

ECF Analysis 2023 Tax Year

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bids/Residual	Cont. Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
14-01-300-024	1382 W MT MORRIS RD	07/12/21	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$93,400	39.33	\$101,158	\$15,685	\$74,315	\$13,552	0.556	1,066	569.71	0401	8.8699	1 ST RANCH	\$11,120		0401 RES MT MORRIS	401	61
14-01-300-025	1495 FRANCES RD	12/02/20	\$141,000	WD	03-ARMY'S LENGTH	\$141,000	\$144,600	31.63	\$144,092	\$41,866	\$98,788	\$10,620	0.628	1,701	1,212	0401	7.7172	1 1/2 STORY	\$12,380		0401 RES MT MORRIS	401	65
14-02-200-004	2225 FRANCES RD	08/12/20	\$112,500	WD	03-ARMY'S LENGTH	\$112,500	\$40,700	36.18	\$112,103	\$7,834	\$104,866	\$167,418	0.736	1,356	577.33	0401	1.8779	1 ST RANCH	\$4,778		0401 RES MT MORRIS	401	68
14-02-300-010	2440 W MT MORRIS RD	04/29/20	\$89,000	WD	03-ARMY'S LENGTH	\$89,000	\$49,700	50.22	\$108,845	\$35,697	\$53,301	\$14,294	0.466	886	560.16	0401	17.8792	1 ST RANCH	\$30,000		0401 RES MT MORRIS	401	58
14-02-300-015	2352 W MT MORRIS RD	04/29/20	\$288,000	WD	03-ARMY'S LENGTH	\$288,000	\$177,500	40.80	\$392,304	\$100,552	\$186,448	\$315,308	0.585	1,100	559.50	0401	6.0773	2 STORY	\$40,900		0401 RES MT MORRIS	401	73
14-03-200-021	8378 CLIO RD	06/02/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$48,500	50.29	\$144,189	\$57,860	\$95,060	\$14,748	0.705	1,500	563.37	0401	6.0312	1 1/2 STORY	\$34,528		0401 RES MT MORRIS	401	63
14-03-500-039	7175 N LINDELL RD	12/28/20	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$72,600	41.49	\$217,797	\$40,779	\$134,221	\$29,591	0.485	1,820	589.91	0401	15.9881	1 ST RANCH	\$7,856		0401 RES MT MORRIS	401	84
14-03-100-014	1820 W MT MORRIS RD	07/15/20	\$127,500	WD	03-ARMY'S LENGTH	\$127,500	\$0	0.00	\$113,103	\$14,809	\$113,491	\$113,484	0.714	1,128	599.90	0401	8.8000	1 ST RANCH	\$8,000		0401 RES MT MORRIS	401	60
14-10-100-014	3323 W MT MORRIS RD	11/24/21	\$151,000	WD	03-ARMY'S LENGTH	\$151,000	\$47,300	31.32	\$113,103	\$14,809	\$136,191	\$153,584	0.887	1,128	510.74	0401	24.1600	1 ST RANCH	\$8,000		0401 RES MT MORRIS	401	58
14-10-300-011	7254 N HENNING RD	03/25/21	\$171,900	WD	03-ARMY'S LENGTH	\$171,900	\$93,000	30.89	\$147,503	\$25,191	\$146,389	\$191,191	0.766	1,364	507.32	0401	12.0201	1 ST RANCH	\$22,120		0401 RES MT MORRIS	401	72
14-10-300-018	7100 N HENNING RD	08/09/21	\$239,000	WD	03-ARMY'S LENGTH	\$239,000	\$73,100	34.81	\$172,796	\$40,328	\$160,472	\$200,309	0.826	1,272	\$130.09	0401	18.0932	1 ST RANCH	\$36,500		0401 RES MT MORRIS	401	74
14-10-400-006	7185 CLIO RD	12/15/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$47,500	30.71	\$115,145	\$28,634	\$106,366	\$136,486	0.795	1,076	\$98.85	0401	13.9920	1 ST RANCH	\$18,500		0401 RES MT MORRIS	401	65
14-10-400-019	3052 STANLEY RD	05/14/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$41,900	31.04	\$135,500	\$7,591	\$127,909	\$17,983	0.726	1,096	\$116.52	0401	8.0540	1 ST RANCH	\$5,768		0401 RES MT MORRIS	401	65
14-10-500-008	7616 N HENNING RD	09/17/21	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$53,200	46.26	\$123,367	\$26,523	\$86,477	\$15,139	0.570	1,496	\$99.14	0401	7.0662	1 ST W/1 ST ADD	\$12,875		0401 RES MT MORRIS	401	58
14-10-500-017	3513 W MT MORRIS RD	03/26/22	\$123,700	WD	03-ARMY'S LENGTH	\$123,700	\$66,900	46.00	\$125,158	\$5,793	\$117,907	\$191,290	0.616	2,400	\$48.32	0401	2.8772	2 STORY	\$1,600		0401 RES MT MORRIS	401	63
14-11-400-004	7189 NEFF RD	04/21/21	\$97,000	WD	03-ARMY'S LENGTH	\$97,000	\$35,500	37.63	\$100,199	\$48,804	\$46,512	\$80,148	0.655	568	\$81.41	0401	1.9873	1 ST RANCH	\$30,000		0401 RES MT MORRIS	401	60
14-12-300-021	7244 NEFF RD	10/01/20	\$96,000	WD	03-ARMY'S LENGTH	\$96,000	\$45,300	47.19	\$112,677	\$42,511	\$53,489	\$112,446	0.476	936	\$55.15	0401	16.9462	1 ST RANCH	\$30,000		0401 RES MT MORRIS	401	60
14-12-300-022	1482 STANLEY RD	06/09/21	\$196,000	WD	03-ARMY'S LENGTH	\$196,000	\$87,700	45.08	\$222,395	\$21,001	\$173,999	\$31,991	0.512	2,880	\$60.42	0401	6.2766	1 ST W/1 ST ADD	\$18,500		0401 RES MT MORRIS	401	65
14-12-300-040	7256 NEFF RD	05/21/20	\$89,500	WD	03-ARMY'S LENGTH	\$89,500	\$35,400	39.38	\$100,068	\$23,683	\$66,217	\$12,617	0.517	1,206	\$54.91	0401	12.8016	1 1/2 STORY	\$16,196		0401 RES MT MORRIS	401	55
14-12-400-004	7013 HARVARD ST	07/26/20	\$121,900	WD	03-ARMY'S LENGTH	\$121,900	\$34,400	29.04	\$122,845	\$9,114	\$112,765	\$177,673	0.635	1,092	\$103.27	0401	1.0469	1 ST RANCH	\$6,296		0401 RES MT MORRIS	401	80
14-12-400-005	1228 STANLEY RD	06/02/21	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$43,500	34.80	\$115,092	\$7,020	\$117,980	\$168,863	0.699	864	\$136.55	0401	5.3525	1 ST RANCH	\$4,904		0401 RES MT MORRIS	401	68
14-12-579-004	1186 STANLEY RD	12/17/20	\$93,400	WD	03-ARMY'S LENGTH	\$93,400	\$31,600	37.69	\$99,456	\$15,811	\$78,669	\$130,970	0.585	1,022	\$76.02	0401	8.9755	1 ST RANCH	\$11,291		0401 RES MT MORRIS	401	60
14-12-579-022	7260 HARVARD ST	03/26/21	\$87,200	WD	03-ARMY'S LENGTH	\$87,200	\$35,200	40.14	\$88,732	\$8,199	\$79,501	\$129,059	0.616	1,146	\$69.37	0401	2.9547	1 ST RANCH	\$1,560		0401 RES MT MORRIS	401	62
14-15-100-007	6460 N HENNING RD	02/26/22	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$69,400	37.67	\$184,580	\$57,757	\$129,441	\$188,161	0.613	1,248	\$100.72	0401	8.0071	1 ST W/1 ST ADD	\$30,150	14-15-100-015	0401 RES MT MORRIS	401	78
14-15-200-021	1436 GRENWOOD DR	12/10/20	\$144,000	WD	03-ARMY'S LENGTH	\$144,000	\$44,200	30.69	\$156,000	\$32,272	\$113,728	\$186,667	0.582	1,462	\$78.42	0401	8.2952	1 ST RANCH	\$30,000		0401 RES MT MORRIS	401	65
14-15-200-038	4259 STANLEY RD	08/27/21	\$118,900	WD	03-ARMY'S LENGTH	\$118,900	\$38,600	32.46	\$111,317	\$20,792	\$98,108	\$141,445	0.694	1,028	\$99.44	0401	4.8461	1 ST RANCH	\$12,940		0401 RES MT MORRIS	401	70
14-16-100-013	3435 STANLEY RD	11/10/21	\$102,500	WD	03-ARMY'S LENGTH	\$102,500	\$40,900	22.41	\$140,269	\$5,886	\$126,514	\$29,526	0.843	1,749	\$99.78	0401	10.7380	2 STORY	\$3,672		0401 RES MT MORRIS	401	70
		Totals:	\$1,676,790			\$1,704,990	\$1,704,990	35.24	\$1,704,990	\$2,396,127	\$4,416,390	0.645				0.11177050							
						ECF Used = 0.645		35.24			E.C.F. =>	0.645				Std. Deviation=>	0.11177050				Coefficient of Var=>	14.00542428	
								9.60			Avn. E.C.F. =>	0.645				Avn. Variance=>	0.0359						

