

FLAT ROCK - ECF ANALYSIS - 2022

GROUP	ECF #	ECF Name	2021 ECF	2021 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2022 SEV	AVG TCV	2022 ADJUSTMENTS	CHANGE	2022 ECF Used	COMMENTS
A	10	NEIGHBORHOOD #10	0.967	\$ 2,674,700	42	3	7.1%	127,400	26,750	0.925	\$ 2,978,400	\$ 141,829	\$ 165,200	6.18%	0.925	Combined with ECF #40
	20A	NEIGHBORHOOD #20 NON-V	1.124	\$ 21,034,300	286	16	5.6%	147,100	30,890	1.058	\$ 22,611,200	\$ 158,120	\$ 522,500	2.48%	1.058	Combined with ECF 20b
	20B	NEIGHBORHOOD #20 WATE	1.124	\$ 3,096,000	35	4	11.4%	176,900	37,150	1.058	\$ 3,305,300	\$ 188,874	\$ 30,700	0.99%	1.058	Combined with ECF 20a
	30	NEIGHBORHOOD #30	1.207	\$ 14,824,300	207	10	4.8%	143,200	30,070	1.204	\$ 16,117,600	\$ 155,726	\$ 882,500	5.95%	1.204	
A	40	NEIGHBORHOOD #40	0.967	\$ 2,613,500	32	1	3.1%	163,300	34,290	0.925	\$ 2,928,300	\$ 183,019	\$ 60,000	2.30%	0.925	Combined with ECF #10
	50	NEIGHBORHOOD #50	1.504	\$ 22,700,100	272	25	9.2%	166,900	35,050	1.381	\$ 23,880,500	\$ 175,592	\$ 205,600	0.91%	1.381	
	60	NEIGHBORHOOD #60	1.190	\$ 4,367,900	57	3	5.3%	153,300	32,190	1.368	\$ 4,834,600	\$ 169,635	\$ 353,500	8.09%	1.200	Used unit average move
	70	NEIGHBORHOOD #70	1.396	\$ 43,619,812	658	47	7.1%	132,600	27,850	1.334	\$ 47,506,400	\$ 144,396	\$ 2,303,600	5.28%	1.334	
	72	NEIGHBORHOOD #72	1.220	\$ 6,751,400	100	7	7.0%	135,000	30,380	1.162	\$ 7,246,100	\$ 144,922	\$ 220,900	3.27%	1.162	
	80	NEIGHBORHOOD #80	1.255	\$ 13,775,950	141	3	2.1%	195,400	43,970	1.189	\$ 14,433,900	\$ 204,736	\$ 350,850	2.55%	1.189	
	90	NEIGHBORHOOD #90	1.062	\$ 16,133,300	120	8	6.7%	268,900	60,500	1.013	\$ 17,005,700	\$ 283,428	\$ 364,600	2.26%	1.013	
	91	PRESERVES AT BRADBURY	0.896	\$ 24,712,600	169	20	11.8%	292,500	65,810	0.853	\$ 26,407,100	\$ 312,510	\$ 922,400	3.73%	0.853	
	92	HAWTHORN/CELTIC/ROCKR	0.902	\$ 37,899,600	305	23	7.5%	248,500	55,910	0.802	\$ 39,268,500	\$ 257,498	\$ 305,400	0.81%	0.802	
	93	HICKORY RIDGE/STOUTWO	0.933	\$ 13,333,500	95	5	5.3%	280,700	63,160	0.831	\$ 14,117,200	\$ 297,204	\$ 302,200	2.27%	0.831	
	94	WOODCREEK	0.908	\$ 31,838,600	234	15	6.4%	272,100	61,220	0.827	\$ 33,377,000	\$ 285,274	\$ 154,300	0.48%	0.827	
	95	CONDO - CREEKSIDE	0.580	\$ 1,504,000	78	3	3.8%	38,600	8,690	1.122	\$ 2,731,900	\$ 70,049	\$ 1,227,900	81.64%	1.100	Several new sales support large increase.
	96	CONDO - BELLE RIVER	mix	\$ 614,900	12	0	0.0%	102,500	23,060	mix	\$ 638,600	\$ 106,433	\$ 23,700	3.85%	mix	0.503 for the condos and 0.735 for the townhomes
	97	COVES AT BRADBURY	0.885	\$ 4,081,400	49	11	22.4%	166,600	37,490	0.812	\$ 4,173,300	\$ 170,339	\$ 24,600	0.60%	0.812	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
58 089 99 0005 703	26403 INKSTER	01/08/20	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$103,600	53.13	\$238,378	\$40,474	\$154,526	\$176,071	0.878	1,866	\$82.81	20A	16.1350	1.50 STORY		\$37,964	No	//		NEIGHBORHOOD #20	401	60
58 089 99 0005 704	26411 INKSTER	07/10/20	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$167,500	44.67	\$347,175	\$59,578	\$315,422	\$255,869	1.233	2,258	\$139.69	20A	19.3763	2.00 STORY		\$59,578	No	//		NEIGHBORHOOD #20	401	72
58 090 99 0049 004	26500 EMMA	07/13/20	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$92,500	52.86	\$193,689	\$9,936	\$165,064	\$163,481	1.010	1,468	\$112.44	20A	2.9302	1.00 STORY		\$9,936	No	//		NEIGHBORHOOD #20	401	75
58 090 99 0055 000	26680 EMMA	12/06/19	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$65,000	54.62	\$146,091	\$41,468	\$77,532	\$93,081	0.833	1,000	\$77.53	20A	20.6031	1.00 STORY		\$41,468	No	//		NEIGHBORHOOD #20	401	70
58 090 99 0060 001	26767 EMMA	08/27/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,100	44.25	\$257,290	\$18,630	\$266,370	\$212,331	1.255	2,029	\$131.28	20A	21.5520	2.00 STORY		\$18,630	No	//		NEIGHBORHOOD #20	401	70
58 091 01 0018 013	27471 ARSENAL	05/29/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$123,300	43.26	\$253,618	\$58,834	\$226,166	\$173,295	1.305	1,464	\$154.48	20A	26.6106	2.00 STORY		\$58,834	No	//		NEIGHBORHOOD #20	401	78
58 091 02 0058 000	27110 WAGER	12/12/19	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$50,400	57.93	\$113,266	\$15,299	\$71,701	\$87,159	0.823	1,152	\$62.24	20A	21.6340	1.50 STORY		\$15,299	No	//		NEIGHBORHOOD #20	401	65
58 092 01 0046 003	26644 HURON RIVER	12/08/20	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,400	43.66	\$160,413	\$51,564	\$123,436	\$96,841	1.275	1,595	\$77.39	20A	23.5645	2.00 STORY		\$51,564	No	//		NEIGHBORHOOD #20	401	45
