\$632,145	\$146,264	\$503,736	\$592,538	0.850	3,410	\$147.72	TWO STORY
50-22-31-103-007	22152 HILLSIDE	03/24/21	WD	03-ARM'S LENGTH	\$805,000	\$399,940	49.68	\$799,885	\$135,170	\$669,830	\$810,628	0.826	3,609	\$185.60	TWO STORY
50-22-31-101-016	22275 WATERLAND	06/28/21	PTA	03-ARM'S LENGTH	\$820,000	\$348,020	42.44	\$696,035	\$127,193	\$692,807	\$693,710	0.999	3,177	\$218.07	TWO STORY
50-22-31-126-006	22239 ROBERTS	08/04/21	PTA	03-ARM'S LENGTH	\$685,000	\$377,930	55.17	\$755,854	\$146,546	\$538,454	\$743,059	0.725	3,603	\$149.45	TWO STORY
50-22-31-102-003	51152 SUNDAY	12/15/21	PTA	03-ARM'S LENGTH	\$815,000	\$378,260	46.41	\$756,523	\$161,542	\$653,458	\$725,587	0.901	3,500	\$186.70	TWO STORY
50-22-31-101-001	22337 HILLSIDE	01/28/22	PTA	03-ARM'S LENGTH	\$765,000	\$359,090	46.94	\$718,179	\$121,754	\$643,246	\$727,348	0.884	4,041	\$159.18	TWO STORY
										\$6,741,250	\$8,336,937	0.809			

USE 0.820 ECF FOR ONE STORY**USE 0.810 ECF FOR TWO STORY**

R3120

DEER RUN OF NOVI OCCP 1303

NO SALES DURING STUDY PERIOD

USE 0.910 ECF FOR ALL

9 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3101

R3121 CHAMBERLIN CROSSINGS OCCP 2138

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-104-006	51181 CHAMBERLIN	10/16/20	PTA	03-ARM'S LENGTH	\$770,950	\$407,590	52.87	\$815,181	\$170,933	\$600,017	\$785,668	0.764	3,776	\$158.90	TWO STORY
50-22-31-104-001	51321 CHAMBERLIN	03/03/22	PTA	03-ARM'S LENGTH	\$849,900	\$396,910	46.70	\$793,818	\$150,000	\$699,900	\$785,144	0.891	3,555	\$196.88	TWO STORY
										\$1,299,917	\$1,570,812	0.828			

USE 0.828 ECF FOR ALL

R3122 PARK PLACE EAST OCCP 2138

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-201-007	50395 BOARDWALK	09/14/20	PTA	03-ARM'S LENGTH	\$645,000	\$351,850	54.55	\$703,701	\$145,000	\$500,000	\$744,935	0.671	3,286	\$152.16	TWO STORY
50-22-31-201-001	50400 BOARDWALK	05/04/21	PTA	03-ARM'S LENGTH	\$675,000	\$373,760	55.37	\$747,526	\$148,420	\$526,580	\$798,808	0.659	3,266	\$161.23	TWO STORY
50-22-31-201-006	50365 BOARDWALK	07/27/21	PTA	03-ARM'S LENGTH	\$670,000	\$348,850	52.07	\$697,706	\$145,000	\$525,000	\$736,941	0.712	3,268	\$160.65	TWO STORY
50-22-31-201-002	50370 BOARDWALK	03/10/22	PTA	03-ARM'S LENGTH	\$743,982	\$355,660	47.80	\$711,319	\$145,000	\$598,982	\$755,092	0.793	3,276	\$182.84	TWO STORY
										\$2,150,562	\$3,035,776	0.708			

USE 0.708 ECF

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3102

R3123 **BALLANTYNE OCCP 2367**

NO HOME SALES DURING STUDY PERIOD -- NEW NEIGHBORHOOD
USE 1.000 ECF

43 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3022

R3150 SEC 31 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-400-009	49730 EIGHT MILE	08/21/20	PTA	03-ARM'S LENGTH	\$410,500	\$232,440	56.62	\$464,882	\$75,852	\$334,648	\$396,969	0.843	2,677	\$125.01	TWO STORY C
50-22-31-100-001	51285 NINE MILE	04/02/21	PTA	03-ARM'S LENGTH	\$525,000	\$287,870	54.83	\$575,735	\$75,927	\$449,073	\$555,342	0.809	3,038	\$147.82	TWO STORY
50-22-31-400-008	49680 EIGHT MILE	10/29/21	WD	03-ARM'S LENGTH	\$840,000	\$369,690	44.01	\$739,370	\$343,265	\$496,735	\$266,403	1.865	4,757	\$104.42	TWO STORY B
										\$1,280,456	\$1,218,715	1.051			

NON-HOMOGENOUS NEIGHBORHOOD

ONE SALE DURING STUDY PERIOD

USE 1.051 ECF AS BASE

25 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.010	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.200
ONE STORY C	1.000	1.000	1.000	1.150	1.150	1.000
TWO STORY	0.850	0.850	1.010	1.010	1.155	1.000
TWO STORY B	1.000	1.000	1.150	0.900	0.900	1.380
TWO STORY C	1.000	1.000	0.980	0.980	1.000	1.000

R3220 BELLAGIO OCCP 1238

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-278-006	47950 BELLAGIO	02/26/21	PTA	03-ARM'S LENGTH	\$1,875,000	\$878,710	46.86	\$1,757,417	\$362,036	\$1,512,964	\$1,567,844	0.965	5,904	\$256.26	TWO STORY
50-22-32-278-026	47475 CAPRI	04/29/21	PTA	03-ARM'S LENGTH	\$1,245,001	\$707,060	56.79	\$1,414,129	\$332,886	\$912,115	\$1,214,880	0.751	4,851	\$188.03	TWO STORY
50-22-32-276-002	47490 BELLAGIO	06/18/21	WD	03-ARM'S LENGTH	\$1,800,000	\$934,000	51.89	\$1,868,007	\$309,013	\$1,490,987	\$1,751,679	0.851	6,582	\$226.52	TWO STORY
50-22-32-278-011	48035 BELLAGIO	06/28/21	PTA	03-ARM'S LENGTH	\$1,600,000	\$845,300	52.83	\$1,690,593	\$346,997	\$1,253,003	\$1,509,658	0.830	5,150	\$243.30	TWO STORY
										\$5,169,069	\$6,044,061	0.855			

USE 0.860 ECF FOR TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-278-015	47885 BELLAGIO	03/05/21	PTA	03-ARM'S LENGTH	\$1,954,000	\$914,930	46.82	\$1,829,853	\$396,749	\$1,557,251	\$1,508,531	1.032	5,533	\$281.45	TWO STORY B
50-22-32-278-020	47765 BELLAGIO	06/17/21	PTA	03-ARM'S LENGTH	\$2,326,000	\$1,024,820	44.06	\$2,049,645	\$396,132	\$1,929,868	\$1,740,540	1.109	5,916	\$326.21	TWO STORY B
50-22-32-276-015	48010 RAVELLO	06/21/21	WD	03-ARM'S LENGTH	\$1,600,000	\$839,840	52.49	\$1,679,672	\$310,888	\$1,289,112	\$1,440,825	0.895	5,296	\$243.41	TWO STORY B
50-22-32-278-018	47825 BELLAGIO	07/29/21	PTA	03-ARM'S LENGTH	\$2,150,000	\$984,610	45.80	\$1,969,210	\$404,915	\$1,745,085	\$1,646,626	1.060	5,221	\$334.24	TWO STORY B
50-22-32-278-005	47910 BELLAGIO	12/10/21	PTA	03-ARM'S LENGTH	\$1,620,000	\$838,220	51.74	\$1,676,436	\$317,606	\$1,302,394	\$1,430,347	0.911	5,009	\$260.01	TWO STORY B
50-22-32-278-017	47845 MILAN	02/22/22	PTA	03-ARM'S LENGTH	\$1,705,000	\$975,370	57.21	\$1,950,747	\$351,337	\$1,353,663	\$1,683,590	0.804	5,909	\$229.08	TWO STORY B
										\$9,177,373	\$9,450,459	0.971			

USE 0.970 ECF FOR TWO STORY B

*two CUSTOM homes use separate ECFs of 1.040 and 0.950

R3221 MAYBURY PARK OCCP 1609

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-401-037	20983 MAYBURY PARK	12/04/20	PTA	03-ARM'S LENGTH	\$1,200,000	\$675,450	56.29	\$1,350,903	\$250,421	\$949,579	\$1,058,156	0.897	4,986	\$190.45	TWO STORY
50-22-32-401-017	21127 ROSEWOOD	01/15/21	PTA	03-ARM'S LENGTH	\$1,400,000	\$813,830	58.13	\$1,627,651	\$262,901	\$1,137,099	\$1,312,260	0.867	6,510	\$174.67	TWO STORY
50-22-32-401-084	21442 EQUESTRIAN	01/15/21	PTA	03-ARM'S LENGTH	\$1,550,000	\$700,190	45.17	\$1,400,385	\$250,291	\$1,299,709	\$1,105,860	1.175	5,593	\$232.38	TWO STORY
50-22-32-401-005	20838 MAYBURY PARK	07/16/21	PTA	03-ARM'S LENGTH	\$1,335,000	\$798,070	59.78	\$1,596,142	\$296,850	\$1,038,150	\$1,249,319	0.831	5,945	\$174.63	TWO STORY
50-22-32-401-109	20861 RICHMOND	10/26/21	PTA	03-ARM'S LENGTH	\$1,670,000	\$701,890	42.03	\$1,403,777	\$306,571	\$1,363,429	\$1,055,006	1.292	4,193	\$325.17	TWO STORY
50-22-32-401-092	21509 EQUESTRIAN	11/03/21	PTA	03-ARM'S LENGTH	\$1,225,000	\$629,630	51.40	\$1,259,253	\$250,291	\$974,709	\$970,156	1.005	3,828	\$254.63	TWO STORY
50-22-32-401-025	21127 MAYBURY PARK	12/30/21	PTA	03-ARM'S LENGTH	\$1,700,000	\$740,380	43.55	\$1,480,756	\$364,904	\$1,335,096	\$1,072,935	1.244	4,451	\$299.95	TWO STORY
50-22-32-401-042	20805 MAYBURY PARK	03/18/22	PTA	03-ARM'S LENGTH	\$1,700,000	\$715,820	42.11	\$1,431,630	\$250,421	\$1,449,579	\$1,135,778	1.276	4,760	\$304.53	TWO STORY
										\$9,547,350	\$8,959,468	1.066			

USE 1.066 ECF FOR5 TWO STORY
USE 0.950 ECF FOR CUSTOM

R3222 TUSCANY RESERVE OCCP 1873

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-376-021	48738 CASTELLO	10/13/21	PTA	03-ARM'S LENGTH	\$2,400,000	\$887,620	36.98	\$1,775,241	\$339,711	\$2,060,289	\$1,305,027	1.579	4,649	\$443.17	ONE STORY

USE 1.200 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-376-055	48927 BAROLA	06/17/21	WD	03-ARM'S LENGTH	\$1,170,000	\$589,930	50.42	\$1,179,850	\$339,711	\$830,289	\$807,826	1.028	3,867	\$214.71	TWO STORY
50-22-32-376-004	20930 BAROLA	11/05/21	PTA	03-ARM'S LENGTH	\$2,335,000	\$1,106,090	47.37	\$2,212,177	\$397,511	\$1,937,489	\$1,744,871	1.110	5,376	\$360.40	TWO STORY
										\$2,767,778	\$2,552,697	1.084			

USE 1.050 ECF FOR CUSTOM

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3220, R3221, R3223

R3223 CASA LOMA OCCP 2125

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-201-007	47750 CASA LOMA	05/28/21	WD	03-ARM'S LENGTH	\$2,800,000	\$1,035,140	36.97	\$2,070,276	\$383,083	\$2,416,917	\$1,775,993	1.361	4,638	\$521.11	CUSTOM
										\$2,416,917	\$1,775,993	1.361			

USE 1.050 ECF FOR CUSTOM AND TWO STORY

USE 1.070 FOR ONE STORY

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3220, R3221, R3222

R3224 DUNHILL PARK OCCP 2162

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-402-017	47738 DUNHILL	09/27/21	PTA	03-ARM'S LENGTH	\$1,150,000	\$448,040	38.96	\$896,078	\$190,000	\$960,000	\$735,498	1.305	2,741	\$350.24	ONE STORY