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bids/Residual	Cont. Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
14-01-100-010	1405 FRANCES RD	03/27/21	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$133,800	27.94	\$133,808	\$18,216	\$115,592	\$113,611	0.800	900	\$211.38	0402	11.8461	1 ST W/1 ST ADD	\$29,545		0402 RES MT MORRIS	402	63
14-01-100-023	1363 FRANCES RD	12/02/20	\$142,800	WD	03-ARMY'S LENGTH	\$142,800	\$50,000	35.01	\$157,392	\$47,829	\$110,085	\$115,927	0.663	1,292	\$77.93	0402	11.8481	1 ST RANCH	\$28,915		0402 RES MT MORRIS	402	61
		Totals:	\$297,800			\$297,800	\$83,800	31.33	\$288,088	\$219,129	\$281,578	\$229,152	0.731			\$100.65	0.16757329						
								5.01			E.C.F. =>	0.731				Std. Deviation=>	0.2138				Coefficient of Var=>	15.16651955	
								1.83			Avn. E.C.F. =>	0.761				Avn. Variance=>	11.8481						

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bids/Residual	Cont. Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
14-01-526-009	1074 PINE ST	07/17/20	\$116,000	WD	03-ARMY'S LENGTH	\$116,000	\$39,800	24.81	\$119,309	\$21,274	\$98,726	\$116,669	0.850	1,094	\$87.39	0411	9.3215	1 ST RANCH	\$11,876		0411 RES MT MORRIS	401	64
14-01-526-012	1038 PINE ST	07/23/20	\$79,500	WD	03-ARMY'S LENGTH	\$79,500	\$25,900	32.42	\$79,121	\$16,222	\$63,678	\$93,611	0.681	948	\$57.17	0411	6.0265	1 ST RANCH	\$11,856		0411 RES MT MORRIS	401	58
14-01-526-020	1051 PINNACREST BLVD	11/23/21	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$31,700	39.63	\$96,900	\$25,900	\$54,100	\$104,042	0.530	956	\$56.59	0411	10.1095	1 ST RANCH	\$15,799		0411 RES MT MORRIS	401	55
14-01-526-032	8196 WASHINGTON AVE	06/02/21	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$36,500	29.20	\$127,823	\$36,777	\$89,487	\$136,473	0.656	1,400	\$60.92	0411	14.8645	1 ST RANCH	\$20,778		0411 RES MT MORRIS	401	62
14-01-526-050	1086 PINNACREST BLVD	05/29/21	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$44,800	55.88	\$98,118	\$14,084	\$69,916	\$117,889	0.631	912	\$172.28	0411	5.8111	1 ST RANCH	\$10,392		0411 RES MT MORRIS	401	64
14-01-526-051	1087 PINNACREST BLVD	12/15/20	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$25,700	25.70	\$114,692	\$12,715	\$87,285	\$145,295	0.601	1,158	\$75.38	0411	2.0324	1 1/2 STORY	\$11,849		0411 RES MT MORRIS	401	73
14-01-526-061	1118 PINE ST	03/17/21	\$127,000	WD	03-ARMY'S LENGTH	\$127,000	\$39,800	29.87	\$129,466	\$18,													

Neighborhood 0415

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.																					
14-03-551-001	3462 TAMARACK TRL	04/29/21	\$154,000	WD	03-ARMY'S LENGTH	\$154,000	\$68,300	44.35	\$168,379	\$35,293	\$118,707	\$283,232	0.496	1,751	567.79	0415	2.9811	1 ST RANCH	\$29,717	0415 RES MT MORRIS		401	63																					
14-03-551-002	3485 TAMARACK TRL	10/13/20	\$171,000	WD	03-ARMY'S LENGTH	\$171,000	\$75,500	43.80	\$178,531	\$39,833	\$132,468	\$266,143	0.488	2,056	564.43	0415	2.8277	20 LEVEL	\$12,689	0415 RES MT MORRIS		401	73																					
14-03-551-008	3487 TAMARACK TRL	06/11/20	\$176,000	WD	03-ARMY'S LENGTH	\$176,000	\$89,600	50.68	\$202,835	\$35,829	\$140,971	\$328,260	0.429	1,834	576.87	0415	9.6562	1 ST RANCH	\$18,656	0415 RES MT MORRIS		401	84																					
14-03-551-009	3475 TAMARACK TRL	08/27/21	\$184,000	WD	03-ARMY'S LENGTH	\$184,000	\$90,500	37.72	\$140,391	\$26,267	\$140,391	\$233,057	0.681	1,288	\$123.36	0415	15.4650	1 ST RANCH	\$19,656	0415 RES MT MORRIS		401	87																					
Totals: \$687,700																						\$687,700	\$236,900		\$680,936		\$50,779		\$1,066,681		\$83.06			0.10790269	0.9688									
																						Sale Ratio =>	42.74		E.C.F. =>	0.516		Std. Deviation=>	1.01790269		0.9688													
																						Std. Dev. =>	7.47		Ave. E.C.F. =>	0.526		Ave. Variance=>	7.7325		Coefficient of Var=>	14.70022192												

ECF Used = 0.526

Neighborhood 0416

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.																						
14-09-551-020	706 N LINCOLN RD	11/07/21	\$137,000	WD	03-ARMY'S LENGTH	\$137,000	\$42,100	31.15	\$96,874	\$14,811	\$112,316	\$164,204	0.726	1,452	\$79.83	0416	10.9546	1 ST W/1 ST ADD	\$11,320	0416 RES MT MORRIS		401	81																						
14-09-551-029	4478 STANLEY RD	11/13/20	\$218,000	WD	03-ARMY'S LENGTH	\$218,000	\$68,300	31.33	\$246,039	\$35,625	\$182,476	\$359,958	0.507	1,448	\$126.02	0416	10.9546	1 ST RANCH	\$17,600	0416 RES MT MORRIS		401	96																						
Totals: \$345,000																						\$345,000	\$110,400		\$442,713		\$294,794		\$514,662		\$101.42			0.15492349	4.3688										
																						Sale Ratio =>	32.00		E.C.F. =>	0.573		Std. Deviation=>	0.15492349		4.3688														
																						Std. Dev. =>	1.29		Ave. E.C.F. =>	0.616		Ave. Variance=>	10.9546		Coefficient of Var=>	22.49121709													

ECF Used = 0.616

Neighborhood 0417

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.																						
14-12-501-025	7338 ELMCREST AVE	03/25/20	\$192,700	WD	03-ARMY'S LENGTH	\$192,700	\$93,400	39.25	\$96,311	\$13,131	\$79,399	\$173,987	0.676	1,292	\$72.89	0417	2.3072	1 ST RANCH	\$12,787	0417 RES MT MORRIS		401	55																						
14-12-501-046	7402 ELMCREST AVE	02/04/22	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$40,400	35.13	\$119,606	\$22,487	\$92,513	\$116,403	0.678	1,232	\$75.09	0417	2.3958	1 ST RANCH	\$13,763	0417 RES MT MORRIS		401	68																						
14-12-501-048	7423 ELMCREST AVE	02/23/21	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$32,600	32.63	\$103,269	\$23,156	\$71,644	\$112,237	0.618	864	\$82.82	0417	1.9009	1 ST RANCH	\$17,810	0417 RES MT MORRIS		401	65																						
14-12-501-079	7319 ELMCREST AVE	06/01/21	\$110,000	WELC	03-ARMY'S LENGTH	\$110,000	\$40,800	37.09	\$123,420	\$26,266	\$81,734	\$118,173	0.624	1,152	\$73.69	0417	1.0260	1 ST W/1 ST ADD	\$16,195	0417 RES MT MORRIS		401	70																						
Totals: \$412,700																						\$412,700	\$148,600		\$412,240		\$327,490		\$500,110		\$76.90			0.0278											
																						Sale Ratio =>	36.00		E.C.F. =>	0.654		Std. Deviation=>	0.02782823		8.52084018														
																						Std. Dev. =>	2.82		Ave. E.C.F. =>	0.654		Ave. Variance=>	2.3035		Coefficient of Var=>	3.52084018													