58 092 01 0048 000	26648 HURON RIVER	06/01/20	\$122,400	PTA	03-ARM'S LENGTH	\$122,400	\$66,700	54.49	\$135,674	\$41,017	\$81,383	\$84,214	0.966	952	\$85.49	20A	7.2605	1.00 STORY		\$41,017	No	//		NEIGHBORHOOD #20	401	60
58 092 01 0066 307	27604 ARSENAL	08/16/19	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$145,200	44.68	\$320,210	\$95,435	\$229,565	\$199,978	1.148	2,241	\$102.44	20A	10.8969	BI-LEVEL		\$95,435	No	//		NEIGHBORHOOD #20	401	68
58 092 01 0070 000	28126 ARSENAL	07/26/19	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$105,500	62.10	\$238,600	\$72,598	\$97,302	\$147,689	0.659	1,688	\$57.64	20A	38.0151	1.00 STORY		\$72,598	No	//		NEIGHBORHOOD #20	401	73
58 092 02 0010 002	27111 JAMES	07/01/20	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$94,900	57.87	\$213,812	\$60,709	\$103,291	\$136,213	0.758	1,090	\$94.76	20B	28.0676	1.00 STORY		\$59,408	No	//		NEIGHBORHOOD #20	401	64
58 092 02 0028 000	26945 JAMES	04/25/19	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$127,300	41.06	\$257,682	\$78,364	\$231,636	\$159,536	1.452	2,780	\$83.32	20B	41.2956	1.75 STORY		\$78,364	No	//		NEIGHBORHOOD #20	401	45
58 092 02 0034 000	26891 JAMES	12/31/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$103,600	41.44	\$220,078	\$70,475	\$179,525	\$133,099	1.349	1,704	\$105.36	20B	30.9827	2.00 STORY		\$70,475	No	//		NEIGHBORHOOD #20	401	60
58 092 02 0045 000	26787 HURON RIVER	09/17/20	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$109,500	61.86	\$229,048	\$43,423	\$133,577	\$165,147	0.809	1,060	\$126.02	20B	23.0146	1.00 STORY		\$43,423	No	//		NEIGHBORHOOD #20	401	77
58 092 02 0062 000	26980 JAMES	07/21/20	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$103,600	54.53	\$215,952	\$27,526	\$162,474	\$167,639	0.969	1,818	\$89.37	20A	6.9793	1.00 STORY		\$27,526	No	//		NEIGHBORHOOD #20	401	62
58 092 02 0109 000	27146 JAMES	02/26/21	\$150,000	PTA	19-MULTI PARCEL AR	\$150,000	\$73,300	48.87	\$166,969	\$48,025	\$101,975	\$89,511	1.139	1,080	\$94.42	20A	10.0266	1.50 STORY		\$48,025	No	//	58 092 02 0108 000	NEIGHBORHOOD #20	401	57
58 092 03 0009 000	27104 HURON RIVER	11/19/19	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$57,000	45.60	\$130,383	\$32,134	\$92,866	\$87,410	1.062	1,016	\$91.40	20A	2.3433	1.00 STORY		\$32,134	No	//		NEIGHBORHOOD #20	401	65
58 092 03 0022 000	27009 INKSTER	11/06/20	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$59,100	53.73	\$123,169	\$36,702	\$73,298	\$76,928	0.953	1,347	\$54.42	20A	8.6170	1.25 STORY		\$35,251	No	//		NEIGHBORHOOD #20	401	45
58 093 99 0028 702	26540 WILL CARLETON	04/10/19	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$106,100	51.76	\$241,776	\$52,974	\$152,026	\$167,973	0.905	2,922	\$52.03	20A	13.3923	2.00 STORY		\$52,974	No	//		NEIGHBORHOOD #20	401	36
Totals:			\$3,994,300			\$3,994,300	\$1,956,600		\$4,203,273		\$3,039,135	\$2,873,464		\$93.73			1.8672									
							Sale. Ratio =>	48.98				E.C.F. =>	1.058			Std. Deviation=>	0.22091258									
							Std. Dev. =>	6.69				Ave. E.C.F. =>	1.039			Ave. Variance=>	18.6649	Coefficient of Var=>	17.96454638							

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58 094 02 0082 000	26312 YPSILANTI	12/21/20	\$252,000	WD	03-ARM'S LENGI	\$252,000	\$103,400	41.03	\$254,497	\$43,979	\$208,021	\$163,066	1.276	1,742	\$119.42	30	2.1070	1.00 STORY		\$42,073	No	//		NEIGHBORHOOD #30	401	62			
58 094 02 0084 000	26325 YPSILANTI	11/24/20	\$130,000	PTA	03-ARM'S LENGI	\$130,000	\$56,200	43.23	\$142,858	\$40,364	\$89,636	\$79,391	1.129	1,060	\$84.56	30	12.5575	1.00 STORY		\$40,364	No	//		NEIGHBORHOOD #30	401	45			
58 094 03 0162 002	28464 COOKE	11/06/20	\$164,900	PTA	03-ARM'S LENGI	\$164,900	\$62,100	37.66	\$177,900	\$48,100	\$116,800	\$100,542	1.162	1,280	\$91.25	30	9.2916	1.25 STORY		\$48,100	No	//		NEIGHBORHOOD #30	401	45			
58 094 03 0179 300	28230 COOKE	08/12/20	\$237,500	PTA	03-ARM'S LENGI	\$237,500	\$103,300	43.49	\$280,313	\$56,530	\$180,970	\$173,341	1.044	1,703	\$106.27	30	21.0605	2.00 STORY		\$51,222	No	//		NEIGHBORHOOD #30	401	76			
58 094 03 0227 002	26241 GIBALTAR	05/15/19	\$77,900	WD	03-ARM'S LENGI	\$77,900	\$28,000	35.94	\$78,520	\$21,378	\$56,522	\$44,262	1.277	803	\$70.39	30	2.2375	1.00 STORY		\$21,378	No	//		NEIGHBORHOOD #30	401	45			
58 094 03 0242 000	26086 HURON RIVER	12/06/19	\$147,500	PTA	03-ARM'S LENGI	\$147,500	\$54,900	37.22	\$154,050	\$35,561	\$111,939	\$91,781	1.220	1,139	\$98.28	30	3.4983	1.00 STORY		\$33,801	No	//		NEIGHBORHOOD #30	401	45			