USE 1.030 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-402-030	47743 DUNHILL	10/06/20	PTA	03-ARM'S LENGTH	\$932,500	\$499,080	53.52	\$998,156	\$190,000	\$742,500	\$967,852	0.767	4,018	\$184.79	TWO STORY
50-22-32-402-023	47692 WALES	11/04/20	PTA	03-ARM'S LENGTH	\$881,450	\$498,620	56.57	\$997,242	\$190,000	\$691,450	\$966,757	0.715	4,369	\$158.26	TWO STORY
50-22-32-402-020	47658 DUNHILL	04/23/21	PTA	03-ARM'S LENGTH	\$907,273	\$527,920	58.19	\$1,055,849	\$209,000	\$698,273	\$1,014,190	0.689	4,240	\$164.69	TWO STORY
50-22-32-402-009	21081 DUNHILL	04/29/21	PTA	03-ARM'S LENGTH	\$894,539	\$514,210	57.48	\$1,028,429	\$223,193	\$671,346	\$964,355	0.696	4,316	\$155.55	TWO STORY
50-22-32-402-008	21049 DUNHILL	10/14/21	PTA	03-ARM'S LENGTH	\$912,600	\$487,880	53.46	\$975,766	\$209,000	\$703,600	\$918,283	0.766	4,134	\$170.20	TWO STORY
50-22-32-402-016	47770 DUNHILL	10/14/21	PTA	03-ARM'S LENGTH	\$951,885	\$483,910	50.84	\$967,826	\$180,500	\$771,385	\$942,905	0.818	4,205	\$183.44	TWO STORY
50-22-32-402-030	47743 DUNHILL	10/15/21	PTA	03-ARM'S LENGTH	\$1,040,000	\$499,080	47.99	\$998,156	\$190,000	\$850,000	\$967,852	0.878	4,018	\$211.55	TWO STORY
50-22-32-402-021	47642 DUNHILL	10/28/21	PTA	03-ARM'S LENGTH	\$1,092,066	\$515,070	47.16	\$1,030,143	\$218,500	\$873,566	\$972,028	0.899	4,356	\$200.54	TWO STORY
50-22-32-402-003	20825 DUNHILL	02/04/22	PTA	03-ARM'S LENGTH	\$1,050,000	\$575,430	54.80	\$1,150,869	\$190,000	\$860,000	\$1,150,741	0.747	5,548	\$155.01	TWO STORY
50-22-32-402-026	47663 WALES	03/10/22	PTA	03-ARM'S LENGTH	\$984,395	\$509,850	51.79	\$1,019,695	\$190,000	\$794,395	\$993,647	0.799	3,939	\$201.67	TWO STORY
50-22-32-402-031	47775 DUNHILL	03/31/22	PTA	03-ARM'S LENGTH	\$925,472	\$495,390	53.53	\$990,777	\$180,500	\$744,972	\$970,392	0.768	4,396	\$169.47	TWO STORY
										\$8,401,487	\$10,829,000	0.776			

USE 0.776 ECF FOR TWO STORY

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3220, R3221, R3222, R3223

R3250 SEC 32 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-200-042	47931 NINE MILE	12/07/20	PTA	03-ARM'S LENGTH	\$475,000	\$290,840	61.23	\$581,672	\$207,185	\$267,815	\$292,568	0.915	1,808	\$148.13	ONE STORY B
50-22-32-200-018	48265 NINE MILE	10/27/21	PTA	03-ARM'S LENGTH	\$860,000	\$419,840	48.82	\$839,670	\$196,644	\$663,356	\$624,297	1.063	5,135	\$129.18	ONE STORY
										\$931,171	\$916,865	1.016			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-200-022	47993 NINE MILE	01/11/21	PTA	03-ARM'S LENGTH	\$500,000	\$202,570	40.51	\$405,146	\$131,250	\$368,750	\$273,896	1.346	3,142	\$117.36	TRI-LEVEL
										\$368,750	\$273,896	1.346			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-32-200-043	48215 NINE MILE	04/23/21	PTA	03-ARM'S LENGTH	\$340,000	\$162,070	47.67	\$324,132	\$93,923	\$246,077	\$168,036	1.464	1,671	\$147.26	TWO STORY B
50-22-32-400-017	48080 EIGHT MILE	02/14/22	PTA	03-ARM'S LENGTH	\$675,000	\$259,800	38.49	\$519,597	\$205,312	\$469,688	\$229,405	2.047	2,060	\$228.00	TWO STORY B
										\$715,765	\$397,441	1.801			

NON-HOMOGENOUS NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0350, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.050	1.050
ONE STORY B	1.050	1.050	1.250	1.250	1.500	1.500
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.500
TWO STORY	0.990	0.990	1.010	1.000	1.490	1.490
TWO STORY B	1.000	1.170	1.250	1.250	1.400	1.500
TWO STORY C	1.000	1.030	0.960	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.300	1.300

R3301 BARCLAY ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-33-151-003	21959 BARCLAY	07/24/20	WD	03-ARM'S LENGTH	\$510,000	\$312,880	61.35	\$625,762	\$104,865	\$405,135	\$620,116	0.653	3,155	\$128.41	TWO STORY
50-22-33-130-001	22138 YORK MILLS	07/30/20	PTA	03-ARM'S LENGTH	\$554,500	\$303,780	54.78	\$607,565	\$106,589	\$447,911	\$596,400	0.751	2,958	\$151.42	TWO STORY
50-22-33-103-008	22139 BARCLAY	04/14/21	PTA	03-ARM'S LENGTH	\$510,000	\$260,780	51.13	\$521,563	\$118,785	\$391,215	\$479,498	0.816	2,898	\$134.99	TWO STORY
50-22-33-102-004	21955 YORK MILLS	05/26/21	PTA	03-ARM'S LENGTH	\$767,000	\$384,180	50.09	\$768,360	\$171,425	\$595,575	\$710,637	0.838	3,973	\$149.91	TWO STORY
50-22-33-103-009	22119 BARCLAY	07/07/21	PTA	03-ARM'S LENGTH	\$680,000	\$304,250	44.74	\$608,509	\$162,893	\$517,107	\$530,495	0.975	3,072	\$168.33	TWO STORY
50-22-33-152-016	21970 YORK MILLS	07/16/21	PTA	03-ARM'S LENGTH	\$825,000	\$380,800	46.16	\$761,591	\$115,029	\$709,971	\$769,717	0.922	3,763	\$188.67	TWO STORY
50-22-33-129-010	22277 HAZELTON	07/29/21	PTA	03-ARM'S LENGTH	\$535,000	\$273,780	51.17	\$547,560	\$102,471	\$432,529	\$529,868	0.816	3,181	\$135.97	TWO STORY
50-22-33-152-010	21940 BARCLAY	11/12/21	PTA	03-ARM'S LENGTH	\$610,000	\$285,640	46.83	\$571,270	\$115,131	\$494,869	\$543,023	0.911	3,101	\$159.58	TWO STORY
50-22-33-152-011	21960 BARCLAY	12/03/21	PTA	03-ARM'S LENGTH	\$711,000	\$307,140	43.20	\$614,277	\$106,132	\$604,868	\$604,935	1.000	3,201	\$188.96	TWO STORY
										\$9,198,360	\$10,769,374	0.854			

USE 0.850 ECF

R3302 BRADFORD OF NOVI

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-33-201-011	22296 WORCESTER	03/26/21	WD	03-ARM'S LENGTH	\$550,000	\$286,460	52.08	\$572,921	\$122,081	\$427,919	\$570,684	0.750	3,689	\$116.00	TWO STORY
50-22-33-254-001	22293 ROXBURY	09/30/21	WD	03-ARM'S LENGTH	\$649,000	\$271,380	41.82	\$542,753	\$122,818	\$526,182	\$531,563	0.990	3,277	\$160.57	TWO STORY
										\$954,101	\$1,102,247	0.866			

USE 0.820 ECF FOR TWO STORY

USE 0.870 ECF FOR ONE STORY

R3303 BRADFORD OF NOVI NO. 2, 3

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-33-127-003	22511 DARTMOOR	04/01/20	WD	03-ARM'S LENGTH	\$550,000	\$322,310	58.60	\$644,623	\$112,456	\$437,544	\$648,984	0.674	3,376	\$129.60	TWO STORY
50-22-33-201-010	22314 WORCESTER	06/02/20	PTA	03-ARM'S LENGTH	\$542,500	\$276,530	50.97	\$553,066	\$114,339	\$428,161	\$535,033	0.800	3,249	\$131.78	TWO STORY
50-22-33-251-039	22309 CARLISLE	07/13/20	WD	03-ARM'S LENGTH	\$680,000	\$338,090	49.72	\$676,187	\$112,362	\$567,638	\$687,591	0.826	3,755	\$151.17	TWO STORY
50-22-33-176-009	22462 WINDERMERE	09/08/20	PTA	03-ARM'S LENGTH	\$845,000	\$499,140	59.07	\$998,286	\$137,459	\$707,541	\$1,049,789	0.674	4,084	\$173.25	TWO STORY
50-22-33-126-003	46570 GALWAY	10/06/20	PTA	03-ARM'S LENGTH	\$590,000	\$338,990	57.46	\$677,970	\$117,105	\$472,895	\$683,982	0.691	3,542	\$133.51	TWO STORY
50-22-33-251-034	22382 CARLISLE	03/12/21	PTA	03-ARM'S LENGTH	\$625,000	\$319,210	51.07	\$638,429	\$118,337	\$506,663	\$634,259	0.799	3,426	\$147.89	TWO STORY
50-22-33-251-035	22364 CARLISLE	07/08/21	PTA	03-ARM'S LENGTH	\$675,000	\$279,740	41.44	\$559,473	\$110,853	\$564,147	\$547,098	1.031	3,130	\$180.24	TWO STORY
										\$3,684,589	\$4,786,735	0.770			

USE 0.770 ECF FOR ALL TWO STORY
USE 0.840 ECF FOR ONE STORY and CUSTOM

R3304**LEXINGTON GREEN**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-33-253-006	45911 GALWAY	07/29/20	PTA	03-ARM'S LENGTH	\$460,000	\$246,500	53.59	\$493,000	\$91,282	\$368,718	\$246,453	1.496	2,666	\$138.30	TWO STORY
50-22-33-279-013	45738 GALWAY	09/22/20	PTA	03-ARM'S LENGTH	\$445,000	\$223,730	50.28	\$447,451	\$87,451	\$357,549	\$220,859	1.619	2,411	\$148.30	TWO STORY
50-22-33-278-006	21798 WORCESTER	10/05/20	PTA	03-ARM'S LENGTH	\$384,000	\$219,970	57.28	\$439,943	\$80,926	\$303,074	\$220,256	1.376	2,440	\$124.21	TWO STORY
50-22-33-280-001	45869 GALWAY	11/13/20	PTA	03-ARM'S LENGTH	\$460,000	\$221,960	48.25	\$443,913	\$86,943	\$373,057	\$219,000	1.703	2,428	\$153.65	TWO STORY
50-22-33-277-006	21965 WORCESTER	04/27/21	PTA	03-ARM'S LENGTH	\$425,000	\$241,180	56.75	\$482,366	\$84,802	\$340,198	\$243,904	1.395	2,714	\$125.35	TWO STORY
50-22-33-251-006	46120 GALWAY	06/23/21	PTA	03-ARM'S LENGTH	\$455,000	\$200,050	43.97	\$400,103	\$85,184	\$369,816	\$193,202	1.914	1,992	\$185.65	TWO STORY
50-22-33-253-005	45953 GALWAY	09/17/21	WD	03-ARM'S LENGTH	\$530,000	\$265,790	50.15	\$531,587	\$89,389	\$440,611	\$271,287	1.624	2,473	\$178.17	TWO STORY
50-22-33-251-003	21825 DALEVIEW	10/27/21	PTA	03-ARM'S LENGTH	\$425,000	\$218,600	51.44	\$437,197	\$90,157	\$334,843	\$212,908	1.573	2,464	\$135.89	TWO STORY
50-22-33-279-019	21735 WORCESTER	11/23/21	PTA	03-ARM'S LENGTH	\$505,000	\$230,010	45.55	\$460,014	\$90,442	\$414,558	\$226,731	1.828	2,544	\$162.96	TWO STORY
50-22-33-277-003	21894 ROXBURY	01/10/22	PTA	03-ARM'S LENGTH	\$527,500	\$264,530	50.15	\$529,057	\$87,992	\$439,508	\$270,592	1.624	3,096	\$141.96	TWO STORY
										\$3,741,932	\$2,325,192	1.609			