ECF Used = 0.654

Neighborhood 0418

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.																						
14-12-576-004	1104 COLLINS AVE	09/28/20	\$126,000	WD	03-ARMY'S LENGTH	\$126,000	\$31,200	28.36	\$108,871	\$24,718	\$88,282	\$152,642	0.599	1,602	\$53.23	0418	3.2545	1 1/2 STORY	\$20,055	0418 RES MT MORRIS		401	56																						
14-12-576-008	1050 COLLINS AVE	03/22/22	\$96,000	WD	03-ARMY'S LENGTH	\$96,000	\$29,800	29.48	\$84,521	\$12,263	\$83,737	\$111,378	0.637	1,200	\$89.78	0418	4.6122	1 ST RANCH	\$10,132	0418 RES MT MORRIS		401	63																						
14-12-576-023	1063 COLLINS AVE	06/21/21	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$25,500	35.33	\$83,534	\$16,793	\$58,207	\$121,347	0.480	1,200	\$49.51	0418	11.1279	1 ST RANCH	\$11,013	0418 RES MT MORRIS		401	65																						
14-12-576-031	1121 COLLINS AVE	10/04/21	\$108,300	WD	03-ARMY'S LENGTH	\$108,300	\$26,800	24.75	\$76,105	\$14,356	\$59,944	\$112,271	0.837	936	\$100.37	0418	24.5510	1 ST RANCH	\$11,013	0418 RES MT MORRIS		401	68																						
14-12-577-013	7126 ESTRELLE AVE	03/07/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$39,200	37.33	\$100,304	\$22,440	\$82,560	\$141,571	0.583	936	\$88.21	0418	0.8081	1 ST RANCH	\$22,076	0418 RES MT MORRIS		401	63																						
14-12-577-037	1146 ANGLIA AVE	03/16/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$40,000	30.00	\$98,157	\$20,136	\$102,664	\$125,820	0.800	1,176	\$85.60	0418	20.9812	1 ST RANCH	\$21,100	0418 RES MT MORRIS		401	58																						
14-12-577-043	1110 ANGLIA AVE	06/18/21	\$111,000	WD	03-ARMY'S LENGTH	\$111,000	\$31,100	28.02	\$97,959	\$25,193	\$85,807	\$132,302	0.649	1,136	\$75.53	0418	5.7318	1 ST W/1 ST ADD	\$21,100	0418 RES MT MORRIS		401	65																						
14-12-578-002	1022 LORENE AVE	03/02/22	\$120,000	WD	03-ARMY'S LENGTH	\$120,000	\$37,900	31.58	\$100,992	\$18,400	\$101,600	\$159,258	0.638	1,297	\$78.33	0418	4.6706	1 1/2 W/1 ADD	\$10,920	0418 RES MT MORRIS		401	70																						
14-12-578-023	1010 LUCCHARLES AVE	04/06/20	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$18,100	25.86	\$61,907	\$14,139	\$58,861	\$80,604	0.445	1,228	\$29.20	0418	14.6348	1 ST W/1 ST ADD	\$21,482	0418 RES MT MORRIS		401	58																						
14-12-578-025	1051 LUCCHARLES AVE	04/05/21	\$64,000	WD	03-ARMY'S LENGTH	\$64,000	\$21,200	33.13	\$59,867	\$13,966	\$50,034	\$83,093	0.602	768	\$66.15	0418	1.0895	1 ST RANCH	\$11,741	0418 RES MT MORRIS		401	62																						
14-12-578-040	7044 ESTRELLE AVE	02/25/21	\$16,900	WD	03-ARMY'S LENGTH	\$16,900	\$5,400	31.91	\$46,068	\$14,369	\$46,311	\$97,089	0.609	872	\$69.19	0418	1.7654	1 ST RANCH	\$11,487	0418 RES MT MORRIS		401	68																						
14-12-578-042	1090 LUCCHARLES AVE	09/09/20	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$15,000	25.00	\$79,354	\$15,004	\$48,296	\$100,818	0.423	1,360	\$33.97	0418	18.8654	1 ST RANCH	\$11,500	0418 RES MT MORRIS		401	53																						
14-12-578-063	1127 LORENE AVE	02/18/21	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$22,500	30.00	\$71,296	\$17,193	\$57,807	\$102,005	0.567	912	\$68.38	0418	2.4547	1 ST RANCH	\$12,600	0418 RES MT MORRIS		401	75																						
14-12-578-064	1028 LORENE AVE	03/16/21	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$19,800	28.29	\$79,411	\$20,229	\$51,272	\$81,149	0.460	722	\$59.93	0418	14.1211	1 ST RANCH	\$21,100	0418 RES MT MORRIS		401	58																						
Totals: \$1,284,200																						\$1,284,200	\$426,400		\$1,196,166		\$983,403		\$1,642,348		\$66.64			0.12276035	6.7526										
																						Sale Ratio =>	33.60		E.C.F. =>	0.599		Std. Deviation=>	0.12276035		6.7526														
																						Std. Dev. =>	8.56		Ave. E.C.F. =>	0.591		Ave. Variance=>	9.0424		Coefficient of Var=>	15.29359788													

ECF Used = 0.640

Neighborhood 0419

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
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ECF Used = 0.593