58 094 03 0274 000	26234 ATWATER	08/26/20	\$109,000	PTA	03-ARM'S LENGI	\$109,000	\$32,300	29.63	\$81,594	\$19,873	\$89,127	\$47,809	1.864	837	\$106.48	30	60.9626	1.50 STORY		\$19,638	No	//		NEIGHBORHOOD #30	401	45			
58 094 04 0083 000	28336 SHEEKS	03/12/21	\$232,500	WD	03-ARM'S LENGI	\$232,500	\$108,900	46.84	\$264,040	\$66,793	\$165,707	\$152,786	1.085	1,423	\$116.45	30	17.0050	1.00 STORY		\$61,892	No	//		NEIGHBORHOOD #30	401	60			
58 094 04 0104 000	28636 SHEEKS	12/08/20	\$150,000	PTA	03-ARM'S LENGI	\$150,000	\$53,800	35.87	\$136,676	\$31,973	\$118,027	\$81,102	1.455	1,450	\$81.40	30	20.0669	1.50 STORY		\$30,832	No	//		NEIGHBORHOOD #30	401	45			
58 094 04 0178 000	28416 WESLEY	07/06/20	\$136,000	PTA	03-ARM'S LENGI	\$136,000	\$48,600	35.74	\$121,764	\$31,310	\$104,690	\$70,065	1.494	824	\$127.05	30	23.9565	1.00 STORY		\$31,097	No	//		NEIGHBORHOOD #30	401	55			
58 094 99 0014 000	28220 WESLEY	12/18/19	\$105,000	PTA	03-ARM'S LENGI	\$105,000	\$48,100	45.81	\$144,255	\$41,990	\$63,010	\$79,214	0.795	1,269	\$49.65	30	45.9175	1.25 STORY		\$40,699	No	//		NEIGHBORHOOD #30	401	45			
Totals:			\$1,742,300			\$1,742,300	\$699,600			\$1,836,467		\$1,304,449	\$1,083,359		\$95.56		5.0539												
								Sale. Ratio =>			40.15			E.C.F. =>			1.204			Std. Deviation=>			0.2792825						
								Std. Dev. =>			5.21			Ave. E.C.F. =>			1.255			Ave. Variance=>			19.8783			Coefficient of Var=>			15.8440829

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58 131 02 0001 000	23211 WHITBY	12/06/19	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$65,600	36.65	\$176,386	\$38,776	\$140,224	\$93,612	1.498	1,275	\$109.98	50	11.1906	2.00 STORY		\$35,350	No	/ /		NEIGHBORHOOD #50	401	55				
58 131 02 0009 000	23359 WHITBY	08/28/19	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$57,400	39.59	\$142,375	\$30,532	\$114,468	\$76,084	1.505	894	\$128.04	50	11.8484	1.00 STORY		\$30,532	No	/ /		NEIGHBORHOOD #50	401	54				
58 131 02 0010 000	23367 WHITBY	08/26/19	\$161,500	PTA	03-ARM'S LENGTH	\$161,500	\$68,100	42.17	\$187,741	\$40,973	\$120,527	\$99,842	1.207	1,275	\$94.53	50	17.8842	2.00 STORY		\$39,428	No	/ /		NEIGHBORHOOD #50	401	57				
58 131 02 0045 000	29315 CAMBRIDGE	12/15/20	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$71,900	49.59	\$167,565	\$30,182	\$114,818	\$93,458	1.229	908	\$126.45	50	15.7463	1.00 STORY		\$27,720	No	/ /		NEIGHBORHOOD #50	401	57				
58 131 02 0048 000	29401 CAMBRIDGE	09/11/20	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$66,200	47.97	\$152,475	\$27,698	\$110,302	\$84,882	1.299	908	\$121.48	50	8.6548	1.00 STORY		\$27,698	No	/ /		NEIGHBORHOOD #50	401	57				
58 131 02 0053 000	29515 CAMBRIDGE	03/20/20	\$221,250	PTA	03-ARM'S LENGTH	\$221,250	\$74,800	33.81	\$208,193	\$28,828	\$192,422	\$122,017	1.577	1,896	\$101.49	50	19.0992	2.00 STORY		\$27,392	No	/ /		NEIGHBORHOOD #50	401	54				
58 131 02 0076 000	23210 CROFT	06/08/20	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$67,200	43.35	\$162,755	\$28,600	\$126,400	\$91,262	1.385	908	\$139.21	50	0.0993	1.00 STORY		\$28,600	No	/ /		NEIGHBORHOOD #50	401	56				
58 131 02 0080 000	23104 CROFT	07/23/20	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$94,000	46.31	\$216,646	\$28,557	\$174,443	\$127,952	1.363	1,695	\$102.92	50	2.2667	2.00 STORY		\$28,557	No	/ /		NEIGHBORHOOD #50	401	56				
58 131 02 0085 000	23011 CROFT	10/23/20	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$80,700	46.11	\$187,114	\$37,392	\$137,608	\$101,852	1.351	1,468	\$93.74	50	3.4955	BI-LEVEL		\$34,798	No	/ /		NEIGHBORHOOD #50	401	56				
58 131 02 0090 000	23115 CROFT	10/10/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$60,000	33.33	\$152,561	\$29,353	\$150,647	\$83,815	1.797	1,308	\$115.17	50	41.1359	BI-LEVEL		\$27,838	No	/ /		NEIGHBORHOOD #50	401	54				
58 131 02 0094 000	23219 CROFT	10/23/19	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$59,100	43.78	\$154,593	\$27,838	\$107,162	\$86,228	1.243	1,308	\$81.93	50	14.3241	BI-LEVEL		\$27,838	No	/ /		NEIGHBORHOOD #50	401	53				
58 131 02 0096 000	29619 SUSSEX	11/20/19	\$156,500	PTA	03-ARM'S LENGTH	\$156,500	\$64,800	41.41	\$172,187	\$36,819	\$119,681	\$92,087	1.300	1,308	\$91.50	50	8.6367	BI-LEVEL		\$34,323	No	/ /		NEIGHBORHOOD #50	401	56				
58 131 02 0105 000	29726 WINDSOR	05/10/19	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$61,900	37.98	\$169,638	\$26,838	\$136,162	\$97,143	1.402	1,034	\$131.68	50	1.5650	1.00 STORY		\$26,838	No	/ /		NEIGHBORHOOD #50	401	58				