USE 1.609 ECF

R3305 **DELFINO ESTATES**

NO SALES DURING STUDY PERIOD

USE 0.870 ECF

8 PARCELS IN ECF NEIGHBORHOOD

R3306 DUNNABECK ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-33-153-013	21877 DUNNABECK	08/12/21	PTA	03-ARM'S LENGTH	\$460,000	\$213,880	46.50	\$427,751	\$72,460	\$387,540	\$394,768	0.982	2,422	\$160.01	TWO STORY
										\$387,540	\$394,768	0.982			

ONE SALE DURING STUDY PERIOD

USE 0.930 ECF

15 PARCELS IN ECF NEIGHBORHOOD

R3350 SEC 33 ACREAGE

NO SALES DURING STUDY PERIOD

29 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.380
ONE STORY B	1.000	0.970	0.970	0.970	1.400	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	0.850	1.150	1.110	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.170	1.200	1.280	1.280
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.300	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.380
CUSTOM	1.000	1.056	1.000	1.000	1.000	1.000

R3401 CONNEMARA HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-102-050	45201 MAYO	05/13/21	PTA	03-ARM'S LENGTH	\$415,000	\$230,880	55.63	\$461,756	\$86,086	\$328,914	\$307,926	1.068	2,619	\$125.59	BI-LEVEL
										\$328,914	\$307,926	1.068			

USE 1.150 ECF FOR BI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-102-030	45092 BYRNE	09/18/20	PTA	03-ARM'S LENGTH	\$390,000	\$207,030	53.08	\$414,066	\$79,074	\$310,926	\$274,584	1.132	1,859	\$167.25	ONE STORY B
50-22-34-102-045	45041 MAYO	12/08/20	PTA	03-ARM'S LENGTH	\$395,000	\$182,720	46.26	\$365,443	\$75,731	\$319,269	\$237,469	1.344	1,816	\$175.81	ONE STORY B
50-22-34-152-001	45201 BYRNE	04/14/21	PTA	03-ARM'S LENGTH	\$385,000	\$215,250	55.91	\$430,503	\$77,257	\$307,743	\$289,546	1.063	2,110	\$145.85	ONE STORY B
50-22-34-176-008	21724 CONNEMARA	04/30/21	PTA	03-ARM'S LENGTH	\$385,000	\$184,370	47.89	\$368,749	\$84,448	\$300,552	\$233,034	1.290	1,784	\$168.47	ONE STORY B
50-22-34-102-027	45134 BYRNE	08/06/21	PTA	03-ARM'S LENGTH	\$461,000	\$232,450	50.42	\$464,908	\$94,881	\$366,119	\$303,301	1.207	2,067	\$177.13	ONE STORY B
50-22-34-154-016	21805 CONNEMARA	08/13/21	PTA	03-ARM'S LENGTH	\$360,000	\$151,630	42.12	\$303,256	\$77,163	\$282,837	\$185,322	1.526	1,693	\$167.06	ONE STORY
50-22-34-152-005	21740 KILRUSH	08/30/21	PTA	03-ARM'S LENGTH	\$435,000	\$210,130	48.31	\$420,269	\$78,094	\$356,906	\$280,471	1.273	2,383	\$149.77	ONE STORY B
50-22-34-126-004	22242 CONNEMARA	03/23/22	PTA	03-ARM'S LENGTH	\$420,000	\$207,250	49.35	\$414,502	\$81,770	\$338,230	\$272,731	1.240	1,689	\$200.25	ONE STORY B
50-22-34-152-006	21718 KILRUSH	07/10/20	PTA	03-ARM'S LENGTH	\$290,000	\$151,920	52.39	\$303,848	\$77,448	\$212,552	\$185,574	1.145	1,534	\$138.56	ONE STORY C
										\$2,795,134	\$2,262,031	1.236			

USE 1.240 ECF FOR ALL ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-154-015	21831 CONNEMARA	06/28/21	WD	03-ARM'S LENGTH	\$323,000	\$172,890	53.53	\$345,774	\$77,217	\$245,783	\$198,931	1.236	2,075	\$118.45	TRI-LEVEL
50-22-34-154-015	21831 CONNEMARA	08/09/21	PTA	03-ARM'S LENGTH	\$350,000	\$172,890	49.40	\$345,774	\$77,217	\$272,783	\$198,931	1.371	2,075	\$131.46	TRI-LEVEL
										\$518,566	\$397,862	1.303			

USE 1.300 ECF FOR TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-102-003	22358 TAFT	08/14/20	PTA	03-ARM'S LENGTH	\$350,000	\$183,050	52.30	\$366,097	\$68,559	\$281,441	\$227,128	1.239	1,951	\$144.25	TWO STORY B
50-22-34-154-012	45011 BYRNE	03/02/22	PTA	03-ARM'S LENGTH	\$470,000	\$219,170	46.63	\$438,333	\$82,151	\$387,849	\$271,895	1.426	2,114	\$183.47	TWO STORY B
										\$10,657,860	\$8,562,077	1.245			

USE 1.240 ECF AS BASE FOR TWO STORY B

R3402 NORTH HILLS ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-202-011	21983 IRONSIDE	08/10/20	PTA	03-ARM'S LENGTH	\$427,000	\$242,710	56.84	\$485,420	\$72,958	\$354,042	\$371,587	0.953	1,704	\$207.77	ONE STORY B
50-22-34-251-011	21776 CUMBERLAND	03/29/22	PTA	03-ARM'S LENGTH	\$375,000	\$178,960	47.72	\$357,912	\$72,285	\$302,715	\$257,322	1.176	1,827	\$165.69	ONE STORY B
										\$656,757	\$628,909	1.044			

USE 1.044 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-128-010	21808 CENTER	04/07/20	PTA	03-ARM'S LENGTH	\$390,000	\$191,000	48.97	\$382,002	\$76,872	\$313,128	\$265,330	1.180	2,222	\$140.92	TWO STORY B
50-22-34-180-001	44755 GALWAY	07/06/20	PTA	03-ARM'S LENGTH	\$435,000	\$223,440	51.37	\$446,879	\$105,317	\$329,683	\$297,010	1.110	2,456	\$134.24	TWO STORY B
50-22-34-177-027	21970 ROSSDALE	08/25/20	PTA	03-ARM'S LENGTH	\$364,900	\$209,270	57.35	\$418,539	\$78,735	\$286,165	\$295,482	0.968	2,246	\$127.41	TWO STORY B
50-22-34-177-007	21864 BEDFORD	10/07/20	PTA	03-ARM'S LENGTH	\$395,000	\$195,900	49.59	\$391,792	\$67,886	\$327,114	\$281,657	1.161	2,288	\$142.97	TWO STORY B
50-22-34-251-030	43972 FOOTHILLS	11/30/20	PTA	03-ARM'S LENGTH	\$411,111	\$206,200	50.16	\$412,405	\$66,465	\$344,646	\$300,817	1.146	2,254	\$152.90	TWO STORY B
50-22-34-252-003	21644 CENTER	02/02/21	WD	03-ARM'S LENGTH	\$350,000	\$190,450	54.41	\$380,892	\$68,811	\$281,189	\$271,375	1.036	2,241	\$125.47	TWO STORY B
50-22-34-179-001	44893 GALWAY	06/09/21	WD	03-ARM'S LENGTH	\$420,000	\$210,670	50.16	\$421,334	\$76,962	\$343,038	\$299,454	1.146	2,376	\$144.38	TWO STORY B
50-22-34-251-010	21792 CUMBERLAND	06/10/21	PTA	03-ARM'S LENGTH	\$365,000	\$202,760	55.55	\$405,511	\$78,820	\$286,180	\$284,079	1.007	2,290	\$124.97	TWO STORY B
50-22-34-128-007	21900 CENTER	07/22/21	PTA	03-ARM'S LENGTH	\$390,000	\$183,550	47.06	\$367,106	\$71,762	\$318,238	\$256,821	1.239	2,136	\$148.99	TWO STORY B
50-22-34-201-006	22350 NORTH HILLS	08/13/21	PTA	03-ARM'S LENGTH	\$470,000	\$218,100	46.40	\$436,203	\$109,762	\$360,238	\$283,862	1.269	2,275	\$158.35	TWO STORY B
										\$3,189,619	\$2,835,888	1.125			

USE 1.125 ECF FOR TWO STORY

R3403 TIMBERIDGE ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-228-009	43452 SCENIC	06/07/21	PTA	03-ARM'S LENGTH	\$480,000	\$254,990	53.12	\$509,987	\$93,853	\$386,147	\$442,696	0.872	2,387	\$161.77	ONE STORY

USE 0.900 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-251-034	43602 SERENITY	09/02/20	PTA	03-ARM'S LENGTH	\$475,000	\$254,220	53.52	\$508,441	\$108,962	\$366,038	\$493,184	0.742	3,462	\$105.73	TWO STORY
50-22-34-203-015	43593 SERENITY	04/15/21	PTA	03-ARM'S LENGTH	\$520,000	\$263,880	50.75	\$527,761	\$88,946	\$431,054	\$541,747	0.796	2,937	\$146.77	TWO STORY
50-22-34-229-009	43451 SCENIC	03/09/22	PTA	03-ARM'S LENGTH	\$510,000	\$237,690	46.61	\$475,384	\$95,633	\$414,367	\$468,828	0.884	2,744	\$151.01	TWO STORY
										\$1,211,459	\$1,503,759	0.806			

USE 0.810 ECF FOR TWO STORY

R3404 SUN VALLEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-226-057	43455 VERO	03/28/22	PTA	03-ARM'S LENGTH	\$980,000	\$495,430	50.55	\$990,864	\$136,699	\$843,301	\$923,422	0.913	4,722	\$178.59	TWO STORY
										\$843,301	\$923,422	0.913			

ONE SALE DURING STUDY PERIOD

USE 0.913 ECF AS BASE

6 PARCELS IN ECF NEIGHBORHOOD

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	0.800	0.800	0.800	1.120
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	0.900	1.000	1.000	1.000

R3405 WESTRIDGE DOWNS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-280-003	43785 GALWAY	09/15/20	PTA	03-ARM'S LENGTH	\$293,500	\$162,990	55.53	\$325,981	\$65,557	\$227,943	\$179,603	1.269	1,428	\$159.62	ONE STORY B
50-22-34-280-013	43525 GALWAY	06/30/21	PTA	03-ARM'S LENGTH	\$420,000	\$192,120	45.74	\$384,237	\$65,858	\$354,142	\$219,572	1.613	1,428	\$248.00	ONE STORY B
										\$582,085	\$399,174	1.458			

USE 1.458 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-278-009	43611 WESTRIDGE	04/08/20	WD	03-ARM'S LENGTH	\$360,000	\$196,820	54.67	\$393,631	\$72,194	\$287,806	\$214,291	1.343	1,830	\$157.27	TWO STORY B
50-22-34-280-006	43737 GALWAY	05/29/20	PTA	03-ARM'S LENGTH	\$342,500	\$186,820	54.55	\$373,641	\$66,790	\$275,710	\$204,567	1.348	1,786	\$154.37	TWO STORY B
50-22-34-279-008	43586 WESTRIDGE	09/30/20	PTA	03-ARM'S LENGTH	\$349,900	\$174,800	49.96	\$349,602	\$59,445	\$290,455	\$193,438	1.502	1,786	\$162.63	TWO STORY B
50-22-34-280-012	43541 GALWAY	06/17/21	PTA	03-ARM'S LENGTH	\$421,000	\$204,180	48.50	\$408,367	\$65,992	\$355,008	\$228,250	1.555	2,186	\$162.40	TWO STORY B
50-22-34-280-016	43411 GALWAY	09/14/21	PTA	03-ARM'S LENGTH	\$372,000	\$168,700	45.35	\$337,402	\$60,340	\$311,660	\$184,708	1.687	1,786	\$174.50	TWO STORY B
										\$1,520,639	\$1,025,255	1.483			