No sales like 0419

Neighborhood 1201		Flushing Subarea																																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.											
14-06-300-007	8166 ELMS RD	06/18/21	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$49,500	28.29	\$188,923	\$39,356	\$135,644	\$135,645	0.971	1,112	\$121.98	1201	21.7870	1 ST RANCH	\$9,720		1201 RES FLUSHING	401	60											
14-07-200-000	7175 WEBSTER RD	12/12/20	\$126,200	WD	03-ARMY'S LENGTH	\$126,200	\$53,000	40.80	\$154,765	\$24,803	\$104,997	\$104,427	0.688	1,400	\$79.00	1201	5.4887	1 ST RANCH	\$14,400		1201 RES FLUSHING	401	60											
14-07-200-009	7295 WEBSTER RD	07/20/20	\$185,500	WD	03-ARMY'S LENGTH	\$185,500	\$68,500	37.03	\$205,867	\$33,379	\$151,621	\$26,285	0.642	2,593	\$58.47	1201	11.1791	1 1/4 STORY	\$22,345		1201 RES FLUSHING	401	55											
14-17-300-003	6130 W COLDWATER RD	09/29/20	\$122,200	WD	03-ARMY'S LENGTH	\$122,200	\$46,200	50.98	\$136,041	\$15,285	\$106,715	\$101,200	0.679	1,488	\$71.72	1201	7.4630	1 ST RANCH	\$9,184		1201 RES FLUSHING	401	60											
14-18-400-011	6095 WEBSTER RD	04/12/21	\$180,400	WD	03-ARMY'S LENGTH	\$180,400	\$61,500	34.17	\$192,379	\$43,549	\$126,453	\$126,627	0.729	3,094	\$138.79	1201	2.8502	1 1/2 STORY	\$24,200		1201 RES FLUSHING	401	84											
14-19-300-003	6346 W CARPENTER RD	08/27/21	\$395,000	WD	03-ARMY'S LENGTH	\$395,000	\$160,400	40.61	\$578,138	\$43,734	\$551,266	\$470,412	0.747	3,082	\$153.97	1201	0.6759	1 ST RANCH	\$38,000		1201 RES FLUSHING	401	75											
14-19-300-023	6307 W CARPENTER RD	10/27/21	\$290,200	WD	03-ARMY'S LENGTH	\$290,200	\$104,500	39.60	\$284,402	\$28,935	\$234,963	\$30,248	0.711	2,208	\$106.42	1201	4.3998	2 STORY	\$12,848	14-19-300-024	1201 RES FLUSHING	401	85											
14-20-100-025	6300 WEBSTER RD	06/21/21	\$170,200	WD	03-ARMY'S LENGTH	\$170,200	\$59,200	34.62	\$170,200	\$26,895	\$59,485	\$26,156	0.434	1,406	\$64.86	1201	4.8656	1 ST RANCH	\$8,400		1201 RES FLUSHING	401	60											
14-20-100-031	6300 WEBSTER RD	06/29/20	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$99,800	59.60	\$178,612	\$39,477	\$130,523	\$190,996	0.685	1,672	\$78.06	1201	6.8663	R-LEVEL	\$28,072		1201 RES FLUSHING	401	65											
14-20-100-036	6404 WEBSTER RD	07/27/22	\$109,900	WD	03-ARMY'S LENGTH	\$109,900	\$46,800	42.58	\$111,278	\$37,261	\$73,639	\$101,393	0.716	1,040	\$69.85	1201	3.7069	1 ST RANCH	\$39,600		1201 RES FLUSHING	401	53											
14-20-300-002	5200 WEBSTER RD	05/14/21	\$184,000	WD	03-ARMY'S LENGTH	\$184,000	\$61,000	33.17	\$202,456	\$33,912	\$202,158	\$241,314	0.454	2,020	\$184.34	1201	1.4266	1 ST RANCH	\$19,400		1201 RES FLUSHING	401	80											
14-20-300-021	5428 WEBSTER RD	05/24/21	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$95,100	36.58	\$254,493	\$30,358	\$229,642	\$314,355	0.731	1,652	\$131.01	1201	2.2960	1 ST RANCH	\$28,370		1201 RES FLUSHING	401	80											
14-20-300-023	5294 KELLY RD	08/27/21	\$180,200	WD	03-ARMY'S LENGTH	\$180,200	\$59,200	32.89	\$149,518	\$14,700	\$166,710	\$189,861	0.874	1,036	\$100.07	1201	10.0241	R-LEVEL	\$9,184		1201 RES FLUSHING	401	75											
14-20-300-028	6450 CLESTON RD	03/12/22	\$493,000	WD	03-ARMY'S LENGTH	\$493,000	\$192,000	40.99	\$162,200	\$49,749	\$465,269	\$485,277	0.729	3,094	\$152.76	1201	2.4062	2 STORY	\$13,946		1201 RES FLUSHING	401	87											
14-20-300-025	4300 WEBSTER RD	10/27/21	\$168,000	WD	03-ARMY'S LENGTH	\$168,000	\$39,400	23.45	\$164,803	\$11,238	\$154,763	\$211,171	0.742	1,520	\$103.13	1201	1.1132	1 ST RANCH	\$8,048		1201 RES FLUSHING	401	75											
14-20-300-018	5350 CLESTON RD	12/02/20	\$143,800	WD	03-ARMY'S LENGTH	\$143,800	\$69,300	48.46	\$154,421	\$28,997	\$114,803	\$173,047	0.664	1,714	\$66.96	1201	8.4978	2 STORY	\$24,500		1201 RES FLUSHING	401	55											
14-20-300-022	6034 KELLY RD	12/02/21	\$159,000	WD	03-ARMY'S LENGTH	\$159,000	\$47,600	29.97	\$139,038	\$17,927	\$141,973	\$169,861	0.836	1,056	\$114.44	1201	8.2340	1 ST RANCH	\$13,024		1201 RES FLUSHING	401	70											
14-20-200-028	6236 KELLY RD	11/25/21	\$168,000	WD	03-ARMY'S LENGTH	\$168,000	\$66,400	39.53	\$153,080	\$24,219	\$143,781	\$177,926	0.808	1,596	\$90.09	1201	5.4618	1 1/2 STORY	\$9,184		1201 RES FLUSHING	401	66											
14-20-200-038	6341 WEBSTER RD	10/27/21	\$180,400	WD	03-ARMY'S LENGTH	\$180,400	\$67,200	38.61	\$169,670	\$27,897	\$138,141	\$207,266	0.782	1,812	\$114.97	1201	3.2608	1 ST RANCH	\$14,100		1201 RES FLUSHING	401	84											
		Totals:	\$4,624,100			\$3,996,000	\$1,526,500	38.61	\$3,863,901	\$27,897	\$3,439,468	\$4,991,581			\$102.90			0.748		6.2553	Coefficient of Var=>	8.301904077												
			Sale Ratio =>					8.19									Std. Deviation=>					0.08144361												
			Std. Dev. =>					7.47									Avn. E.C.F. =>					0.753												

ECF Used = 0.753

Neighborhood 1202																																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.										
14-00-551-001	6271 KELLY RD	08/07/21	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$146,600	29.80	\$292,809	\$49,764	\$108,368	\$219,493	0.707	1,600	\$131.93	1202	7.2512	R-LEVEL	\$18,931		1202 RES FLUSHING	402	74										
14-11-100-001	3388 ELMS RD	10/13/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$43,700	27.31	\$121,990	\$35,142	\$124,858	\$136,253	0.916	1,120	\$106.17	1202	21.2271	1 ST W/1 ST ADD	\$26,373		1202 RES FLUSHING	401	63										
14-11-100-009	3294 ELMS RD	02/27/21	\$124,200	WD	03-ARMY'S LENGTH	\$124,200	\$60,900	49.11	\$128,417	\$45,124	\$79,874	\$122,582	0.643	1,140	\$68.00	1202	6.0644	1 ST RANCH	\$98,813		1202 RES FLUSHING	401	55										
14-11-100-018	3173 LUCY RD	04/08/20	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$140,000	34.42	\$262,379	\$46,022	\$216,457	\$276,461	0.799	1,896	\$146.00	1202	1.3615	1 1/2 STORY	\$42,000		1202 RES FLUSHING	401	80										
14-11-300-042	3263 LUCY RD	11/05/21	\$147,000	WD	03-ARMY'S LENGTH	\$147,000	\$74,400	43.26	\$176,182	\$46,992	\$126,155	\$160,260	0.620	1,299	\$99.53	1202	4.4456	1 ST RANCH	\$32,296		1202 RES FLUSHING	401	70										
14-11-300-048	3428 ELMS RD	04/27/21	\$184,900	WD	03-ARMY'S LENGTH	\$184,900	\$68,600	37.44	\$183,254	\$39,971	\$123,821	\$186,311	0.665	1,269	\$64.22	1202	3.9042	R-LEVEL	\$23,416		1202 RES FLUSHING	401	70										
14-12-400-004	6300 PASADENA AVE	04/06/20	\$147,800	WD	03-ARMY'S LENGTH	\$147,800	\$69,000	46.01	\$182,970	\$40,974	\$120,629	\$147,682	0.617	1,508	\$79.84	1202	6.7024	1 ST RANCH	\$39,305		1202 RES FLUSHING	401	72										
		Totals:	\$1,223,700			\$1,248,700	\$460,800	36.90	\$1,187,764	\$92,205	\$1,118,241	\$1,197,200			\$87.52			0.69922316				0.4451											
			Sale Ratio =>					8.90									Std. Deviation=>					0.115997238											
			Std. Dev. =>					8.09									Avn. E.C.F. =>					0.704											

ECF Used = 0.70

Neighborhood 1203																																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.										
14-11-300-012	6457 FLUSHING RD	10/27/20	\$149,900	WD	03-ARMY'S LENGTH	\$149,900	\$67,200	44.83	\$168,702	\$26,554	\$123,346	\$175,594	0.702	1,041	\$118.49	1203	3.8118	1 ST RANCH	\$22,250		1203 RES FLUSHING	401	68										
14-11-300-013	6457 FLUSHING RD	12/02/20	\$166,000	WD	03-ARMY'S LENGTH	\$166,000	\$61,100	36.11	\$188,044	\$31,891	\$134,801	\$187,961	0.739	1,338	\$124.87	1203	1.2710	1 1/2 STORY	\$22,500		1203 RES FLUSHING	401	80										
14-11-300-044	6491 FLUSHING RD	04/08/21	\$184,000	WD	03-ARMY'S LENGTH	\$184,000	\$88,400	48.08	\$173,572	\$36,800	\$147,200	\$182,363	0.807	1,198	\$122.87	1203	6.6414	1 ST RANCH	\$28,200		1203 RES FLUSHING	401	78										
14-11-300-050	6089 DALTON DR	05/20/21	\$174,000	WD	03-ARMY'S LENGTH	\$174,000	\$81,000	46.80	\$189,854	\$29,612	\$144,388	\$203,090	0.704	1,444	\$99.99	1203	1.6745	1 ST W/1 ST ADD	\$14,208		1203 RES FLUSHING	401	75										
14-11-300-057	6556 FLUSHING RD	05/07/21	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$51,800	33.45	\$155,000	\$37,470	\$117,712	\$173,712	0.781	1,094	\$123.46	1203	4.1618	1 STORY	\$20,200		1203 RES FLUSHING	401	61										
		Totals:	\$1,027,900			\$1,027,900	\$396,300	38.55	\$1,053,901	\$63,965	\$1,187,200	\$1,157,200			\$126.10			0.5447															
			Sale Ratio =>					3.85									Std. Deviation=>					0.04975248											
			Std. Dev. =>					3.80									Avn. E.C.F. =>					0.746											

