

Code	Description	Ave. ECF	Comments
Unit -			
		0.000	
Unit 4711	- GENOA CHARTER TOWNSHIP		
1000	1000 EXEMPT	1.000	
1010	1010 AG PARCELS IN TWP	0.980	
1020	1020 DNR LAND	1.000	
2004	2004 GOLF COURSE	1.000	
2007	2007 APARTMENTS/MOBILEHOME	1.100	
2008	2008 CONVIENCE	1.000	
2009	2009 RESTFASTFOOD	1.000	
2010	2010 BIG BOX	1.000	
2011	2011 GAS/CONV	1.000	
2012	2012 OFFICE	0.800	
2013	2013 RESTAURANTS	1.000	
2014	2014 MAIN COMMERCIAL	1.070	
2015	2015 SERVICE	1.000	
3000	3000 IND. BLDGS UNDER 25,000 SQ FT	1.000	
3010	3010 IND. BLDGS 25,000 & OVER	1.000	
4000	4000 EASTDALE WESTDALE	1.010	
4001	4001 CHEMUNG ACRES	1.100	
4002	4002 DODGE ESTATES	1.100	
4003	4003 BIRKWOOD HILLS - COLLINGWD/SCOTTSSWD	1.100	BIRKWOOD HILLS
4004	4004 GRAND BEACH/HERBST EST.	1.072	GRAND BEACH
4005	4005 GENOA ESTATES	0.996	GENOA ESTATES
4006	4006 CROOKED LK HEIGHTS	1.072	
4007	4007 MOUNTAIN VIEW	1.050	MOUNTAIN VIEW
4008	4008 MT. BRIGHTON AREA	0.950	
4009	4009 HOLLY,DILLION,MAG	0.960	
4010	4010 BRIGHTON EST/ROLLING MEADOWS	0.750	
4012	4012 FOREST BEACH	1.072	
4013	4013 DEL SHER ESTATES	1.100	
4014	4014 OAK POINTE	0.740	
4015	4015 TIMBER GREEN	0.900	
4016	4016 WALNUT HILLS	0.700	
4017	4017 GLENS	0.830	
4018	4018 MYSTIC	0.830	
4019	4019 FORESTVIEW	0.830	
4020	4020 PRARIEVIEW	0.830	
4021	4021TIMBERVIEW FARMS	0.910	
4022	4022 PINE CREEK	0.687	
4023	4023 OAK POINTE HONORS	0.740	
4024	4024 OAK POINTE HILLS	0.740	
4025	4025 COPPERLEAF	0.800	
4026	4026 MYSTIC PINES	0.800	
4028	4028 CHILSON HILLS	1.167	
4029	4029 BIRKENSTOCK FARMS	0.740	
4030	4030 HERITAGE FARMS	0.996	
4031	4031 HIDDEN PONDS	0.740	
4032	4032 ROLLING RIDGE	0.900	
4033	4033 BOULDER CREEK	0.800	
4034	4034 OAK POINTE HIGHLANDS	0.740	
4035	4035 CRYSTAL VALLEY	0.800	
4036	4036 FOREST PONDS	0.850	
4037	4037 WILLOW CREEK	0.850	
4038	4038 PEBBLE CREEK	0.850	
4039	4039 WOODLAND SPRINGS AT LAKE CHEMU	0.850	
4040	4040 RAVINES AT ROLLING RIDGE	0.900	
4041	4041 SHARP/ MERROW LANE AREA	1.072	
4042	4042 HIDDEN RIDGE	0.740	
4043	4043 WEBSTER PARK	1.180	
4044	4044 OAK TREE CT	0.740	
4045	4045 LAKEWOOD KNOLL	0.850	
4046	4046 NOVEL ESTATES	0.830	
4047	4047 ALJOANN	0.687	
4048	4048 MUIRFIELD MANOR	0.740	
4050	4050 GRAND RAVINES	0.740	
4051	4051 NORTH SHORE VILLAGE	0.800	
4052	4052 TIMBERRIDGE	0.740	
4053	4053 CHESTNUT SPRINGS	0.900	
4054	4054 THE RIDGE SITE CONDOMINIUM	0.900	
4055	4055 MOUNTAIN TOP ESTATES	0.900	
4101	4101 VILLAS OF OAK POINTE	1.030	
4102	4102 COUNTRY CLUB MANORS	0.700	
4103	4103 NORTH SHORE	1.083	
4104	4104 LAKE VILLAS AT PINE CREEK	0.740	
4105	4105 NORTHSHORE HILLS	1.083	
4201	4201 LAKE EDGEWOOD 1 1/2 STORY	0.800	
4202	4202 ARYSHIRE HIGHLANDS	1.033	
4203	4203 COVINGTON GREENS	0.740	
4204	4204 THE KNOLLS	0.960	
4205	4205 LAKE EDGEWOOD RANCHES	0.800	

Code	Description	Ave. ECF	Comments
4206	4206 HAMPTON RIDGE	1.040	
4207	4207 SUMMERFIELD POINTE	0.740	
4208	4208 GENOA WOODS	0.700	
4209	4209 HAMPTON/O.P. CONDOS	0.700	
4210	4210 AUGUSTA/ O.P. CONDO	0.700	
4211	4211 BROADMOOR/ O.P. CONDOS	0.700	
4212	4212 COLONIAL / O.P. CONDO	0.700	
4213	4213 DORAL/O.P. CONDO	0.700	
4214	4214 SUNSEEKER/ O.P. CONDO	0.700	
4215	4215 STRATFORD/ O.P. CONDO	0.700	
4216	4216 FAIRWAYS	0.800	
4217	4217 CORTLAND PLACE CONDOS	0.930	
4218	4218 LANDINGS OF ROLLING RIDGE	1.004	
4300	4300 LK CHEMUNG NON WATERFRONT	1.060	
4301	4301 W. LK CHEMUNG NON LK FRONT	1.060	
4302	4302 SUNRISE PARK LAKEFRONT	1.420	
4303	4303 TRI LAKES NON LAKEFRONT	1.200	
4304	4304 OLD HOMESTEAD	1.508	
4305	4305 SUNRISE PARK NON LAKEFRONT	1.300	SUNRISE PARK AREA
4306	4306 TRI LAKES LAKE FRONT	1.508	
4307	4307 W. LK CHEMUNG LK FRONT	1.420	
4309	4309 LK CHEMUNG LAKEFRONT	1.420	
4310	4310 ROUND LAKE	1.150	
4400	4400 OAK POINT DOCKOMINIUMS	1.000	
4401	4401 HILLCREST VIEW DUPLEXES	1.010	
4402	4402 SINGLE WIDE RED OAKS	1.059	
4403	4403 RED OAKS DOUBLE WIDE	1.059	
4404	4404 SUBURBAN MOBILE HOMES	0.953	
4500	4500 (47070) HOWELL M & B	1.000	
4501	4501 (47010) BRIGHTON M & B	1.020	
4502	4502 (47060) HARTLAND M & B	1.061	
4503	4503 (47080) PINCKNEY M & B	1.000	
9000	9000 PERSONALS	1.000	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold	Adj. Sal.	Cur. Appraisal	and + Var	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	CF Area	Av. by Mean	(ding	Land Value	Land Table	
4711-06-201-025	85 MEADOWVIEW	01/03/23	\$340,000	\$340,000	\$127,300	37.44	\$342,224	\$56,306	\$283,694	\$280,312	1.012	1,835	\$154.60	4000	0.1985	C	\$55,000	EASTDALE WESTDALE	
4711-06-201-043	80 EASTDALE	02/11/22	\$255,000	\$255,000	\$81,800	32.08	\$245,659	\$58,054	\$196,946	\$183,926	1.071	1,200	\$164.12	4000	6.0706	C	\$55,000	EASTDALE WESTDALE	
4711-06-201-053	155 EASTDALE DR	08/30/21	\$250,000	\$250,000	\$92,800	37.12	\$267,309	\$55,695	\$194,305	\$207,465	0.937	1,486	\$130.76	4000	7.3512	C	\$55,000	EASTDALE WESTDALE	
4711-06-201-055	161 EASTDALE DR	09/21/22	\$260,000	\$260,000	\$100,200	38.54	\$259,819	\$55,000	\$205,000	\$200,803	1.021	1,400	\$146.43	4000	1.0821	C	\$55,000	EASTDALE WESTDALE	
<b>Totals:</b>			<b>\$1,105,000</b>	<b>\$1,105,000</b>	<b>\$402,100</b>		<b>\$1,115,011</b>	<b>\$879,945</b>	<b>\$872,506</b>				<b>\$148.98</b>		<b>0.1555</b>				
						<b>Sale. Ratio =</b>	<b>36.39</b>				<b>E.C.F. =&gt;</b>	<b>1.009</b>	<b>Std. Deviat</b>		<b>0.0554</b>				
						<b>Std. Dev. =&gt;</b>	<b>2.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.010</b>	<b>Ave. Varian</b>		<b>3.6756</b>	<b>Coefficient o</b>		<b>3.6</b>	

4000, 4401

2023 = 1.02

2024 = 1.01

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. S	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	by Mean	Land Value	Land Table	operty Cls	
4711-01-401-036	891 DEL SHER DR	08/31/21	\$292,000	\$292,000	\$105,300	36.06	\$297,007	\$55,000	\$237,000	\$224,081	1.058	1,291	\$183.58	4013	2.9698	\$55,000	DEL SHER	401
4711-13-401-014	7737 COLLINGWOOD DR	06/28/21	\$400,000	\$400,000	\$115,000	28.75	\$373,172	\$71,412	\$328,588	\$279,407	1.176	2,494	\$131.75	4003	8.8664	\$55,000	COLLINGWOC	401
4711-13-401-024	2711 SCOTTWOOD PL	05/05/22	\$330,000	\$330,000	\$152,300	46.15	\$371,983	\$55,000	\$275,000	\$293,503	0.937	2,531	\$108.65	4003	15.0394	\$55,000	COLLINGWOC	401
4711-13-401-031	2770 SCOTTWOOD PL	03/21/22	\$277,000	\$277,000	\$94,800	34.22	\$258,608	\$57,523	\$219,477	\$186,190	1.179	1,400	\$156.77	4003	9.1428	\$55,000	COLLINGWOC	401
<b>Totals:</b>			<b>\$1,299,000</b>	<b>\$1,299,000</b>	<b>\$467,400</b>		<b>\$1,300,770</b>	<b>\$1,060,065</b>	<b>\$983,181</b>			<b>\$145.19</b>		<b>0.9153</b>				
						<b>Sale. Ratio = 35.98</b>				<b>E.C.F. =&gt; 1.078</b>			<b>Std. Deviatio 0.115066</b>					
						<b>Std. Dev. =&gt; 7.27</b>				<b>Ave. E.C.F. =&gt; 1.087</b>			<b>Ave. Varianci 9.0046</b>	<b>Coefficien 8.28121849</b>				

4001 4002 4003 4013



2023 = 1.08

2024 = 1.10

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table	erty C	
4711-14-202-069	6975 RINK DR	05/14/21	\$235,000	\$235,000	\$92,300	39.28	\$236,742	\$55,000	\$180,000	\$172,923	1.041	1,056	\$170.45	4004	4.4617	\$55,000	GRAND BE	401
4711-14-202-071	6951 RINK DR	11/18/22	\$295,000	\$295,000	\$112,900	38.27	\$273,234	\$55,000	\$240,000	\$207,644	1.156	1,920	\$125.00	4004	7.0281	\$55,000	GRAND BE	401
4711-14-401-010	2660 CANFIELD TRL	07/12/21	\$325,000	\$325,000	\$119,600	36.80	\$299,103	\$107,500	\$217,500	\$182,305	1.193	1,240	\$175.40	4004	10.7510	\$107,500	GRAND BE	408
4711-22-200-010	5492 SHARP DR	08/24/21	\$1,250,000	\$1,250,000	\$394,800	31.58	\$1,190,031	\$464,823	\$785,177	\$690,017	1.138	2,368	\$331.58	4041	5.2366	\$418,600	SHARP DR	408
4711-26-301-013	6471 FOREST BEACH DR	05/20/22	\$685,000	\$685,000	\$286,900	41.88	\$695,830	\$155,750	\$529,250	\$513,873	1.030	2,554	\$207.22	4012	5.5618	\$155,750	FOREST BE	408
4711-26-301-020	6511 FOREST BEACH DR	03/14/23	\$496,250	\$496,250	\$204,400	41.19	\$490,777	\$120,000	\$376,250	\$352,785	1.067	2,068	\$181.94	4012	1.9029	\$120,000	FOREST BE	408
4711-26-301-049	6442 FOREST BEACH DR	03/16/22	\$680,000	\$680,000	\$227,800	33.50	\$724,893	\$106,913	\$573,087	\$587,992	0.975	3,304	\$173.45	4012	11.0893	\$90,700	FOREST BE	401
<b>Totals:</b>			<b>\$3,966,250</b>	<b>\$3,966,250</b>	<b>\$1,438,700</b>		<b>\$3,910,610</b>		<b>\$2,901,264</b>	<b>\$2,707,539</b>			<b>\$195.01</b>		<b>1.3993</b>			
						<b>Sale. Ratio =&gt;</b>	<b>36.27</b>				<b>E.C.F. =&gt;</b>	<b>1.072</b>	<b>Std. Deviatric</b>	<b>0.07851</b>				
						<b>Std. Dev. =&gt;</b>	<b>3.83</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.086</b>	<b>Ave. Varianc</b>	<b>6.5759</b>	<b>Coefficient</b>	<b>6.05771798</b>		

4004 4006 4012 4041

2023 = 1.051

2024 = 1.072

**RESOLD**

4711-14-202-071	6951 RINK DR	07/23/21	\$275,000	\$275,000	\$110,800	40.29	\$273,234	\$55,000	\$220,000	\$207,644	1.060	1,920	\$114.58	4004	2.6038	\$55,000	GRAND BE	401
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sosd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean	Land Value	Land Table	
4711-15-401-015	2861 RUSSELL DR	09/29/22	\$310,000	\$310,000	\$97,200	31.35	\$278,320	\$50,000	\$260,000	\$239,832	1.084	1,392	\$186.78	4005	8.2861	\$50,000	GENOA ESTATES
4711-15-401-024	2992 RUSSELL DR	06/25/21	\$279,000	\$279,000	\$99,800	35.77	\$262,647	\$50,000	\$229,000	\$223,369	1.025	1,196	\$191.47	4005	2.3979	\$50,000	GENOA ESTATES
4711-22-203-005	3085 OLD CARRIAGE TRL	11/15/22	\$360,000	\$360,000	\$139,000	38.61	\$343,026	\$50,000	\$310,000	\$307,800	1.007	1,478	\$209.74	4030	0.5914	\$50,000	HERITAGE FARMS
4711-22-203-006	3105 OLD CARRIAGE TRL	08/19/21	\$308,500	\$308,500	\$121,300	39.32	\$326,914	\$50,945	\$257,555	\$289,883	0.888	1,590	\$161.98	4030	11.2754	\$50,000	HERITAGE FARMS
<b>Totals:</b>			<b>\$1,257,500</b>	<b>\$1,257,500</b>	<b>\$457,300</b>		<b>\$1,210,907</b>		<b>\$1,056,555</b>	<b>\$1,060,884</b>			<b>\$187.50</b>		<b>0.5313</b>		
						<b>Sale. Ratio :</b>	<b>36.37</b>				<b>E.C.F. =&gt;</b>	<b>0.996</b>	<b>Std. Deviat</b>	<b>0.082035</b>			
						<b>Std. Dev. =&gt;</b>	<b>3.61</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.001</b>	<b>Ave. Variar</b>	<b>5.6377</b>	<b>Coefficient of 5.63076035</b>		

4005 4030

2023 = 0.952

2024 = 0.996

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Ysd. when Sold	Adj. Sa	Cur. Appraisal	and + Vari	Bldg. Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	av. by Mean ('	Land Value	Land Table
4711-23-301-003	6443 GRAND CIRCLE DR	03/01/22	\$526,000	\$526,000	\$145,700	27.70	\$434,299	\$71,433	\$454,567	\$357,152	1.273	2,026	\$224.37	4007	22.9770	\$70,000	MOUNTAIN VIEW
4711-23-301-024	6480 GRAND CIRCLE DR	12/16/21	\$341,000	\$341,000	\$117,200	34.37	\$353,726	\$70,000	\$271,000	\$279,258	0.970	1,836	\$147.60	4007	7.2558	\$70,000	MOUNTAIN VIEW
4711-23-301-028	6430 GRAND CIRCLE DR	08/09/21	\$410,000	\$410,000	\$151,000	36.83	\$436,957	\$70,000	\$340,000	\$361,178	0.941	2,304	\$147.57	4007	10.1623	\$70,000	MOUNTAIN VIEW
4711-23-301-035	6523 CATALPA DR	10/08/21	\$400,000	\$400,000	\$128,700	32.18	\$409,401	\$75,455	\$324,545	\$328,687	0.987	2,328	\$139.41	4007	5.5589	\$70,000	MOUNTAIN VIEW
<b>Totals:</b>			<b>\$1,677,000</b>	<b>\$1,677,000</b>	<b>\$542,600</b>		<b>\$1,634,383</b>		<b>\$1,390,112</b>	<b>\$1,326,275</b>			<b>\$164.74</b>		<b>0.5146</b>		
						<b>Sale. Ratio =&gt;</b>	<b>32.36</b>				<b>E.C.F. =&gt;</b>	<b>1.048</b>	<b>Std. Deviat</b>		<b>0.154355</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.043</b>	<b>Ave. Varian</b>		<b>11.4885</b>	<b>Coefficient of 11.0149806</b>	

4007

2023 = 1.016

2024 = 1.050

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4711-25-301-019	4668 MOUNT BRIGHTON DR	03/14/22	\$375,000	\$375,000	\$158,400	42.24	\$371,988	\$61,560	\$313,440	\$344,920	0.909	1,934	\$162.07	4008	3.6091	\$60,000	MT. BRIGHTON SUB
4711-25-301-026	7362 BROOKVIEW DR	06/21/22	\$440,000	\$440,000	\$162,100	36.84	\$390,368	\$64,372	\$375,628	\$362,218	1.037	2,436	\$154.20	4008	9.2199	\$60,000	MT. BRIGHTON SUB
4711-25-301-084	4641 KINGSWOOD	12/15/22	\$372,500	\$372,500	\$144,500	38.79	\$352,645	\$65,133	\$307,367	\$319,458	0.962	1,800	\$170.76	4008	1.7329	\$60,000	MT. BRIGHTON SUB
4711-25-301-101	7617 BROOKVIEW DR	02/28/22	\$360,000	\$360,000	\$148,700	41.31	\$368,538	\$100,000	\$260,000	\$298,376	0.871	1,422	\$182.84	4008	7.3438	\$100,000	MT. BRIGHTON SUB
<b>Totals:</b>			<b>\$1,547,500</b>	<b>\$1,547,500</b>	<b>\$613,700</b>		<b>\$1,483,539</b>		<b>\$1,256,435</b>	<b>\$1,324,971</b>			<b>\$167.47</b>		<b>0.3450</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.66</b>			<b>E.C.F. =&gt;</b>	<b>0.948</b>		<b>Std. Deviation</b>	<b>0.071872</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.45</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.945</b>		<b>Ave. Variance</b>	<b>5.4764</b>	<b>Coefficient of</b>	<b>5.79624971</b>	

4008

2023 = 0.900

2024 = 0.950



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area lev. by	Mean (%)	Land Value	Land Table		
4711-25-402-001	7906 LAUREL ST	12/15/22	\$299,400	\$299,400	\$118,600	39.61	\$284,442	\$103,987	\$195,413	\$196,147	0.996	1,359	\$143.79	4009	4.6568	\$101,030	HOLLY DILLON MAG
4711-25-402-015	7910 MAGNOLIA ST	08/02/22	\$285,000	\$285,000	\$121,100	42.49	\$266,393	\$99,080	\$185,920	\$181,862	1.022	1,392	\$133.56	4009	7.2623	\$99,080	HOLLY DILLON MAG
4711-25-403-028	7925 STATE ST	09/27/22	\$238,000	\$238,000	\$113,700	47.77	\$244,347	\$83,048	\$154,952	\$175,325	0.884	1,396	\$111.00	4009	6.5892	\$82,830	HOLLY DILLON MAG
4711-25-403-030	7909 STATE ST	04/16/21	\$410,000	\$410,000	\$160,700	39.20	\$390,345	\$83,964	\$326,036	\$333,023	0.979	2,134	\$152.78	4009	2.9329	\$82,830	HOLLY DILLON MAG
4711-36-201-005	5035 BIDWELL ST	07/29/21	\$243,000	\$243,000	\$106,200	43.70	\$251,509	\$103,630	\$139,370	\$160,738	0.867	864	\$161.31	4009	8.2628	\$103,630	HOLLY DILLON MAG
<b>Totals:</b>			<b>\$1,475,400</b>	<b>\$1,475,400</b>	<b>\$620,300</b>		<b>\$1,437,036</b>		<b>\$1,001,691</b>	<b>\$1,047,095</b>		<b>\$140.49</b>		<b>0.6948</b>			
						<b>Sale. Ratio =</b>	<b>42.04</b>			<b>E.C.F. =&gt;</b>	<b>0.957</b>	<b>Std. Deviatio</b>		<b>0.069771</b>			
						<b>Std. Dev. =&gt;</b>	<b>3.48</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.950</b>	<b>Ave. Varianc</b>		<b>5.9408</b>	<b>Coefficient of \ 6.25552211</b>		