USE 1.483 ECF FOR TWO STORY B

USE 1.450 ECF FOR TWO STORY

R3420 CHELSEA KNOLL OCCP 468

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-34-226-035	22311 CHELSEA	06/18/21	WD	03-ARM'S LENGTH	\$282,000	\$119,280	42.30	\$238,569	\$47,228	\$234,772	\$224,579	1.045	1,716	\$136.81	TWO STORY B
50-22-34-226-041	22155 CHELSEA	09/15/21	PTA	03-ARM'S LENGTH	\$305,000	\$138,480	45.40	\$276,961	\$47,228	\$257,772	\$269,640	0.956	1,356	\$190.10	ONE STORY B
										\$492,544	\$494,218	0.997			

USE 0.997 ECF AS BASE

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	0.910	0.910	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	0.920
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	0.920	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	0.930	1.000	1.000
CUSTOM	1.000	1.000	1.050	1.000	1.000	1.000

R3450SEC 34 ACREAGE

NO SALES DURING STUDY PERIOD

26 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.180	1.000	1.200	1.300
ONE STORY C	1.000	1.000	1.000	1.000	1.500	1.350
TWO STORY	1.040	1.000	0.910	0.930	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.030	1.000	1.580
TWO STORY C	1.000	1.000	1.000	1.000	1.030	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.070	1.000	1.000
CUSTOM	1.000	1.000	1.140	1.000	1.000	1.000

R3501**CHASE FARMS**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-251-027	21922 PICADILLY	06/22/20	PTA	03-ARM'S LENGTH	\$550,000	\$274,070	49.83	\$548,148	\$103,981	\$446,019	\$556,600	0.801	2,916	\$152.96	TWO STORY
50-22-35-201-014	41718 CHESTERFIELD	07/08/20	PTA	03-ARM'S LENGTH	\$600,000	\$354,560	59.09	\$709,129	\$138,497	\$461,503	\$715,078	0.645	3,570	\$129.27	TWO STORY
50-22-35-226-031	22378 CHASE	07/31/20	PTA	03-ARM'S LENGTH	\$515,000	\$276,640	53.72	\$553,283	\$109,523	\$405,477	\$556,090	0.729	2,983	\$135.93	TWO STORY
50-22-35-253-009	21733 PICADILLY	07/31/20	PTA	03-ARM'S LENGTH	\$493,000	\$272,510	55.28	\$545,015	\$108,200	\$384,800	\$547,387	0.703	3,074	\$125.18	TWO STORY
50-22-35-279-024	22219 CHASE	07/31/20	PTA	03-ARM'S LENGTH	\$629,500	\$320,720	50.95	\$641,445	\$137,751	\$491,749	\$631,196	0.779	3,599	\$136.63	TWO STORY
50-22-35-327-010	21345 WHEATON	08/27/20	PTA	03-ARM'S LENGTH	\$534,900	\$282,340	52.78	\$564,688	\$114,535	\$420,365	\$564,102	0.745	2,873	\$146.32	TWO STORY
50-22-35-353-028	20997 CHASE	08/28/20	PTA	03-ARM'S LENGTH	\$509,000	\$268,290	52.71	\$536,579	\$97,909	\$411,091	\$549,712	0.748	3,398	\$120.98	TWO STORY
50-22-35-202-008	22166 BROCKSHIRE	09/02/20	PTA	03-ARM'S LENGTH	\$534,900	\$308,290	57.64	\$616,574	\$103,496	\$431,404	\$642,955	0.671	3,330	\$129.55	TWO STORY
50-22-35-253-007	21823 PICADILLY	09/04/20	PTA	03-ARM'S LENGTH	\$515,000	\$262,020	50.88	\$524,045	\$103,643	\$411,357	\$526,820	0.781	2,844	\$144.64	TWO STORY
50-22-35-353-007	43115 WESTCHESTER	09/14/20	PTA	03-ARM'S LENGTH	\$565,000	\$319,800	56.60	\$639,604	\$174,139	\$390,861	\$583,290	0.670	3,437	\$113.72	TWO STORY
50-22-35-354-007	42978 ASHBURY	09/16/20	PTA	03-ARM'S LENGTH	\$535,000	\$309,030	57.76	\$618,062	\$98,922	\$436,078	\$650,551	0.670	3,388	\$128.71	TWO STORY
50-22-35-353-016	43042 ASHBURY	11/06/20	PTA	03-ARM'S LENGTH	\$525,000	\$283,910	54.08	\$567,825	\$98,560	\$426,440	\$588,051	0.725	3,412	\$124.98	TWO STORY
50-22-35-201-010	41695 SUDBURY	12/23/20	PTA	03-ARM'S LENGTH	\$630,000	\$342,700	54.40	\$685,400	\$107,538	\$522,462	\$724,138	0.721	3,536	\$147.76	TWO STORY
50-22-35-177-010	21403 CHASE	03/10/21	PTA	03-ARM'S LENGTH	\$599,900	\$288,920	48.16	\$577,834	\$106,836	\$493,064	\$590,223	0.835	3,337	\$147.76	TWO STORY
50-22-35-329-003	21360 CHASE	04/16/21	PTA	03-ARM'S LENGTH	\$450,000	\$269,900	59.98	\$539,793	\$100,441	\$349,559	\$550,566	0.635	3,133	\$111.57	TWO STORY
50-22-35-352-008	43105 ASHBURY	05/28/21	PTA	03-ARM'S LENGTH	\$570,000	\$299,260	52.50	\$598,524	\$93,748	\$476,252	\$632,551	0.753	3,022	\$157.59	TWO STORY
50-22-35-278-029	21882 CHASE	06/09/21	PTA	03-ARM'S LENGTH	\$615,000	\$299,980	48.78	\$599,950	\$100,441	\$514,559	\$625,951	0.822	3,346	\$153.78	TWO STORY
50-22-35-355-003	42961 ASHBURY	06/14/21	PTA	03-ARM'S LENGTH	\$601,000	\$288,140	47.94	\$576,284	\$108,903	\$492,097	\$585,691	0.840	3,021	\$162.89	TWO STORY
50-22-35-352-013	43025 ASHBURY	07/28/21	PTA	03-ARM'S LENGTH	\$555,000	\$279,380	50.34	\$558,764	\$102,796	\$452,204	\$571,389	0.791	3,179	\$142.25	TWO STORY
50-22-35-226-014	22156 CHASE	08/16/21	PTA	03-ARM'S LENGTH	\$685,000	\$325,070	47.46	\$650,135	\$100,441	\$584,559	\$688,840	0.849	3,578	\$163.38	TWO STORY
50-22-35-354-005	20854 CHASE	09/09/21	PTA	03-ARM'S LENGTH	\$655,000	\$325,050	49.63	\$650,093	\$117,466	\$537,534	\$667,452	0.805	3,874	\$138.75	TWO STORY
50-22-35-329-006	21320 WHEATON	09/16/21	PTA	03-ARM'S LENGTH	\$560,000	\$275,170	49.14	\$550,343	\$108,621	\$451,379	\$553,536	0.815	3,240	\$139.31	TWO STORY
50-22-35-355-006	42913 ASHBURY	10/04/21	WD	03-ARM'S LENGTH	\$523,500	\$264,940	50.61	\$529,882	\$116,869	\$406,631	\$517,560	0.786	2,666	\$152.52	TWO STORY
50-22-35-201-016	41768 CHESTERFIELD	10/14/21	PTA	03-ARM'S LENGTH	\$750,000	\$405,710	54.09	\$811,423	\$119,224	\$630,776	\$867,417	0.727	4,408	\$143.10	TWO STORY
50-22-35-353-025	43038 OXFORD	10/29/21	PTA	03-ARM'S LENGTH	\$602,500	\$309,420	51.36	\$618,848	\$139,596	\$462,904	\$600,566	0.771	2,866	\$161.52	TWO STORY
50-22-35-201-027	41668 HEMPSHIRE	03/07/22	PTA	03-ARM'S LENGTH	\$670,000	\$334,490	49.92	\$668,976	\$108,735	\$561,265	\$702,056	0.799	3,452	\$162.59	TWO STORY
										\$12,052,389	\$15,989,768	0.754			

USE 0.754 ECF FOR TWO STORY

USE 0.730 ECF FOR ONE STORY

R3502 DEERBROOK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-227-008	41462 REINDEER	12/15/21	PTA	03-ARM'S LENGTH	\$450,000	\$217,740	48.39	\$435,488	\$83,418	\$366,582	\$426,752	0.859	2,316	\$158.28	ONE STORY
										\$366,582	\$426,752	0.859			

USE 0.820 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-278-018	41421 FAWN	07/24/20	WD	03-ARM'S LENGTH	\$471,500	\$242,840	51.50	\$485,679	\$79,279	\$392,221	\$495,610	0.791	3,467	\$113.13	TWO STORY
50-22-35-226-012	22251 ANTLER	11/25/20	PTA	03-ARM'S LENGTH	\$412,000	\$226,320	54.93	\$452,637	\$84,814	\$327,186	\$448,565	0.729	3,168	\$103.28	TWO STORY
50-22-35-227-005	41426 REINDEER	08/09/21	PTA	03-ARM'S LENGTH	\$430,000	\$224,100	52.12	\$448,200	\$88,742	\$341,258	\$438,363	0.778	3,029	\$112.66	TWO STORY
50-22-35-277-009	41576 FAWN	08/28/21	WD	03-ARM'S LENGTH	\$445,000	\$221,640	49.81	\$443,277	\$86,906	\$358,094	\$434,599	0.824	3,023	\$118.46	TWO STORY
50-22-35-227-009	41474 REINDEER	12/22/21	PTA	03-ARM'S LENGTH	\$565,000	\$251,760	44.56	\$503,516	\$83,418	\$481,582	\$512,315	0.940	3,006	\$160.21	TWO STORY
										\$1,900,341	\$2,329,451	0.816			

USE 0.816 ECF FOR TWO STORY

R3503 YERKES MANOR

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-376-060	20780 VERANDA	03/05/21	PTA	03-ARM'S LENGTH	\$410,000	\$215,210	52.49	\$430,415	\$81,731	\$328,269	\$405,447	0.810	2,418	\$135.76	TWO STORY
50-22-35-376-042	20793 VERANDA	09/16/21	PTA	03-ARM'S LENGTH	\$530,000	\$263,280	49.68	\$526,566	\$84,257	\$445,743	\$514,313	0.867	2,815	\$158.35	TWO STORY
50-22-35-376-048	20719 EMILY	11/15/21	PTA	03-ARM'S LENGTH	\$520,000	\$252,200	48.50	\$504,397	\$109,150	\$410,850	\$459,590	0.894	2,864	\$143.45	TWO STORY
50-22-35-376-061	20768 HANNAH	02/11/22	PTA	03-ARM'S LENGTH	\$476,000	\$228,320	47.97	\$456,643	\$82,240	\$393,760	\$435,352	0.904	2,299	\$171.27	TWO STORY
										\$1,578,622	\$1,814,701	0.870			

USE 0.870 ECF

R3504 MISSION PINES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-400-054	41489 MISSION	06/30/20	PTA	03-ARM'S LENGTH	\$585,000	\$328,640	56.18	\$657,283	\$147,853	\$437,147	\$771,864	0.566	3,757	\$116.36	TWO STORY B

ONE SALE DURING STUDY PERIOD

USE 0.620 ECF

9 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3501, R3503, R3505

R3505

PINE HOLLOW

NO SALES DURING SALES STUDY PERIOD

USE 0.830 ECF

6 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3501, R3503, R3504

R3506 BROQUET DRIVE

NO SALES DURING SALES STUDY PERIOD

USE 0.840 ECF FOR ONE STORY

USE 0.900 ECF FOR TWO STORY

4 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOOD: R3502

R3520**GLEN HAVEN OCCP 313**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-402-016	21123 GLEN HAVEN CIR E	09/04/20	PTA	03-ARM'S LENGTH	\$142,000	\$74,120	52.20	\$148,233	\$35,000	\$107,000	\$74,989	1.427	1,201	\$89.09	ONE STORY
50-22-35-402-031	21213 GLEN HAVEN CIR E	11/05/21	PTA	03-ARM'S LENGTH	\$182,000	\$74,120	40.73	\$148,233	\$35,000	\$147,000	\$74,989	1.960	1,201	\$122.40	ONE STORY
										\$254,000	\$149,977	1.694			