ECF Used = 0.746

Neighborhood 1204																																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.										
14-06-400-007	8057 WEBSTER RD	08/27/20	\$180,400	WD	03-ARMY'S LENGTH	\$180,400	\$66,100	36.64	\$180,959	\$30,494	\$149,900	\$209,854	0.714	1,916	\$78.24	1211	0.2287	R-LEVEL	\$28,040		1211 RES FLUSHING	401	73										
14-06-577-005	8198 W MT MORRIS RD	02/27/22	\$170,200	WD	03-ARMY'S LENGTH	\$170,200	\$49,900	29.19	\$166,461	\$30,975	\$139,023	\$188,962	0.736	1,500	\$92.68	1211	2.3690	1 ST RANCH	\$22,000		1211 RES FLUSHING	401	64										
14-06-577-005	8198 W MT MORRIS RD	08/02/21	\$205,000	WD	03-ARMY'S LENGTH	\$205,000	\$43,100	20.92	\$209,162	\$30,416	\$178,584	\$249,325	0.700	1,850	\$94.37	1211	1.8922	1 ST RANCH	\$22,000		1211 RES FLUSHING	401	63										
14-06-578-006	8077 CORBIN CT	06/22/20	\$178,000	WD	03-ARMY'S LENGTH	\$178,000	\$72,600	40.71	\$221,266	\$25,402	\$152,598	\$221,596	0.689	1,378	\$110.74	1211	2.3417	1 ST RANCH	\$20,857		1211 RES FLUSHING	401	90										
14-06-579-000	5295 TOMMY TRL	10/27/21	\$228,000	WD	03-ARMY'S LENGTH	\$228,000	\$87,600	38.42	\$221,266	\$26,369	\$201,011	\$248,296	0.739	2,276	\$106.07	1211	0.6367	1 ST RANCH	\$24,443		121												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-31-57-001	874 LUCE RD	11/29/20	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$82,400	44.64	\$164,412	\$28,873	\$11,177	\$16,857	0.666	1,112	599.38	1,216	0.0000	1 ST RANCH	\$26,403		1218 RES FLUSHING	401	80						
		Total:	\$140,000			\$140,000	\$82,400	44.64	\$164,412	\$28,873	\$11,177	\$16,857	0.666	1,112	599.38	1,216	0.0000		\$26,403		1218 RES FLUSHING	401	80						
																ECF Used = 0.666				Sale Ratio => 44.64		Std. Dev. =>		Avg. E.C.F. => 0.666		Std. Deviation=> 0.0000		Coefficient of Var=> 0	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-31-503-015	6377 DALTON DR	09/26/21	\$185,000	WD	03-ARMY'S LENGTH	\$185,000	\$147,000	25.62	\$161,273	\$35,991	\$149,000	\$192,852	0.773	1,540	596.76	1217	5.4048	8+LEVEL	\$26,400		1217 RES FLUSHING	401	75						
14-31-503-026	6486 DALTON DR	03/04/22	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$88,500	39.33	\$218,799	\$33,704	\$218,799	\$273,908	0.698	1,476	\$129.60	1217	2.0219	1 ST W/1 ST ADD	\$26,400		1217 RES FLUSHING	401	70						
14-31-503-038	1319 ANNE DR	09/01/21	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$131,600	79.78	\$145,303	\$38,123	\$145,303	\$202,688	0.711	1,290	\$116.18	1217	0.2474	1 ST RANCH	\$26,400		1217 RES FLUSHING	401	82						
14-31-503-065	6466 BONNIE DR	06/25/21	\$219,000	WD	03-ARMY'S LENGTH	\$219,000	\$87,600	40.00	\$220,596	\$36,873	\$192,627	\$267,659	0.682	1,360	\$172.38	1217	3.6302	3 STORY	\$26,400		1217 RES FLUSHING	401	73						
		Total:	\$809,000			\$809,000	\$277,100	34.25	\$770,971	\$672,809	\$942,267		0.714		\$104.98		0.03936609		0.4582										
																ECF Used = 0.714				Sale Ratio => 74.25		Std. Dev. => 3.12		Avg. E.C.F. => 0.719		Std. Deviation=> 2.8261		Coefficient of Var=> 3.912648924	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-31-576-019	3100 AMELIA AVE	09/09/20	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$93,900	28.50	\$133,522	\$19,070	\$130,380	\$117,908	0.762	1,284	\$99.71	1218	5.7766	1 1/4 STORY	\$19,870		1218 RES FLUSHING	401	75						
14-31-576-033	3218 AMELIA AVE	09/01/20	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$67,600	37.77	\$200,278	\$54,447	\$125,608	\$186,961	0.681	1,378	\$76.82	1218	2.2618	8+LEVEL	\$19,894		1218 RES FLUSHING	401	80						
14-31-576-036	3244 AMELIA AVE	06/07/20	\$102,000	WD	03-ARMY'S LENGTH	\$102,000	\$37,700	36.96	\$103,806	\$12,735	\$89,265	\$126,112	0.707	900	\$92.88	1218	0.2445	1 ST RANCH	\$9,847		1218 RES FLUSHING	401	70						
14-31-576-050	3140 AMELIA AVE	09/28/21	\$123,000	WD	03-ARMY'S LENGTH	\$123,000	\$48,800	39.67	\$126,890	\$54,337	\$68,663	\$100,028	0.682	812	\$84.56	1218	2.1915	1 ST RANCH	\$16,965		1218 RES FLUSHING	401	68						
14-31-576-050	3100 AMELIA AVE	09/01/21	\$137,700	WD	03-ARMY'S LENGTH	\$137,700	\$48,800	35.44	\$128,990	\$54,337	\$81,363	\$100,028	0.828	812	\$102.66	1218	12.4167	1 ST RANCH	\$16,965		1218 RES FLUSHING	401	68						
14-31-576-083	6104 SONYA AVE	09/28/21	\$134,900	WD	03-ARMY'S LENGTH	\$134,900	\$93,500	29.28	\$135,323	\$15,600	\$119,300	\$143,860	0.829	1,051	\$113.51	1218	12.5021	1 1/2 STORY	\$15,600		1218 RES FLUSHING	401	73						
14-31-576-091	6029 MYRTLE AVE	03/22/22	\$147,900	WD	03-ARMY'S LENGTH	\$147,900	\$64,300	42.24	\$151,494	\$32,711	\$114,789	\$187,522	0.685	1,302	\$88.16	1218	1.9018	1 ST RANCH	\$29,400		1218 RES FLUSHING	401	62						
14-31-576-097	3184 WILBER AVE	02/02/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$76,300	47.69	\$183,907	\$36,037	\$127,884	\$160	2,000	\$66.99	1218	2.4461	8+LEVEL	\$16,965		1218 RES FLUSHING	401	70							
14-31-576-105	3203 WILBER AVE	11/12/21	\$84,000	MALC	03-ARMY'S LENGTH	\$84,000	\$49,200	57.929	\$87,808	\$34,800	\$49,293	\$73,423	0.671	1,054	\$46.77	1218	3.2901	1 ST W/1 ST ADD	\$29,100		1218 RES FLUSHING	401	45						