4009

2023 = 0.920

2024 = 0.960

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Solsd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean (	Land Value	Land Table	
4711-26-201-036	6733 WHITE PINES DR	09/10/21	\$525,000	\$525,000	\$208,000	39.62	\$492,265	\$98,912	\$426,088	\$546,324	0.780	2,872	\$148.36	4010	3.2000	\$95,000	ROLLING MEADC
4711-26-401-013	4651 BROOKWOOD MEADOWS DR	10/08/21	\$501,000	\$501,000	\$212,000	42.32	\$503,256	\$105,202	\$395,798	\$552,853	0.716	2,613	\$151.47	4010	3.2000	\$95,000	ROLLING MEADC
<b>Totals:</b>			<b>\$1,026,000</b>	<b>\$1,026,000</b>	<b>\$420,000</b>		<b>\$995,521</b>	<b>\$821,886</b>	<b>\$1,099,176</b>			<b>\$149.92</b>			<b>0.0190</b>		
						Sale. Ratio =	<b>40.94</b>			E.C.F. =>	<b>0.748</b>	Std. Devial	<b>0.045254</b>				
						Std. Dev. =>	<b>1.91</b>			Ave. E.C.F. =>	<b>0.748</b>	Ave. Varia	<b>3.2000</b>	Coefficient o <b>4.27849091</b>			

4010

2023 = 0.720

2024 = 0.750

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Are:	\$/Sq.Ft.	ECF Area	i. by Mean	Land Value	Land Table			
4711-27-302-006	4891 CROOKED STICK CT	01/17/23	\$593,000	WD	03-ARM'S LEN	\$593,000	\$254,200	42.87	\$590,411	\$85,000	\$508,000	\$722,016	0.704	2,826	\$179.76	4024	3.5866	\$85,000	OAK POINTE		
4711-27-302-009	4843 CROOKED STICK CT	09/24/21	\$675,000	WD	03-ARM'S LEN	\$675,000	\$251,600	37.27	\$641,724	\$89,893	\$585,107	\$788,330	0.742	3,387	\$172.75	4024	0.2759	\$85,000	OAK POINTE		
4711-27-302-013	4771 CROOKED STICK CT	08/29/22	\$517,000	WD	03-ARM'S LEN	\$517,000	\$218,500	42.26	\$556,055	\$86,071	\$430,929	\$671,406	0.642	2,841	\$151.68	4024	9.7620	\$85,000	OAK POINTE		
4711-27-302-025	4796 CROOKED STICK CT	03/31/22	\$682,500	WD	03-ARM'S LEN	\$682,500	\$244,800	35.87	\$592,887	\$105,000	\$577,500	\$696,981	0.829	3,095	\$186.59	4024	8.9122	\$105,000	OAK POINTE		
4711-27-302-035	4636 CLIFFORD RD	05/02/22	\$685,000	WD	03-ARM'S LEN	\$685,000	\$242,300	35.37	\$649,818	\$105,000	\$580,000	\$778,311	0.745	3,110	\$186.50	4024	0.5752	\$105,000	OAK POINTE		
4711-27-302-039	4688 MCDONALD CT	10/28/21	\$528,000	WD	03-ARM'S LEN	\$528,000	\$226,800	42.95	\$561,210	\$85,000	\$443,000	\$680,300	0.651	2,795	\$158.50	4024	8.8268	\$85,000	OAK POINTE		
4711-28-101-027	4343 SAINT ANDREWS ST	10/26/22	\$820,000	WD	03-ARM'S LEN	\$820,000	\$313,100	38.18	\$700,357	\$141,097	\$678,903	\$798,943	0.850	3,424	\$198.28	4034	11.0300	\$105,000	OAK POINTE		
4711-28-101-043	4099 ST ANDREWS	08/10/21	\$785,000	WD	03-ARM'S LEN	\$785,000	\$338,300	43.10	\$822,078	\$105,000	\$680,000	\$1,024,397	0.664	4,782	\$142.20	4034	7.5646	\$105,000	OAK POINTE		
4711-28-101-051	4233 AUGUSTA CT	07/19/21	\$589,000	WD	03-ARM'S LEN	\$589,000	\$273,400	46.42	\$638,662	\$97,755	\$491,245	\$772,724	0.636	4,173	\$117.72	4034	10.3720	\$95,000	OAK POINTE		
4711-28-101-058	4234 SAINT ANDREWS ST	12/10/21	\$475,000	WD	03-ARM'S LEN	\$475,000	\$227,400	47.87	\$529,410	\$95,000	\$380,000	\$620,586	0.612	2,902	\$130.94	4034	12.7127	\$95,000	OAK POINTE		
4711-28-101-066	4243 COLONIAL CT	06/11/21	\$550,000	WD	03-ARM'S LEN	\$550,000	\$225,300	40.96	\$587,059	\$119,175	\$430,825	\$668,406	0.645	2,505	\$171.99	4034	9.4895	\$95,000	OAK POINTE		
4711-28-101-081	4193 DORAL CT	06/14/22	\$600,000	WD	03-ARM'S LEN	\$600,000	\$204,000	34.00	\$449,852	\$95,000	\$505,000	\$506,931	0.996	2,804	\$180.10	4034	25.6739	\$95,000	OAK POINTE		
4711-28-302-015	4472 OAK POINTE DR	07/13/21	\$740,000	WD	03-ARM'S LEN	\$740,000	\$298,600	40.35	\$730,845	\$106,922	\$633,078	\$891,319	0.710	3,060	\$206.89	4014	2.9180	\$105,000	OAK POINTE		
4711-28-302-044	4465 OAK POINTE DR	08/19/22	\$655,000	WD	03-ARM'S LEN	\$655,000	\$227,400	34.72	\$608,374	\$105,000	\$550,000	\$719,106	0.765	3,154	\$174.38	4014	2.5387	\$105,000	OAK POINTE		
4711-28-302-047	4451 OAK POINTE DR	07/28/22	\$565,000	WD	03-ARM'S LEN	\$565,000	\$267,500	47.35	\$610,691	\$97,302	\$467,698	\$733,413	0.638	3,345	\$139.82	4014	10.1751	\$95,000	OAK POINTE		
4711-28-304-034	3710 HONORS WAY	05/26/21	\$700,000	WD	03-ARM'S LEN	\$700,000	\$309,900	44.27	\$697,836	\$109,239	\$590,761	\$840,853	0.703	3,517	\$167.97	4023	3.6878	\$105,000	OAK POINTE HONOR		
4711-28-401-007	4849 OAK TREE CT	09/23/21	\$725,000	WD	03-ARM'S LEN	\$725,000	\$248,100	34.22	\$592,693	\$117,865	\$607,135	\$678,326	0.895	3,565	\$170.30	4044	15.5598	\$105,000	OAK POINTE		
4711-28-407-002	4605 OAK POINTE DR	10/20/22	\$825,000	WD	03-ARM'S LEN	\$825,000	\$291,400	35.32	\$677,234	\$117,349	\$707,651	\$799,836	0.885	3,216	\$220.04	4014	14.5294	\$115,500	OAK POINTE		
<b>Totals:</b>			<b>\$11,709,500</b>			<b>\$11,709,500</b>	<b>\$4,662,600</b>		<b>\$11,237,196</b>		<b>\$9,846,832</b>	<b>\$13,392,183</b>		<b>\$169.80</b>		<b>0.4184</b>					
						<b>Sale. Ratio =&gt;</b>	<b>39.82</b>							<b>E.C.F. =&gt;</b>	<b>0.735</b>	<b>Std. Deviatio</b>		<b>0.10977</b>			
						<b>Std. Dev. =&gt;</b>	<b>4.70</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.739</b>	<b>Ave. Varianc</b>		<b>8.7883</b>	<b>Coefficien</b>		<b>11.8849501</b>

4014 4023 4024 4034 4044

**RESOLD**

4711-27-302-006	4891 CROOKED STICK CT	04/12/21	\$395,000	WD	03-ARM'S LEN	\$395,000	\$238,700	60.43	\$590,411	\$85,000	\$310,000	\$722,016	0.429	2,826	\$109.70	4024	31.0098	\$85,000	OAK POINTE
4711-28-101-027	4343 SAINT ANDREWS ST	05/06/21	\$735,000	WD	03-ARM'S LEN	\$735,000	\$276,000	37.55	\$700,357	\$141,097	\$593,903	\$798,943	0.743	3,424	\$173.45	4034	0.3910	\$105,000	OAK POINTE

2023 = 0.700

2024 = 0.740

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solesd/Adj.	SaCur. Apprais	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table		
4711-33-401-007	4760 CHESTNUT SPRINGS	12/29/21	\$649,900	\$649,900	\$294,200	45.27	\$611,278	\$150,622	\$460,656	\$527,666	0.873	1,595	\$288.81	4053	0.3953	\$150,000	CHESTNUT SPRING
4711-33-401-012	4800 CHESTNUT SPRINGS	10/19/21	\$660,900	\$660,900	\$276,000	41.76	\$608,285	\$150,622	\$457,663	\$519,101	0.882	1,595	\$286.94	4053	0.4685	\$150,000	CHESTNUT SPRING
4711-33-401-014	4799 CHESTNUT SPRINGS	09/29/21	\$807,974	\$807,974	\$327,100	40.48	\$677,779	\$155,216	\$522,563	\$592,483	0.882	1,826	\$286.18	4053	0.5028	\$150,000	CHESTNUT SPRING
4711-33-401-016	4775 CHESTNUT SPRINGS	10/28/22	\$799,900	\$799,900	\$379,300	47.42	\$779,136	\$151,192	\$627,944	\$711,940	0.882	2,386	\$263.18	4053	0.5057	\$150,000	CHESTNUT SPRING
4711-33-401-017	4767 CHESTNUT SPRINGS	06/30/21	\$883,000	\$883,000	\$394,300	44.65	\$810,661	\$150,000	\$660,661	\$749,053	0.882	2,296	\$287.74	4053	0.5034	\$150,000	CHESTNUT SPRING
4711-33-401-019	4751 CHESTNUT SPRINGS	07/07/21	\$776,400	\$776,400	\$369,600	47.60	\$815,552	\$150,950	\$664,602	\$753,528	0.882	2,386	\$278.54	4053	0.5026	\$150,000	CHESTNUT SPRING
4711-33-401-021	4735 CHESTNUT SPRINGS	08/18/21	\$966,570	\$966,570	\$403,300	41.72	\$837,788	\$152,765	\$685,023	\$776,675	0.882	2,296	\$298.35	4053	0.5034	\$150,000	CHESTNUT SPRING
4711-33-401-022	4727 CHESTNUT SPRINGS	07/01/21	\$738,500	\$738,500	\$354,800	48.04	\$817,345	\$150,518	\$666,827	\$771,777	0.864	2,316	\$287.92	4053	1.2946	\$150,000	CHESTNUT SPRING
4711-33-401-024	4711 CHESTNUT SPRINGS	07/15/22	\$730,000	\$730,000	\$330,900	45.33	\$666,735	\$151,140	\$515,595	\$596,757	0.864	1,826	\$282.36	4053	1.2965	\$150,000	CHESTNUT SPRING
<b>Totals:</b>			<b>\$7,013,144</b>	<b>\$7,013,144</b>	<b>\$3,129,500</b>		<b>\$6,624,559</b>		<b>\$5,261,534</b>	<b>\$5,998,979</b>		<b>\$284.45</b>		<b>0.0111</b>			
						<b>Sale. Ratio =&gt;</b>	<b>44.62</b>				<b>E.C.F. =&gt;</b>	<b>0.877</b>	<b>Std. Deviatio</b>		<b>0.007906</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.81</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.877</b>	<b>Ave. Varianci</b>	<b>0.6636</b>	<b>Coefficient o</b>	<b>0.75675562</b>	

4015 4053

2023 = 0.90

2024 = 0.90

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Solid/Adj. S:Cur.	Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	by Mear	Land Value	Land Table	
4711-35-201-002	5222 WALNUT HILLS DR	08/31/21	\$590,000	\$590,000	\$250,600	42.47	\$617,449	\$103,435	\$486,565	\$719,908	0.676	3,461	\$140.59	4016	1.2620	\$95,000	WALNUT HILLS
4711-35-201-004	5154 WALNUT HILLS DR	04/23/21	\$500,000	\$500,000	\$207,300	41.46	\$501,723	\$100,392	\$399,608	\$562,088	0.711	2,957	\$135.14	4016	2.2444	\$95,000	WALNUT HILLS
4711-35-201-008	5058 WALNUT HILLS DR	09/01/22	\$530,000	\$530,000	\$233,200	44.00	\$575,731	\$104,889	\$425,111	\$659,443	0.645	3,068	\$138.56	4016	4.3839	\$95,000	WALNUT HILLS
4711-35-201-039	5318 URBANA DR	06/10/21	\$525,000	\$525,000	\$213,300	40.63	\$520,137	\$111,944	\$413,056	\$571,699	0.723	2,722	\$151.75	4016	3.4015	\$95,000	WALNUT HILLS
<b>Totals:</b>			<b>\$2,145,000</b>	<b>\$2,145,000</b>	<b>\$904,400</b>		<b>\$2,215,040</b>	<b>\$1,724,340</b>	<b>\$2,513,137</b>			<b>\$141.51</b>		<b>0.2361</b>			
						<b>Sale. Ratio =&gt;</b>	<b>42.16</b>			<b>E.C.F. =&gt;</b>	<b>0.686</b>	<b>Std. Deviatio</b>		<b>0.0353</b>			
						<b>Std. Dev. =&gt;</b>	<b>1.45</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.688</b>	<b>Ave. Varianc</b>		<b>2.8229</b>	<b>Coefficie</b>	<b>4.10017332</b>	

4016

2023 = 0.714

2024 = 0.700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal Cur.	Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean	Land Value	Land Table
4711-34-100-030	5100 MILROY LN	02/28/23	\$556,500	WD	03-ARM'S LENGTH	\$556,500	\$217,500	39.08	\$589,878	\$82,092	\$474,408	\$634,733	0.747	2,913	\$162.86	4017	9.0440	\$75,000	GLENWAY
4711-34-102-003	5091 GLENWAY DR	06/23/21	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$148,200	30.43	\$462,743	\$75,000	\$412,000	\$484,679	0.850	2,558	\$161.06	4017	1.2194	\$75,000	GLENWAY
4711-34-102-012	5405 GLENWAY DR	08/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$241,000	42.28	\$557,377	\$104,321	\$465,679	\$566,320	0.822	2,782	\$167.39	4017	1.5564	\$75,000	GLENWAY
4711-34-102-029	5060 GLENWAY DR	03/10/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$189,200	34.40	\$504,346	\$104,691	\$445,309	\$499,569	0.891	2,940	\$151.47	4017	5.3533	\$75,000	GLENWAY
4711-34-103-006	5139 MILROY LN	08/05/22	\$524,975	WD	03-ARM'S LENGTH	\$524,975	\$200,100	38.12	\$528,564	\$75,216	\$449,759	\$566,685	0.794	2,508	\$179.33	4018	4.4187	\$75,000	MYSTIC
4711-34-200-012	5937 TALL OAK WAY	09/09/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,200	30.04	\$422,981	\$103,055	\$426,945	\$399,908	1.068	2,105	\$202.82	4019	22.9756	\$75,000	FORESTVIEW
4711-34-401-060	6138 SUNDANCE TRL	09/12/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$172,000	36.83	\$459,375	\$79,261	\$387,739	\$475,143	0.816	2,015	\$192.43	4018	2.1806	\$75,000	MYSTIC
4711-34-401-061	6122 SUNDANCE TRL	08/19/21	\$450,500	WD	03-ARM'S LENGTH	\$450,500	\$173,100	38.42	\$472,315	\$79,629	\$370,871	\$490,858	0.756	2,592	\$143.08	4018	8.2296	\$75,000	MYSTIC
4711-34-401-065	6050 SUNDANCE TRL	06/22/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$178,100	41.42	\$498,028	\$75,931	\$354,069	\$527,621	0.671	3,026	\$117.01	4018	16.6787	\$75,000	MYSTIC
4711-34-401-090	6047 SUNDANCE TRL	11/14/22	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$207,700	40.49	\$497,404	\$76,582	\$436,418	\$526,028	0.830	3,103	\$140.64	4018	8.8205	\$75,000	MYSTIC
4711-34-401-109	5714 EGGERT PL	05/11/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$140,400	35.37	\$393,536	\$75,000	\$322,000	\$398,170	0.809	2,119	\$151.96	4018	2.9154	\$75,000	MYSTIC
4711-34-401-110	5700 EGGERT PL	04/19/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$145,800	35.56	\$374,178	\$75,000	\$335,000	\$373,973	0.896	1,508	\$222.15	4018	5.7934	\$75,000	MYSTIC
4711-34-401-113	5550 MOUNTAIN RD	01/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$144,500	36.13	\$455,009	\$75,000	\$325,000	\$475,011	0.684	2,644	\$122.92	4018	15.3659	\$75,000	MYSTIC
4711-35-101-029	6040 TALL OAK WAY	07/20/22	\$353,500	WD	03-ARM'S LENGTH	\$353,500	\$141,200	39.94	\$360,360	\$78,230	\$275,270	\$352,663	0.781	2,010	\$136.95	4019	5.7306	\$75,000	FORESTVIEW
4711-35-102-016	6277 SUNDANCE TRL	03/13/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,500	40.38	\$367,620	\$97,723	\$302,277	\$337,371	0.896	1,911	\$158.18	4020	5.8124	\$75,000	PRARIE VIEW
4711-35-102-035	5425 WASHAKIE TRL	08/26/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$152,200	39.53	\$354,794	\$77,456	\$307,544	\$346,673	0.887	2,184	\$140.82	4020	4.9277	\$75,000	PRARIE VIEW
4711-35-102-050	6377 SUNDANCE TRL	06/22/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$137,800	32.81	\$333,618	\$76,904	\$343,096	\$320,893	1.069	2,038	\$168.35	4020	23.1339	\$75,000	PRARIE VIEW
4711-35-102-068	5412 PRAIRIE VW	04/14/22	\$395,500	WD	03-ARM'S LENGTH	\$395,500	\$154,900	39.17	\$378,375	\$76,663	\$318,837	\$377,140	0.845	1,922	\$165.89	4020	0.7554	\$75,000	PRARIE VIEW
4711-35-102-075	5333 PRAIRIE VW	06/14/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$182,700	37.67	\$430,523	\$77,013	\$407,987	\$441,888	0.923	2,579	\$158.20	4020	8.5429	\$75,000	PRARIE VIEW
4711-35-102-078	5261 PRAIRIE VW	04/15/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$169,200	44.29	\$414,004	\$85,253	\$296,747	\$410,939	0.722	2,180	\$136.12	4020	11.5734	\$75,000	PRARIE VIEW

<b>Totals:</b>	<b>\$9,106,975</b>		<b>\$9,106,975</b>		<b>\$3,416,300</b>		<b>\$8,855,028</b>		<b>\$7,456,955</b>		<b>\$9,006,260</b>		<b>\$158.98</b>		<b>0.828</b>		<b>0.105752</b>		<b>0.9879</b>
					<b>Sale. Ratio =&gt;</b>		<b>37.51</b>					<b>E.C.F. =&gt;</b>		<b>0.828</b>		<b>Std. Deviat</b>		<b>7.8514</b>	<b>Coefficient of</b>
					<b>Std. Dev. =&gt;</b>		<b>3.74</b>					<b>Ave. E.C.F. =&gt;</b>		<b>0.838</b>		<b>Ave. Variar</b>		<b>9.37083652</b>	

4017 4018 4019 4020

**RESOLD**

4711-34-401-064	6070 SUNDANCE TRL	02/28/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$188,900	79.37	\$838,957	\$75,933	\$162,067	\$953,780	0.170	3,723	\$43.53	4018	66.7933	\$75,000	MYSTIC
4711-34-102-012	5405 GLENWAY DR	05/24/21	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$211,000	40.11	\$557,377	\$104,321	\$421,679	\$566,320	0.745	2,782	\$151.57	4017	9.3259	\$75,000	GLENWAY
4711-35-102-016	6277 SUNDANCE TRL	10/15/21	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$144,100	39.53	\$367,620	\$97,723	\$266,777	\$337,371	0.791	1,911	\$139.60	4020	4.7102	\$75,000	PRARIE VIEW