58 131 02 0119 000	23039 BELTON	08/05/20	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$80,100	47.96	\$163,428	\$28,044	\$138,956	\$92,098	1.509	1,323	\$105.03	50	12.2767	BI-LEVEL		\$27,392	No	/ /		NEIGHBORHOOD #50	401	56				
58 131 03 0156 000	23123 MEADOWS	06/30/20	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$99,500	49.75	\$239,942	\$30,593	\$169,407	\$142,414	1.190	1,755	\$96.53	50	19.6481	2.00 STORY		\$27,286	No	/ /		NEIGHBORHOOD #50	401	65				
58 131 03 0181 000	30431 DOVER	08/10/20	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$74,000	46.84	\$174,589	\$33,003	\$124,997	\$96,317	1.298	1,308	\$95.56	50	8.8251	BI-LEVEL		\$28,299	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0184 000	30460 DOVER	08/21/19	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$63,400	44.03	\$170,245	\$28,659	\$115,341	\$96,317	1.198	1,308	\$88.18	50	18.8503	BI-LEVEL		\$27,370	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0204 000	23343 PORT	03/06/20	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,800	40.52	\$164,535	\$27,496	\$127,504	\$93,224	1.368	1,308	\$97.48	50	1.8298	BI-LEVEL		\$27,496	No	/ /		NEIGHBORHOOD #50	401	58				
58 131 03 0213 000	30303 TORRY	10/29/20	\$169,500	PTA	03-ARM'S LENGTH	\$169,500	\$73,200	43.19	\$170,596	\$29,103	\$140,397	\$96,254	1.459	1,308	\$107.34	50	7.2596	BI-LEVEL		\$26,838	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0216 000	30345 TORRY	08/21/20	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$75,700	39.84	\$182,404	\$29,677	\$160,323	\$103,896	1.543	1,275	\$125.74	50	15.7094	2.00 STORY		\$26,838	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0222 000	30443 TORRY	12/11/19	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$72,200	39.03	\$200,042	\$28,949	\$156,051	\$116,390	1.341	1,515	\$103.00	50	4.5255	2.00 STORY		\$27,918	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0223 000	30457 TORRY	09/17/19	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$63,800	36.99	\$190,516	\$29,104	\$143,396	\$109,804	1.306	1,275	\$112.47	50	8.0091	2.00 STORY		\$27,633	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0240 000	30246 TORRY	08/23/19	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$65,600	36.46	\$177,863	\$30,259	\$149,641	\$100,411	1.490	1,275	\$117.37	50	10.4269	2.00 STORY		\$29,170	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0241 000	30232 TORRY	12/23/20	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,900	42.80	\$172,050	\$29,335	\$145,665	\$97,085	1.500	1,308	\$111.36	50	11.4368	BI-LEVEL		\$28,991	No	/ /		NEIGHBORHOOD #50	401	59				
58 131 03 0243 000	30204 TORRY	04/30/20	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$81,500	50.62	\$179,023	\$28,075	\$132,925	\$102,686	1.294	1,308	\$101.62	50	9.1533	1.50 STORY		\$27,598	No	/ /		NEIGHBORHOOD #50	401	59				
Totals:			\$4,214,150			\$4,214,150	\$1,778,400		\$4,435,462	\$3,449,467	\$2,497,129	\$107.99					0.4644													
									Sale. Ratio =>	42.20				E.C.F. =>	1.381				Std. Deviation=>	0.14355005										
									Std. Dev. =>	4.97				Ave. E.C.F. =>	1.386				Ave. Variance=>	11.3559			Coefficient of Var=>	8.193187871						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
58 137 01 0419 000	29824 ALDERS	12/21/20	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$81,200	42.51	\$176,323	\$50,134	\$140,866	\$102,676	1.372	1,352	\$104.19	72	18.6004	1.00 STORY		\$50,044	No	//		NEIGHBORHOOD #72	401	45	
58 137 01 0432 000	24573 MEADOWS	09/23/20	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$104,800	51.12	\$240,191	\$33,052	\$171,948	\$168,543	1.020	1,396	\$123.17	72	16.5737	1.00 STORY		\$33,052	No	//		NEIGHBORHOOD #72	401	71	
58 137 01 0442 000	24558 PALMETTO	06/24/19	\$122,500	PTA	03-ARM'S LENGTH	\$122,500	\$57,900	47.27	\$142,646	\$36,887	\$85,613	\$86,053	0.995	1,088	\$78.69	72	19.1053	1.00 STORY		\$36,887	No	//		NEIGHBORHOOD #72	401	45	
58 137 01 0449 000	29775 ALDERS	03/09/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$64,900	38.18	\$143,857	\$37,032	\$132,968	\$86,920	1.530	1,088	\$122.21	72	34.3829	1.00 STORY		\$36,579	No	//		NEIGHBORHOOD #72	401	45	
58 137 01 0470 000	24524 LAUREL	02/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$61,900	58.95	\$133,165	\$32,349	\$72,651	\$82,031	0.886	1,088	\$66.77	72	30.0287	1.00 STORY		\$32,349	No	//		NEIGHBORHOOD #72	401	45	
58 137 01 0478 000	24561 LAUREL	05/02/19	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$73,000	47.71	\$186,600	\$36,269	\$116,731	\$122,320	0.954	1,583	\$73.74	72	23.1631	1.00 STORY		\$34,189	No	//		NEIGHBORHOOD #72	401	45	