14-31-576-110	3135 WILBER AVE	07/28/20	\$152,500	WD	03-ARMY'S LENGTH	\$152,500	\$74,200	48.66	\$166,920	\$49,287	\$109,213	\$155,854	0.682	1,566	\$69.91	1218	4.2016	1 ST W/1 ST ADD	\$19,597		1218 RES FLUSHING	401	73						
14-31-576-113	6138 SONYA AVE	06/25/20	\$117,500	WD	03-ARMY'S LENGTH	\$117,500	\$89,000	41.70	\$113,033	\$34,145	\$98,305	\$149,082	0.626	1,610	\$57.98	1218	7.8058	1 1/2 STORY	\$22,200		1218 RES FLUSHING	401	68						
14-31-576-119	3067 WILBER AVE	06/26/21	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$49,000	58.45	\$118,047	\$38,256	\$61,744	\$105,731	0.584	936	\$66.97	1218	12.0285	1 ST RANCH	\$28,704		1218 RES FLUSHING	401	68						
14-31-576-120	6174 FLUSHING RD	10/19/21	\$229,000	WD	03-ARMY'S LENGTH	\$229,000	\$79,700	59.05	\$219,146	\$22,095	\$206,405	\$272,637	0.757	1,869	\$124.48	1218	3.2812	1 ST RANCH	\$15,009		1218 RES FLUSHING	401	73						
		Total:	\$1,862,100			\$1,862,100	\$724,700	40.21	\$1,874,734	\$1,369,381	\$1,495,290	\$62.29					0.07221753		0.3323										
																ECF Used = 0.71				Sale Ratio => 9.14		Std. Dev. => 4.11		Avg. E.C.F. => 0.704		Std. Deviation=> 5.5725		Coefficient of Var=> 7.912579199	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-32-553-004	3137 FINNEHILL PL	01/04/21	\$198,000	WD	03-ARMY'S LENGTH	\$198,000	\$65,200	32.83	\$217,759	\$36,649	\$161,951	\$271,569	0.596	1,920	\$84.35	1219	4.2059	2 STORY	\$27,443		1219 RES FLUSHING	401	80						
14-32-553-015	3120 KINGSDOMWOOD DR	03/03/22	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$79,700	38.82	\$181,682	\$32,199	\$162,801	\$288,790	0.682	1,420	\$114.69	1219	4.3862	1 ST RANCH	\$21,537		1219 RES FLUSHING	401	70						
14-32-553-023	3120 FINNEHILL PL	03/01/21	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$81,800	32.73	\$248,862	\$37,298	\$218,602	\$337,947	0.629	2,330	\$91.25	1219	0.9314	2 STORY	\$19,951		1219 RES FLUSHING	401	75						
14-32-553-024	3132 FINNEHILL PL	08/27/21	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$32,800	32.89	\$153,665	\$11,096	\$148,404	\$194,988	0.761	1,512	\$98.15	1219	12.2640	1 1/4 STORY	\$21,533		1219 RES FLUSHING	401	80						
14-32-554-024	5324 LAMPPLIGHTER LN	08/17/20	\$169,900	WD	03-ARMY'S LENGTH	\$169,900	\$68,800	40.49	\$190,405	\$26,752	\$143,148	\$288,506	0.600	1,880	\$76.14	1219	3.8226	2 STORY	\$19,500		1219 RES FLUSHING	401	80						
14-32-555-003	3710 KINGSDOMWOOD DR	07/05/21	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$61,700	43.05	\$227,093	\$54,680	\$159,320	\$191,264	0.618	1,694	\$113.30	1219	2.7018	1 ST RANCH	\$19,600		1219 RES FLUSHING	401	81						
		Total:	\$1,372,400			\$1,372,400	\$312,360	37.85	\$1,403,137	\$1,157,363	\$1,826,499	\$95.42					0.04761		0.4761										
																ECF Used = 0.639				Sale Ratio => 47.65		Std. Dev. => 3.35		Avg. E.C.F. => 0.638		Std. Deviation=> 0.04293262		Coefficient of Var=> 7.429256512	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
14-32-556-000	5206 HIGHLAND SHORE DR	06/29/21	\$104,500	WD	03-ARMY'S LENGTH	\$104,500	\$39,700	37.03	\$103,842	\$21,041	\$51,405	\$181,790	0.659	852	\$59.56	1220	0.7851	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	74
14-32-557-011	3304 VINEYARD LN	08/17/20	\$87,000	WD	03-ARMY'S LENGTH	\$87,000	\$33,400	38.39	\$95,927	\$22,240	\$64,760	\$141,511	0.633	892	\$72.60	1220	2.1343	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	69
14-32-557-015	5320 VINEYARD LN	06/17/20	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$34,400	38.22	\$100,439	\$19,506	\$79,494	\$117,860	0.620	892	\$79.03	1220	3.6331	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	75
14-32-576-017	3046 PINEGATE DR	11/27/21	\$89,000	WD	03-ARMY'S LENGTH	\$89,000	\$31,600	37.64	\$81,841	\$19,856	\$69,514	\$141,011	0.686	892	\$77.93	1220	2.8786	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	67
14-32-576-017	3078 VINEYARD LN	09/01/20	\$85,000	WD	03-ARMY'S LENGTH	\$85,000	\$30,400	35.80	\$88,422	\$19,562	\$66,438	\$113,022	0.628	892	\$74.38	1220	2.8651	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	66
14-32-576-018	3078 VINEYARD LN	09/01/20	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$32,800	42.44	\$96,589	\$18,861	\$68,099	\$148,878	0.683	900	\$73.38	1220	1.2808	MULTY OUTSIDE	\$16,000		1220 RES FLUSHING	401	65
14-32-576-031	3103 VINEYARD LN	08/12/21	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$31,200	39.16	\$99,041	\$18,287	\$76,713	\$179,453	0.627	924	\$83.02	1220	2.8906	MULTY INSIDE	\$16,000		1220 RES FLUSHING	401	70
14-32-576-032	3109 VINEYARD LN	12/21/21	\$100,500	WD	03-ARMY'S LENGTH	\$100,500	\$37,700	37.49	\$101,365	\$18,744	\$81,806	\$188,047	0.635	900	\$90.30	1220	2.1208	MULTY OUTSIDE	\$16,000		1220 RES FLUSHING	401	75
14-32-576-041	3062 VINEYARD LN	01/12/21	\$85,000	WD	03-ARMY'S LENGTH	\$85,000	\$33,300	39.18	\$87,932	\$18,897	\$66,053	\$135,411	0.611	900	\$73.45	1220	2.5400	MULTY OUTSIDE	\$16,000		1220 RES FLUSHING	401	68
14-32-576-043	3076 VINEYARD LN	10/18/21																					