2023 = 0.800

2024 = 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Solid/Adj. S	Cur. Appraisal	Land + Yard	Ildg. Residue	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-33-101-005	5207 KING RD	06/29/22	\$359,900	\$359,900	\$127,100	35.32	\$327,236	\$68,118	\$291,782	\$308,474	0.946	1,377	\$211.90	4021	3.0532	\$65,000	TIMBERVIEW FARM
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$410,000	\$182,200	44.44	\$392,566	\$65,867	\$344,133	\$388,927	0.885	2,090	\$164.66	4021	3.0532	\$65,000	TIMBERVIEW FARM
<b>Totals:</b>			<b>\$769,900</b>	<b>\$769,900</b>	<b>\$309,300</b>		<b>\$719,802</b>	<b>\$635,915</b>	<b>\$697,401</b>			<b>\$188.28</b>		<b>0.3522</b>			
						<b>Sale. Ratio =&gt;</b>	<b>40.17</b>			<b>E.C.F. =&gt;</b>	<b>0.912</b>	<b>Std. Deviat</b>		<b>0.04318</b>			
						<b>Std. Dev. =&gt;</b>	<b>6.45</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.915</b>	<b>Ave. Varian</b>	<b>3.0532</b>	<b>Coefficient</b>	<b>3.33548291</b>		

4021

**RESOLD**

4711-33-101-005	5207 KING RD	12/21/21	\$230,000	\$230,000	\$124,100	53.96	\$327,236	\$68,118	\$161,882	\$308,474	0.525	1,377	\$117.56	4021	39.0574	\$65,000	TIMBERVIEW FARM
						<b>2023 =</b>	<b>0.840</b>										
						<b>2024 =</b>	<b>0.910</b>										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	lsd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	CF Area	by Mean	Land Value	Land Table		
4711-36-101-028	5293 HIDDEN PINES DR	03/31/22	\$1,300,000	WD	03-ARM'S LENG	\$1,300,000	\$534,800	41.14	\$1,375,712	\$360,209	\$939,791	\$1,450,719	0.648	4,067	\$231.08	4022	4.5972	\$350,000	PINE CREEK
4711-36-101-033	5451 LAKE RIDGE DR	07/09/21	\$1,590,000	WD	03-ARM'S LENG	\$1,590,000	\$641,800	40.36	\$1,711,990	\$373,498	\$1,216,502	\$1,912,131	0.636	5,369	\$226.58	4022	5.7580	\$350,000	PINE CREEK
4711-36-101-038	5611 LAKE RIDGE DR	09/23/21	\$1,400,000	WD	03-ARM'S LENG	\$1,400,000	\$471,500	33.68	\$1,242,336	\$360,265	\$1,039,735	\$1,260,101	0.825	4,187	\$248.32	4022	13.1338	\$350,000	PINE CREEK
4711-36-101-039	5643 LAKE RIDGE DR	10/31/22	\$1,425,000	WD	03-ARM'S LENG	\$1,425,000	\$607,500	42.63	\$1,567,804	\$367,314	\$1,057,686	\$1,714,986	0.617	5,858	\$180.55	4022	7.7051	\$350,000	PINE CREEK
4711-36-102-104	5474 HIDDEN PINES DR	09/12/22	\$775,000	WD	03-ARM'S LENG	\$775,000	\$375,300	48.43	\$898,413	\$130,000	\$645,000	\$1,097,733	0.588	3,649	\$176.76	4022	10.6208	\$130,000	PINE CREEK
4711-36-203-142	5500 ARBOR BAY CT	10/31/22	\$944,900	WD	03-ARM'S LENG	\$944,900	\$342,000	36.19	\$845,317	\$130,000	\$814,900	\$1,021,881	0.797	3,034	\$268.59	4022	10.3668	\$130,000	PINE CREEK
4711-36-301-238	5869 HARTFORD WAY	08/03/21	\$805,000	WD	03-ARM'S LENG	\$805,000	\$251,700	31.27	\$920,728	\$154,767	\$650,233	\$1,094,230	0.594	2,782	\$233.73	4022	9.9545	\$150,000	PINE CREEK
4711-36-301-244	5917 HARTFORD WAY	10/25/21	\$1,299,000	WD	03-ARM'S LENG	\$1,299,000	\$473,200	36.43	\$1,162,920	\$351,607	\$947,393	\$1,159,019	0.817	2,678	\$353.77	4022	12.3627	\$350,000	PINE CREEK
4711-36-301-255	5980 HARTFORD WAY	06/30/22	\$950,000	WD	03-ARM'S LENG	\$950,000	\$377,600	39.75	\$968,751	\$131,795	\$818,205	\$1,195,651	0.684	3,504	\$233.51	4022	0.9465	\$130,000	PINE CREEK
4711-36-301-269	5966 HARTFORD WAY	12/07/22	\$970,000	WD	03-ARM'S LENG	\$970,000	\$357,000	36.80	\$934,684	\$136,474	\$833,526	\$1,140,300	0.731	3,557	\$234.33	4022	3.7188	\$130,000	PINE CREEK
<b>Totals:</b>			<b>\$11,458,900</b>			<b>\$11,458,900</b>	<b>\$4,432,400</b>		<b>\$11,628,655</b>	<b>\$8,962,971</b>	<b>\$13,046,751</b>			<b>\$238.72</b>	<b>0.6794</b>				
								<b>Sale. Ratio =&gt;</b>	<b>38.68</b>			<b>E.C.F. =&gt;</b>	<b>0.687</b>	<b>Std. Deviat</b>	<b>0.0927</b>				
								<b>Std. Dev. =&gt;</b>	<b>4.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.694</b>	<b>Ave. Varianc</b>	<b>7.9164</b>	<b>Coefficier</b>	<b>11.4105192</b>		

4022 4047

2023 = 0.700

2024 = 0.687



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solid/Adj. Sz	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-32-201-018	5334 CHARLEVOIX DR	11/22/22	\$1,250,000	\$1,250,000	\$429,400	34.35	\$1,181,350	\$127,779	\$1,122,221	\$1,421,823	0.789	6,530	\$171.86	4035	3.5717	\$85,000	CRYSTAL VALLEY
4711-32-201-025	3518 CRYSTAL VALLEY DR	01/04/22	\$552,000	\$552,000	\$201,600	36.52	\$547,211	\$88,150	\$463,850	\$619,516	0.749	2,430	\$190.88	4035	0.4836	\$85,000	CRYSTAL VALLEY
4711-34-104-008	5295 PINWOOD DR	06/11/21	\$704,000	\$704,000	\$234,600	33.32	\$716,491	\$100,246	\$603,754	\$880,350	0.686	2,872	\$210.22	4026	6.7755	\$95,000	MYSTIC PINES
4711-34-104-016	5490 FIELDSTONE CT	02/03/22	\$970,000	\$970,000	\$321,200	33.11	\$885,347	\$104,956	\$865,044	\$1,114,844	0.776	4,870	\$177.63	4026	2.2366	\$95,000	MYSTIC PINES
4711-34-104-023	5264 PINWOOD DR	07/19/22	\$700,000	\$700,000	\$281,400	40.20	\$671,311	\$96,513	\$603,487	\$821,140	0.735	2,809	\$214.84	4026	1.8628	\$95,000	MYSTIC PINES
4711-34-202-009	5319 TIMBER BEND DR	05/28/21	\$1,260,000	\$1,260,000	\$428,700	34.02	\$1,188,190	\$270,194	\$989,806	\$1,147,495	0.863	4,499	\$220.01	4033	10.9013	\$165,000	BOULDER CREEK
4711-34-202-022	5305 OLD HICKORY DR	09/07/21	\$660,000	\$660,000	\$298,300	45.20	\$761,070	\$100,000	\$560,000	\$826,338	0.678	3,280	\$170.73	4033	7.5877	\$100,000	BOULDER CREEK
<b>Totals:</b>			<b>\$6,096,000</b>	<b>\$6,096,000</b>	<b>\$2,195,200</b>		<b>\$5,950,970</b>		<b>\$5,208,162</b>	<b>\$6,831,506</b>			<b>\$193.74</b>		<b>0.8808</b>		
						<b>Sale. Ratio =&gt;</b>	<b>36.01</b>			<b>E.C.F. =&gt;</b>	<b>0.762</b>	<b>Std. Deviat</b>		<b>0.063742</b>			
						<b>Std. Dev. =&gt;</b>	<b>4.50</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.754</b>	<b>Ave. Variar</b>		<b>4.7742</b>	<b>Coefficient 6.33545481</b>		

4025 4026 4033 4035

2023 = 0.741

2024 = 0.800



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + YardBldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table		
4711-06-202-002	414 SPRINGWELL LN	05/27/21	\$230,000	\$230,000	\$95,600	41.57	\$245,929	\$55,000	\$175,000	\$172,008	1.017	1,137	\$153.91	4028	15.4774	\$55,000	CHILSON HILLS
4711-06-202-005	390 SPRINGWELL LN	10/28/21	\$225,000	\$225,000	\$90,200	40.09	\$233,668	\$57,000	\$168,000	\$159,160	1.056	1,137	\$147.76	4028	11.6629	\$55,000	CHILSON HILLS
4711-06-202-018	400 CHALMERS LN	09/21/22	\$255,000	\$255,000	\$92,800	36.39	\$220,273	\$55,000	\$200,000	\$148,895	1.343	1,137	\$175.90	4028	17.1064	\$55,000	CHILSON HILLS
4711-06-202-022	368 CHALMERS LANE	07/21/21	\$225,500	\$225,500	\$88,800	39.38	\$228,636	\$55,000	\$170,500	\$156,429	1.090	960	\$177.60	4028	8.2216	\$55,000	CHILSON HILLS
4711-06-202-024	369 CHALMERS LN	04/07/22	\$256,000	\$256,000	\$103,200	40.31	\$245,727	\$55,685	\$200,315	\$171,209	1.170	1,137	\$176.18	4028	0.2166	\$55,000	CHILSON HILLS
4711-06-202-030	416 VENTNOR CMNS	11/12/21	\$267,000	\$267,000	\$88,500	33.15	\$252,743	\$55,000	\$212,000	\$178,147	1.190	960	\$220.83	4028	1.7861	\$55,000	CHILSON HILLS
4711-06-202-039	449 WAVERLY CMNS	06/10/22	\$250,000	\$250,000	\$94,000	37.60	\$223,858	\$55,000	\$195,000	\$152,124	1.282	1,137	\$171.50	4028	10.9678	\$55,000	CHILSON HILLS
4711-06-202-041	467 WAVERLY CMNS	11/08/22	\$282,000	\$282,000	\$100,200	35.53	\$255,519	\$55,000	\$227,000	\$180,648	1.257	1,140	\$199.12	4028	8.4421	\$55,000	CHILSON HILLS
4711-06-202-044	497 WAVERLY CMNS	05/12/21	\$250,000	\$250,000	\$99,300	39.72	\$270,768	\$55,000	\$195,000	\$194,386	1.003	1,137	\$171.50	4028	16.9007	\$55,000	CHILSON HILLS
4711-06-202-051	452 WAVERLY CMNS	06/13/22	\$255,000	\$255,000	\$91,300	35.80	\$217,609	\$56,763	\$198,237	\$144,906	1.368	1,140	\$173.89	4028	19.5867	\$55,000	CHILSON HILLS
4711-06-202-058	420 MONTCLAIR LN	10/15/21	\$225,000	\$225,000	\$85,900	38.18	\$223,773	\$55,000	\$170,000	\$152,048	1.118	1,137	\$149.52	4028	5.4099	\$55,000	CHILSON HILLS
<b>Totals:</b>			<b>\$2,720,500</b>	<b>\$2,720,500</b>	<b>\$1,029,800</b>		<b>\$2,618,503</b>		<b>\$2,111,052</b>	<b>\$1,809,959</b>			<b>\$174.34</b>		<b>0.5815</b>		
						<b>Sale. Ratio =</b>	<b>37.85</b>			<b>E.C.F. =&gt;</b>	<b>1.166</b>	<b>Std. Deviatio</b>	<b>0.127638</b>				
						<b>Std. Dev. =&gt;</b>	<b>2.54</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.172</b>	<b>Ave. Variance</b>	<b>10.5253</b>	<b>Coefficient of V</b>	<b>8.97933419</b>		

4028

2023 = 1.110

2024 = 1.167

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Sold/Adj. S	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table			
4711-27-400-017	4566 TIMBERIDGE CT	03/16/23	\$720,000	\$720,000	\$250,100	34.74	\$606,527	\$110,000	\$610,000	\$709,324	0.860	3,132	\$194.76	4052	12.5399	\$110,000	TIMBERRIDGE
4711-12-402-044	7890 WINDHAVEN LN	12/15/22	\$410,000	\$410,000	\$158,700	38.71	\$439,509	\$99,687	\$310,313	\$485,460	0.639	2,063	\$150.42	4029	9.5360	\$65,000	BIRKENSTOCK FARMS
4711-24-201-006	7911 DEBORA DR	08/31/22	\$532,200	\$532,200	\$193,800	36.41	\$449,175	\$71,422	\$460,778	\$539,647	0.854	1,985	\$232.13	4050	11.9276	\$70,000	GRAND RAVINES
4711-06-200-049	3033 CHARANN DR	08/11/22	\$580,000	\$580,000	\$227,200	39.17	\$523,873	\$156,004	\$423,996	\$525,527	0.807	1,884	\$225.05	4042	7.2227	\$150,000	HIDDEN RIDGE
4711-12-202-009	7646 E LAKE DR	07/18/22	\$456,000	\$456,000	\$194,900	42.74	\$450,792	\$79,601	\$376,399	\$530,273	0.710	2,618	\$143.77	4031	2.4753	\$75,000	HIDDEN PONDS
4711-27-401-002	4567 TIMBERIDGE CT	06/23/22	\$920,000	\$920,000	\$351,500	38.21	\$857,310	\$110,000	\$810,000	\$1,067,586	0.759	4,251	\$190.54	4052	2.4147	\$110,000	TIMBERRIDGE
4711-06-200-097	2938 CHARANN DR	12/21/21	\$890,000	\$890,000	\$246,500	27.70	\$765,190	\$120,365	\$769,635	\$921,179	0.835	3,664	\$210.05	4042	10.0915	\$80,000	HIDDEN RIDGE
4711-24-201-016	7751 DEBORA DR	09/02/21	\$407,500	\$407,500	\$183,800	45.10	\$438,872	\$70,000	\$337,500	\$526,960	0.640	2,200	\$153.41	4050	9.4109	\$70,000	GRAND RAVINES
4711-04-201-008	4750 EDINBURGH DR	07/23/21	\$640,000	\$640,000	\$232,100	36.27	\$627,765	\$80,941	\$559,059	\$781,177	0.716	3,268	\$171.07	4048	1.8912	\$79,000	MUIRFIELD MANOR
4711-06-203-010	2730 TURNING LEAF DR	06/24/21	\$689,900	\$689,900	\$323,100	46.83	\$764,371	\$82,000	\$607,900	\$974,816	0.624	3,392	\$179.22	4042	11.0970	\$80,000	HIDDEN RIDGE
4711-12-402-034	7981 WINDHAVEN LN	04/26/21	\$363,000	\$363,000	\$163,500	45.04	\$392,618	\$65,000	\$298,000	\$468,026	0.637	2,346	\$127.02	4029	9.7858	\$65,000	BIRKENSTOCK FARMS
<b>Totals:</b>			<b>\$6,608,600</b>	<b>\$6,608,600</b>	<b>\$2,525,200</b>		<b>\$6,316,002</b>		<b>\$5,563,580</b>	<b>\$7,529,974</b>		<b>\$179.77</b>		<b>0.4283</b>			
					<b>Sale. Ratio =&gt;</b>	<b>38.21</b>			<b>E.C.F. =&gt;</b>	<b>0.739</b>		<b>Std. Deviat</b>	<b>0.09314</b>				
					<b>Std. Dev. =&gt;</b>	<b>5.56</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.735</b>		<b>Ave. Variar</b>	<b>8.0357</b>	<b>Coefficient</b>	<b>10.9392234</b>		

4029 4031 4042 4048 4050 4052

2023 = 0.700

2024 = 0.740

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area / by Mean	Land Value	Land Table			
4711-05-102-004	318 NATANNA DR	04/29/22	\$317,500	\$317,500	\$111,500	35.12	\$305,009	\$65,000	\$252,500	\$240,009	1.052	1,387	\$182.05	4040	19.0077	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-039	3022 STILLRIVER DR	09/24/21	\$361,000	\$361,000	\$140,600	38.95	\$445,508	\$65,000	\$296,000	\$380,508	0.778	2,512	\$117.83	4040	8.4059	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-040	3028 STILLRIVER DR	04/18/22	\$375,000	\$375,000	\$150,600	40.16	\$432,232	\$65,000	\$310,000	\$367,232	0.844	1,934	\$160.29	4040	1.7813	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-053	426 NATANNA DR	05/06/22	\$350,000	\$350,000	\$131,900	37.69	\$366,762	\$65,000	\$285,000	\$301,762	0.944	1,620	\$175.93	4040	8.2486	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-058	456 NATANNA DR	09/02/21	\$325,000	\$325,000	\$121,200	37.29	\$422,161	\$66,824	\$258,176	\$355,337	0.727	1,744	\$148.04	4040	13.5400	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-074	3130 STILLRIVER DR	06/27/22	\$330,000	\$330,000	\$118,300	35.85	\$350,985	\$65,000	\$265,000	\$285,985	0.927	1,512	\$175.26	4040	6.4656	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-085	3157 STILLRIVER DR	08/03/22	\$295,000	\$295,000	\$117,800	39.93	\$336,038	\$65,000	\$230,000	\$271,038	0.849	1,387	\$165.83	4040	1.3377	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-102-095	375 NATANNA DR	06/28/21	\$290,000	\$290,000	\$110,400	38.07	\$325,296	\$65,000	\$225,000	\$260,296	0.864	1,452	\$154.96	4040	0.2434	\$65,000	RAVINES OF ROLLING RIDGE
4711-05-201-004	3896 SNOWDEN LN	04/28/21	\$315,000	\$315,000	\$128,000	40.63	\$387,032	\$65,000	\$250,000	\$322,032	0.776	1,896	\$131.86	4032	8.5646	\$65,000	ROLLING RIDGE
4711-05-201-014	3776 SNOWDEN LN	03/28/22	\$345,000	\$345,000	\$113,900	33.01	\$327,394	\$65,000	\$280,000	\$262,394	1.067	1,478	\$189.45	4032	20.5131	\$65,000	ROLLING RIDGE
4711-05-201-015	3764 SNOWDEN LN	05/25/22	\$360,000	\$360,000	\$133,400	37.06	\$391,990	\$71,127	\$288,873	\$320,863	0.900	1,846	\$156.49	4032	3.8334	\$65,000	ROLLING RIDGE
4711-05-201-017	3740 SNOWDEN LN	10/05/21	\$400,000	\$400,000	\$149,800	37.45	\$453,843	\$65,000	\$335,000	\$388,843	0.862	2,268	\$147.71	4032	0.0436	\$65,000	ROLLING RIDGE
4711-05-201-026	3632 SNOWDEN LN	03/10/23	\$300,000	\$300,000	\$116,200	38.73	\$319,451	\$65,000	\$235,000	\$254,451	0.924	1,512	\$155.42	4032	6.1591	\$65,000	ROLLING RIDGE
4711-05-201-039	3735 SNOWDEN LN	09/09/22	\$370,000	\$370,000	\$154,200	41.68	\$433,906	\$65,000	\$305,000	\$368,906	0.827	2,115	\$144.21	4032	3.5198	\$65,000	ROLLING RIDGE
4711-05-201-056	3687 STRATTON LN	06/22/21	\$335,000	\$335,000	\$111,300	33.22	\$381,685	\$66,521	\$268,479	\$315,164	0.852	1,732	\$155.01	4032	1.0096	\$65,000	ROLLING RIDGE
4711-05-201-098	3344 SNOWDEN LN	06/09/21	\$310,000	\$310,000	\$123,900	39.97	\$359,155	\$66,300	\$243,700	\$292,855	0.832	1,456	\$167.38	4032	2.9814	\$65,000	ROLLING RIDGE
4711-05-201-099	3350 SNOWDEN LN	07/23/21	\$396,000	\$396,000	\$153,200	38.69	\$484,889	\$65,000	\$331,000	\$419,889	0.788	2,339	\$141.51	4032	7.3663	\$65,000	ROLLING RIDGE
4711-05-201-125	3718 SUGARBUSH DR	10/15/21	\$355,000	\$355,000	\$141,200	39.77	\$425,627	\$65,557	\$289,443	\$360,070	0.804	1,989	\$145.52	4032	5.8114	\$65,000	ROLLING RIDGE
4711-05-201-136	3521 SNOWDEN LN	01/18/22	\$338,000	\$338,000	\$137,500	40.68	\$424,187	\$66,043	\$271,957	\$358,144	0.759	2,036	\$133.57	4032	10.2615	\$65,000	ROLLING RIDGE
4711-05-201-158	3837 SUGARBUSH DR	10/21/22	\$405,000	\$405,000	\$160,000	39.51	\$458,751	\$65,000	\$340,000	\$393,751	0.863	2,237	\$151.99	4032	0.1523	\$65,000	ROLLING RIDGE
<b>Totals:</b>			<b>\$6,872,500</b>	<b>\$6,872,500</b>	<b>\$2,624,900</b>		<b>\$7,831,901</b>	<b>\$5,560,128</b>	<b>\$6,519,529</b>			<b>\$155.01</b>	<b>0.9125</b>				
						Sale. Ratio =>	<b>38.19</b>			E.C.F. =>	<b>0.853</b>	Std. Deviatio		<b>0.08863</b>			
						Std. Dev. =>	<b>2.40</b>			Ave. E.C.F. =>	<b>0.862</b>	Ave. Varianc	<b>6.4623</b>	Coefficient		<b>7.49718263</b>	