USE 1.500 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-402-020	21125 GLEN HAVEN CIR E	06/03/20	PTA	03-ARM'S LENGTH	\$190,000	\$108,700	57.21	\$217,408	\$35,000	\$155,000	\$145,926	1.062	1,490	\$104.03	TWO STORY B
50-22-35-402-030	21203 GLEN HAVEN CIR E	06/26/20	PTA	03-ARM'S LENGTH	\$217,000	\$115,750	53.34	\$231,498	\$35,000	\$182,000	\$157,198	1.158	1,490	\$122.15	TWO STORY B
50-22-35-402-024	21141 GLEN HAVEN CIR E	07/17/20	PTA	03-ARM'S LENGTH	\$211,500	\$108,700	51.39	\$217,408	\$35,000	\$176,500	\$145,926	1.210	1,490	\$118.46	TWO STORY B
50-22-35-402-053	21228 GLEN HAVEN CIR W	07/28/20	PTA	03-ARM'S LENGTH	\$215,000	\$108,700	50.56	\$217,408	\$35,000	\$180,000	\$145,926	1.233	1,490	\$120.81	TWO STORY B
50-22-35-402-034	21219 GLEN HAVEN CIR E	11/10/20	WD	03-ARM'S LENGTH	\$201,000	\$108,700	54.08	\$217,408	\$35,000	\$166,000	\$145,926	1.138	1,490	\$111.41	TWO STORY B
50-22-35-453-055	20830 GLEN HAVEN CIR W	12/18/20	WD	03-ARM'S LENGTH	\$159,000	\$81,660	51.36	\$163,321	\$35,000	\$124,000	\$102,657	1.208	1,072	\$115.67	TWO STORY B
50-22-35-402-068	21136 GLEN HAVEN CIR W	04/16/21	PTA	03-ARM'S LENGTH	\$230,000	\$117,720	51.18	\$235,441	\$35,000	\$195,000	\$160,353	1.216	1,502	\$129.83	TWO STORY B
50-22-35-402-030	21203 GLEN HAVEN CIR E	06/15/21	PTA	03-ARM'S LENGTH	\$240,000	\$115,750	48.23	\$231,498	\$35,000	\$205,000	\$157,198	1.304	1,490	\$137.58	TWO STORY B
50-22-35-402-005	21047 GLEN HAVEN CIR E	06/17/21	PTA	03-ARM'S LENGTH	\$210,000	\$109,270	52.03	\$218,534	\$35,000	\$175,000	\$146,827	1.192	1,502	\$116.51	TWO STORY B
50-22-35-402-042	21307 GLEN HAVEN CIR E	08/25/21	PTA	03-ARM'S LENGTH	\$217,500	\$108,700	49.98	\$217,408	\$35,000	\$182,500	\$145,926	1.251	1,490	\$122.48	TWO STORY B
50-22-35-402-060	21216 GLEN HAVEN CIR W	11/24/21	PTA	03-ARM'S LENGTH	\$215,000	\$108,720	50.57	\$217,443	\$35,035	\$179,965	\$145,926	1.233	1,490	\$120.78	TWO STORY B
50-22-35-402-014	21119 GLEN HAVEN CIR E	01/31/22	PTA	03-ARM'S LENGTH	\$225,000	\$108,700	48.31	\$217,408	\$35,000	\$190,000	\$145,926	1.302	1,490	\$127.52	TWO STORY B
										\$2,110,965	\$1,745,718	1.209			

USE 1.209 ECF FOR TWO STORY B

R3521 COUNTRY PLACE OCCP 342		(CONTINUED ONTO PAGE 2)													
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-453-016	20803 GLEN HAVEN CIR E	07/09/20	WD	03-ARM'S LENGTH	\$157,500	\$83,120	52.77	\$166,247	\$32,000	\$125,500	\$67,733	1.853	1,201	\$104.50	ONE STORY
50-22-35-452-045	20811 GLEN HAVEN CIR W	09/02/20	PTA	03-ARM'S LENGTH	\$160,500	\$84,490	52.64	\$168,984	\$32,000	\$128,500	\$69,114	1.859	1,201	\$106.99	ONE STORY
50-22-35-426-145	42178 PELLSTON	09/23/20	PTA	03-ARM'S LENGTH	\$144,330	\$81,920	56.76	\$163,849	\$32,000	\$112,330	\$66,523	1.689	1,201	\$93.53	ONE STORY
50-22-35-426-066	41776 BROQUET	10/02/20	PTA	03-ARM'S LENGTH	\$150,000	\$80,730	53.82	\$161,452	\$32,000	\$118,000	\$65,314	1.807	1,201	\$98.25	ONE STORY
50-22-35-451-015	42133 ROSCOMMON	10/23/20	PTA	03-ARM'S LENGTH	\$150,000	\$80,730	53.82	\$161,452	\$32,000	\$118,000	\$65,314	1.807	1,201	\$98.25	ONE STORY
50-22-35-401-056	42154 ROSCOMMON	03/09/21	WD	03-ARM'S LENGTH	\$158,000	\$80,730	51.09	\$161,452	\$32,000	\$126,000	\$65,314	1.929	1,201	\$104.91	ONE STORY
50-22-35-401-070	42180 ROSCOMMON	03/19/21	PTA	03-ARM'S LENGTH	\$150,000	\$80,730	53.82	\$161,452	\$32,000	\$118,000	\$65,314	1.807	1,201	\$98.25	ONE STORY
50-22-35-476-021	20852 GLEN HAVEN CIR E	04/26/21	PTA	03-ARM'S LENGTH	\$171,000	\$80,730	47.21	\$161,452	\$32,000	\$139,000	\$65,314	2.128	1,201	\$115.74	ONE STORY
50-22-35-476-060	21112 GLEN HAVEN CIR E	06/18/21	WD	03-ARM'S LENGTH	\$170,500	\$81,920	48.05	\$163,849	\$32,000	\$138,500	\$66,523	2.082	1,201	\$115.32	ONE STORY
50-22-35-426-091	21340 GLEN HAVEN CIR E	08/26/21	WD	03-ARM'S LENGTH	\$147,755	\$80,730	54.64	\$161,452	\$32,000	\$115,755	\$65,314	1.772	1,201	\$96.38	ONE STORY
50-22-35-452-040	20833 GLEN HAVEN CIR W	01/06/22	PTA	03-ARM'S LENGTH	\$195,000	\$81,920	42.01	\$163,849	\$32,000	\$163,000	\$66,523	2.450	1,201	\$135.72	ONE STORY
										\$1,402,585	\$728,300	1.926			

USE 1.926 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-427-041	21264 GLEN HAVEN CIR E	05/29/20	PTA	03-ARM'S LENGTH	\$120,000	\$65,690	54.74	\$131,387	\$32,000	\$88,000	\$47,103	1.868	830	\$106.02	ONE STORY B
50-22-35-427-036	21276 GLEN HAVEN CIR E	12/08/20	PTA	03-ARM'S LENGTH	\$127,000	\$65,690	51.72	\$131,387	\$32,000	\$95,000	\$47,103	2.017	830	\$114.46	ONE STORY B
50-22-35-476-006	20836 GLEN HAVEN CIR E	07/02/21	PTA	03-ARM'S LENGTH	\$131,000	\$65,690	50.15	\$131,387	\$32,000	\$99,000	\$47,103	2.102	830	\$119.28	ONE STORY B
50-22-35-428-026	41723 ONAWAY	07/21/21	PTA	03-ARM'S LENGTH	\$130,000	\$65,690	50.53	\$131,387	\$32,000	\$98,000	\$47,103	2.081	830	\$118.07	ONE STORY B
										\$95,000	\$47,103	2.017			

USE 2.017 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-428-035	41707 ONAWAY	08/17/20	PTA	03-ARM'S LENGTH	\$106,000	\$58,240	54.94	\$116,484	\$32,000	\$74,000	\$69,764	1.061	745	\$99.33	ONE STORY C
50-22-35-476-002	20810 GLEN HAVEN CIR E	12/18/20	PTA	03-ARM'S LENGTH	\$117,000	\$58,240	49.78	\$116,484	\$32,000	\$85,000	\$69,764	1.218	745	\$114.09	ONE STORY C
										\$79,500	\$69,764	1.140			

USE 1.140 ECF FOR ONE STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-426-085	21324 GLEN HAVEN CIR E	05/13/20	WD	03-ARM'S LENGTH	\$175,000	\$99,800	57.03	\$199,602	\$32,000	\$143,000	\$128,431	1.113	1,522	\$93.96	TWO STORY
50-22-35-426-094	21346 GLEN HAVEN CIR E	06/01/20	PTA	03-ARM'S LENGTH	\$189,900	\$100,280	52.81	\$200,562	\$32,000	\$157,900	\$129,166	1.222	1,522	\$103.75	TWO STORY
50-22-35-426-077	21306 GLEN HAVEN CIR E	07/13/20	PTA	03-ARM'S LENGTH	\$193,000	\$100,280	51.96	\$200,562	\$32,000	\$161,000	\$129,166	1.246	1,522	\$105.78	TWO STORY
50-22-35-401-009	42213 PELLSTON	08/03/20	PTA	03-ARM'S LENGTH	\$190,000	\$97,510	51.32	\$195,019	\$32,000	\$158,000	\$124,919	1.265	1,522	\$103.81	TWO STORY
50-22-35-453-027	20847 GLEN HAVEN CIR E	08/06/20	WD	03-ARM'S LENGTH	\$177,000	\$103,400	58.42	\$206,806	\$32,000	\$145,000	\$133,951	1.082	1,522	\$95.27	TWO STORY
50-22-35-401-039	42125 PELLSTON	08/19/20	PTA	03-ARM'S LENGTH	\$213,000	\$97,510	45.78	\$195,019	\$32,000	\$181,000	\$124,919	1.449	1,522	\$118.92	TWO STORY
50-22-35-476-056	21104 GLEN HAVEN CIR E	09/04/20	PTA	03-ARM'S LENGTH	\$209,900	\$105,360	50.20	\$210,720	\$32,000	\$177,900	\$136,950	1.299	1,522	\$116.89	TWO STORY
50-22-35-426-118	42122 PELLSTON	09/18/20	PTA	03-ARM'S LENGTH	\$192,000	\$100,280	52.23	\$200,562	\$32,000	\$160,000	\$129,166	1.239	1,522	\$105.12	TWO STORY
50-22-35-426-098	21356 GLEN HAVEN CIR E	09/24/20	PTA	03-ARM'S LENGTH	\$216,500	\$100,280	46.32	\$200,562	\$32,000	\$184,500	\$129,166	1.428	1,522	\$121.22	TWO STORY
50-22-35-426-137	42188 PELLSTON	12/04/20	PTA	03-ARM'S LENGTH	\$178,000	\$101,840	57.21	\$203,682	\$32,000	\$146,000	\$131,557	1.110	1,522	\$95.93	TWO STORY
50-22-35-401-028	42141 PELLSTON	01/22/21	PTA	03-ARM'S LENGTH	\$178,800	\$97,510	54.54	\$195,019	\$32,000	\$146,800	\$124,919	1.175	1,522	\$96.45	TWO STORY
50-22-35-401-068	42176 ROSCOMMON	05/28/21	PTA	03-ARM'S LENGTH	\$184,900	\$97,510	52.74	\$195,019	\$32,000	\$152,900	\$124,919	1.224	1,522	\$100.46	TWO STORY
50-22-35-451-009	42153 ROSCOMMON	07/08/21	PTA	03-ARM'S LENGTH	\$218,000	\$101,840	46.72	\$203,682	\$32,000	\$186,000	\$131,557	1.414	1,522	\$122.21	TWO STORY