58 137 01 0496 000	29841 AILANTHUS	12/08/20	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$65,700	39.34	\$139,911	\$34,494	\$132,506	\$85,775	1.545	1,088	\$121.79	72	35.8875	1.00 STORY		\$34,494	No	//		NEIGHBORHOOD #72	401	45	
Totals:			\$1,113,500			\$1,113,500	\$509,400		\$1,162,693		\$853,283	\$734,317			\$98.65												
						Sale. Ratio =>	45.75							E.C.F. =>	1.162	Std. Deviation=>		0.28559939									
						Std. Dev. =>	7.24							Ave. E.C.F. =>	1.186	Ave. Variance=>		25.3916	Coefficient of Var=>		21.41054732						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
58 137 02 0011 000	30234 APPLE GROVE WAY	08/24/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$125,400	48.23	\$256,707	\$38,246	\$221,754	\$209,857	1.057	1,505	\$147.34	90	3.6002	1.00 STORY		\$38,246	No	//		NEIGHBORHOOD #90	401	75
58 137 02 0029 000	30565 APPLE GROVE WAY	12/04/20	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$127,800	44.53	\$283,360	\$42,664	\$244,336	\$231,216	1.057	1,983	\$123.22	90	3.6054	2.00 STORY		\$37,649	No	//		NEIGHBORHOOD #90	401	74
58 137 02 0035 000	30637 APPLE GROVE WAY	03/12/21	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$121,400	44.98	\$267,855	\$47,738	\$222,162	\$211,448	1.051	1,616	\$137.48	90	2.9982	1.00 STORY		\$37,793	No	//		NEIGHBORHOOD #90	401	73
58 137 02 0049 000	30169 WILLOW SPRINGS	09/03/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$122,600	43.02	\$264,310	\$41,855	\$243,145	\$213,694	1.138	1,571	\$154.77	90	11.7132	1.00 STORY		\$37,718	No	//		NEIGHBORHOOD #90	401	74
58 137 02 0055 000	30178 WILLOW SPRINGS	08/19/20	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$130,700	46.51	\$282,215	\$49,119	\$231,881	\$223,915	1.036	1,983	\$116.93	90	1.4885	2.00 STORY		\$38,758	No	//		NEIGHBORHOOD #90	401	74
58 137 03 0085 000	31545 GLEN VIEW	02/25/21	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$180,100	52.22	\$365,674	\$47,713	\$297,187	\$305,438	0.973	2,768	\$107.37	90	4.7703	2.00 STORY		\$36,715	No	//		NEIGHBORHOOD #90	401	80
58 137 03 0086 000	31521 GLEN VIEW	11/12/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$148,300	49.43	\$322,079	\$41,332	\$258,668	\$269,690	0.959	1,879	\$137.66	90	6.1557	1.00 STORY		\$36,686	No	//		NEIGHBORHOOD #90	401	83
58 137 03 0088 000	31475 GLEN VIEW	03/06/20	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$128,700	43.63	\$335,496	\$44,974	\$250,026	\$279,080	0.896	2,464	\$101.47	90	12.4795	1.50 STORY		\$38,102	No	//		NEIGHBORHOOD #90	401	80
Totals:			\$2,322,800			\$2,322,800	\$1,085,000		\$2,377,696		\$1,969,159	\$1,944,337			\$128.28		0.7923									
									Sale. Ratio =>	46.71				E.C.F. =>	1.013	Std. Deviation=>		0.07471369								
									Std. Dev. =>	3.18				Ave. E.C.F. =>	1.021	Ave. Variance=>		5.8514	Coefficient of Var=>		5.732764767					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
58 131 05 0035 000	29459 BRADBURY	07/31/20	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$173,200	52.50	\$379,167	\$94,350	\$235,550	\$325,878	0.723	2,538	\$92.81	91	13.0424	2.00 STORY		\$94,350	No	//		NEW SUB (BRADBURY)	401	92	
58 131 05 0049 000	29232 BRADBURY	08/17/20	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$147,600	46.86	\$330,394	\$41,310	\$273,690	\$330,760	0.827	2,720	\$100.62	91	2.5783	2.00 STORY		\$41,310	No	//		NEW SUB (BRADBURY)	401	86	
58 131 05 0054 000	29372 BRADBURY	01/19/21	\$367,500	PTA	03-ARM'S LENGTH	\$367,500	\$141,000	38.37	\$319,606	\$44,612	\$322,888	\$314,638	1.026	1,932	\$167.13	91	17.2978	1.00 STORY		\$36,465	No	//		NEW SUB (BRADBURY)	401	91	
58 131 05 0065 000	29724 BRADBURY	11/22/19	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$154,400	47.36	\$327,235	\$38,707	\$287,293	\$330,124	0.870	2,446	\$117.45	91	1.7017	2.00 STORY		\$35,700	No	//		NEW SUB (BRADBURY)	401	96	
58 131 05 0067 000	29780 BRADBURY	10/09/20	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$188,400	51.62	\$380,297	\$42,525	\$322,475	\$386,467	0.834	2,867	\$112.48	91	1.8823	2.00 STORY		\$39,780	No	//		NEW SUB (BRADBURY)	401	95	
58 131 05 0071 000	30087 BRADBURY	04/10/20	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$154,900	45.56	\$357,473	\$44,444	\$295,556	\$358,157	0.825	2,455	\$120.39	91	2.8027	2.00 STORY		\$41,820	No	//		NEW SUB (BRADBURY)	401	95	
58 131 05 0079 000	30393 BRADBURY	08/21/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$149,700	46.06	\$311,691	\$47,486	\$277,514	\$302,294	0.918	2,185	\$127.01	91	6.4785	2.00 STORY		\$38,250	No	//		NEW SUB (BRADBURY)	401	91	