4032 4040

2023 = 1.000

2024 = 0.900

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	% Sold when Sold	Adj. Sa	Cur. Appraisal	Land + Yards	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table	
4711-02-301-062	745 CHEMUNG FOREST DR	08/29/22	\$570,000	\$570,000	\$199,600	35.02	\$539,446	\$67,487	\$502,513	\$589,949	0.852	2,596	\$193.57	4039	0.4729	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-02-301-066	673 CHEMUNG FOREST DR	10/29/21	\$425,000	\$425,000	\$168,200	39.58	\$419,350	\$65,000	\$360,000	\$442,938	0.813	1,962	\$183.49	4039	3.4307	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-02-301-067	804 CHEMUNG FOREST DR	07/15/22	\$505,000	\$505,000	\$195,900	38.79	\$466,441	\$65,000	\$440,000	\$501,801	0.877	2,463	\$178.64	4039	2.9779	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-02-301-082	5781 PINE TRACE CT	07/06/22	\$501,000	\$501,000	\$175,100	34.95	\$448,819	\$65,000	\$436,000	\$479,774	0.909	2,341	\$186.25	4039	6.1699	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-10-204-087	1088 CHEMUNG FOREST DR	10/21/22	\$505,000	\$505,000	\$197,600	39.13	\$490,283	\$65,000	\$440,000	\$531,604	0.828	2,437	\$180.55	4039	1.9378	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-10-204-100	1322 WOODLAND SPRINGS DR	06/09/22	\$411,600	\$411,600	\$164,600	39.99	\$392,385	\$65,000	\$346,600	\$409,231	0.847	2,000	\$173.30	4039	0.0109	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-10-204-105	1285 CHEMUNG FOREST DR	08/06/21	\$435,000	\$435,000	\$157,400	36.18	\$441,318	\$65,000	\$370,000	\$470,398	0.787	2,260	\$163.72	4039	6.0494	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-10-204-117	1174 CATHERINES WAY	06/09/22	\$430,000	\$430,000	\$182,300	42.40	\$428,429	\$65,000	\$365,000	\$454,286	0.803	2,204	\$165.61	4039	4.3604	\$65,000	WOODLAND SPRINGS AT LAKE CHEMUNG
4711-11-101-004	6136 SHADETREE CT	06/16/21	\$366,000	\$366,000	\$131,300	35.87	\$365,126	\$65,000	\$301,000	\$375,158	0.802	1,726	\$174.39	4036	4.4733	\$65,000	FOREST PONDS
4711-11-101-020	6203 BLUE HERON DR	09/16/22	\$410,000	\$410,000	\$145,000	35.37	\$354,466	\$65,000	\$345,000	\$361,833	0.953	1,780	\$193.82	4036	10.6417	\$65,000	FOREST PONDS
<b>Totals:</b>			<b>\$4,558,600</b>	<b>\$4,558,600</b>	<b>\$1,717,000</b>		<b>\$4,346,063</b>		<b>\$3,906,113</b>	<b>\$4,616,970</b>			<b>\$179.33</b>		<b>0.1029</b>		
					<b>Sale. Ratio =&gt;</b>	<b>37.67</b>				<b>E.C.F. =&gt;</b>	<b>0.846</b>			<b>Std. Deviat</b>	<b>0.052867659</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.58</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.847</b>			<b>Ave. Varianc</b>	<b>4.0525</b>	<b>Coefficient</b>	<b>4.78415773</b>

4036 4037 4038 4039 4045

2023 = 0.800

2024 = 0.850

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Se	Cur. Appraisal	Land + Yarc	Bldg. Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area ev. by Mean (	Land Value	Land Table		
4711-30-100-006	4100 PARDEE LAKE RD	07/22/21	\$410,000	\$410,000	\$113,700	27.73	\$414,343	\$126,400	\$283,600	\$275,017	1.031	2,481	\$114.31	4043	18.2465	\$126,400	PARDEE LK FRT/GALE LAKE
4711-30-101-079	4310 N GALE DR	09/27/22	\$275,000	\$275,000	\$75,800	27.56	\$212,132	\$40,000	\$235,000	\$164,405	1.429	1,196	\$196.49	4043	21.5724	\$40,000	PARDEE LK FRT/GALE LAKE
4711-30-101-094	2115 WEBSTER PARK DR	04/23/21	\$537,000	\$537,000	\$173,400	32.29	\$485,018	\$77,075	\$459,925	\$389,630	1.180	2,040	\$225.45	4043	3.3259	\$76,380	PARDEE LK FRT/GALE LAKE
<b>Totals:</b>			<b>\$1,222,000</b>	<b>\$1,222,000</b>	<b>\$362,900</b>		<b>\$1,111,493</b>	<b>\$978,525</b>	<b>\$829,053</b>			<b>\$178.75</b>		<b>3.3380</b>			
						<b>Sale. Ratio =&gt;</b>	<b>29.70</b>			<b>E.C.F. =&gt;</b>	<b>1.180</b>	<b>Std. Deviatio</b>		<b>0.2011672</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.68</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.214</b>	<b>Ave. Varianc</b>		<b>14.3816</b>	<b>Coefficient of</b>		<b>11.8496584</b>

4043

2023 = 1.05

2024 = 1.18

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So d/Adj. SiCur.	Appraisal	Land + YardBldg.	Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Land Value	Land Table	
4711-19-302-013	3657 KIPLING CIR	05/03/21	\$425,000	\$425,000	\$189,600	44.61	\$449,929	\$76,535	\$348,465	\$466,743	0.747	2,576	\$135.27	4046	7.5846	\$70,000	NOVEL ESTATES
4711-19-302-025	3810 KIPLING CIR	08/22/22	\$570,000	\$570,000	\$216,200	37.93	\$528,666	\$70,000	\$500,000	\$573,333	0.872	1,977	\$252.91	4046	4.9659	\$70,000	NOVEL ESTATES
4711-19-302-038	3782 KIPLING CIR	06/07/22	\$531,500	\$531,500	\$196,200	36.91	\$505,152	\$71,651	\$459,849	\$541,876	0.849	3,040	\$151.27	4046	2.6188	\$70,000	NOVEL ESTATES
<b>Totals:</b>			<b>\$1,526,500</b>	<b>\$1,526,500</b>	<b>\$602,000</b>		<b>\$1,483,747</b>		<b>\$1,308,314</b>	<b>\$1,581,951</b>		<b>\$179.82</b>		<b>0.4590</b>			
						<b>Sale. Ratio = 39.44</b>				<b>E.C.F. =&gt; 0.827</b>			<b>Std. Deviat</b>	<b>0.06672</b>			
						<b>Std. Dev. =&gt; 4.18</b>				<b>Ave. E.C.F. = 0.822</b>			<b>Ave. Varian</b>	<b>5.0564</b>	<b>Coefficient of</b>	<b>6.14810996</b>	

4046

2023 = 0.800

2024 = 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Usd. when Sold	Solid/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean ('	Land Value	Land Table		
4711-21-201-007	3243 LAKEWOOD SHORES DR	09/01/21	\$690,000	\$690,000	\$292,900	42.45	\$693,231	\$316,832	\$373,168	\$522,051	0.715	2,157	\$173.00	4051	3.4344	\$300,000	NORTH SHORE VILLAGE		
4711-21-201-026	5043 OAK BLUFF CT	07/30/21	\$405,000	\$405,000	\$184,500	45.56	\$403,264	\$86,311	\$318,689	\$439,602	0.725	2,384	\$133.68	4051	2.4206	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-028	3210 LAKEWOOD SHORES DR	03/03/22	\$480,001	\$480,001	\$189,900	39.56	\$417,919	\$85,000	\$395,001	\$461,746	0.855	2,345	\$168.44	4051	10.6296	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-031	3180 LAKEWOOD SHORES DR	06/01/22	\$415,000	\$415,000	\$155,900	37.57	\$362,028	\$85,000	\$330,000	\$384,227	0.859	2,164	\$152.50	4051	10.9712	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-034	4964 STILLMEADOW DR	09/20/22	\$455,000	\$455,000	\$179,500	39.45	\$457,513	\$85,000	\$370,000	\$516,662	0.716	2,566	\$144.19	4051	3.3019	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-058	3381 LAKEWOOD SHORES DR	01/28/22	\$1,350,000	\$1,350,000	\$528,900	39.18	\$1,227,151	\$309,278	\$1,040,722	\$1,273,056	0.817	3,699	\$281.35	4051	6.8345	\$300,000	NORTH SHORE VILLAGE		
4711-21-201-095	3250 NICOLETTE DR	04/07/21	\$376,100	\$376,100	\$175,700	46.72	\$388,710	\$85,000	\$291,100	\$421,234	0.691	2,190	\$132.92	4051	5.8091	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-106	3474 LAKEWOOD SHORES DR	08/17/21	\$435,000	\$435,000	\$186,900	42.97	\$440,515	\$89,193	\$345,807	\$487,270	0.710	2,371	\$145.85	4051	3.9473	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-112	3336 LAKEWOOD SHORES DR	07/18/22	\$515,000	\$515,000	\$224,800	43.65	\$521,613	\$96,013	\$418,987	\$590,291	0.710	3,026	\$138.46	4051	3.9358	\$85,000	NORTH SHORE VILLAGE		
4711-21-201-126	4826 STILLMEADOW DR	10/01/21	\$441,000	\$441,000	\$196,800	44.63	\$455,005	\$90,579	\$350,421	\$505,445	0.693	2,195	\$159.65	4051	5.5863	\$85,000	NORTH SHORE VILLAGE		
<b>Totals:</b>			<b>\$5,562,101</b>	<b>\$5,562,101</b>	<b>\$2,315,800</b>		<b>\$5,366,949</b>		<b>\$4,233,895</b>	<b>\$5,601,585</b>			<b>\$163.00</b>		<b>0.6684</b>				
											<b>Sale. Ratio =&gt;</b>	<b>41.64</b>							
											<b>Std. Dev. =&gt;</b>	<b>3.08</b>	<b>E.C.F. =&gt;</b>	<b>0.756</b>	<b>Std. Deviation</b>	<b>0.0670525</b>			
													<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>	<b>Ave. Variance</b>	<b>5.6870</b>	<b>Coefficient of</b>	<b>7.59127503</b>	

4051

2023 = 0.721

2024 = 0.800





Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table	
4711-34-403-001	5950 MOUNTAIN TOP	11/14/22	\$747,989	\$747,989	\$29,200	\$724,250	\$120,000	\$627,989	\$671,389	0.935	2,859	\$219.65	4055	5.6921	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-003	5900 MOUNTAIN TOP	06/27/22	\$675,000	\$675,000	\$144,000	\$759,454	\$123,019	\$551,981	\$707,150	0.781	2,608	\$211.65	4055	9.7866	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-004	5878 MOUNTAIN TOP	12/10/21	\$734,195	\$734,195	\$30,000	\$842,241	\$120,000	\$614,195	\$802,490	0.765	2,932	\$209.48	4055	11.3076	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-005	5854 MOUNTAIN TOP	07/22/22	\$732,951	\$732,951	\$49,100	\$670,459	\$120,000	\$612,951	\$611,621	1.002	2,378	\$257.76	4055	12.3737	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-006	5830 MOUNTAIN TOP	10/03/22	\$736,837	\$736,837	\$53,600	\$727,021	\$120,000	\$616,837	\$674,468	0.915	2,591	\$238.07	4055	3.6116	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-007	5810 MOUNTAIN TOP	10/31/22	\$618,903	\$618,903	\$116,300	\$673,399	\$120,000	\$498,903	\$614,888	0.811	2,499	\$199.64	4055	6.7065	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-008	5790 MOUNTAIN TOP	01/20/23	\$836,124	\$836,124	\$28,600	\$788,495	\$120,000	\$716,124	\$742,772	0.964	3,054	\$234.49	4055	8.5686	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-009	5762 MOUNTAIN TOP	02/13/23	\$797,621	\$797,621	\$28,700	\$777,859	\$120,846	\$676,775	\$730,014	0.927	3,040	\$222.62	4055	4.8633	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-011	5789 MOUNTAIN TOP	02/15/22	\$675,000	\$675,000	\$30,000	\$682,433	\$120,000	\$555,000	\$624,926	0.888	2,426	\$228.77	4055	0.9669	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-012	5841 MOUNTAIN TOP	11/29/21	\$716,644	\$716,644	\$30,000	\$690,788	\$120,000	\$596,644	\$634,209	0.941	2,443	\$244.23	4055	6.2332	\$120,000	MOUNTAIN TOP ESTA	
4711-34-403-013	5895 MOUNTAIN TOP	03/21/22	\$650,000	\$650,000	\$30,000	\$770,440	\$120,000	\$530,000	\$722,711	0.733	3,040	\$174.34	4055	14.5088	\$120,000	MOUNTAIN TOP ESTA	
<b>Totals:</b>			<b>\$7,921,264</b>	<b>\$7,921,264</b>	<b>\$569,500</b>	<b>\$8,106,839</b>		<b>\$6,597,399</b>	<b>\$7,536,638</b>			<b>\$221.88</b>		<b>0.3060</b>			
										<b>E.C.F. =&gt;</b>	<b>0.875</b>	<b>Std. Deviatio</b>	<b>0.090251</b>				
										<b>Ave. E.C.F. =&gt;</b>	<b>0.878</b>	<b>Ave. Varianci</b>	<b>7.6926</b>	<b>Coefficient o</b>	<b>8.75716237</b>		

4054 4055

2023 = 0.900

2024 = 0.900

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	lsd. when Sol	lsd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Jev. by Mean (%)	Land Value	Land Table
4711-27-301-010	4572 VILLA FRANCE DR	09/26/22	\$514,000	\$514,000	\$212,500	41.34	\$483,921	\$80,000	\$434,000	\$433,857	1.000	1,595	\$272.10	4101	3.6300	\$80,000	VILLAS OF OAK POINTE
4711-27-301-017	4593 VILLA FRANCE DR	06/15/21	\$545,000	\$545,000	\$227,400	41.72	\$537,872	\$82,673	\$462,327	\$488,936	0.946	1,952	\$236.85	4101	9.1050	\$80,000	VILLAS OF OAK POINTE
4711-27-301-018	4605 VILLA FRANCE DR	08/22/22	\$560,000	\$560,000	\$187,800	33.54	\$456,652	\$80,000	\$480,000	\$404,567	1.186	1,539	\$311.89	4101	14.9824	\$80,000	VILLAS OF OAK POINTE
4711-27-301-027	4577 LEBLANC CT	04/22/22	\$525,000	\$525,000	\$200,200	38.13	\$447,078	\$80,000	\$445,000	\$394,284	1.129	1,503	\$296.07	4101	9.2000	\$80,000	VILLAS OF OAK POINTE
4711-27-301-053	4536 VILLA FRANCE DR	07/11/22	\$520,000	\$520,000	\$204,700	39.37	\$464,331	\$80,000	\$440,000	\$412,815	1.066	1,675	\$262.69	4101	2.9223	\$80,000	VILLAS OF OAK POINTE
4711-27-301-097	5381 VERSAILLES AVE	10/04/21	\$495,000	\$495,000	\$196,100	39.62	\$512,693	\$80,000	\$415,000	\$464,762	0.893	1,702	\$243.83	4101	14.3698	\$80,000	VILLAS OF OAK POINTE
<b>Totals:</b>			<b>\$3,159,000</b>	<b>\$3,159,000</b>	<b>\$1,228,700</b>		<b>\$2,902,547</b>		<b>\$2,676,327</b>	<b>\$2,599,220</b>			<b>\$270.57</b>		<b>0.6964</b>		
					<b>Sale. Ratio =&gt;</b>	<b>38.90</b>				<b>E.C.F. =&gt;</b>	<b>1.030</b>		<b>Std. Deviat</b>	<b>0.111375</b>			
					<b>Std. Dev. =&gt;</b>	<b>2.97</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.037</b>		<b>Ave. Variati</b>	<b>9.0349</b>	<b>Coefficient of V:</b>	<b>8.71568484</b>	

4101

2023 = 0.931

2024 = 1.030

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	vsd. when Sold	Adj. Secur.	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	iv. by Mean	Land Value	Land Table		
4711-28-408-026	4683 ROUNDTREE DR	05/26/21	\$515,000	\$515,000	\$234,800	45.59	\$571,148	\$83,434	\$431,566	\$680,215	0.634	2,524	\$170.98	4102	2.9542	\$80,000	COUNTRY CLUB MANOF		
4711-28-408-042	4742 HUNTINGTON DR	03/28/23	\$567,011	\$567,011	\$236,000	41.62	\$553,299	\$82,727	\$484,284	\$656,307	0.738	2,526	\$191.72	4102	7.3895	\$80,000	COUNTRY CLUB MANOF		
4711-28-408-054	4575 ROUNDTREE DR	06/18/21	\$380,000	\$380,000	\$180,800	47.58	\$428,486	\$80,000	\$300,000	\$486,033	0.617	2,049	\$146.41	4102	4.6756	\$80,000	COUNTRY CLUB MANOF		
4711-28-408-062	4576 ROUNDTREE DR	08/27/21	\$429,000	\$429,000	\$191,500	44.64	\$455,500	\$80,000	\$349,000	\$523,710	0.666	2,164	\$161.28	4102	0.2402	\$80,000	COUNTRY CLUB MANOF		
<b>Totals:</b>			<b>\$1,891,011</b>	<b>\$1,891,011</b>	<b>\$843,100</b>		<b>\$2,008,433</b>		<b>\$1,564,850</b>	<b>\$2,346,265</b>			<b>\$167.60</b>		<b>0.2956</b>				
										<b>Sale. Ratio =&gt;</b>	<b>44.58</b>			<b>E.C.F. =&gt;</b>	<b>0.667</b>	<b>Std. Deviat</b>	<b>0.053308</b>		
										<b>Std. Dev. =&gt;</b>	<b>2.48</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.664</b>	<b>Ave. Variat</b>	<b>3.8149</b>	<b>Coefficient o</b>	<b>5.74532685</b>

4102

2023 = 0.717

2024 = 0.700

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-21-202-018	4778 NEW HAVEN DR	04/05/22	\$335,000	\$335,000	\$128,600	38.39	\$340,041	\$65,000	\$270,000	\$258,497	1.044	1,513	\$178.45	4103	3.5999	\$65,000	NORTH SHORE COMMONS
4711-21-202-039	4917 NEW HAVEN DR	07/20/22	\$375,000	\$375,000	\$153,700	40.99	\$358,169	\$66,843	\$308,157	\$273,803	1.125	1,512	\$203.81	4103	4.4973	\$65,000	NORTH SHORE COMMONS
4711-22-101-001	5197 NORTHFIELD DR	01/06/23	\$370,000	\$370,000	\$160,000	43.24	\$373,875	\$67,266	\$302,734	\$288,166	1.051	2,314	\$130.83	4105	2.9945	\$65,000	NORTH SHORE HILLS
4711-22-101-028	5176 NORTHFIELD DR	09/21/22	\$335,000	\$335,000	\$147,600	44.06	\$343,962	\$65,000	\$270,000	\$262,182	1.030	1,941	\$139.10	4105	5.0680	\$65,000	NORTH SHORE HILLS
4711-22-103-002	5256 PENTWATER DR.	08/15/22	\$360,000	\$360,000	\$158,300	43.97	\$369,214	\$65,000	\$295,000	\$285,915	1.032	2,006	\$147.06	4103	4.8724	\$65,000	NORTH SHORE COMMONS
4711-22-103-016	5325 PENTWATER DR.	08/23/22	\$436,000	\$436,000	\$164,000	37.61	\$393,768	\$65,474	\$370,526	\$308,547	1.201	1,772	\$209.10	4103	12.0376	\$65,000	NORTH SHORE COMMONS
<b>Totals:</b>			<b>\$2,211,000</b>	<b>\$2,211,000</b>	<b>\$912,200</b>		<b>\$2,179,029</b>		<b>\$1,816,417</b>	<b>\$1,677,111</b>			<b>\$168.06</b>		<b>0.2565</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.26</b>			<b>E.C.F. =&gt;</b>	<b>1.083</b>	<b>Std. Deviat</b>		<b>0.068772</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.85</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.080</b>	<b>Ave. Varian</b>		<b>5.5116</b>	<b>Coefficient t</b>		<b>5.10101294</b>