R3521**COUNTRY PLACE OCCP 342****(CONTINUED FROM PAGE 1)**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-451-038	42104 GLADWIN	08/16/21	PTA	03-ARM'S LENGTH	\$211,600	\$100,280	47.39	\$200,562	\$32,000	\$179,600	\$129,166	1.390	1,522	\$118.00	TWO STORY
50-22-35-451-023	21051 GLEN HAVEN CIR W	10/14/21	PTA	03-ARM'S LENGTH	\$185,000	\$104,430	56.45	\$208,854	\$32,000	\$153,000	\$135,520	1.129	1,522	\$100.53	TWO STORY
50-22-35-453-042	20925 GLEN HAVEN CIR E	10/22/21	PTA	03-ARM'S LENGTH	\$225,000	\$105,550	46.91	\$211,105	\$32,000	\$193,000	\$137,245	1.406	1,522	\$126.81	TWO STORY
50-22-35-453-023	20827 GLEN HAVEN CIR E	10/29/21	PTA	03-ARM'S LENGTH	\$210,000	\$106,270	50.60	\$212,539	\$32,000	\$178,000	\$138,344	1.287	1,522	\$116.95	TWO STORY
										\$2,803,600	\$2,219,062	1.263			

USE 1.263 ECF FOR TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-453-019	20809 GLEN HAVEN CIR E	06/19/20	PTA	03-ARM'S LENGTH	\$160,000	\$91,610	57.26	\$183,214	\$32,000	\$128,000	\$102,657	1.247	1,072	\$119.40	TWO STORY B
50-22-35-453-049	20940 GLEN HAVEN CIR W	07/17/20	PTA	03-ARM'S LENGTH	\$165,000	\$91,610	55.52	\$183,214	\$32,000	\$133,000	\$102,657	1.296	1,072	\$124.07	TWO STORY B
50-22-35-451-045	42144 GLADWIN	07/22/20	PTA	03-ARM'S LENGTH	\$165,000	\$88,910	53.88	\$177,811	\$32,000	\$133,000	\$98,989	1.344	1,072	\$124.07	TWO STORY B
50-22-35-426-070	41780 BROQUET	07/23/20	WD	03-ARM'S LENGTH	\$165,000	\$91,330	55.35	\$182,653	\$32,000	\$133,000	\$102,276	1.300	1,120	\$118.75	TWO STORY B
50-22-35-451-001	42169 ROSCOMMON	08/05/20	PTA	03-ARM'S LENGTH	\$180,000	\$90,250	50.14	\$180,500	\$32,000	\$148,000	\$100,815	1.468	1,072	\$138.06	TWO STORY B
50-22-35-426-099	21358 GLEN HAVEN CIR E	09/30/20	PTA	03-ARM'S LENGTH	\$177,500	\$91,330	51.45	\$182,653	\$32,000	\$145,500	\$102,276	1.423	1,120	\$129.91	TWO STORY B
50-22-35-426-114	21394 GLEN HAVEN CIR E	10/01/20	WD	03-ARM'S LENGTH	\$194,000	\$91,330	47.08	\$182,653	\$32,000	\$162,000	\$102,276	1.584	1,120	\$144.64	TWO STORY B
50-22-35-452-023	20905 GLEN HAVEN CIR W	10/13/20	PTA	03-ARM'S LENGTH	\$180,000	\$90,250	50.14	\$180,500	\$32,000	\$148,000	\$100,815	1.468	1,072	\$138.06	TWO STORY B
50-22-35-427-017	21218 GLEN HAVEN CIR E	10/15/20	PTA	03-ARM'S LENGTH	\$165,000	\$84,880	51.44	\$169,767	\$32,000	\$133,000	\$93,528	1.422	1,030	\$129.13	TWO STORY B
50-22-35-476-031	20916 GLEN HAVEN CIR E	10/23/20	PTA	03-ARM'S LENGTH	\$174,300	\$90,250	51.78	\$180,500	\$32,000	\$142,300	\$100,815	1.412	1,072	\$132.74	TWO STORY B
50-22-35-428-037	41706 ONAWAY	11/06/20	WD	03-ARM'S LENGTH	\$175,000	\$84,880	48.50	\$169,767	\$32,000	\$143,000	\$93,528	1.529	1,030	\$138.83	TWO STORY B
50-22-35-427-009	21158 GLEN HAVEN CIR E	11/10/20	PTA	03-ARM'S LENGTH	\$183,000	\$84,880	46.38	\$169,767	\$32,000	\$151,000	\$93,528	1.614	1,030	\$146.60	TWO STORY B
50-22-35-428-027	41719 ONAWAY	11/19/20	WD	03-ARM'S LENGTH	\$159,640	\$84,880	53.17	\$169,767	\$32,000	\$127,640	\$93,528	1.365	1,030	\$123.92	TWO STORY B
50-22-35-427-052	41719 BROQUET	12/04/20	PTA	03-ARM'S LENGTH	\$166,789	\$93,690	56.17	\$187,378	\$32,000	\$134,789	\$105,484	1.278	1,147	\$117.51	TWO STORY B
50-22-35-401-045	42126 ROSCOMMON	03/09/21	PTA	03-ARM'S LENGTH	\$177,700	\$88,200	49.63	\$176,397	\$32,000	\$145,700	\$98,029	1.486	1,120	\$130.09	TWO STORY B
50-22-35-426-065	41768 BROQUET	04/09/21	PTA	03-ARM'S LENGTH	\$210,000	\$95,230	45.35	\$190,452	\$32,000	\$178,000	\$107,571	1.655	1,120	\$158.93	TWO STORY B
50-22-35-401-055	42144 ROSCOMMON	06/02/21	PTA	03-ARM'S LENGTH	\$214,000	\$88,200	41.21	\$176,397	\$32,000	\$182,000	\$98,029	1.857	1,120	\$162.50	TWO STORY B
50-22-35-426-074	41788 BROQUET	06/14/21	PTA	03-ARM'S LENGTH	\$204,100	\$91,330	44.75	\$182,653	\$32,000	\$172,100	\$102,276	1.683	1,120	\$153.66	TWO STORY B
50-22-35-476-013	20824 GLEN HAVEN CIR E	07/15/21	PTA	03-ARM'S LENGTH	\$219,000	\$89,990	41.09	\$179,972	\$32,000	\$187,000	\$100,456	1.862	1,088	\$171.88	TWO STORY B
50-22-35-401-058	42158 ROSCOMMON	08/06/21	PTA	03-ARM'S LENGTH	\$201,000	\$91,330	45.44	\$182,653	\$32,000	\$169,000	\$102,276	1.652	1,120	\$150.89	TWO STORY B
50-22-35-452-031	20845 GLEN HAVEN CIR W	09/24/21	PTA	03-ARM'S LENGTH	\$205,000	\$90,250	44.02	\$180,500	\$32,000	\$173,000	\$100,815	1.716	1,072	\$161.38	TWO STORY B
50-22-35-428-004	41759 ONAWAY	10/01/21	PTA	03-ARM'S LENGTH	\$195,000	\$93,690	48.05	\$187,378	\$32,000	\$163,000	\$105,484	1.545	1,147	\$142.11	TWO STORY B
50-22-35-401-027	42139 PELLSTON	11/23/21	PTA	03-ARM'S LENGTH	\$209,500	\$91,330	43.59	\$182,653	\$32,000	\$177,500	\$102,276	1.735	1,120	\$158.48	TWO STORY B
50-22-35-401-038	42123 PELLSTON	12/13/21	PTA	03-ARM'S LENGTH	\$210,000	\$91,330	43.49	\$182,653	\$32,000	\$178,000	\$102,276	1.740	1,120	\$158.93	TWO STORY B
50-22-35-426-083	21320 GLEN HAVEN CIR E	12/20/21	PTA	03-ARM'S LENGTH	\$205,000	\$91,330	44.55	\$182,653	\$32,000	\$173,000	\$102,276	1.691	1,120	\$154.46	TWO STORY B
50-22-35-428-049	41736 ONAWAY	12/28/21	PTA	03-ARM'S LENGTH	\$165,000	\$87,380	52.96	\$174,757	\$32,000	\$133,000	\$96,916	1.372	1,030	\$129.13	TWO STORY B
50-22-35-427-045	21268 GLEN HAVEN CIR E	02/11/22	PTA	03-ARM'S LENGTH	\$171,900	\$76,290	44.38	\$152,584	\$32,000	\$139,900	\$81,863	1.709	890	\$157.19	TWO STORY B
50-22-35-476-009	20830 GLEN HAVEN CIR E	03/02/22	PTA	03-ARM'S LENGTH	\$200,000	\$95,140	47.57	\$190,286	\$32,000	\$168,000	\$107,458	1.563	1,147	\$146.47	TWO STORY B
50-22-35-427-044	21270 GLEN HAVEN CIR E	03/17/22	PTA	03-ARM'S LENGTH	\$165,000	\$76,290	46.24	\$152,584	\$32,000	\$133,000	\$81,863	1.625	890	\$149.44	TWO STORY B
										\$10,041,629	\$7,321,163	1.372			

USE 1.372 ECF FOR TWO STORY B

R3522 RIVERBRIDGE OCCP 724

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-303-009	43274 ASHBURY	05/07/21	PTA	03-ARM'S LENGTH	\$420,000	\$215,530	51.32	\$431,068	\$83,647	\$336,353	\$408,731	0.823	2,296	\$146.50	ONE STORY
										\$336,353	\$408,731	0.823			

USE 0.830 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-151-008	43345 WINDMILL	07/10/20	WD	03-ARM'S LENGTH	\$447,000	\$243,070	54.38	\$486,145	\$101,255	\$345,745	\$400,094	0.864	2,502	\$138.19	TWO STORY
50-22-35-302-003	43347 RIVERBRIDGE	07/31/20	PTA	03-ARM'S LENGTH	\$425,000	\$230,350	54.20	\$460,699	\$86,382	\$338,618	\$389,103	0.870	2,250	\$150.50	TWO STORY
50-22-35-302-004	43341 RIVERBRIDGE	07/31/20	PTA	03-ARM'S LENGTH	\$405,000	\$211,440	52.21	\$422,889	\$78,047	\$326,953	\$358,464	0.912	1,969	\$166.05	TWO STORY
50-22-35-302-009	43241 ASHBURY	09/30/21	PTA	03-ARM'S LENGTH	\$480,000	\$241,430	50.30	\$482,863	\$79,214	\$400,786	\$419,594	0.955	2,201	\$182.09	TWO STORY
										\$1,412,102	\$1,567,254	0.901			

USE 0.910 ECF FOR TWO STORY

R3523 MIRABELLA ESTATES OCCP 1632

NO SALES DURING SALES STUDY PERIOD

USE 0.930 ECF

10 PARCELS IN ECF NEIGHBORHOOD

R3524 NORMANDY HILLS ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-478-001	20755 NORMANDY	07/22/20	PTA	03-ARM'S LENGTH	\$807,650	\$438,750	54.32	\$877,502	\$150,747	\$656,903	\$895,019	0.734	3,702	\$177.45	TWO STORY
50-22-35-478-010	20950 NORMANDY	12/30/20	PTA	03-ARM'S LENGTH	\$753,500	\$408,990	54.28	\$817,976	\$152,594	\$600,906	\$819,436	0.733	3,720	\$161.53	TWO STORY
50-22-35-478-006	20955 NORMANDY	11/12/21	PTA	03-ARM'S LENGTH	\$830,000	\$395,800	47.69	\$791,590	\$150,747	\$679,253	\$789,216	0.861	3,617	\$187.79	TWO STORY
										\$1,937,062	\$2,503,670	0.774			

USE 0.774 ECF FOR TWO STORY

USE 0.820 ECF FOR ONE STORY

R3550SEC 35 ACREAGE

NO SALES DURING STUDY PERIOD

8 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.220
ONE STORY B	1.000	1.000	1.000	0.880	1.000	1.000
ONE STORY C	1.000	1.000	1.000	0.880	1.000	1.000
TWO STORY	0.930	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	0.900	1.000	1.050	1.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.590	1.000	1.000

R3601**TURTLE CREEK**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-105-002	22372 S HEATHERBRAE	06/19/20	PTA	03-ARM'S LENGTH	\$375,000	\$192,950	51.45	\$385,909	\$68,967	\$306,033	\$333,623	0.917	2,110	\$145.04	ONE STORY
50-22-36-101-018	22139 CASCADE	08/28/20	PTA	03-ARM'S LENGTH	\$408,000	\$224,520	55.03	\$449,040	\$77,475	\$330,525	\$391,121	0.845	3,008	\$109.88	ONE STORY
50-22-36-102-009	22267 S HEATHERBRAE	04/19/21	PTA	03-ARM'S LENGTH	\$406,000	\$206,020	50.74	\$412,044	\$74,177	\$331,823	\$355,649	0.933	2,015	\$164.68	ONE STORY
50-22-36-101-022	22083 CASCADE	08/30/21	PTA	03-ARM'S LENGTH	\$350,000	\$165,970	47.42	\$331,941	\$67,921	\$282,079	\$277,916	1.015	1,736	\$162.49	ONE STORY