58 131 05 0080 000	30427 BRADBURY	04/14/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,200	47.48	\$325,677	\$45,799	\$264,201	\$320,227	0.825	2,435	\$108.50	91	2.8197	2.00 STORY		\$38,250	No	//		NEW SUB (BRADBURY)	401	92	
58 131 05 0082 000	30495 BRADBURY	05/21/20	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$148,600	47.94	\$325,478	\$41,684	\$268,316	\$324,707	0.826	2,365	\$113.45	91	2.6909	2.00 STORY		\$38,250	No	//		NEW SUB (BRADBURY)	401	92	
58 131 05 0085 000	30597 BRADBURY	08/30/19	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$139,100	43.47	\$332,875	\$43,402	\$276,598	\$331,205	0.835	2,429	\$113.87	91	1.8115	2.00 STORY		\$38,250	No	//		NEW SUB (BRADBURY)	401	94	
58 131 05 0087 000	23639 WOODRUFF	07/30/20	\$356,500	PTA	03-ARM'S LENGTH	\$356,500	\$160,000	44.88	\$347,091	\$40,800	\$315,700	\$350,447	0.901	2,459	\$128.39	91	4.7607	2.00 STORY		\$40,800	No	//		NEW SUB (BRADBURY)	401	96	
58 131 05 0103 000	23779 SCOTT	07/15/20	\$334,500	PTA	03-ARM'S LENGTH	\$334,500	\$162,300	48.52	\$330,694	\$40,800	\$293,700	\$331,687	0.885	2,363	\$124.29	91	3.2233	2.00 STORY		\$40,800	No	//		NEW SUB (BRADBURY)	401	96	
58 131 05 0114 000	23854 SCOTT	04/02/20	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,000	43.75	\$318,812	\$44,288	\$275,712	\$314,101	0.878	2,554	\$107.95	91	2.4541	2.00 STORY		\$39,270	No	//		NEW SUB (BRADBURY)	401	89	
58 131 05 0120 000	30486 CAHILL	10/18/19	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$130,800	45.10	\$305,086	\$40,244	\$249,756	\$303,023	0.824	2,199	\$113.58	91	2.9026	2.00 STORY		\$35,700	No	//		NEW SUB (BRADBURY)	401	92	
58 131 05 0121 000	30454 CAHILL	06/03/20	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$164,400	46.64	\$353,929	\$39,639	\$312,861	\$359,600	0.870	2,317	\$135.03	91	1.6785	1.00 STORY		\$36,210	No	//		NEW SUB (BRADBURY)	401	94	
58 131 05 0128 000	23897 AUSTEN	05/31/19	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$143,700	42.28	\$351,308	\$47,940	\$291,960	\$347,103	0.841	2,561	\$114.00	91	1.2108	2.00 STORY		\$47,940	No	//		NEW SUB (BRADBURY)	401	93	
58 131 05 0137 000	30356 BRADBURY	09/13/19	\$303,900	PTA	03-ARM'S LENGTH	\$303,900	\$138,600	45.61	\$330,700	\$40,726	\$263,174	\$331,778	0.793	2,469	\$106.59	91	6.0018	2.00 STORY		\$38,250	No	//		NEW SUB (BRADBURY)	401	94	
58 131 05 0143 000	23900 AUSTEN	06/15/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$149,500	46.00	\$331,284	\$46,315	\$278,685	\$326,052	0.855	2,518	\$110.68	91	0.1485	2.00 STORY		\$43,350	No	//		NEW SUB (BRADBURY)	401	92	
Totals:			\$5,930,700			\$5,930,700	\$2,733,400		\$6,058,797		\$5,105,629	\$5,988,245			\$117.46		0.0633										
									Sale. Ratio =>	46.09			E.C.F. =>	0.853	Std. Deviation=>		0.061287										
									Std. Dev. =>	3.21			Ave. E.C.F. =>	0.853	Ave. Variance=>		4.1937	Coefficient of Var=>		4.914999561							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
58 133 01 0001 000	30577 OLMSTEAD	04/08/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$162,300	47.74	\$323,599	\$60,058	\$279,942	\$294,131	0.952	2,335	\$119.89	93	11.5765	2.00 STORY		\$53,822	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	86		
58 133 01 0008 000	30143 OLMSTEAD	03/13/20	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$126,100	45.04	\$346,279	\$53,249	\$226,751	\$327,042	0.693	2,722	\$83.30	93	14.2658	2.00 STORY		\$48,600	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	82		
58 133 01 0013 000	30246 CHERRY BLOSSOM	09/20/19	\$285,800	PTA	03-ARM'S LENGTH	\$285,800	\$117,300	41.04	\$302,642	\$57,092	\$228,708	\$274,051	0.835	2,150	\$106.38	93	0.1452	2.00 STORY		\$51,764	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	85		
58 133 01 0027 000	30480 BAYBERRY	05/14/21	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$167,000	45.50	\$339,468	\$75,666	\$291,334	\$294,422	0.990	2,356	\$123.66	93	15.3516	2.00 STORY		\$51,332	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	82		
58 133 01 0029 000	30568 LINDEN	07/26/21	\$314,500	PTA	03-ARM'S LENGTH	\$314,500	\$142,600	45.34	\$300,930	\$54,795	\$259,705	\$274,704	0.945	1,885	\$137.77	93	10.9402	1.00 STORY		\$52,709	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	84		
58 133 01 0035 000	30614 HICKORY	10/05/20	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$149,300	47.70	\$365,834	\$61,567	\$251,433	\$339,584	0.740	2,624	\$95.82	93	9.5581	2.00 STORY		\$59,735	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	82		