4103 4105

2023 = 1.064

2024 = 1.083

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	w. by Mean (	Land Value	Land Table	
4711-36-103-040	7224 PINE VISTA DR	09/24/21	\$545,900	\$545,900	\$234,200	42.90	\$593,198	\$80,000	\$465,900	\$703,011	0.663	2,569	\$181.35	4104	8.2526	\$80,000	LAKE VILLAS AT PINE CREEK
4711-36-103-075	7644 BROOKDALE CT	06/24/22	\$455,000	\$455,000	\$197,700	43.45	\$445,938	\$75,000	\$380,000	\$508,134	0.748	2,011	\$188.96	4104	0.2587	\$75,000	LAKE VILLAS AT PINE CREEK
4711-36-103-086	7580 BROOKDALE CT	07/08/22	\$560,000	\$560,000	\$221,500	39.55	\$504,055	\$75,000	\$485,000	\$587,747	0.825	2,011	\$241.17	4104	7.9939	\$75,000	LAKE VILLAS AT PINE CREEK
<b>Totals:</b>			<b>\$1,560,900</b>	<b>\$1,560,900</b>	<b>\$653,400</b>		<b>\$1,543,191</b>		<b>\$1,330,900</b>	<b>\$1,798,892</b>		<b>\$203.83</b>		<b>0.5402</b>			
						<b>Sale. Ratio =</b>	<b>41.86</b>			<b>E.C.F. =&gt;</b>	<b>0.740</b>	<b>Std. Deviatio</b>		<b>0.0813</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.11</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.745</b>	<b>Ave. Variance</b>		<b>5.5017</b>	<b>Coefficient o</b>		<b>7.38242516</b>

4104

2023 = 0.730

2024 = 0.740

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Usd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	r. by Mean	Land Value	Land Table
4711-13-402-002	7860 POWDERHORN CT	05/24/22	\$326,000	\$326,000	\$123,100	37.76	\$301,811	\$56,335	\$269,665	\$319,215	0.845	1,583	\$170.35	4205	7.1651	\$55,000 LAKE EDGEWOOD
4711-13-402-005	2715 BRECKENRIDGE DR	03/17/22	\$295,000	\$295,000	\$124,400	42.17	\$277,048	\$58,665	\$236,335	\$283,983	0.832	1,583	\$149.30	4205	5.9090	\$55,000 LAKE EDGEWOOD
4711-13-402-015	7799 SILVER PLUME	10/29/21	\$320,000	\$320,000	\$105,800	33.06	\$299,027	\$58,200	\$261,800	\$313,169	0.836	1,320	\$198.33	4205	6.2845	\$55,000 LAKE EDGEWOOD
4711-13-402-025	2818 BRECKENRIDGE DR	11/29/21	\$349,900	\$349,900	\$139,900	39.98	\$355,738	\$58,259	\$291,641	\$386,839	0.754	2,075	\$140.55	4201	1.9217	\$55,000 LAKE EDGEWOOD
4711-13-402-031	2819 MONTE VISTA	10/26/22	\$325,000	\$325,000	\$144,600	44.49	\$347,086	\$55,832	\$269,168	\$378,744	0.711	1,819	\$147.98	4201	6.2439	\$55,000 LAKE EDGEWOOD
4711-13-402-039	2755 MONTE VISTA	08/26/21	\$350,000	\$350,000	\$130,100	37.17	\$357,798	\$55,836	\$294,164	\$392,668	0.749	2,075	\$141.77	4201	2.3984	\$55,000 LAKE EDGEWOOD
4711-13-402-095	2869 BRECKENRIDGE DR	08/05/22	\$305,000	\$305,000	\$122,700	40.23	\$308,611	\$56,734	\$248,266	\$327,538	0.758	1,576	\$157.53	4205	1.5150	\$55,000 LAKE EDGEWOOD
4711-13-402-100	2868 MONTE VISTA	03/30/23	\$300,000	\$300,000	\$122,800	40.93	\$314,859	\$60,336	\$239,664	\$330,979	0.724	1,576	\$152.07	4205	4.9019	\$55,000 LAKE EDGEWOOD
4711-13-402-103	7706 GUNNISON CT	02/28/23	\$335,000	\$335,000	\$134,900	40.27	\$323,664	\$61,167	\$273,833	\$341,349	0.802	1,739	\$157.47	4201	2.9084	\$55,000 LAKE EDGEWOOD
4711-13-402-111	2869 E TELLURIDE	07/08/22	\$370,000	\$370,000	\$132,000	35.68	\$326,268	\$56,401	\$313,599	\$350,932	0.894	1,575	\$199.11	4205	12.0491	\$55,000 LAKE EDGEWOOD
4711-13-402-127	2950 E TELLURIDE	10/26/22	\$317,000	\$317,000	\$126,500	39.91	\$323,269	\$55,858	\$261,142	\$347,739	0.751	1,583	\$164.97	4205	2.2153	\$55,000 LAKE EDGEWOOD
4711-13-402-140	3073 E TELLURIDE	02/15/22	\$300,000	\$300,000	\$126,700	42.23	\$321,300	\$57,182	\$242,818	\$343,456	0.707	1,579	\$153.78	4205	6.6142	\$55,000 LAKE EDGEWOOD
4711-13-402-143	3046 E TELLURIDE	02/01/22	\$315,000	\$315,000	\$127,700	40.54	\$314,467	\$59,813	\$255,187	\$331,150	0.771	1,582	\$161.31	4205	0.2516	\$55,000 LAKE EDGEWOOD
4711-13-402-149	3125 E TELLURIDE	09/17/21	\$325,000	\$325,000	\$129,800	39.94	\$340,670	\$55,000	\$270,000	\$371,482	0.727	1,579	\$170.99	4205	4.6308	\$55,000 LAKE EDGEWOOD
4711-13-402-151	3048 W TELLURIDE	06/01/21	\$325,000	\$325,000	\$134,700	41.45	\$336,681	\$57,909	\$267,091	\$362,512	0.737	1,619	\$164.97	4205	3.6348	\$55,000 LAKE EDGEWOOD
4711-13-402-160	3001 W TELLURIDE	08/11/21	\$318,000	\$318,000	\$134,200	42.20	\$339,551	\$55,855	\$262,145	\$368,915	0.711	1,583	\$165.60	4205	6.2543	\$55,000 LAKE EDGEWOOD
4711-13-402-168	2956 W TELLURIDE	07/08/22	\$331,000	\$331,000	\$124,900	37.73	\$301,167	\$55,858	\$275,142	\$318,997	0.863	1,583	\$173.81	4205	8.9396	\$55,000 LAKE EDGEWOOD
4711-13-402-171	2920 W TELLURIDE	01/31/23	\$307,000	\$307,000	\$124,900	40.68	\$307,688	\$56,949	\$250,051	\$326,059	0.767	1,583	\$157.96	4205	0.6235	\$55,000 LAKE EDGEWOOD
4711-13-402-174	2888 W TELLURIDE	04/12/22	\$294,000	\$294,000	\$124,900	42.48	\$299,182	\$55,855	\$238,145	\$316,420	0.753	1,583	\$150.44	4205	2.0502	\$55,000 LAKE EDGEWOOD
<b>Totals:</b>			<b>\$6,107,900</b>	<b>\$6,107,900</b>	<b>\$2,434,600</b>		<b>\$6,095,885</b>		<b>\$5,019,856</b>	<b>\$6,512,147</b>		<b>\$162.01</b>		<b>0.2280</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.86</b>				<b>E.C.F. =&gt;</b>	<b>0.771</b>	<b>Std. Devia 0.05583</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.68</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.773</b>	<b>Ave. Varia 4.5532</b>	<b>Coefficient 5.88938046</b>		

4201 4205

2023 = 0.769

2024 = 0.800

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean ('	Land Value	Land Table
4711-34-101-001	5084 KINTYRE LN	12/29/20	\$153,000	\$153,000	\$58,800	38.43	\$160,196	\$30,000	\$123,000	\$132,179	0.931	1,494	\$82.33	4202	10.1425	\$30,000 KINTYRE LANE
4711-34-101-001	5084 KINTYRE LN	05/01/23	\$199,900	\$199,900	\$80,100	40.07	\$169,625	\$30,000	\$169,900	\$141,751	1.199	1,494	\$113.72	4202	16.6595	\$30,000 KINTYRE LANE
4711-34-101-011	5114 KINTYRE LN	10/04/21	\$173,000	\$173,000	\$71,000	41.04	\$175,690	\$30,000	\$143,000	\$147,909	0.967	1,494	\$95.72	4202	6.5170	\$30,000 KINTYRE LANE
<b>Totals:</b>			<b>\$525,900</b>	<b>\$525,900</b>	<b>\$209,900</b>		<b>\$505,511</b>		<b>\$435,900</b>	<b>\$421,839</b>		<b>\$97.26</b>		<b>0.1350</b>		
						<b>Sale. Ratio =</b>	<b>39.91</b>				<b>E.C.F. =&gt;</b>	<b>1.033</b>	<b>Std. Deviatio</b>	<b>0.14541</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.32</b>				<b>Ave. E.C.F. =</b>	<b>1.032</b>	<b>Ave. Varianc</b>	<b>11.1063 Coefficient of 10.7621272</b>		

4202

2023 = 0.985

2024 = 1.033

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table	
4711-03-304-011	667 OLDE IVY LN	07/15/22	\$320,000	\$320,000	\$132,900	41.53	\$303,822	\$51,470	\$268,530	\$350,003	0.767	2,061	\$130.29	4203	3.1959	\$50,000	COVINGTON GREENS
4711-03-304-027	606 OLDE IVY LN	05/26/22	\$286,000	\$286,000	\$128,700	45.00	\$288,730	\$50,940	\$235,060	\$329,806	0.713	2,043	\$115.06	4203	2.2541	\$50,000	COVINGTON GREENS
4711-03-304-037	5379 IVY CT	09/16/22	\$350,000	\$350,000	\$133,400	38.11	\$342,330	\$50,350	\$299,650	\$404,965	0.740	1,912	\$156.72	4203	0.4677	\$50,000	COVINGTON GREENS
4711-03-304-051	5438 IVY CT	04/06/22	\$291,000	\$291,000	\$124,100	42.65	\$291,292	\$50,304	\$240,696	\$334,241	0.720	1,460	\$164.86	4203	1.5137	\$50,000	COVINGTON GREENS
4711-03-304-064	5386 IVY CT	08/09/22	\$330,000	\$330,000	\$124,800	37.82	\$324,186	\$50,304	\$279,696	\$379,864	0.736	1,418	\$197.25	4203	0.1042	\$50,000	COVINGTON GREENS
<b>Totals:</b>			<b>\$1,577,000</b>	<b>\$1,577,000</b>	<b>\$643,900</b>		<b>\$1,550,360</b>		<b>\$1,323,632</b>	<b>\$1,798,879</b>		<b>\$152.84</b>		<b>0.0546</b>			
										<b>E.C.F. =&gt;</b>	<b>0.736</b>	<b>Std. Devia</b>	<b>0.021104</b>				
										<b>Std. Dev. =&gt;</b>	<b>3.06</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.735</b>	<b>Ave. Varia</b>	<b>1.5071</b>	<b>Coefficient o 2.04976296</b>	

4203

2023 = 0.721

2024 = 0.740



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	vsd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table
4711-04-101-001	4202 ASTER BLVD	07/08/21	\$275,000	\$275,000	\$112,500	40.91	\$278,672	\$45,000	\$230,000	\$245,971	0.935	1,721	\$133.64	4204	2.8863	\$45,000	THE KNOLLS	
4711-04-101-005	4310 ASTER BLVD	08/15/22	\$252,900	\$252,900	\$108,300	42.82	\$257,504	\$45,000	\$207,900	\$223,688	0.929	1,721	\$120.80	4204	3.4516	\$45,000	THE KNOLLS	
4711-04-101-006	4312 ASTER BLVD	10/14/22	\$241,000	\$241,000	\$96,700	40.12	\$229,646	\$45,139	\$195,861	\$194,218	1.008	1,574	\$124.44	4204	4.4526	\$45,000	THE KNOLLS	
4711-04-101-007	4314 ASTER BLVD	01/06/23	\$251,000	\$251,000	\$87,600	34.90	\$217,988	\$45,000	\$206,000	\$182,093	1.131	1,376	\$149.71	4204	16.7358	\$45,000	THE KNOLLS	
4711-04-101-022	4604 WILLOW VIEW CT	09/23/22	\$253,500	\$253,500	\$96,900	38.22	\$242,084	\$45,000	\$208,500	\$207,457	1.005	1,574	\$132.47	4204	4.1094	\$45,000	THE KNOLLS	
4711-04-101-034	4451 WILLOW VIEW CT	07/01/21	\$279,000	\$279,000	\$112,000	40.14	\$295,175	\$46,560	\$232,440	\$261,700	0.888	1,721	\$135.06	4204	7.5742	\$45,000	THE KNOLLS	
4711-04-101-043	4307 WILLOW VIEW CT	07/23/21	\$225,000	\$225,000	\$95,800	42.58	\$236,464	\$45,065	\$179,935	\$201,473	0.893	1,574	\$114.32	4204	7.0835	\$45,000	THE KNOLLS	
4711-04-101-049	495 LILLY VIEW CT	10/14/22	\$240,000	\$240,000	\$96,900	40.38	\$230,097	\$45,000	\$195,000	\$194,839	1.001	1,574	\$123.89	4204	3.6892	\$45,000	THE KNOLLS	
4711-04-101-061	453 LILLY VIEW CT	06/28/21	\$285,000	\$285,000	\$104,600	36.70	\$257,239	\$45,553	\$239,447	\$222,827	1.075	1,574	\$152.13	4204	11.0651	\$45,000	THE KNOLLS	
4711-04-101-072	421 LILLY VIEW CT	08/29/22	\$300,000	\$300,000	\$129,100	43.03	\$310,667	\$46,185	\$253,815	\$278,402	0.912	1,721	\$147.48	4204	5.2249	\$45,000	THE KNOLLS	
4711-04-101-077	420 LILLY VIEW CT	04/06/21	\$225,000	\$225,000	\$96,500	42.89	\$236,518	\$45,186	\$179,814	\$201,402	0.893	1,247	\$144.20	4204	7.1123	\$45,000	THE KNOLLS	
4711-04-101-083	432 LILLY VIEW CT	04/26/21	\$235,000	\$235,000	\$104,000	44.26	\$268,212	\$45,196	\$189,804	\$234,754	0.809	1,721	\$110.29	4204	15.5410	\$45,000	THE KNOLLS	
4711-04-101-098	496 LILLY VIEW CT	06/04/21	\$250,000	\$250,000	\$93,900	37.56	\$230,097	\$45,000	\$205,000	\$194,839	1.052	1,574	\$130.24	4204	8.8217	\$45,000	THE KNOLLS	
<b>Totals:</b>			<b>\$3,312,400</b>	<b>\$3,312,400</b>	<b>\$1,334,800</b>		<b>\$3,290,363</b>		<b>\$2,723,516</b>	<b>\$2,843,662</b>			<b>\$132.20</b>		<b>0.6185</b>			
							<b>Sale. Ratio =&gt;</b>	<b>40.30</b>				<b>E.C.F. =&gt;</b>	<b>0.958</b>	<b>Std. Deviat</b>	<b>0.09027</b>			
							<b>Std. Dev. =&gt;</b>	<b>2.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.964</b>	<b>Ave. Varian</b>	<b>7.5191</b>	<b>Coefficient c 7.80038199</b>		