Neighborhood 2101		Werwood Heights School																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.				
14-16-300-009	4448 W COLDWATER RD	11/27/21	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$91,900	33.42	\$282,748	\$100,715	\$174,547	\$297,092	0.588	2,221	\$78.59	2101	7.7978	1 1/2 STORY	\$38,400	2101 RES WWH		401	65				
14-16-400-010	6137 N JENNINGS RD	03/16/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$61,000	19.68	\$181,143	\$46,952	\$263,048	\$235,625	1.116	1,364	\$192.85	2101	45.0890	1 ST W/1 ST ADD	\$41,480	2101 RES WWH		401	82				
14-17-400-001	6235 N LINDEN RD	04/12/20	\$72,000	WD	03-ARMY'S LENGTH	\$72,000	\$20,000	40.18	\$85,784	\$20,941	\$51,959	\$97,984	0.380	1,076	\$48.29	2101	13.5215	1 ST RANCH	\$13,000	2101 RES WWH		401	58				
14-20-200-010	5143 W COLDWATER RD	05/26/20	\$99,900	MALC	03-ARMY'S LENGTH	\$99,900	\$0	0.00	\$92,562	\$9,640	\$90,260	\$143,360	0.630	1,296	\$69.65	2101	3.5891	1 1/2 STORY	\$8,344	2101 RES WWH		401	70				
14-20-400-023	5022 W CARPENTER RD	10/29/20	\$65,000	WD	03-ARMY'S LENGTH	\$65,000	\$19,000	47.69	\$79,566	\$12,072	\$59,208	\$100,862	0.526	1,004	\$52.72	2101	11.9697	1 ST RANCH	\$7,338	2101 RES WWH		401	58				
14-20-500-000	5120 W COLDWATER RD	12/27/20	\$119,000	WD	03-ARMY'S LENGTH	\$119,000	\$65,800	33.17	\$152,463	\$77,154	\$248,866	\$461,950	0.553	1,795	\$156.87	2101	11.2663	1 ST RANCH	\$14,520	2101 RES WWH		401	60				
14-21-400-021	4154 W CARPENTER RD	02/28/22	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$64,800	38.12	\$189,944	\$50,146	\$116,027	\$151,360	0.747	1,152	\$100.72	2101	8.1332	1 1/2 STORY	\$30,240	2101 RES WWH		401	62				
14-21-500-019	5320 LINDEN RD	07/23/21	\$179,900	WD	03-ARMY'S LENGTH	\$179,900	\$67,600	37.58	\$164,405	\$36,084	\$148,816	\$222,009	0.648	1,934	\$74.36	2101	5.7701	1 1/2 STORY	\$24,225	2101 RES WWH		401	63				
14-22-200-000	1183 W COLDWATER RD	12/27/21	\$121,000	WD	03-ARMY'S LENGTH	\$121,000	\$18,400	77.60	\$77,711	\$14,077	\$108,923	\$183,128	0.971	1,208	\$98.51	2101	30.5401	1 ST RANCH	\$8,200	2101 RES WWH		401	86				
14-23-504-002	2438 W COLDWATER RD	03/25/21	\$63,500	WD	03-ARMY'S LENGTH	\$63,500	\$22,800	35.91	\$71,414	\$7,385	\$56,115	\$103,128	0.544	988	\$56.80	2101	12.1366	1 ST RANCH	\$3,674	2101 RES WWH		401	60				
14-23-504-008	5493 KELLAR AVE	11/05/21	\$47,500	WD	03-ARMY'S LENGTH	\$47,500	\$21,400	45.05	\$48,537	\$8,274	\$39,126	\$69,487	0.563	948	\$41.27	2101	10.2427	1 ST RANCH	\$1,800	2463 RES BEECHER/WESTWOOD HTS		401	50				
14-27-100-011	3402 W CARPENTER RD	09/22/20	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$25,800	24.57	\$99,678	\$9,197	\$99,823	\$149,612	0.640	1,246	\$76.89	2101	2.5155	8+LEVEL	\$4,920	2102 RES WWH		401	77				
14-27-100-012	3427 W CARPENTER RD	05/26/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$14,100	44.10	\$101,498	\$12,150	\$87,850	\$146,585	0.599	1,688	\$53.04	2101	6.6185	1 STORY	\$8,404	2101 RES WWH		401	58				
14-28-400-000	4087 N JENNINGS RD	07/19/21	\$211,000	WD	03-ARMY'S LENGTH	\$211,000	\$47,100	31.50	\$207,282	\$42,888	\$169,012	\$278,917	0.607	2,518	\$67.12	2101	5.8319	8+LEVEL	\$25,200	2101 RES WWH		401	68				
14-28-552-014	2026 N LINDEN RD	11/23/21	\$100,000	DC	03-ARMY'S LENGTH	\$100,000	\$9,200	39.20	\$112,484	\$42,368	\$59,189	\$107,054	0.556	880	\$67.59	2101	10.9870	1 ST RANCH	\$15,880	2101 RES WWH		401	68				
14-30-400-012	6019 KELLY RD	02/22/21	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$13,200	31.62	\$100,103	\$13,154	\$91,846	\$150,430	0.611	1,388	\$67.14	2101	5.4939	1 ST RANCH	\$4,707	2101 RES WWH		401	62				
14-30-400-035	3113 N LINDEN RD	02/01/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$50,800	46.18	\$114,445	\$21,780	\$88,239	\$86,138	1.031	1,610	\$54.80	2101	40.5355	1 ST W/1 ST ADD	\$15,000	2101 RES WWH		401	55				
14-33-200-049	3289 N JENNINGS RD	02/20/21	\$174,000	WD	03-ARMY'S LENGTH	\$174,000	\$46,900	31.55	\$162,565	\$48,535	\$125,465	\$197,284	0.636	1,588	\$79.01	2101	2.9534	1 1/2 W/1 ADD	\$25,000	2101 RES WWH		401	68				
14-33-300-030	4346 PASADENA AVE	10/05/20	\$92,000	WD	03-ARMY'S LENGTH	\$92,000	\$50,000	43.48	\$108,349	\$18,917	\$79,263	\$141,192	0.512	1,794	\$41.84	2101	11.3858	2 STORY	\$1,715	2101 RES WWH		401	56				
14-33-577-004	3150 N JENNINGS RD	02/27/21	\$90,200	WD	03-ARMY'S LENGTH	\$90,200	\$17,100	34.27	\$88,125	\$13,616	\$77,134	\$121,766	0.613	958	\$80.52	2101	5.7282	1 ST W/1 ST ADD	\$1,674	2101 RES WWH		401	64				
		Totals:	\$2,812,550			\$2,812,550	\$904,900	\$2,673,201	\$2,209,480	\$1,364,562		\$76.38					0.6788										
		ECF Used = 0.456			Sale Ratio =>			32.17	E.C.F. =>			0.659	Std. Deviation=>			0.13809067	Dev. by Mean (%)							13.7298	Coefficient of Var=>		13.1282649
					Std. Dev. =>			16.65	Ave. E.C.F. =>			0.649	Ave. Variance=>			0.0267											
Neighborhood 2111		KIMBERLY WOODS DR																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.				
14-21-526-019	5131 KIMBERLY WOODS CIR	04/29/21	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$32,000	61.92	\$149,226	\$20,972	\$104,028	\$243,248	0.428	2,470	\$42.12	2111	0.3081	1 STORY	\$11,048	2111 RES WWH		401	58				
14-21-526-021	4096 KIMBERLY WOODS DR	11/17/20	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$72,700	53.85	\$151,912	\$28,064	\$109,916	\$265,496	0.614	1,629	\$55.26	2111	0.3081	1 ST W/1 ST ADD	\$1,901	2111 RES WWH		401	65				
		Totals:	\$260,000			\$260,000	\$104,700	\$75.73	\$301,138	\$49,036	\$214,964	\$408,744			\$48.79		0.6089										
		ECF Used = 0.431			Sale Ratio =>			57.73	E.C.F. =>			0.431	Std. Deviation=>			0.00431792	Dev. by Mean (%)							0.715259993			
					Std. Dev. =>			5.71	Ave. E.C.F. =>			0.431	Ave. Variance=>			0.0001											
Neighborhood 2112		JENNINGS RD																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.				
14-21-578-001	5257 N JENNINGS RD	12/27/20	\$123,000	WD	03-ARMY'S LENGTH	\$123,000	\$49,200	40.24	\$124,900	\$21,890	\$101,170	\$212,937	0.456	1,456	\$69.48	2112	4.4138	1 ST W/1 ST ADD	\$12,540	2112 RES WWH		401	82				
14-21-578-009	5157 N JENNINGS RD	10/05/20	\$108,000	WD	03-ARMY'S LENGTH	\$108,000	\$39,72	37.22	\$121,094	\$19,861	\$88,139	\$202,474	0.435	1,456	\$60.54	2112	7.4878	1 ST W/1 ST ADD	\$11,000	2112 RES WWH		401	80				
14-22-551-000	5046 N JENNINGS RD	08/27/21	\$112,000	WD	03-ARMY'S LENGTH	\$112,000	\$49,400	44.11	\$111,412	\$27,458	\$89,342	\$192,871	0.464	1,176	\$76.14	2112	4.9380	1 ST RANCH	\$19,070	2112 RES WWH		401	81				