58 133 01 0059 000	30001 HICKORY	06/12/20	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$143,900	47.18	\$348,229	\$66,477	\$238,523	\$314,455	0.759	2,700	\$88.34	93	7.7469	2.00 STORY		\$64,147	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	82		
58 133 01 0072 000	30191 CHERRY BLOSSOM	04/03/20	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$134,300	44.92	\$328,540	\$45,589	\$253,411	\$315,794	0.802	2,628	\$96.43	93	3.3538	2.00 STORY		\$43,200	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	82		
58 133 01 0075 000	30137 CHERRY BLOSSOM	04/11/19	\$309,900	PTA	03-ARM'S LENGTH	\$309,900	\$128,700	41.53	\$337,749	\$54,161	\$255,739	\$316,504	0.808	2,646	\$96.65	93	2.7985	2.00 STORY		\$50,819	No	//		NEW SUB (HICKORY RIDGE/STOUTWOOD)	401	81		
Totals:			\$2,814,200			\$2,814,200	\$1,271,500		\$2,993,270		\$2,285,546	\$2,750,688			\$105.36		0.5096											
								Sale. Ratio =>	45.18					E.C.F. =>	0.831	Std. Deviation=>		0.10388455										
								Std. Dev. =>	2.44					Ave. E.C.F. =>	0.836	Ave. Variance=>		8.4152	Coefficient of Var=>		10.06604971							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
58 097 02 0005 000	28540 PONDSIDE	10/01/19	\$287,000	PTA	03-ARM'S LENG1	\$287,000	\$125,000	43.55	\$321,854	\$48,718	\$238,282	\$299,820	0.795	2,594	\$91.86	94	3.3637	2.00 STORY		\$48,718	No	//		NEW SUB (WOODCREEK)	401	81			
58 097 02 0031 000	28384 HUNTER	03/17/20	\$295,000	WD	03-ARM'S LENG1	\$295,000	\$132,700	44.98	\$328,732	\$51,669	\$243,331	\$304,131	0.800	2,489	\$97.76	94	2.8300	2.00 STORY		\$50,340	No	//		NEW SUB (WOODCREEK)	401	82			
58 097 02 0039 000	25270 HUNTER	05/08/20	\$290,000	PTA	03-ARM'S LENG1	\$290,000	\$134,200	46.28	\$322,541	\$39,972	\$250,028	\$310,175	0.806	2,555	\$97.86	94	2.2299	2.00 STORY		\$39,972	No	//		NEW SUB (WOODCREEK)	401	81			
58 097 02 0039 000	25270 HUNTER	05/08/20	\$290,000	PTA	03-ARM'S LENG1	\$290,000	\$134,200	46.28	\$322,541	\$39,972	\$250,028	\$310,175	0.806	2,555	\$97.86	94	2.2299	2.00 STORY		\$39,972	No	//		NEW SUB (WOODCREEK)	401	81			
58 097 02 0051 000	25299 HUNTER	03/17/21	\$300,000	PTA	03-ARM'S LENG1	\$300,000	\$129,300	43.10	\$295,910	\$42,265	\$257,735	\$278,425	0.926	2,280	\$113.04	94	9.7303	2.00 STORY		\$38,914	No	//		NEW SUB (WOODCREEK)	401	82			
58 097 03 0083 000	28037 ASPEN	04/28/20	\$315,000	PTA	03-ARM'S LENG1	\$315,000	\$138,400	43.94	\$325,938	\$40,837	\$274,163	\$312,954	0.876	2,588	\$105.94	94	4.7662	1.50 STORY		\$39,259	No	//		NEW SUB (WOODCREEK)	401	82			
58 098 01 0099 000	24774 SUMMER LANE	04/15/19	\$294,900	PTA	03-ARM'S LENG1	\$294,900	\$133,000	45.10	\$344,298	\$47,291	\$247,609	\$326,023	0.759	2,704	\$91.57	94	6.8904	2.00 STORY		\$45,135	No	//		NEW SUB (WOODCREEK)	401	85			
58 098 01 0134 000	24219 SUMMER LANE	07/22/19	\$307,000	PTA	03-ARM'S LENG1	\$307,000	\$129,400	42.15	\$331,956	\$41,916	\$265,084	\$318,375	0.833	2,546	\$104.12	94	0.4227	2.00 STORY		\$39,795	No	//		NEW SUB (WOODCREEK)	401	85			
58 098 01 0161 000	24523 FAIRLAWN	11/05/20	\$315,000	PTA	03-ARM'S LENG1	\$315,000	\$135,400	42.98	\$342,166	\$44,966	\$270,034	\$326,235	0.828	2,662	\$101.44	94	0.0658	2.00 STORY		\$37,851	No	//		NEW SUB (WOODCREEK)	401	85			
58 098 01 0167 000	24635 FAIRLAWN	03/31/20	\$300,000	PTA	03-ARM'S LENG1	\$300,000	\$142,300	47.43	\$350,063	\$41,296	\$258,704	\$338,932	0.763	2,730	\$94.76	94	6.5095	2.00 STORY		\$41,296	No	//		NEW SUB (WOODCREEK)	401	85			
58 098 02 0181 000	24516 PARKLANE	09/18/20	\$300,000	PTA	03-ARM'S LENG1	\$300,000	\$130,600	43.53	\$298,730	\$44,071	\$255,929	\$279,538	0.916	2,030	\$126.07	94	8.7156	2.00 STORY		\$37,637	No	//		NEW SUB (WOODCREEK)	401	92			
58 098 02 0185 000	24404 PARKLANE	04/26/19	\$262,500	PTA	03-ARM'S LENG1	\$262,500	\$114,900	43.77	\$293,006	\$42,190	\$220,310	\$275,319	0.800	2,076	\$106.12	94	2.8189	2.00 STORY		\$37,637	No	//		NEW SUB (WOODCREEK)	401	89			
58 098 02 0193 000	24459 PARKLANE	02/07/20	\$286,500	PTA	03-ARM'S LENG1	\$286,500	\$122,900	42.90	\$314,106	\$36,701	\$249,799	\$304,506	0.820	1,971	\$126.74	94	0.8045	2.00 STORY		\$36,701	No	//		NEW SUB (WOODCREEK)	401	90			
58 098 02 0200 000	28471 GREENLAWN	05/10/19	\$280,000	PTA	03-ARM'S LENG1	\$280,000	\$110,500	39.46	\$298,084	\$40,504	\$239,496	\$282,744	0.847	1,881	\$127.32	94	1.8654	2.00 STORY		\$38,997	No	//		NEW SUB (WOODCREEK)	401	90			
58 098 02 0201 000	28499 GREENLAWN	04/03/20	\$291,000	PTA	03-ARM'S LENG1	\$291,000	\$128,300	44.09	\$308,807	\$39,275	\$251,725	\$295,864	0.851	1,825	\$137.93	94	2.2426	2.00 STORY		\$39,275	No	//		NEW SUB (WOODCREEK)	401	89			