4204

2023 = 0.950

2024 = 0.960

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Isd. when Sol.sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-04-303-006	4047 HAMPTON RIDGE BLVD	05/27/22	\$215,000	\$215,000	\$75,300	35.02	\$191,372	\$45,000	\$170,000	\$146,372	1.161	1,228	\$138.44	4206	12.3438	\$45,000	HAMPTON RIDGE
4711-04-303-007	4051 HAMPTON RIDGE BLVD	07/18/22	\$200,000	\$200,000	\$75,300	37.65	\$191,372	\$45,000	\$155,000	\$146,372	1.059	1,228	\$126.22	4206	2.0959	\$45,000	HAMPTON RIDGE
4711-04-303-029	4141 HAMPTON RIDGE BLVD	02/16/23	\$225,000	\$225,000	\$87,600	38.93	\$222,360	\$45,000	\$180,000	\$177,360	1.015	1,539	\$116.96	4206	2.3102	\$45,000	HAMPTON RIDGE
4711-04-303-045	4187 HAMPTON RIDGE BLVD	10/24/22	\$224,000	\$224,000	\$82,500	36.83	\$211,676	\$45,000	\$179,000	\$166,676	1.074	1,366	\$131.04	4206	3.5953	\$45,000	HAMPTON RIDGE
4711-04-303-052	4086 HAMPTON RIDGE BLVD	05/05/22	\$210,000	\$210,000	\$82,100	39.10	\$207,922	\$45,000	\$165,000	\$162,922	1.013	1,366	\$120.79	4206	2.5232	\$45,000	HAMPTON RIDGE
4711-04-303-068	4142 HAMPTON RIDGE BLVD	12/06/22	\$212,500	\$212,500	\$86,700	40.80	\$223,645	\$45,000	\$167,500	\$178,645	0.938	1,539	\$108.84	4206	10.0373	\$45,000	HAMPTON RIDGE
4711-04-303-070	4126 HAMPTON RIDGE BLVD	04/12/22	\$220,000	\$220,000	\$81,800	37.18	\$207,102	\$45,000	\$175,000	\$162,102	1.080	1,366	\$128.11	4206	4.1581	\$45,000	HAMPTON RIDGE
4711-04-303-073	4164 HAMPTON RIDGE BLVD	08/17/22	\$197,250	\$197,250	\$75,300	38.17	\$191,372	\$45,000	\$152,250	\$146,372	1.040	1,228	\$123.98	4206	0.2171	\$45,000	HAMPTON RIDGE
4711-04-303-081	4184 HAMPTON RIDGE BLVD	03/15/23	\$235,000	\$235,000	\$83,000	35.32	\$210,094	\$45,000	\$190,000	\$165,094	1.151	1,366	\$139.09	4206	11.2873	\$45,000	HAMPTON RIDGE
4711-04-303-084	4160 HAMPTON RIDGE BLVD	12/05/22	\$189,500	\$189,500	\$75,800	40.00	\$191,372	\$45,000	\$144,500	\$146,372	0.987	1,228	\$117.67	4206	5.0776	\$45,000	HAMPTON RIDGE
4711-04-303-108	4115 KIRKWAY CT	05/19/22	\$190,000	\$190,000	\$75,800	39.89	\$191,372	\$45,000	\$145,000	\$146,372	0.991	1,228	\$118.08	4206	4.7360	\$45,000	HAMPTON RIDGE
4711-04-303-109	4059 KIRKWAY CT	09/09/22	\$220,000	\$220,000	\$79,200	36.00	\$200,361	\$45,000	\$175,000	\$155,361	1.126	1,279	\$136.83	4206	8.8422	\$45,000	HAMPTON RIDGE
4711-04-303-114	4103 KIRKWAY CT	11/30/21	\$187,000	\$187,000	\$76,500	40.91	\$200,361	\$45,000	\$142,000	\$155,361	0.914	1,279	\$111.02	4206	12.3986	\$45,000	HAMPTON RIDGE
4711-04-303-129	4233 HAMPTON RIDGE BLVD	11/17/22	\$220,000	\$220,000	\$84,000	38.18	\$212,896	\$45,000	\$175,000	\$167,896	1.042	1,528	\$114.53	4206	0.4325	\$45,000	HAMPTON RIDGE
4711-04-303-133	4261 HAMPTON RIDGE BLVD	02/07/23	\$210,000	\$210,000	\$79,200	37.71	\$200,361	\$45,000	\$165,000	\$155,361	1.062	1,279	\$129.01	4206	2.4056	\$45,000	HAMPTON RIDGE
4711-04-303-143	4301 HAMPTON RIDGE BLVD	08/04/22	\$219,900	\$219,900	\$83,700	38.06	\$212,145	\$45,000	\$174,900	\$167,145	1.046	1,534	\$114.02	4206	0.8410	\$45,000	HAMPTON RIDGE
4711-04-303-152	4248 HAMPTON RIDGE BLVD	06/28/21	\$198,500	\$198,500	\$80,800	40.71	\$212,145	\$45,000	\$153,500	\$167,145	0.918	1,534	\$100.07	4206	11.9622	\$45,000	HAMPTON RIDGE
4711-04-303-162	4260 HAMPTON RIDGE BLVD	03/24/22	\$231,000	\$231,000	\$76,500	33.12	\$200,361	\$45,000	\$186,000	\$155,361	1.197	1,279	\$145.43	4206	15.9225	\$45,000	HAMPTON RIDGE
4711-04-303-166	4284 HAMPTON RIDGE BLVD	09/23/22	\$220,000	\$220,000	\$84,700	38.50	\$214,823	\$45,000	\$175,000	\$169,823	1.030	1,528	\$114.53	4206	0.7502	\$45,000	HAMPTON RIDGE
4711-04-303-178	4336 HAMPTON RIDGE BLVD	09/13/22	\$215,000	\$215,000	\$84,700	39.40	\$214,823	\$45,000	\$170,000	\$169,823	1.001	1,528	\$111.26	4206	3.6944	\$45,000	HAMPTON RIDGE
4711-04-303-181	4324 HAMPTON RIDGE BLVD	08/04/22	\$199,200	\$199,200	\$79,700	40.01	\$202,149	\$45,000	\$154,200	\$157,149	0.981	1,279	\$120.56	4206	5.6752	\$45,000	HAMPTON RIDGE
4711-04-303-184	4404 ASTER BLVD	01/11/22	\$220,000	\$220,000	\$81,800	37.18	\$214,823	\$45,000	\$175,000	\$169,823	1.030	1,528	\$114.53	4206	0.7502	\$45,000	HAMPTON RIDGE
4711-04-303-186	4420 ASTER BLVD	01/19/22	\$192,500	\$192,500	\$77,000	40.00	\$202,149	\$45,000	\$147,500	\$157,149	0.939	1,279	\$115.32	4206	9.9387	\$45,000	HAMPTON RIDGE
4711-04-303-187	4472 ASTER BLVD	08/02/22	\$209,000	\$209,000	\$79,900	38.23	\$202,149	\$45,000	\$164,000	\$157,149	1.044	1,279	\$128.23	4206	0.5609	\$45,000	HAMPTON RIDGE
4711-04-303-203	765 ABBINGTON CT	09/23/22	\$215,000	\$215,000	\$84,400	39.26	\$214,068	\$45,000	\$170,000	\$169,068	1.006	1,534	\$110.82	4206	3.2474	\$45,000	HAMPTON RIDGE
4711-04-303-207	761 ABBINGTON CT	05/26/22	\$220,000	\$220,000	\$84,700	38.50	\$214,823	\$45,000	\$175,000	\$169,823	1.030	1,528	\$114.53	4206	0.7502	\$45,000	HAMPTON RIDGE
4711-04-303-213	697 ABBINGTON CT	02/23/22	\$226,000	\$226,000	\$81,800	36.19	\$214,823	\$45,000	\$181,000	\$169,823	1.066	1,528	\$118.46	4206	2.7829	\$45,000	HAMPTON RIDGE
4711-04-303-217	725 ABBINGTON CT	09/23/22	\$230,000	\$230,000	\$79,700	34.65	\$201,656	\$45,000	\$185,000	\$156,656	1.181	1,279	\$144.64	4206	14.2945	\$45,000	HAMPTON RIDGE
4711-04-303-218	717 ABBINGTON CT	08/18/22	\$220,500	\$220,500	\$84,400	38.28	\$214,068	\$45,000	\$175,500	\$169,068	1.038	1,534	\$114.41	4206	0.0057	\$45,000	HAMPTON RIDGE
4711-04-303-233	633 ABBINGTON CT	04/08/22	\$210,000	\$210,000	\$79,700	37.95	\$203,342	\$45,000	\$165,000	\$158,342	1.042	1,279	\$129.01	4206	0.4062	\$45,000	HAMPTON RIDGE
4711-04-303-249	4445 ASTER BLVD	11/14/22	\$211,000	\$211,000	\$84,700	40.14	\$214,823	\$45,000	\$166,000	\$169,823	0.977	1,528	\$108.64	4206	6.0498	\$45,000	HAMPTON RIDGE
4711-04-303-250	4453 ASTER BLVD	07/25/22	\$220,000	\$220,000	\$84,400	38.36	\$214,068	\$45,000	\$175,000	\$169,068	1.035	1,534	\$114.08	4206	0.2900	\$45,000	HAMPTON RIDGE

**Totals:**    \$6,812,850    \$6,812,850    \$2,592,700    \$6,620,876    \$5,372,850    \$5,180,876    \$121.22    0.0932  
Sale. Ratio =>    38.06    E.C.F. =>    1.037    Std. Deviat    0.06994  
Std. Dev. =>    1.89    Ave. E.C.F. =>    1.038    Ave. Variar    5.0120    Coefficient    4.82854278

4206

2023 =    1.000  
2024 =    1.040

**RESOLD**

4711-04-303-109	4059 KIRKWAY CT	10/26/21	\$191,000	\$191,000	\$76,300	39.95	\$200,361	\$45,000	\$146,000	\$155,361	0.940	1,279	\$114.15	4206	9.8240	\$45,000	HAMPTON RIDGE
4711-04-303-217	725 ABBINGTON CT	12/03/21	\$184,500	\$184,500	\$77,000	41.73	\$201,656	\$45,000	\$139,500	\$156,656	0.890	1,279	\$109.07	4206	14.7501	\$45,000	HAMPTON RIDGE
4711-04-303-133	4261 HAMPTON RIDGE BLVD	08/12/21	\$190,000	\$190,000	\$76,500	40.26	\$200,361	\$45,000	\$145,000	\$155,361	0.933	1,279	\$113.37	4206	10.4677	\$45,000	HAMPTON RIDGE
4711-04-303-029	4141 HAMPTON RIDGE BLVD	06/10/22	\$220,000	\$220,000	\$87,600	39.82	\$222,360	\$45,000	\$175,000	\$177,360	0.987	1,539	\$113.71	4206	5.1293	\$45,000	HAMPTON RIDGE
4711-04-303-045	4187 HAMPTON RIDGE BLVD	12/07/21	\$198,000	\$198,000	\$79,200	40.00	\$211,676	\$45,000	\$153,000	\$166,676	0.918	1,366	\$112.01	4206	12.0038	\$45,000	HAMPTON RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sur.	Apprais. and + Yarc	Ildg. Residue	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	CF Area	v. by Mean	Land Value	Land Table		
4711-04-401-005	973 LAWSON	09/30/22	\$260,000	\$260,000	\$109,600	42.15	\$256,414	\$45,000	\$215,000	\$285,695	0.753	1,305	\$164.75	4207	1.3417	\$45,000	SUMMERFIELD POINTE
4711-04-401-033	4720 SUMMER RIDGE DR	07/28/22	\$334,900	\$334,900	\$144,400	43.12	\$340,605	\$45,000	\$289,900	\$399,466	0.726	1,770	\$163.79	4207	1.3417	\$45,000	SUMMERFIELD POINTE
<b>Totals:</b>			<b>\$594,900</b>	<b>\$594,900</b>	<b>\$254,000</b>		<b>\$597,019</b>		<b>\$504,900</b>	<b>\$685,161</b>		<b>\$164.27</b>		<b>0.2228</b>			
					<b>Sale. Ratio :</b>	<b>42.70</b>			<b>E.C.F. =&gt;</b>	<b>0.737</b>		<b>Std. Deviat</b>	<b>0.019</b>				
					<b>Std. Dev. =&gt;</b>	<b>0.68</b>			<b>Ave. E.C.F. :</b>	<b>0.739</b>		<b>Ave. Variar</b>	<b>#####</b>	<b>Coefficient</b>	<b>1.815191</b>		

4207

2023 = 0.74

2024 = 0.74

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Usd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-10-303-009	1958 GENOA CIRCLE	05/04/21	\$319,900	\$319,900	\$148,000	46.26	\$356,897	\$55,000	\$264,900	\$431,281	0.614	1,520	\$174.28	4208	3.8621	\$55,000	GENOA WOODS
4711-10-303-009	1958 GENOA CIRCLE	02/01/23	\$350,000	\$350,000	\$155,400	44.40	\$356,897	\$55,000	\$295,000	\$431,281	0.684	1,520	\$194.08	4208	3.1171	\$55,000	GENOA WOODS
4711-10-303-010	1954 GENOA CIRCLE	04/29/21	\$309,900	\$309,900	\$137,700	44.43	\$331,515	\$55,000	\$254,900	\$395,021	0.645	1,394	\$182.86	4208	0.7556	\$55,000	GENOA WOODS
4711-10-303-013	1938 GENOA CIRCLE	05/27/21	\$329,900	\$329,900	\$147,600	44.74	\$353,948	\$55,000	\$274,900	\$427,069	0.644	1,520	\$180.86	4208	0.9147	\$55,000	GENOA WOODS
4711-10-303-015	1930 GENOA CIRCLE	05/06/21	\$304,900	\$304,900	\$137,900	45.23	\$340,228	\$55,518	\$249,382	\$406,729	0.613	1,394	\$178.90	4208	3.9696	\$55,000	GENOA WOODS
4711-10-303-016	1926 GENOA CIRCLE	06/14/21	\$329,900	\$329,900	\$147,600	44.74	\$353,930	\$55,000	\$274,900	\$427,043	0.644	1,520	\$180.86	4208	0.9108	\$55,000	GENOA WOODS
4711-10-303-018	1916 GENOA CIRCLE	06/07/21	\$304,900	\$304,900	\$145,200	47.62	\$333,662	\$60,000	\$244,900	\$390,946	0.626	1,394	\$175.68	4208	2.6408	\$60,000	GENOA WOODS
4711-10-303-030	1902 EGRET POINTE	04/26/21	\$295,800	\$295,800	\$137,000	46.32	\$324,373	\$55,691	\$240,109	\$383,831	0.626	1,394	\$172.24	4208	2.7279	\$55,000	GENOA WOODS
4711-10-303-035	1880 GENOA CIRCLE	12/20/22	\$344,000	\$344,000	\$144,000	41.86	\$325,036	\$56,354	\$287,646	\$383,831	0.749	1,394	\$206.35	4208	9.6570	\$55,000	GENOA WOODS
4711-10-303-060	1754 GENOA CIRCLE	07/13/22	\$375,000	\$375,000	\$160,700	42.85	\$357,499	\$65,927	\$309,073	\$416,531	0.742	1,901	\$162.58	4208	8.9178	\$65,000	GENOA WOODS
4711-10-303-067	1757 GENOA CIRCLE	08/27/21	\$335,000	\$335,000	\$152,700	45.58	\$363,744	\$55,000	\$280,000	\$441,063	0.635	1,809	\$154.78	4208	1.8007	\$55,000	GENOA WOODS
4711-10-303-094	1947 GENOA CIRCLE	05/21/21	\$299,900	\$299,900	\$137,700	45.92	\$331,661	\$55,000	\$244,900	\$395,230	0.620	1,394	\$175.68	4208	3.3198	\$55,000	GENOA WOODS
4711-10-303-095	1951 GENOA CIRCLE	07/15/21	\$309,900	\$309,900	\$137,700	44.43	\$331,661	\$55,000	\$254,900	\$395,230	0.645	1,394	\$182.86	4208	0.7897	\$55,000	GENOA WOODS
<b>Totals:</b>			<b>\$4,209,000</b>	<b>\$4,209,000</b>	<b>\$1,889,200</b>		<b>\$4,461,051</b>		<b>\$3,475,510</b>	<b>\$5,325,087</b>			<b>\$178.61</b>		<b>0.0170</b>		
					<b>Sale. Ratio =&gt;</b>	<b>44.88</b>				<b>E.C.F. =&gt;</b>	<b>0.653</b>		<b>Std. Deviatio</b>	<b>0.04516</b>			
					<b>Std. Dev. =&gt;</b>	<b>1.50</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.653</b>		<b>Ave. Variati</b>	<b>3.3372</b>	<b>Coefficient</b>	<b>5.11185173</b>	

4208

2023 = 0.700

2024 = 0.700

**Partial Construction**

4711-10-303-001	1998 GENOA CIRCLE	09/01/21	\$341,000	\$341,000	\$43,500	12.76	\$369,416	\$60,691	\$280,309	\$441,036	0.636	1,520	\$184.41	4208	1.7268	\$60,000	GENOA WOODS
4711-10-303-002	1994 GENOA CIRCLE	10/29/21	\$380,000	\$380,000	\$42,500	11.18	\$384,313	\$60,518	\$319,482	\$462,564	0.691	1,394	\$229.18	4208	3.7838	\$60,000	GENOA WOODS
4711-10-303-003	1990 GENOA CIRCLE	09/24/21	\$369,900	\$369,900	\$42,500	11.49	\$384,313	\$60,518	\$309,382	\$462,564	0.669	1,394	\$221.94	4208	1.6004	\$60,000	GENOA WOODS
4711-10-303-004	1986 GENOA CIRCLE	09/15/21	\$329,900	\$329,900	\$43,500	13.19	\$393,588	\$60,000	\$269,900	\$476,554	0.566	1,520	\$177.57	4208	8.6480	\$60,000	GENOA WOODS
4711-10-303-005	1978 GENOA CIRCLE	04/23/21	\$334,900	\$334,900	\$58,000	17.32	\$360,176	\$55,000	\$279,900	\$435,966	0.642	1,520	\$184.14	4208	1.0815	\$55,000	GENOA WOODS
4711-10-303-006	1974 GENOA CIRCLE	05/27/21	\$309,900	\$309,900	\$55,100	17.78	\$334,529	\$55,000	\$254,900	\$399,327	0.638	1,394	\$182.86	4208	1.4514	\$55,000	GENOA WOODS
4711-10-303-007	1970 GENOA CIRCLE	08/16/21	\$309,000	\$309,000	\$55,100	17.83	\$334,529	\$55,000	\$254,000	\$399,327	0.636	1,394	\$182.21	4208	1.6768	\$55,000	GENOA WOODS
4711-10-303-008	1966 GENOA CIRCLE	10/15/21	\$350,000	\$350,000	\$58,000	16.57	\$360,176	\$55,000	\$295,000	\$435,966	0.677	1,520	\$194.08	4208	2.3821	\$55,000	GENOA WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold./Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Land Value	Land Table	
4711-28-402-002	4862 PINE EAGLES	06/11/21	\$335,000	\$335,000	\$150,700	44.99	\$394,995	\$108,170	\$226,830	\$409,750	0.554	1,848	\$122.74	4211	13.4123	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-402-004	4850 PINE EAGLES CT	02/25/22	\$560,000	\$560,000	\$173,300	30.95	\$421,009	\$105,000	\$455,000	\$451,441	1.008	1,906	\$238.72	4213	32.0178	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-402-006	4820 PINE EAGLES DR	10/01/21	\$355,000	\$355,000	\$155,800	43.89	\$370,928	\$80,000	\$275,000	\$415,611	0.662	1,990	\$138.19	4212	2.6029	\$80,000	PINE EAGLES & GLEN EAGLES
4711-28-402-018	4742 PINE EAGLES DR	06/01/21	\$331,000	\$331,000	\$155,100	46.86	\$374,483	\$105,000	\$226,000	\$384,976	0.587	1,990	\$113.57	4212	10.0655	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-402-022	4716 PINE EAGLES DR	05/20/22	\$370,000	\$370,000	\$155,100	41.92	\$369,486	\$80,821	\$289,179	\$412,379	0.701	1,860	\$155.47	4211	1.3542	\$80,000	PINE EAGLES & GLEN EAGLES
4711-28-402-027	4775 PINE EAGLES DR	01/23/23	\$370,000	\$370,000	\$182,700	49.38	\$402,288	\$80,000	\$290,000	\$460,411	0.630	1,990	\$145.73	4212	5.7833	\$80,000	PINE EAGLES & GLEN EAGLES
4711-28-403-052	4572 GOLF VIEW DR	04/29/22	\$480,000	\$480,000	\$170,000	35.42	\$426,794	\$105,000	\$375,000	\$459,706	0.816	1,906	\$196.75	4213	12.8035	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-403-079	4614 GOLF VIEW DR	03/21/23	\$350,000	\$350,000	\$145,700	41.63	\$338,960	\$80,000	\$270,000	\$369,943	0.730	1,848	\$146.10	4211	4.2138	\$80,000	PINE EAGLES & GLEN EAGLES
4711-28-403-087	4585 GOLF VIEW DR	03/14/23	\$320,000	\$320,000	\$157,700	49.28	\$350,012	\$85,000	\$235,000	\$378,589	0.621	1,990	\$118.09	4211	6.6978	\$85,000	PINE EAGLES & GLEN EAGLES
4711-28-403-094	4551 GOLF VIEW DR	06/10/21	\$350,000	\$350,000	\$161,200	46.06	\$382,837	\$85,000	\$265,000	\$425,481	0.623	1,990	\$133.17	4212	6.4881	\$85,000	PINE EAGLES & GLEN EAGLES
4711-28-403-099	4539 GOLF VIEW DR	01/27/23	\$375,000	\$375,000	\$163,200	43.52	\$391,238	\$85,000	\$290,000	\$437,483	0.663	1,990	\$145.73	4212	2.4822	\$85,000	PINE EAGLES & GLEN EAGLES
4711-28-405-015	4514 GOLF VIEW DR	05/24/22	\$410,000	\$410,000	\$178,600	43.56	\$395,362	\$105,000	\$305,000	\$414,803	0.735	1,990	\$153.27	4212	4.7584	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-405-030	4518 OAK POINTE DR	11/18/22	\$455,000	\$455,000	\$181,000	39.78	\$416,171	\$106,937	\$348,063	\$441,763	0.788	1,990	\$174.91	4212	10.0191	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-405-036	4432 GOLF VIEW DR	08/26/21	\$405,000	\$405,000	\$188,000	46.42	\$435,247	\$105,000	\$300,000	\$471,781	0.636	1,990	\$150.75	4212	5.1817	\$105,000	PINE EAGLES & GLEN EAGLES
4711-28-405-056	4470 GOLF VIEW DR	07/09/21	\$355,000	\$355,000	\$177,800	50.08	\$415,738	\$105,000	\$250,000	\$443,911	0.563	1,950	\$128.21	4215	12.4529	\$105,000	PINE EAGLES & GLEN EAGLES
<b>Totals:</b>			<b>\$5,821,000</b>	<b>\$5,821,000</b>	<b>\$2,495,900</b>		<b>\$5,885,548</b>		<b>\$4,400,072</b>	<b>\$6,378,029</b>			<b>\$150.76</b>		<b>0.2175</b>		
						<b>Sale. Ratio =&gt;</b>	<b>42.88</b>				<b>E.C.F. =&gt;</b>	<b>0.690</b>	<b>Std. Deviation</b>	<b>0.1173563</b>			
						<b>Std. Dev. =&gt;</b>	<b>5.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.688</b>	<b>Ave. Variance</b>	<b>8.6889</b>	<b>Coefficient of \ 12.6346316</b>		

4209 4210 4211 4212 4213 4214 4215

2023 = 0.700

2024 = 0.700

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sold when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Av. by Mean	Land Value	Land Table	
4711-28-303-001	4850 FAIRWAYS DR	09/10/21	\$300,000	\$300,000	\$123,300	41.10	\$366,886	\$80,000	\$220,000	\$346,481	0.635	1,440	\$152.78	4216	11.1570	\$80,000	FAIRWAYS
4711-28-303-029	4971 FAIRWAYS DR	09/22/22	\$420,000	\$420,000	\$173,900	41.40	\$408,984	\$105,909	\$314,091	\$366,033	0.858	1,622	\$193.64	4216	11.1570	\$105,000	FAIRWAYS
<b>Totals:</b>			<b>\$720,000</b>	<b>\$720,000</b>	<b>\$297,200</b>		<b>\$775,870</b>		<b>\$534,091</b>	<b>\$712,513</b>			<b>\$173.21</b>		<b>0.3062</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.28</b>			<b>E.C.F. =&gt;</b>	<b>0.750</b>	<b>Std. Deviation</b>		<b>0.15778</b>			
						<b>Std. Dev. =&gt;</b>	<b>0.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.747</b>	<b>Ave. Variance</b>		<b>11.1570</b>	<b>Coefficient c 14.9452081</b>		