\$1,250,460 \$1,358,309 0.921

USE 0.920 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-101-007	22293 CASCADE	07/31/20	PTA	03-ARM'S LENGTH	\$345,000	\$160,450	46.51	\$320,891	\$68,755	\$276,245	\$242,438	1.139	1,789	\$154.41	TWO STORY
50-22-36-103-011	22013 S HEATHERBRAE	10/30/20	PTA	03-ARM'S LENGTH	\$402,000	\$209,130	52.02	\$418,259	\$69,678	\$332,322	\$335,174	0.991	2,619	\$126.89	TWO STORY
50-22-36-105-014	21996 MERIDIAN	12/11/20	PTA	03-ARM'S LENGTH	\$451,000	\$236,170	52.37	\$472,348	\$72,092	\$378,908	\$384,862	0.985	2,932	\$129.23	TWO STORY
50-22-36-101-012	22223 CASCADE	03/30/21	PTA	03-ARM'S LENGTH	\$430,000	\$213,940	49.75	\$427,886	\$67,921	\$362,079	\$346,120	1.046	2,319	\$156.14	TWO STORY
50-22-36-102-016	22264 MERIDIAN	04/09/21	PTA	03-ARM'S LENGTH	\$456,000	\$216,760	47.54	\$433,517	\$71,122	\$384,878	\$348,457	1.105	2,354	\$163.50	TWO STORY
50-22-36-103-035	21922 SIEGAL	06/01/21	PTA	03-ARM'S LENGTH	\$366,000	\$202,600	55.36	\$405,209	\$72,073	\$293,927	\$320,323	0.918	2,558	\$114.91	TWO STORY
50-22-36-104-009	21830 S HEATHERBRAE	08/04/21	PTA	03-ARM'S LENGTH	\$460,000	\$205,940	44.77	\$411,882	\$69,376	\$390,624	\$329,333	1.186	2,287	\$170.80	TWO STORY
50-22-36-103-009	22085 S HEATHERBRAE	08/31/21	PTA	03-ARM'S LENGTH	\$400,000	\$212,660	53.17	\$425,327	\$70,658	\$329,342	\$341,028	0.966	2,306	\$142.82	TWO STORY
50-22-36-101-005	22321 CASCADE	12/30/21	PTA	03-ARM'S LENGTH	\$380,000	\$165,920	43.66	\$331,846	\$80,471	\$299,529	\$241,707	1.239	1,780	\$168.27	TWO STORY

\$8,290,595 \$8,161,878 1.016

USE 1.020 ECF FOR TWO STORY

R3602 CHARRINGTON GREEN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-152-013	41162 MARKS	11/06/20	PTA	03-ARM'S LENGTH	\$330,000	\$176,230	53.40	\$352,458	\$66,476	\$263,524	\$324,980	0.811	2,162	\$121.89	TWO STORY
50-22-36-154-007	41095 MARKS	05/21/21	PTA	03-ARM'S LENGTH	\$365,000	\$168,610	46.19	\$337,215	\$68,518	\$296,482	\$298,552	0.993	1,644	\$180.34	ONE STORY
50-22-36-153-009	41155 TODD	12/07/21	PTA	03-ARM'S LENGTH	\$350,000	\$149,720	42.78	\$299,431	\$62,552	\$287,448	\$263,199	1.092	1,646	\$174.63	ONE STORY
50-22-36-154-012	41300 TODD	12/10/21	PTA	03-ARM'S LENGTH	\$365,000	\$143,140	39.22	\$286,273	\$62,713	\$302,287	\$254,045	1.190	1,752	\$172.54	TWO STORY
										\$1,149,741	\$1,140,776	1.008			

USE 0.970 ECF FOR ALL

R3603 WHISPERING MEADOWS SUBS 1-3

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-252-012	21636 SUNFLOWER	07/08/20	PTA	03-ARM'S LENGTH	\$280,000	\$149,860	53.52	\$299,720	\$60,319	\$219,681	\$172,853	1.271	1,448	\$151.71	ONE STORY
50-22-36-126-017	22440 MILL	09/14/20	PTA	03-ARM'S LENGTH	\$267,500	\$143,170	53.52	\$286,334	\$64,792	\$202,708	\$159,958	1.267	1,449	\$139.90	ONE STORY
50-22-36-254-004	40136 LADENE	05/14/21	PTA	03-ARM'S LENGTH	\$350,000	\$186,610	53.32	\$373,214	\$75,037	\$274,963	\$215,290	1.277	1,650	\$166.64	ONE STORY
50-22-36-177-009	21880 ARBOR	05/19/21	PTA	03-ARM'S LENGTH	\$320,000	\$148,800	46.50	\$297,598	\$61,054	\$258,946	\$170,790	1.516	1,612	\$160.64	ONE STORY
50-22-36-252-010	21690 SUNFLOWER	07/16/21	PTA	03-ARM'S LENGTH	\$335,000	\$149,140	44.52	\$298,272	\$60,064	\$274,936	\$171,991	1.599	1,448	\$189.87	ONE STORY
50-22-36-127-004	40768 MILL ROAD CT W	09/20/21	WD	03-ARM'S LENGTH	\$320,000	\$138,420	43.26	\$276,845	\$69,501	\$250,499	\$149,707	1.673	1,154	\$217.07	ONE STORY
										\$1,481,733	\$1,040,589	1.424			

USE 1.424 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-176-001	21682 CLOVER	10/28/20	PTA	03-ARM'S LENGTH	\$354,000	\$195,830	55.32	\$391,660	\$61,894	\$292,106	\$263,813	1.107	2,136	\$136.75	TRI-LEVEL
										\$292,106	\$263,813	1.107			

USE 1.100 ECF FOR TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-128-002	21960 SHADYBROOK	06/29/20	PTA	03-ARM'S LENGTH	\$375,000	\$183,140	48.84	\$366,288	\$60,690	\$314,310	\$199,737	1.574	2,254	\$139.45	TWO STORY
50-22-36-129-014	22077 GREENTREE	07/28/20	PTA	03-ARM'S LENGTH	\$375,000	\$194,630	51.90	\$389,256	\$60,903	\$314,097	\$214,610	1.464	2,438	\$128.83	TWO STORY
50-22-36-127-042	22099 SHADYBROOK	09/02/20	PTA	03-ARM'S LENGTH	\$284,000	\$167,430	58.95	\$334,856	\$60,995	\$223,005	\$178,994	1.246	1,817	\$122.73	TWO STORY
50-22-36-129-011	22134 CLOVER	10/09/20	PTA	03-ARM'S LENGTH	\$346,500	\$183,740	53.03	\$367,482	\$63,932	\$282,568	\$198,399	1.424	2,298	\$122.96	TWO STORY
50-22-36-177-022	21837 SUNRISE	12/04/20	PTA	03-ARM'S LENGTH	\$367,500	\$175,220	47.68	\$350,448	\$61,835	\$305,665	\$188,636	1.620	2,248	\$135.97	TWO STORY
50-22-36-177-029	21603 SUNRISE	12/04/20	PTA	03-ARM'S LENGTH	\$295,000	\$171,960	58.29	\$343,917	\$64,049	\$230,951	\$182,920	1.263	1,818	\$127.04	TWO STORY
50-22-36-129-009	22070 CLOVER	01/04/21	PTA	03-ARM'S LENGTH	\$340,000	\$190,160	55.93	\$380,329	\$60,741	\$279,259	\$208,881	1.337	2,332	\$119.75	TWO STORY
50-22-36-178-022	21653 CLOVER	02/19/21	PTA	03-ARM'S LENGTH	\$302,500	\$154,410	51.04	\$308,817	\$63,052	\$239,448	\$160,631	1.491	1,784	\$134.22	TWO STORY
50-22-36-128-020	21943 CLOVER	03/12/21	PTA	03-ARM'S LENGTH	\$393,000	\$207,090	52.69	\$414,170	\$60,064	\$332,936	\$231,442	1.439	2,254	\$147.71	TWO STORY
50-22-36-176-020	21983 ARBOR	05/19/21	PTA	03-ARM'S LENGTH	\$380,000	\$181,750	47.83	\$363,496	\$61,252	\$318,748	\$197,545	1.614	1,911	\$166.80	TWO STORY
50-22-36-129-012	22174 CLOVER	07/02/21	PTA	03-ARM'S LENGTH	\$363,000	\$162,200	44.68	\$324,409	\$65,181	\$297,819	\$169,430	1.758	1,786	\$166.75	TWO STORY
50-22-36-251-005	21890 SUNRISE	07/16/21	WD	03-ARM'S LENGTH	\$361,000	\$164,190	45.48	\$328,385	\$61,914	\$299,086	\$174,164	1.717	1,848	\$161.84	TWO STORY
50-22-36-201-008	22295 SUNRISE	07/29/21	PTA	03-ARM'S LENGTH	\$354,000	\$174,750	49.36	\$349,500	\$64,415	\$289,585	\$186,330	1.554	1,784	\$162.32	TWO STORY
50-22-36-128-018	21995 CLOVER	08/14/21	PTA	03-ARM'S LENGTH	\$405,000	\$202,890	50.10	\$405,789	\$60,064	\$344,936	\$225,964	1.527	1,855	\$185.95	TWO STORY
50-22-36-129-013	22109 GREENTREE	08/19/21	WD	03-ARM'S LENGTH	\$410,000	\$203,120	49.54	\$406,230	\$65,026	\$344,974	\$223,009	1.547	2,314	\$149.08	TWO STORY
50-22-36-177-010	21906 ARBOR	09/24/21	WD	03-ARM'S LENGTH	\$395,000	\$184,360	46.67	\$368,722	\$61,705	\$333,295	\$200,665	1.661	2,432	\$137.05	TWO STORY
50-22-36-202-006	40440 LADENE	10/29/21	PTA	03-ARM'S LENGTH	\$381,000	\$182,180	47.82	\$364,359	\$63,748	\$317,252	\$196,478	1.615	1,969	\$161.12	TWO STORY
50-22-36-251-011	21931 SUNFLOWER	12/10/21	PTA	03-ARM'S LENGTH	\$430,000	\$218,010	50.70	\$436,010	\$70,354	\$359,646	\$238,991	1.505	2,682	\$134.10	TWO STORY
50-22-36-201-005	22391 SUNRISE	01/26/22	PTA	03-ARM'S LENGTH	\$387,000	\$185,170	47.85	\$370,346	\$94,868	\$292,132	\$180,051	1.622	1,862	\$156.89	TWO STORY
										\$5,719,712	\$3,756,876	1.522			

USE 1.522 ECF FOR TWO STORY

R3604**CARRIAGE HILL**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-327-004	21555 PURLINGBROOK	09/20/21	PTA	03-ARM'S LENGTH	\$477,500	\$224,100	46.93	\$448,200	\$105,156	\$372,344	\$381,160	0.977	2,593	\$143.60	ONE STORY
50-22-36-305-007	41100 COVENTRY	10/29/21	PTA	03-ARM'S LENGTH	\$426,000	\$217,990	51.17	\$435,971	\$95,574	\$330,426	\$378,219	0.874	2,406	\$137.33	ONE STORY
										\$702,770	\$759,379	0.925			

USE 0.925 ECF FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-306-009	41223 COVENTRY	06/29/20	PTA	03-ARM'S LENGTH	\$460,000	\$260,780	56.69	\$521,565	\$98,555	\$361,445	\$445,274	0.812	2,993	\$120.76	TWO STORY
50-22-36-306-013	41153 COVENTRY	12/11/20	PTA	03-ARM'S LENGTH	\$575,000	\$292,520	50.87	\$585,037	\$114,705	\$460,295	\$495,086	0.930	3,998	\$115.13	TWO STORY
50-22-36-302-003	40958 COVENTRY	03/19/21	PTA	03-ARM'S LENGTH	\$567,500	\$270,690	47.70	\$541,389	\$100,662	\$466,838	\$463,923	1.006	2,937	\$158.95	TWO STORY
50-22-36-303-014	41272 CARRIAGE HILL	03/24/21	PTA	03-ARM'S LENGTH	\$485,000	\$272,830	56.25	\$545,650	\$92,067	\$392,933	\$477,456	0.823	2,577	\$152.48	TWO STORY
50-22-36-327-002	40875 COVENTRY	09/30/21	PTA	03-ARM'S LENGTH	\$550,000	\$264,580	48.11	\$529,153	\$90,215	\$459,785	\$462,040	0.995	2,979	\$154.34	TWO STORY
50-22-36-302-002	41274 BEACON	11/04/21	PTA	03-ARM'S LENGTH	\$516,000	\$245,060	47.49	\$490,112	\$89,693	\$426,307	\$421,494	1.011	3,044	\$140.05	TWO STORY
										\$2,567,603	\$2,765,273	0.929			