Totals:			\$4,413,900			\$4,413,900	\$1,941,100		\$4,798,732		\$3,772,257	\$4,563,215			\$108.03		0.1721												
								Sale. Ratio =>	43.98			E.C.F. =>	0.827	Std. Deviation=>		0.04853292													
								Std. Dev. =>	1.92			Ave. E.C.F. =>	0.828	Ave. Variance=>		3.6990	Coefficient of Var=>		4.465352851										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
58 094 07 0006 000	28760 CHURCH	09/28/17	\$86,000	PTA	ARMS LENGTH	\$86,000	\$45,000	52.33	\$99,761	\$30,000	\$56,000	\$116,268	0.482	1,035	\$54.11	96	0.0000	1.00 STORY		\$30,000	No	/ /		CONDO (BELLE RIVER)	401
Totals:			\$86,000			\$86,000	\$45,000		\$99,761		\$56,000	\$116,268			\$54.11		0.0000								
								Sale. Ratio =>	52.33		E.C.F. =>		0.482		Std. Deviation=>		#DIV/0!								
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		0.482		Ave. Variance=>		0.0000		Coefficient of Var=>		0				

TOWNHOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
58 094 07 0009 000	26216 HURON RIVER	01/31/17	\$107,500	PTA	ARMS LENGTH	\$107,500	\$64,600	60.09	\$106,630	\$30,000	\$77,500	\$109,471	0.708	1,118	\$69.32	96	0.0000	2.00 STORY		\$30,000	No	/ /		CONDO (BELLE RIVER)	401
Totals:			\$107,500			\$107,500	\$64,600		\$106,630		\$77,500	\$109,471			\$69.32		0.0000								
								Sale. Ratio =>	60.09		E.C.F. =>		0.708		Std. Deviation=>		#DIV/0!								
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		0.708		Ave. Variance=>		0.0000		Coefficient of Var=>		0				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
58 131 06 0003 000	24198 MEADOWS	05/29/20	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$109,100	49.82	\$233,308	\$19,380	\$199,620	\$241,727	0.826	2,185	\$91.36	97	1.5689	2.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	83
58 131 06 0009 000	24119 ROMERO	08/11/20	\$152,300	PTA	03-ARM'S LENGTH	\$152,300	\$86,200	56.60	\$184,280	\$19,380	\$132,920	\$186,328	0.713	1,354	\$98.17	97	9.6753	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	86
58 131 06 0009 000	24119 ROMERO	10/13/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$86,200	53.88	\$184,280	\$19,380	\$140,620	\$186,328	0.755	1,354	\$103.86	97	5.5428	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	86
58 131 06 0022 000	24030 MEADOWS	10/23/20	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$100,200	43.57	\$269,656	\$20,670	\$209,330	\$281,340	0.744	2,409	\$86.89	97	6.6074	2.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	85
58 131 06 0025 000	23981 ROMERO	09/10/19	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$97,900	43.51	\$229,660	\$19,928	\$205,072	\$236,985	0.865	1,528	\$134.21	97	5.5217	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	95
58 131 06 0025 000	23981 ROMERO	03/02/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$229,660	\$19,928	\$205,072	\$236,985	0.865	1,528	\$134.21	97	5.5217	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	95
58 131 06 0026 000	23967 ROMERO	08/08/19	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$100,700	44.78	\$236,112	\$19,928	\$204,972	\$244,276	0.839	1,528	\$134.14	97	2.8981	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	95
58 131 06 0026 000	23967 ROMERO	11/06/20	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$111,900	52.78	\$236,112	\$19,928	\$192,072	\$244,276	0.786	1,528	\$125.70	97	2.3828	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	95
58 131 06 0050 000	23953 ROMERO	03/17/21	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$113,800	51.03	\$240,182	\$19,934	\$203,066	\$248,868	0.816	1,528	\$132.90	97	0.5840	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	96
58 131 06 0051 000	23939 ROMERO	06/30/20	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$113,800	50.58	\$240,182	\$19,934	\$205,066	\$248,868	0.824	1,528	\$134.21	97	1.3876	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	96
58 131 06 0052 000	23934 MEADOWS	06/07/19	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$96,600	42.93	\$226,779	\$20,093	\$204,907	\$233,544	0.877	1,436	\$142.69	97	6.7263	1.00 STORY		\$19,380	No	//		NEW SUB (BRADBURY)	401	95
Totals:			\$2,321,200			\$2,321,200	\$1,125,300		\$2,510,211		\$2,102,717	\$2,589,523			\$119.85		0.1890									
													Sale. Ratio =>	48.48												
													Std. Dev. =>	4.67												
													E.C.F. =>	0.812												
													Ave. E.C.F. =>	0.810												
													Std. Deviation=>	0.05413097												
													Ave. Variance=>	4.4015												
													Coefficient of Var=>	5.433142888												