4216

2023 = 0.828

2024 = 0.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E. C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table		
4711-14-203-016	6592 CORTLAND AVE	04/07/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$140,900	39.36	\$332,693	\$50,000	\$308,000	\$321,242	0.959	1,913	\$161.00	4217	3.5301	\$50,000	CORTLAND
4711-14-203-042	6676 CORTLAND AVE	02/18/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$120,300	39.44	\$302,841	\$50,000	\$255,000	\$287,319	0.888	1,913	\$133.30	4217	3.5963	\$50,000	CORTLAND
4711-14-203-045	6651 CORTLAND AVE	09/22/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$110,200	43.22	\$258,488	\$50,000	\$205,000	\$236,918	0.865	1,436	\$142.76	4217	5.8200	\$50,000	CORTLAND
4711-14-203-046	6647 CORTLAND AVE	10/29/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,400	46.84	\$236,504	\$50,518	\$174,482	\$211,348	0.826	1,436	\$121.51	4217	9.7909	\$50,000	CORTLAND
4711-14-203-053	6679 CORTLAND AVE	06/30/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,000	38.71	\$261,834	\$50,166	\$259,834	\$240,532	1.080	1,436	\$180.94	4217	15.6771	\$50,000	CORTLAND
<b>Totals:</b>			<b>\$1,453,000</b>			<b>\$1,453,000</b>	<b>\$596,800</b>		<b>\$1,392,360</b>		<b>\$1,202,316</b>	<b>\$1,297,359</b>		<b>\$147.90</b>		<b>0.3264</b>			
							<b>Sale. Ratio</b>	<b>41.07</b>			<b>E.C.F. =&gt;</b>	<b>0.927</b>		<b>Std. Deviation</b>	<b>0.10011</b>				
							<b>Std. Dev. =</b>	<b>3.47</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.923</b>		<b>Ave. Variance</b>	<b>7.6829</b>	<b>Coefficient c</b>	<b>8.31950496</b>		

4217

2023 = 0.880

2024 = 0.930

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold	Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	iv. by Mean	Land Value	Land Table			
4711-05-101-006	3329 DEWDROP LN	04/12/22	\$295,000	\$295,000	\$128,400	43.53	\$294,136	\$55,456	\$239,544	\$243,551	0.984	1,711	\$140.00	4218	2.1930	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-014	3377 DEWDROP LN	07/26/21	\$289,900	\$289,900	\$122,200	42.15	\$314,539	\$55,000	\$234,900	\$264,836	0.887	1,711	\$137.29	4218	11.8513	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-015	3385 DEWDROP LN	11/07/22	\$285,000	\$285,000	\$118,600	41.61	\$274,041	\$55,944	\$229,056	\$222,548	1.029	1,394	\$164.32	4218	2.3765	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-020	3413 DEWDROP LN	12/30/21	\$326,000	\$326,000	\$107,500	32.98	\$295,836	\$56,777	\$269,223	\$243,938	1.104	1,394	\$193.13	4218	9.8177	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-025	3433 DEWDROP LN	10/05/22	\$283,000	\$283,000	\$118,200	41.77	\$299,525	\$60,219	\$222,781	\$244,190	0.912	1,408	\$158.23	4218	9.3151	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-042	584 SNOWFALL CT	09/01/22	\$300,000	\$300,000	\$128,200	42.73	\$296,471	\$55,119	\$244,881	\$246,278	0.994	1,711	\$143.12	4218	1.1149	\$55,000	LANDINGS AT ROLLING RIDGE			
4711-05-101-063	504 SNOWFALL CT	06/04/21	\$340,000	\$340,000	\$117,500	34.56	\$302,588	\$55,325	\$284,675	\$252,309	1.128	1,394	\$204.21	4218	12.2800	\$55,000	LANDINGS AT ROLLING RIDGE			
<b>Totals:</b>			<b>\$2,118,900</b>	<b>\$2,118,900</b>	<b>\$840,600</b>		<b>\$2,077,136</b>		<b>\$1,725,060</b>	<b>\$1,717,649</b>			<b>\$162.90</b>		<b>0.1163</b>					
											<b>Sale. Ratio =</b>	<b>39.67</b>			<b>E.C.F. =&gt;</b>	<b>1.004</b>	<b>Std. Deviat</b>	<b>0.0900102</b>		
											<b>Std. Dev. =&gt;</b>	<b>4.27</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.005</b>	<b>Ave. Varianc</b>	<b>6.9926</b>	<b>Coefficient c</b>	<b>6.95454735</b>

4218

2023 = 0.980

2024 = 1.004



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area r.	by Mean	Land Value	Land Table
4711-03-303-001	609 PATHWAY DR	07/02/22	\$295,000	\$295,000	\$111,000	37.63	\$260,426	\$55,000	\$240,000	\$195,644	1.227	1,513	\$158.63	4300	16.6433	\$55,000 LAKE CHEMUNG
4711-03-303-004	717 MAURY PL	02/04/22	\$247,000	\$247,000	\$87,400	35.38	\$232,825	\$57,721	\$189,279	\$166,766	1.135	1,412	\$134.05	4300	7.4713	\$55,000 LAKE CHEMUNG
4711-03-303-012	781 MAURY PL	05/16/22	\$360,000	\$360,000	\$151,000	41.94	\$371,770	\$57,446	\$302,554	\$299,356	1.011	1,589	\$190.41	4300	4.9604	\$55,000 LAKE CHEMUNG
4711-03-303-013	751 MAURY PL	11/15/21	\$260,000	\$260,000	\$116,000	44.62	\$290,177	\$55,743	\$204,257	\$223,270	0.915	1,379	\$148.12	4300	14.5445	\$55,000 LAKE CHEMUNG
4711-03-303-018	830 MAURY PL	01/13/22	\$293,000	\$293,000	\$106,300	36.28	\$264,445	\$55,000	\$238,000	\$199,471	1.193	1,584	\$150.25	4300	13.2867	\$55,000 LAKE CHEMUNG
4711-10-102-031	5307 DICKSON ST	12/19/22	\$435,000	\$435,000	\$165,800	38.11	\$428,025	\$34,188	\$400,812	\$375,083	1.069	2,398	\$167.14	4301	0.8309	\$34,188 WEST LAKE CHEMUNG
4711-10-201-050	1177 JAMES R ST	06/18/21	\$362,500	\$362,500	\$149,100	41.13	\$386,997	\$145,513	\$216,987	\$229,985	0.943	1,996	\$108.71	4300	11.6802	\$124,908 LAKE CHEMUNG
4711-10-201-051	1188 JAMES R ST	07/06/22	\$330,000	\$330,000	\$128,300	38.88	\$306,666	\$71,400	\$258,600	\$224,063	1.154	1,758	\$147.10	4300	9.3854	\$71,400 LAKE CHEMUNG
4711-10-201-077	1082 S HUGHES RD	03/28/22	\$315,000	\$315,000	\$101,900	32.35	\$276,988	\$71,400	\$243,600	\$195,798	1.244	1,250	\$194.88	4300	18.3852	\$71,400 LAKE CHEMUNG
4711-10-301-070	5885 E GRAND RIVER	01/27/23	\$230,000	\$230,000	\$68,500	29.78	\$191,998	\$43,332	\$186,668	\$141,587	1.318	1,334	\$139.93	4301	25.8114	\$42,000 WEST LAKE CHEMUNG
4711-10-301-158	1558 WESTWOOD DR	06/29/21	\$135,000	\$135,000	\$63,400	46.96	\$148,702	\$47,880	\$87,120	\$96,021	0.907	1,090	\$79.93	4301	15.2985	\$47,880 WEST LAKE CHEMUNG
4711-11-302-056	1676 EDWIN DR	07/12/21	\$225,500	\$225,500	\$102,100	45.28	\$250,313	\$79,044	\$146,456	\$163,113	0.898	1,400	\$104.61	4300	16.2408	\$79,044 LAKE CHEMUNG
4711-11-302-065	1642 WESTMORE	08/31/21	\$214,264	\$214,264	\$85,500	39.90	\$245,817	\$72,077	\$142,187	\$165,467	0.859	1,828	\$77.78	4300	20.0977	\$71,400 LAKE CHEMUNG
4711-11-304-006	1869 S HUGHES RD	05/06/22	\$360,000	\$360,000	\$157,100	43.64	\$390,181	\$67,374	\$292,626	\$307,435	0.952	2,528	\$115.75	4300	10.8457	\$63,908 LAKE CHEMUNG
4711-11-304-011	1847 S HUGHES RD	09/30/22	\$265,000	\$265,000	\$114,200	43.09	\$260,522	\$97,387	\$167,613	\$155,367	1.079	1,492	\$112.34	4300	1.8536	\$95,660 LAKE CHEMUNG
<b>Totals:</b>			<b>\$4,327,264</b>	<b>\$4,327,264</b>	<b>\$1,707,600</b>		<b>\$4,305,852</b>		<b>\$3,316,759</b>	<b>\$3,138,426</b>		<b>\$135.31</b>		<b>0.3464</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.46</b>				<b>E.C.F. =&gt;</b>	<b>1.057</b>	<b>Std. Devia</b>	<b>0.14633</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.87</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.060</b>	<b>Ave. Varia</b>	<b>12.4890</b>	<b>Coefficien</b>	<b>11.778933</b>

4300 4301

2023 = 1.050

2024 = 1.060

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Usd. when Sold/Adj. Si	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-09-201-012	1205 SUNRISE PARK ST	01/27/22	\$590,000	\$590,000	\$219,600	37.22	\$582,777	\$184,500	\$405,500	\$280,477	1.446	2,374	\$170.81	4302	3.0462	\$184,500	SUNRISE PARK
4711-09-201-069	813 SUNRISE PARK ST	11/15/21	\$395,000	\$395,000	\$170,900	43.27	\$407,388	\$120,000	\$275,000	\$202,386	1.359	1,641	\$167.58	4302	5.6501	\$120,000	SUNRISE PARK
4711-10-102-069	5245 WILDWOOD DR	05/17/21	\$405,000	\$405,000	\$168,100	41.51	\$427,231	\$129,118	\$275,882	\$209,939	1.314	1,696	\$162.67	4307	10.1184	\$129,000	WEST LAKE CHEM
4711-10-301-129	5650 GLEN ECHO	10/08/21	\$310,000	\$310,000	\$105,900	34.16	\$332,244	\$135,000	\$175,000	\$138,904	1.260	1,370	\$127.74	4307	15.5430	\$135,000	WEST LAKE CHEM
4711-10-301-133	5530 WILDWOOD DR	02/24/22	\$475,000	\$475,000	\$151,100	31.81	\$431,977	\$135,000	\$340,000	\$209,139	1.626	1,824	\$186.40	4307	21.0424	\$135,000	WEST LAKE CHEM
4711-10-301-137	5512 WILDWOOD	06/14/22	\$389,500	\$389,500	\$136,700	35.10	\$350,448	\$139,496	\$250,004	\$148,558	1.683	960	\$260.42	4307	26.7583	\$135,000	WEST LAKE CHEM
4711-10-301-138	5508 WILDWOOD	02/08/22	\$383,550	\$383,550	\$131,300	34.23	\$429,845	\$137,051	\$246,499	\$206,193	1.195	1,804	\$136.64	4307	21.9813	\$135,000	WEST LAKE CHEM
4711-11-302-003	1612 S HUGHES RD	05/05/21	\$400,000	\$400,000	\$168,100	42.03	\$415,875	\$127,863	\$272,137	\$202,825	1.342	1,356	\$200.69	4309	7.3560	\$127,500	LAKE CHEMUNG
4711-11-302-018	1728 S HUGHES RD	04/20/22	\$400,000	\$400,000	\$163,500	40.88	\$364,615	\$122,026	\$277,974	\$170,837	1.627	1,240	\$224.17	4309	21.1836	\$120,000	LAKE CHEMUNG
4711-11-305-023	6025 E GRAND RIVER	09/21/22	\$295,000	\$295,000	\$106,900	36.24	\$304,517	\$190,500	\$104,500	\$80,294	1.301	1,034	\$101.06	4309	11.3818	\$190,500	LAKE CHEMUNG

Totals: \$4,043,050 \$4,043,050 \$1,522,100 \$4,046,917 \$2,622,496 \$1,849,551 \$173.82 0.2618  
Sale. Ratio => 37.65 E.C.F. => 1.418 Std. Deviat 0.1719  
Std. Dev. => 3.98 Ave. E.C.F. => 1.415 Ave. Varian 14.4061 Coefficient 10.1789079

4302 4307 4309

2023 = 1.420

2024 = 1.420

**RESOLD**

4711-03-301-007	576 BLACK OAKS TRL	09/02/21	\$215,000	\$215,000	\$113,200	52.65	\$262,909	\$156,000	\$59,000	\$75,288	0.784	872	\$67.66	4309	63.1634	\$156,000	LAKE CHEMUNG
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold	Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Ar	\$/Sq.Ft.	ECF Area	by Mean	Land Value	Land Table		
4711-22-301-025	5020 GROVER DR	04/27/22	\$342,000	WD	08-ESTATE	\$342,000	\$159,100	46.52	\$357,373	\$90,000	\$252,000	\$247,568	1.018	2,016	\$125.00	4303	17.9014	\$90,000	TRI LAKES		
4711-27-100-029	4531 CLIFFORD RD	09/30/22	\$335,000	WD	03-ARM'S LENGT	\$335,000	\$126,200	37.67	\$309,407	\$63,575	\$271,425	\$227,622	1.192	1,926	\$140.93	4303	0.4482	\$62,972	TRI LAKES		
4711-27-101-029	4055 ANCHOR LN	03/17/23	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$176,800	35.36	\$438,054	\$118,000	\$382,000	\$296,346	1.289	1,943	\$196.60	4303	9.2114	\$118,000	TRI LAKES		
4711-27-103-026	4391 SKUSA	11/19/21	\$231,000	WD	03-ARM'S LENGT	\$231,000	\$77,200	33.42	\$201,654	\$49,500	\$181,500	\$140,883	1.288	940	\$193.09	4303	9.1382	\$49,500	TRI LAKES		
<b>Totals:</b>			<b>\$1,408,000</b>			<b>\$1,408,000</b>	<b>\$539,300</b>		<b>\$1,306,488</b>		<b>\$1,086,925</b>	<b>\$912,419</b>			<b>\$163.90</b>		<b>0.5662</b>				
										<b>Sale. Ratio =</b>	<b>38.30</b>			<b>E.C.F. =&gt;</b>	<b>1.191</b>	<b>Std. Deviat</b>		<b>0.12767</b>			
										<b>Std. Dev. =&gt;</b>	<b>5.79</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.197</b>	<b>Ave. Varian</b>	<b>9.1748</b>	<b>Coefficien</b>	<b>7.66536232</b>		

4303

2023 = 1.080

2024 = 1.200

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	lsd. when Sol.sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	iv. by Mean	Land Value	Land Table
4711-21-400-005	5001 GROVER DR	02/17/22	\$860,000	\$860,000	\$351,200	40.84	\$938,088	\$315,000	\$545,000	\$415,392	1.312	2,133	\$255.51	4306	28.4782	\$315,000 TRI LAKES LAKE FRONT
4711-22-202-021	3390 PINERIDGE	12/27/21	\$670,000	\$670,000	\$251,600	37.55	\$626,601	\$272,575	\$397,425	\$236,017	1.684	2,000	\$198.71	4306	8.7085	\$266,600 TRI LAKES LAKE FRONT
4711-22-302-002	3830 HIGHCREST DR	03/01/23	\$1,200,000	\$1,200,000	\$557,200	46.43	\$1,248,690	\$256,686	\$943,314	\$661,336	1.426	3,426	\$275.34	4306	17.0419	\$247,000 TRI LAKES LAKE FRONT
4711-22-302-014	3817 HIGHCREST DR	05/20/21	\$947,000	\$947,000	\$292,600	30.90	\$1,027,179	\$227,154	\$719,846	\$533,350	1.350	2,481	\$290.14	4306	24.7126	\$215,000 TRI LAKES LAKE FRONT
4711-22-302-016	3805 HIGHCREST DR	04/29/22	\$1,430,000	\$1,430,000	\$489,200	34.21	\$1,465,105	\$217,723	\$1,212,277	\$831,588	1.458	4,312	\$281.14	4306	13.9010	\$215,000 TRI LAKES LAKE FRONT
4711-22-302-057	3914 HIGHCREST DR	11/08/22	\$970,000	\$970,000	\$436,600	45.01	\$1,192,933	\$222,548	\$747,452	\$646,923	1.155	2,596	\$287.92	4306	44.1400	\$215,000 TRI LAKES LAKE FRONT
4711-22-302-074	3974 HIGHCREST DR	04/16/21	\$549,200	\$549,200	\$214,800	39.11	\$570,687	\$206,400	\$342,800	\$242,858	1.412	1,762	\$194.55	4306	18.5271	\$206,400 TRI LAKES LAKE FRONT
4711-22-302-081	4022 HIGHCREST DR	10/04/22	\$250,000	\$250,000	\$123,600	49.44	\$260,271	\$181,453	\$68,547	\$52,545	1.305	882	\$77.72	4306	29.2265	\$180,600 TRI LAKES LAKE FRONT
4711-22-302-086	4058 HIGHCREST DR	06/03/22	\$400,000	\$400,000	\$168,100	42.03	\$360,541	\$210,700	\$189,300	\$99,894	1.895	864	\$219.10	4306	29.8213	\$210,700 TRI LAKES LAKE FRONT
4711-22-302-163	4114 HIGHCREST DR	05/20/22	\$640,000	\$640,000	\$227,500	35.55	\$581,802	\$235,366	\$404,634	\$230,957	1.752	1,242	\$325.79	4306	15.5190	\$235,000 TRI LAKES LAKE FRONT
4711-22-302-169	4150 HIGHCREST DR	07/07/21	\$540,000	\$540,000	\$225,000	41.67	\$531,689	\$223,221	\$316,779	\$205,645	1.540	1,822	\$173.86	4306	5.6381	\$223,000 TRI LAKES LAKE FRONT
4711-22-302-177	4212 HIGHCREST DR	05/21/21	\$946,000	\$946,000	\$407,400	43.07	\$1,043,435	\$229,442	\$716,558	\$542,662	1.320	3,568	\$200.83	4306	27.6346	\$221,000 TRI LAKES LAKE FRONT
4711-22-303-001	3701 CRESTHILL DR	04/29/22	\$710,000	\$710,000	\$255,300	35.96	\$600,318	\$116,100	\$593,900	\$322,812	1.840	2,236	\$265.61	4306	24.2975	\$116,100 TRI LAKES LAKE FRONT
4711-28-201-003	4007 HOMESTEAD DR	10/15/21	\$390,000	\$390,000	\$174,200	44.67	\$423,694	\$172,000	\$218,000	\$167,796	1.299	1,128	\$193.26	4304	29.7599	\$172,000 OLD HOMESTEAD
4711-28-201-017	4071 HOMESTEAD DR	02/16/23	\$625,000	\$625,000	\$195,200	31.23	\$454,202	\$215,000	\$410,000	\$159,468	2.571	1,287	\$318.57	4304	97.4253	\$215,000 OLD HOMESTEAD
4711-28-201-022	4099 HOMESTEAD DR	12/29/22	\$800,000	\$800,000	\$279,500	34.94	\$657,561	\$356,516	\$443,484	\$200,697	2.210	912	\$486.28	4304	61.2927	\$351,800 OLD HOMESTEAD
4711-28-201-033	4177 HOMESTEAD DR	01/09/23	\$1,150,000	\$1,150,000	\$407,300	35.42	\$984,485	\$387,000	\$763,000	\$398,323	1.916	3,440	\$221.80	4304	31.8734	\$387,000 OLD HOMESTEAD
4711-28-201-050	4277 HOMESTEAD DR	05/27/21	\$815,000	\$815,000	\$342,200	41.99	\$874,598	\$432,000	\$383,000	\$295,065	1.298	2,405	\$159.25	4304	29.8778	\$432,000 OLD HOMESTEAD

Totals: \$13,892,200 \$13,892,200 \$5,398,500 \$13,841,879 \$9,415,316 \$6,243,330 \$245.86 8.8736  
Sale. Ratio => 38.86 E.C.F. => 1.508 Std. Deviatio 0.37327  
Std. Dev. => 5.29 Ave. E.C.F. => 1.597 Ave. Variance 29.8820 Coefficient c 18.7137138