USE 0.929 ECF FOR TWO STORY**USE 0.845 ECF FOR BI-LEVEL and TRI-LEVEL**

R3605 MEADOWBROOK MANOR

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-352-006	41239 LLEWELYN	10/26/20	PTA	03-ARM'S LENGTH	\$350,000	\$165,490	47.28	\$330,973	\$96,196	\$253,804	\$235,957	1.076	2,236	\$113.51	ONE STORY
50-22-36-352-009	41398 LLORRAC	11/23/20	PTA	03-ARM'S LENGTH	\$420,000	\$189,590	45.14	\$379,181	\$83,316	\$336,684	\$279,118	1.206	2,074	\$162.34	ONE STORY B
										\$590,488	\$515,075	1.146			

USE 1.146 ECF AS BASE FOR ONE STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-353-004	41331 LLORRAC	12/21/20	PTA	03-ARM'S LENGTH	\$380,000	\$199,370	52.47	\$398,749	\$96,023	\$283,977	\$318,659	0.891	2,240	\$126.78	TWO STORY
50-22-36-376-003	41272 LLEWELYN	12/21/20	PTA	03-ARM'S LENGTH	\$477,000	\$244,490	51.26	\$488,980	\$100,403	\$376,597	\$409,028	0.921	2,691	\$139.95	TWO STORY
50-22-36-352-005	41251 LLEWELYN	12/13/21	PTA	03-ARM'S LENGTH	\$503,000	\$249,780	49.66	\$499,551	\$103,877	\$399,123	\$416,499	0.958	2,201	\$181.34	TWO STORY
										\$1,059,697	\$1,144,186	0.926			

USE 0.926 ECF FOR ALL TWO STORY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.070
ONE STORY B	1.000	1.000	1.125	1.125	1.125	1.125
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	0.926	0.926	0.926	0.926
TWO STORY B	1.000	1.000	1.000	1.000	0.926	0.926
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	0.870	0.870

R3606

MEADOWBROOK VIEW ESTATES

NO SALES DURING SALES STUDY PERIOD

USE 1.010 ECF

10 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3221, R3222, R3621, R3651

R3620**CROSSWINDS WEST OCCP 371**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-226-077	40001 CROSSWINDS	07/02/20	PTA	03-ARM'S LENGTH	\$179,900	\$98,190	54.58	\$196,384	\$33,000	\$146,900	\$165,034	0.890	1,134	\$129.54	ONE STORY B
50-22-36-226-101	22383 PEACHTREE	07/02/20	PTA	03-ARM'S LENGTH	\$196,000	\$106,420	54.30	\$212,839	\$33,000	\$163,000	\$181,656	0.897	1,134	\$143.74	ONE STORY B
50-22-36-226-097	22381 PEACHTREE	07/15/20	PTA	03-ARM'S LENGTH	\$195,000	\$98,190	50.35	\$196,384	\$33,000	\$162,000	\$165,034	0.982	1,134	\$142.86	ONE STORY B
50-22-36-226-052	40048 CROSSWINDS	07/23/20	PTA	03-ARM'S LENGTH	\$199,000	\$98,190	49.34	\$196,384	\$33,000	\$166,000	\$165,034	1.006	1,134	\$146.38	ONE STORY B
50-22-36-226-133	22052 EDGEWATER	08/27/20	PTA	03-ARM'S LENGTH	\$196,000	\$111,910	57.10	\$223,815	\$33,000	\$163,000	\$192,742	0.846	1,134	\$143.74	ONE STORY B
50-22-36-226-021	22268 PONDVIEW	09/14/20	PTA	03-ARM'S LENGTH	\$198,000	\$98,190	49.59	\$196,384	\$33,000	\$165,000	\$165,034	1.000	1,134	\$145.50	ONE STORY B
50-22-36-226-200	39966 CROSSWINDS	12/04/20	PTA	03-ARM'S LENGTH	\$192,000	\$98,190	51.14	\$196,384	\$33,000	\$159,000	\$165,034	0.963	1,134	\$140.21	ONE STORY B
50-22-36-226-137	22062 EDGEWATER	02/05/21	PTA	03-ARM'S LENGTH	\$184,000	\$98,190	53.36	\$196,384	\$33,000	\$151,000	\$165,034	0.915	1,134	\$133.16	ONE STORY B
50-22-36-226-073	40015 CROSSWINDS	06/18/21	PTA	03-ARM'S LENGTH	\$190,000	\$98,190	51.68	\$196,384	\$33,000	\$157,000	\$165,034	0.951	1,134	\$138.45	ONE STORY B
50-22-36-226-109	22327 PEACHTREE	08/27/21	PTA	03-ARM'S LENGTH	\$210,000	\$98,190	46.76	\$196,384	\$33,000	\$177,000	\$165,034	1.073	1,134	\$156.08	ONE STORY B
50-22-36-226-025	22215 PONDVIEW	12/09/21	PTA	03-ARM'S LENGTH	\$227,000	\$108,820	47.94	\$217,644	\$33,000	\$194,000	\$186,509	1.040	1,134	\$171.08	ONE STORY B
50-22-36-226-185	39940 CROSSWINDS	02/16/22	PTA	03-ARM'S LENGTH	\$255,000	\$114,630	44.95	\$229,252	\$33,000	\$222,000	\$198,234	1.120	1,134	\$195.77	ONE STORY B
										\$2,025,900	\$2,079,416	0.974			

USE 0.974 ECF FOR ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-226-038	22173 PONDVIEW	06/17/20	PTA	03-ARM'S LENGTH	\$169,900	\$87,960	51.77	\$175,916	\$33,000	\$136,900	\$134,826	1.015	1,100	\$124.45	TWO STORY B
50-22-36-226-054	40042 CROSSWINDS	06/19/20	PTA	03-ARM'S LENGTH	\$179,900	\$91,600	50.92	\$183,198	\$33,000	\$146,900	\$141,696	1.037	1,100	\$133.55	TWO STORY B
50-22-36-226-010	22204 PONDVIEW	06/24/20	PTA	03-ARM'S LENGTH	\$168,000	\$88,040	52.40	\$176,084	\$33,000	\$135,000	\$134,985	1.000	1,100	\$122.73	TWO STORY B
50-22-36-226-159	22230 EDGEWATER	06/29/20	PTA	03-ARM'S LENGTH	\$190,000	\$97,460	51.29	\$194,922	\$33,000	\$157,000	\$152,757	1.028	1,100	\$142.73	TWO STORY B
50-22-36-226-146	22242 EDGEWATER	07/10/20	PTA	03-ARM'S LENGTH	\$150,000	\$88,040	58.69	\$176,084	\$33,000	\$117,000	\$134,985	0.867	1,100	\$106.36	TWO STORY B
50-22-36-226-111	22331 PEACHTREE	08/12/20	PTA	03-ARM'S LENGTH	\$158,000	\$88,040	55.72	\$176,084	\$33,000	\$125,000	\$134,985	0.926	1,100	\$113.64	TWO STORY B
50-22-36-226-130	22040 EDGEWATER	08/12/20	PTA	03-ARM'S LENGTH	\$180,000	\$88,040	48.91	\$176,084	\$33,000	\$147,000	\$134,985	1.089	1,100	\$133.64	TWO STORY B
50-22-36-226-154	22222 EDGEWATER	09/08/20	PTA	03-ARM'S LENGTH	\$171,000	\$90,350	52.84	\$180,692	\$33,000	\$138,000	\$139,332	0.990	1,100	\$125.45	TWO STORY B
50-22-36-226-095	22363 PEACHTREE	09/11/20	PTA	03-ARM'S LENGTH	\$158,000	\$88,040	55.72	\$176,084	\$33,000	\$125,000	\$134,985	0.926	1,100	\$113.64	TWO STORY B
50-22-36-226-202	39882 CROSSWINDS	10/30/20	PTA	03-ARM'S LENGTH	\$160,000	\$88,040	55.03	\$176,084	\$33,000	\$127,000	\$134,985	0.941	1,100	\$115.45	TWO STORY B
50-22-36-226-022	22270 PONDVIEW	12/09/20	PTA	03-ARM'S LENGTH	\$175,000	\$88,040	50.31	\$176,084	\$33,000	\$142,000	\$134,985	1.052	1,100	\$129.09	TWO STORY B
50-22-36-226-094	22361 PEACHTREE	12/21/20	PTA	03-ARM'S LENGTH	\$170,000	\$96,080	56.52	\$192,164	\$33,000	\$137,000	\$150,155	0.912	1,100	\$124.55	TWO STORY B
50-22-36-226-019	22262 PONDVIEW	02/13/21	PTA	03-ARM'S LENGTH	\$149,500	\$88,040	58.89	\$176,084	\$33,000	\$116,500	\$134,985	0.863	1,100	\$105.91	TWO STORY B
50-22-36-226-019	22262 PONDVIEW	06/30/21	PTA	03-ARM'S LENGTH	\$183,000	\$88,040	48.11	\$176,084	\$33,000	\$150,000	\$134,985	1.111	1,100	\$136.36	TWO STORY B
50-22-36-226-183	22162 EDGEWATER	09/29/21	PTA	03-ARM'S LENGTH	\$196,000	\$88,040	44.92	\$176,084	\$33,000	\$163,000	\$134,985	1.208	1,100	\$148.18	TWO STORY B
50-22-36-226-106	22339 PEACHTREE	10/22/21	PTA	03-ARM'S LENGTH	\$183,000	\$95,180	52.01	\$190,369	\$33,000	\$150,000	\$148,461	1.010	1,100	\$136.36	TWO STORY B
50-22-36-226-035	22181 PONDVIEW	03/31/22	WD	03-ARM'S LENGTH	\$187,000	\$87,960	47.04	\$175,916	\$33,000	\$154,000	\$134,826	1.142	1,100	\$140.00	TWO STORY B
										\$2,367,300	\$2,351,903	1.007			

USE 1.007 FOR TWO STORY B

R3621 TURNBURY ESTATES OCCP 1006

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-451-019	40301 PRESTWICK	06/16/21	PTA	03-ARM'S LENGTH	\$1,350,000	\$719,110	53.27	\$1,438,225	\$369,229	\$980,771	\$1,027,881	0.954	4,813	\$203.78	TWO STORY B
50-22-36-451-005	20880 TURNBERRY	10/20/21	PTA	03-ARM'S LENGTH	\$990,000	\$630,830	63.72	\$1,261,667	\$328,707	\$661,293	\$897,077	0.737	4,602	\$143.70	TWO STORY B
										\$1,642,064	\$1,924,958	0.853			

USE 0.950 ECF FOR TWO STORY B

USE 0.900 ECF FOR CUSTOM

R3650 SEC 36 ACREAGE

NO SALES DURING STUDY PERIOD

5 PARCELS IN ECF NEIGHBORHOOD

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R0150, R0250, R0450, R1050, R1550, R2050, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.460
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.430
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.100	0.810	1.000
TWO STORY B	1.000	1.000	1.000	1.241	1.275	1.470
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.050	1.000	1.000	1.000	1.000	1.000

R3651ESTATES OF MEADOWBROOK

NO SALES DURING SALES STUDY PERIOD

5 PARCELS IN ECF NEIGHBORHOOD
ECFs BASED ON SIMILAR ECF NEIGHBORHOODS: R3221, R3222, R3606, R3621

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	0.880	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	0.880	1.000	1.000	1.000	1.000
TWO STORY B	1.000	0.870	0.870	1.000	1.000	1.000
TWO STORY C	1.000	0.910	1.000	1.000	1.000	1.000