4304 4306

2023 = 1.500

2024 = 1.508



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Usd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table		
4711-09-201-115	792 SUNRISE PARK ST	10/25/21	\$275,000	\$275,000	\$103,100	37.49	\$277,955	\$75,000	\$200,000	\$153,870	1.300	1,224	\$163.40	4305	0.9218	\$75,000	SUNRISE PARK
4711-09-201-121	840 SUNRISE PARK ST	09/09/22	\$258,000	\$258,000	\$94,900	36.78	\$272,727	\$52,000	\$206,000	\$167,344	1.231	2,208	\$93.30	4305	5.9582	\$52,000	SUNRISE PARK
4711-09-201-137	972 SUNRISE PARK ST	12/30/22	\$215,000	\$215,000	\$97,500	45.35	\$258,074	\$48,000	\$167,000	\$159,268	1.049	2,044	\$81.70	4305	24.2028	\$48,000	SUNRISE PARK
4711-09-201-142	1068 SUNRISE PARK ST	12/09/22	\$210,000	\$210,000	\$78,700	37.48	\$192,345	\$48,000	\$162,000	\$109,435	1.480	852	\$190.14	4305	18.9751	\$48,000	SUNRISE PARK
4711-09-201-161	1124 SUNRISE PARK ST	10/14/22	\$283,000	\$283,000	\$50,100	17.70	\$264,745	\$50,208	\$232,792	\$162,651	1.431	1,230	\$189.26	4305	14.0656	\$47,000	SUNRISE PARK
4711-09-201-168	1206 SUNRISE PARK ST	08/05/21	\$355,000	\$355,000	\$111,700	31.46	\$330,471	\$51,000	\$304,000	\$211,881	1.435	1,873	\$162.31	4305	14.4190	\$51,000	SUNRISE PARK
4711-09-201-214	1268 BOULEVARD DR	08/19/22	\$161,000	\$161,000	\$58,300	36.21	\$156,509	\$61,875	\$99,125	\$71,747	1.382	735	\$134.86	4305	9.1017	\$61,500	SUNRISE PARK
4711-09-201-215	1260 BOULEVARD DR	09/01/21	\$170,000	\$170,000	\$54,200	31.88	\$179,633	\$56,068	\$113,932	\$93,681	1.216	824	\$138.27	4305	7.4406	\$54,500	SUNRISE PARK
4711-09-201-235	674 SUNRISE PARK ST	05/06/22	\$276,000	\$276,000	\$127,400	46.16	\$308,540	\$117,160	\$158,840	\$145,095	1.095	1,260	\$126.06	4305	19.5845	\$109,000	SUNRISE PARK
4711-09-201-242	1146 SUNRISE PARK	03/24/22	\$243,000	\$243,000	\$116,200	47.82	\$247,401	\$62,490	\$180,510	\$140,190	1.288	904	\$199.68	4305	0.2971	\$62,490	SUNRISE PARK
<b>Totals:</b>			<b>\$2,446,000</b>	<b>\$2,446,000</b>	<b>\$892,100</b>		<b>\$2,488,400</b>		<b>\$1,824,199</b>	<b>\$1,415,162</b>		<b>\$147.90</b>		<b>0.1539</b>			
					<b>Sale. Ratio =&gt;</b>	<b>36.47</b>			<b>E.C.F. =&gt;</b>	<b>1.289</b>		<b>Std. Deviation</b>	<b>0.14567</b>				
					<b>Std. Dev. =&gt;</b>	<b>8.82</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.291</b>		<b>Ave. Variance</b>	<b>11.4966</b>	<b>Coefficient c</b>	<b>8.9081311</b>		

4305

2023 = 1.319

2024 = 1.300

**RESOLD**

4711-09-201-161	1124 SUNRISE PARK ST	12/01/21	\$85,000	\$85,000	\$48,400	56.94	\$104,834	\$50,208	\$34,792	\$44,775	0.777	600	\$57.99	4305	51.3544	\$47,000	SUNRISE PARK
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	r. by Mean	Land Value	Land Table	
4711-22-302-122	4009 HIGHCREST DR	08/19/21	\$550,000	\$550,000	\$222,700	40.49	\$523,451	\$105,300	\$444,700	\$380,137	1.170	2,206	\$201.59	4310	15.5675	\$105,300	ROUND LAKE
4711-22-302-138	4137 HIGHCREST DR	07/13/21	\$372,500	\$372,500	\$161,900	43.46	\$392,083	\$118,800	\$253,700	\$248,439	1.021	1,750	\$144.97	4310	30.4340	\$118,800	ROUND LAKE
4711-22-302-141	4159 HIGHCREST DR	02/07/23	\$355,000	\$355,000	\$121,000	34.08	\$261,958	\$140,136	\$214,864	\$110,747	1.940	775	\$277.24	4310	61.4613	\$138,780	ROUND LAKE
4711-27-105-012	4487 FILBERT DR	10/04/21	\$899,000	\$899,000	\$388,700	43.24	\$1,006,479	\$268,864	\$630,136	\$670,559	0.940	3,055	\$206.26	4310	38.5799	\$263,520	ROUND LAKE
4711-27-105-030	4383 FILBERT DR	08/29/22	\$425,000	\$425,000	\$136,300	32.07	\$341,821	\$141,485	\$283,515	\$182,124	1.557	1,682	\$168.56	4310	23.1201	\$140,670	ROUND LAKE
<b>Totals:</b>			<b>\$2,601,500</b>	<b>\$2,601,500</b>	<b>\$1,030,600</b>		<b>\$2,525,792</b>		<b>\$1,826,915</b>	<b>\$1,592,006</b>		<b>\$199.72</b>		<b>17.7961</b>			
						<b>Sale. Ratio =&gt;</b>	<b>39.62</b>				<b>E.C.F. =&gt;</b>	<b>1.148</b>	<b>Std. Devial</b>	<b>0.4174</b>			
						<b>Std. Dev. =&gt;</b>	<b>5.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.326</b>	<b>Ave. Varia</b>	<b>33.8326</b>	<b>Coefficient</b>	<b>25.5240746</b>	

4310

2023 = 1.100

2024 = 1.150

**RESOLD**

4711-22-302-141	4159 HIGHCREST DR	08/17/21	\$311,000	\$311,000	\$116,400	37.43	\$261,958	\$140,136	\$170,864	\$110,747	1.543	775	\$220.47	4310	21.7312	\$138,780	ROUND LAKE
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-03-401-038	581 CHEROKEE BND	08/19/21	\$195,000	\$195,000	\$83,600	42.87	\$215,065	\$30,000	\$165,000	\$194,805	0.847	1,248	\$132.21	4403	6.0204	\$30,000	RED OAKS
4711-03-402-155	401 CHEROKEE BND	03/31/23	\$266,000	\$266,000	\$96,200	36.17	\$234,354	\$33,002	\$232,998	\$211,949	1.099	1,144	\$203.67	4403	19.2106	\$30,000	RED OAKS
4711-10-203-005	969 RED OAKS DR	11/15/22	\$244,050	\$244,050	\$41,800	17.13	\$201,242	\$30,164	\$213,886	\$180,082	1.188	1,200	\$178.24	4403	28.0510	\$30,000	RED OAKS
4711-10-203-013	1057 S HUGHES RD	12/17/21	\$230,000	\$230,000	\$70,400	30.61	\$202,169	\$45,000	\$185,000	\$165,441	1.118	975	\$189.74	4403	21.1020	\$45,000	RED OAKS
<b>Totals:</b>			<b>\$935,050</b>	<b>\$935,050</b>	<b>\$292,000</b>		<b>\$852,830</b>		<b>\$796,884</b>	<b>\$752,278</b>			<b>\$175.97</b>		<b>27.1223</b>		
						<b>Sale. Ratio =</b>	<b>31.23</b>			<b>E.C.F. =&gt;</b>	<b>1.059</b>	<b>Std. Deviation=&gt;</b>		<b>0.1490</b>			
						<b>Std. Dev. =&gt;</b>	<b>10.93</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.063</b>	<b>Ave. Varianc</b>	<b>18.5960</b>	<b>Coefficient</b>	<b>17.4928688</b>	<b>SFR</b>	
4711-03-401-052	682 RED OAKS DR	05/31/22	\$117,000	\$117,000	\$36,200	30.94	\$80,962	\$33,125	\$83,875	\$57,635	1.455	1,248	\$67.21	4403	54.8077	\$30,000	RED OAKS
4711-03-401-054	662 RED OAKS	07/26/22	\$92,500	\$92,500	\$31,600	34.16	\$68,600	\$30,000	\$62,500	\$46,506	1.344	1,056	\$59.19	4403	43.6709	\$30,000	RED OAKS
4711-03-402-090	5838 COMANCHE LANE	07/28/21	\$132,000	\$132,000	\$51,500	39.02	\$121,813	\$36,514	\$95,486	\$102,770	0.929	943	\$101.26	4403	2.1921	\$30,000	RED OAKS
4711-03-402-108	5655 CHIPPEWA	10/15/21	\$65,000	\$65,000	\$50,600	77.85	\$99,292	\$31,521	\$33,479	\$81,652	0.410	1,488	\$22.50	4403	49.7182	\$30,000	RED OAKS
4711-03-402-133	5756 IROQUOIS DR	03/03/22	\$95,000	\$95,000	\$37,000	38.95	\$85,223	\$31,834	\$63,166	\$64,324	0.982	1,095	\$57.69	4402	7.4793	\$30,000	RED OAKS
4711-03-402-161	5790 MAUNEE DR	10/11/22	\$90,000	\$90,000	\$38,200	42.44	\$86,248	\$36,535	\$53,465	\$59,895	0.893	1,344	\$39.78	4403	1.4561	\$30,000	RED OAKS
4711-03-404-213	361 CHEROKEE BEND	09/30/21	\$77,000	\$77,000	\$47,800	62.08	\$111,977	\$30,000	\$47,000	\$98,767	0.476	1,352	\$34.76	4403	43.1338	\$30,000	RED OAKS
4711-10-203-019	900 RED OAKS DR	07/14/22	\$105,000	\$105,000	\$49,100	46.76	\$110,972	\$30,000	\$75,000	\$97,557	0.769	1,618	\$46.35	4403	13.8419	\$30,000	RED OAKS
<b>Totals:</b>			<b>\$773,500</b>	<b>\$773,500</b>	<b>\$342,000</b>		<b>\$765,087</b>		<b>\$513,971</b>	<b>\$609,106</b>			<b>\$53.59</b>		<b>6.3391</b>		
						<b>Sale. Ratio =</b>	<b>44.21</b>			<b>E.C.F. =&gt;</b>	<b>0.844</b>	<b>Std. Deviation=&gt;</b>		<b>0.3684</b>			
						<b>Std. Dev. =&gt;</b>	<b>15.81</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.907</b>	<b>Ave. Varianc</b>	<b>27.0375</b>	<b>Coefficient</b>	<b>29.8031153</b>	<b>Mobile Home</b>	

2023 = 0.950 SFR  
0.830 Mobile Home

2024 = 1.059 SFR  
0.844 Mobile Home

<b>RESOLD</b>																	
4711-10-203-005	969 RED OAKS DR	05/13/22	\$145,000	\$145,000	\$41,800	28.83	\$201,242	\$30,164	\$114,836	\$180,082	0.638	1,200	\$95.70	4403	26.9516	\$30,000	RED OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acres when Sold	Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Area by Mean	Listing S/Land Value	Land Table	Property Cl		
4711-12-401-033	1625 SKYVIEW DR	05/05/23	\$60,000	\$60,000	\$26,700	44.50	\$54,888	\$20,000	\$40,000	\$42,034	0.952	732	\$54.64	4404	0.7094	D	\$20,000	SUBURBAN MI	401	
4711-12-401-050	1604 GREENMEADOWS DR	09/27/23	\$175,000	\$175,000	\$70,400	40.23	\$149,443	\$21,761	\$153,239	\$153,834	0.996	1,242	\$123.38	4404	5.1611	C	\$20,000	SUBURBAN MI	401	
4711-12-401-103	1609 SANDY SHR	11/16/22	\$125,000	\$125,000	\$51,100	40.88	\$119,464	\$37,145	\$87,855	\$99,180	0.886	1,264	\$69.51	4404	5.8705	D	\$30,000	SUBURBAN MI	401	
<b>Totals:</b>			<b>\$360,000</b>	<b>\$360,000</b>	<b>\$148,200</b>		<b>\$323,795</b>		<b>\$281,094</b>	<b>\$295,047</b>			<b>\$82.51</b>		<b>0.8186</b>					
							<b>Sale. Ratio =&gt;</b>	<b>41.17</b>			<b>E.C.F. =&gt;</b>	<b>0.953</b>	<b>Std. Deviatio</b>		<b>0.055499</b>					
							<b>Std. Dev. =&gt;</b>	<b>2.30</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.945</b>	<b>Ave. Variance</b>		<b>3.9137</b>	<b>Coefficient c</b>		<b>4.144</b>		

4404

2023 = 0.830

2024 = 0.953





Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Are.	\$/Sq.Ft.	ECF Area	iv. by Mean	Land Value	Land Table	
4711-13-300-002	2757 HUBERT RD	10/06/22	\$287,900	\$287,900	\$85,300	29.63	\$266,573	\$121,012	\$166,888	\$141,321	1.181	1,161	\$143.75	4501	9.5718	\$91,080	BRIGHTON M & B
4711-13-400-032	7505 HERBST RD	12/21/21	\$425,000	\$425,000	\$108,500	25.53	\$363,431	\$75,080	\$349,920	\$279,952	1.250	1,986	\$176.19	4501	16.4733	\$71,800	BRIGHTON M & B
4711-14-200-008	2500 HUBERT RD	08/04/22	\$275,000	\$275,000	\$84,900	30.87	\$230,150	\$48,150	\$226,850	\$176,699	1.284	1,444	\$157.10	4501	19.8628	\$47,500	BRIGHTON M & B
4711-14-400-017	2658 HUBERT RD	09/28/21	\$305,000	\$305,000	\$114,300	37.48	\$290,385	\$63,828	\$241,172	\$219,958	1.096	1,118	\$215.72	4501	1.1251	\$62,720	BRIGHTON M & B
4711-23-200-012	3478 BAUER RD	05/18/22	\$555,000	\$555,000	\$213,600	38.49	\$579,434	\$135,555	\$419,445	\$430,951	0.973	2,035	\$206.12	4501	11.1892	\$105,000	BRIGHTON M & B
4711-23-300-012	6075 PINE OAKS TRL	01/14/22	\$683,900	\$683,900	\$277,400	40.56	\$759,029	\$178,772	\$505,128	\$563,356	0.897	2,648	\$190.76	4501	18.8554	\$105,000	BRIGHTON M & B
4711-24-200-033	7847 HERBST RD	03/18/22	\$220,500	\$220,500	\$57,500	26.08	\$145,116	\$47,500	\$173,000	\$94,773	1.825	967	\$178.90	4501	74.0224	\$47,500	BRIGHTON M & B
4711-24-200-048	2601 SPRING GROVE DR	12/22/21	\$430,000	\$430,000	\$181,300	42.16	\$475,020	\$75,000	\$355,000	\$388,369	0.914	2,971	\$119.49	4501	17.1115	\$75,000	BRIGHTON M & B
4711-24-200-069	7772 HERBST RD	12/10/21	\$525,000	\$525,000	\$272,500	51.90	\$563,623	\$141,240	\$383,760	\$439,982	0.872	2,306	\$166.42	4501	21.2977	\$141,240	BRIGHTON M & B
4711-25-300-022	7197 BRIGHTON RD	06/13/22	\$392,000	\$392,000	\$178,800	45.61	\$437,847	\$68,774	\$323,226	\$358,323	0.902	2,526	\$127.96	4501	18.3143	\$47,500	BRIGHTON M & B
4711-26-200-019	6616 CHALLIS RD	10/14/22	\$250,000	\$250,000	\$84,900	33.96	\$207,985	\$82,625	\$167,375	\$121,709	1.375	1,248	\$134.11	4501	29.0016	\$64,520	BRIGHTON M & B
4711-26-200-030	6562 CHALLIS CT	12/01/21	\$835,000	\$835,000	\$238,800	28.60	\$848,573	\$46,377	\$788,623	\$778,831	1.013	3,369	\$234.08	4501	7.2621	\$46,377	BRIGHTON M & B
4711-26-300-010	4685 BAETCKE LAKE RD	12/30/21	\$398,000	\$398,000	\$139,400	35.03	\$402,185	\$190,163	\$207,837	\$205,847	1.010	2,406	\$86.38	4501	7.5525	\$175,000	BRIGHTON M & B
4711-26-300-015	4976 BAETCKE LAKE RD	07/30/21	\$410,000	\$410,000	\$117,900	28.76	\$375,664	\$93,684	\$316,316	\$273,767	1.155	1,837	\$172.19	4501	7.0227	\$72,600	BRIGHTON M & B
4711-26-400-012	4580 BAUER RD	06/28/22	\$585,000	\$585,000	\$225,900	38.62	\$567,528	\$73,799	\$511,201	\$479,349	1.066	2,882	\$177.38	4501	1.8744	\$67,200	BRIGHTON M & B
4711-33-100-005	4140 BRIGHTON RD	04/14/22	\$222,000	\$222,000	\$98,400	44.32	\$237,787	\$63,611	\$158,389	\$169,103	0.937	1,622	\$97.65	4501	14.8551	\$63,404	BRIGHTON M & B
4711-33-200-015	5230 CHILSON RD	11/17/21	\$239,000	\$239,000	\$76,400	31.97	\$232,696	\$118,428	\$120,572	\$110,940	1.087	1,008	\$119.62	4501	0.1630	\$86,000	BRIGHTON M & B
4711-33-200-016	5202 CHILSON RD	08/22/22	\$320,000	\$320,000	\$133,700	41.78	\$360,272	\$57,781	\$262,219	\$293,681	0.893	2,984	\$87.88	4501	19.2322	\$56,420	BRIGHTON M & B
4711-35-300-004	6271 CUNNINGHAM LAKE RD	03/04/22	\$350,000	\$350,000	\$136,400	38.97	\$390,245	\$97,889	\$252,111	\$283,841	0.888	2,140	\$117.81	4501	19.6981	\$90,100	BRIGHTON M & B

<b>Totals:</b>	<b>\$7,708,300</b>	<b>\$7,708,300</b>	<b>\$2,825,900</b>	<b>\$7,733,543</b>	<b>\$5,929,032</b>	<b>\$5,810,751</b>	<b>\$153.13</b>	<b>6.4838</b>	
			Sale. Ratio =>	36.66		E.C.F. =>	1.020	Std. Deviat	0.23313
			Std. Dev. =>	7.20		Ave. E.C.F. =>	1.085	Ave. Varian	16.5518
								Coefficient c	15.2524233

4501

2023 = 1.031

2024 = 1.020



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. S	Cur. Appraisal	Land + Yarc	Bldg. Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	iv. by Mean (	Land Value	Land Table	
4711-01-200-001	376 S HACKER RD	05/21/21	\$281,000	\$281,000	\$84,600	30.11	\$261,759	\$78,400	\$202,600	\$174,628	1.160	1,462	\$138.58	4502	0.3354	\$78,400	HARTLAND M & B
4711-01-200-033	332 S HACKER RD	05/26/22	\$326,000	\$326,000	\$101,700	31.20	\$249,241	\$65,479	\$260,521	\$175,011	1.489	1,742	\$149.55	4502	32.5057	\$62,960	HARTLAND M & B
4711-01-400-027	7588 PRICE DR	07/05/22	\$290,000	\$290,000	\$104,100	35.90	\$247,533	\$62,600	\$227,400	\$176,127	1.291	1,144	\$198.78	4502	12.7579	\$62,600	HARTLAND M & B
4711-01-400-038	730 DEADWOOD LN	09/30/21	\$387,500	\$387,500	\$187,200	48.31	\$482,972	\$88,500	\$299,000	\$375,688	0.796	2,595	\$115.22	4502	36.7663	\$83,200	HARTLAND M & B
4711-03-200-012	5912 GOLF CLUB RD	01/25/23	\$234,900	\$234,900	\$78,800	33.55	\$194,064	\$76,600	\$158,300	\$117,464	1.348	1,620	\$97.72	4502	18.4110	\$76,600	HARTLAND M & B
4711-03-200-014	5900 GOLF CLUB RD	12/05/22	\$470,000	\$470,000	\$215,300	45.81	\$531,664	\$106,231	\$363,769	\$405,174	0.898	1,701	\$213.86	4502	26.5728	\$75,000	HARTLAND M & B
<b>Totals:</b>			<b>\$1,989,400</b>	<b>\$1,989,400</b>	<b>\$771,700</b>		<b>\$1,967,233</b>		<b>\$1,511,590</b>	<b>\$1,424,092</b>			<b>\$152.28</b>		<b>10.2096</b>		
										<b>E.C.F. =&gt;</b>	<b>1.061</b>	<b>Std. Deviatio</b>	<b>0.26894</b>				
										<b>Ave. E.C.F. =&gt;</b>	<b>1.164</b>	<b>Ave. Varianci</b>	<b>21.2249</b>	<b>Coefficient c</b>	<b>18.241671</b>		

4502

2023 = 1.050

2024 = 1.061