14-22-551-007	5038 BOUTH ANN DR	07/22/21	\$144,000	WD	03-ARMY'S LENGTH	\$144,000	\$51,200	78.50	\$166,152	\$17,078	\$127,622	\$184,781	0.625	1,192	\$105.81	2112	17.5166	1 ST RANCH	\$12,314	2112 RES WWH		401	75				
		Totals:	\$487,000			\$487,000	\$181,100	\$72.53	\$455,991	\$69,178	\$409,063	\$893,063			\$78.24		0.4408										
		ECF Used = 0.51			Sale Ratio =>			67.53	E.C.F. =>			0.506	Std. Deviation=>			0.1173915	Dev. by Mean (%)							17.16481046			
					Std. Dev. =>			3.12	Ave. E.C.F. =>			0.510	Ave. Variance=>			0.0273											
Neighborhood 2113		COLDWATER RD																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.				
14-22-501-018	1443 W COLDWATER RD	07/24/20	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$29,700	37.13	\$63,923	\$14,005	\$49,915	\$114,423	0.508	1,004	\$51.27	2113	0.2000	1 ST RANCH	\$19,800	2113 RES WWH		401	65				
		Totals:	\$80,000			\$80,000	\$29,700	\$45.10	\$82,102	\$18,429	\$65,195	\$126,429			\$65.27		0.0000										
		ECF Used = 0.51			Sale Ratio =>			37.13	E.C.F. =>			0.508	Std. Deviation=>			0.0000	Coefficient of Var=>							0			
					Std. Dev. =>				Ave. E.C.F. =>			0.508	Ave. Variance=>														
Neighborhood 2114		WOODHAVEN DR																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.				
14-22-554-000	5202 WOODHAVEN DR	09/14/20	\$92,000	WD	03-ARMY'S LENGTH	\$92,000	\$40,500	44.02	\$119,481	\$17,104	\$74,896	\$216,336	0.346	1,424	\$52.40	2114	10.9598	1 ST W/1 ST ADD	\$12,347	2114 RES WWH		401	70				
14-22-554-006	5202 WOODHAVEN DR	11/21/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$51,100	53.10	\$119,451	\$17,104	\$82,896	\$216,336	0.383	1,424	\$58.21	2114	7.2609	1 ST W/1 ST ADD	\$12,347	2114 RES WWH		401	70				
14-22-554-008	5228 WOODHAVEN DR	06/20/21	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$114,000	21.64	\$145,738	\$16,098	\$123,902	\$274,800	0.432	1,410	\$87.87	2114	0.3736	1 ST RANCH	\$11,421	2114 RES WWH		401	85				
14-22-554-012	3112 HILLYVIEW AVE	02/11/22	\$128,000	WD	03-ARMY'S LENGTH	\$128,000	\$44,800	33.44	\$120,736	\$25,277	\$102,823	\$202,027	0.509	1,452	\$70.81	2114	5.3165	1 ST W/1 ST ADD	\$13,716	2114 RES WWH		401	70				
14-22-554-048	1349 HILLYVIEW AVE	01/29/22	\$149,000	WD	03-ARMY'S LENGTH	\$149,000	\$67,700	37.78	\$141,266	\$14,024	\$114,076	\$279,805	0.479	1,808	\$77.16	2114	2.1815	1 ST W/1 ST ADD	\$11,000	2114 RES WWH		401	76				
14-22-554-052	3328 HILLYVIEW AVE	10/27/21	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$40,400	44.89	\$102,546	\$18,294	\$71,705	\$176,334	0.402	1,068	\$67.14	2114	5.3702	1 ST RANCH	\$11,550	2114 RES WWH		401	68				
14-22-554-053	5229 WOODCLIFF DR	12/21/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$49,700	49.70	\$122,767	\$28,282	\$71,718	\$189,797	0.389	1,714	\$41.36	2114	8.6764	1 ST W/1 ST ADD	\$14,411	2114 RES WWH		401	62				
14-22-554-070	3609 HAMPSHIRE AVE	11/26/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$37,100	27.48	\$100,421	\$19,373	\$115,627	\$175,577	0.659	1,064	\$108.67	2114	20.2764	1 ST RANCH	\$11,000	2114 RES WWH		401	75				
14-22-555-022	5009 WOODCLIFF DR	01/06/21	\$91,800	WD	03-ARMY'S LENGTH	\$91,800	\$12,800	35.69	\$88,055	\$18,025	\$73,875	\$148,055	0.499	1,120	\$66.96	2114	4.3180	1 ST RANCH	\$11,000	2114 RES WWH		401	68				
14-22-555-048	5015 HIGHLAND DR	10/21/20	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$41,400	39.43	\$126,989	\$22,614																	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.																				
14-27-551-041	4051 HUNTER RD	02/12/21	\$79,900	WD	03-ARMY'S LENGTH	\$79,900	\$21,900	27.41	\$88,748	\$3,740	\$76,160	\$17,952	0.443	1,500	\$90.77	2115	2.2402 1STORY	5163	2115 RES WWH		401	75																					
14-27-551-042	3337 W PARKWAY AVE	01/21/22	\$42,000	WD	03-ARMY'S LENGTH	\$42,000	\$9,200	21.92	\$42,000	28.00	\$42,783	\$1,783	0.411	748	\$51.44	2115	3.4313 1ST RANCH	5403	2115 RES WWH		401	63																					
14-27-551-088	3372 W PARKWAY AVE	04/22/20	\$42,000	WD	03-ARMY'S LENGTH	\$42,000	\$9,200	21.92	\$42,000	28.00	\$42,783	\$1,783	0.411	748	\$51.44	2115	3.4313 1ST RANCH	5403	2115 RES WWH		401	55																					
14-27-551-138	3330 W LYNDON AVE	12/02/21	\$79,900	WD	03-ARMY'S LENGTH	\$79,900	\$23,900	29.16	\$59,871	\$2,996	\$77,004	\$12,890	0.627	945	\$81.49	2115	16.1295 1ST RANCH	5807	2115 RES WWH		401	66																					
14-27-551-184	3377 GRACELAWN AVE	02/12/21	\$53,000	WD	03-ARMY'S LENGTH	\$53,000	\$11,300	21.35	\$53,783	\$2,000	\$48,966	\$10,461	0.464	960	\$51.783	2115	5.0879 1ST RANCH	5400	2115 RES WWH		401	68																					
14-27-551-211	3299 W HOBSON AVE	03/31/22	\$35,000	WD	03-ARMY'S LENGTH	\$35,000	\$9,200	26.17	\$48,228	\$4,035	\$30,965	\$78,289	0.396	1,240	\$34.97	2115	6.9694 1ST RANCH	5807	2115 RES WWH		401	55																					
14-27-551-222	3338 GRACELAWN AVE	06/18/20	\$93,000	WD	03-ARMY'S LENGTH	\$93,000	\$31,800	46.00	\$38,075	\$715	\$29,285	\$80,866	0.362	740	\$39.57	2115	10.3173 1ST RANCH	5403	2115 RES WWH		401	58																					
14-27-551-275	3296 GRACELAWN AVE	11/21/21	\$43,000	WD	03-ARMY'S LENGTH	\$43,000	\$9,300	21.63	\$46,964	\$1,337	\$39,873	\$5,898	0.487	596	\$69.22	2115	3.2564 1ST RANCH	5900	2115 RES WWH		401	65																					
14-27-551-256	3488 SHERMAN AVE	06/28/20	\$27,500	LC	03-ARMY'S LENGTH	\$27,500	\$6,000	45.09	\$12,183	\$560	\$66,470	\$394	0.394	938	\$28.79	2115	7.1712 1ST RANCH	5480	2115 RES WWH		401	60																					
14-27-551-115	4135 OCCONNOR RD	07/15/21	\$69,900	WD	03-ARMY'S LENGTH	\$69,900	\$15,500	22.17	\$66,978	\$6,453	\$64,447	\$13,006	0.484	1,008	\$59.41	2115	1.8988 1 1/2 STORY	5670	2115 RES WWH		401	74																					
14-27-551-001	3412 W HOMER AVE	04/21/20	\$28,000	MLC	03-ARMY'S LENGTH	\$28,000	\$6,800	38.59	\$28,833	\$6,819	\$28,363	\$8,866	0.487	516	\$47.11	2115	3.2643 1ST RANCH	5357	2115 RES WWH		401	61																					
14-27-551-015	3436 W HOBSON AVE	02/25/22	\$57,700	WD	03-ARMY'S LENGTH	\$57,700	\$12,500	21.69	\$60,523	\$4,521	\$53,229	\$11,989	0.451	960	\$55.45	2115	4.1481 1ST RANCH	5600	2115 RES WWH		401	75																					
14-27-551-066	3438 W MOITY AVE	04/21/21	\$65,000	WD	03-ARMY'S LENGTH	\$65,000	\$13,600	21.09	\$84,521	\$8,224	\$98,776	\$12,804	0.428	1,645	\$34.51	2115	3.7799 0-BLEVEL	\$1,131	2115 RES WWH		401	60																					
14-27-551-129	3436 W PARKWAY AVE	07/12/20	\$27,000	WD	03-ARMY'S LENGTH	\$27,000	\$5,400	53.33	\$34,373	\$1,059	\$52,845	\$63,938	0.374	734	\$32.82	2115	5.0875 1ST RANCH	\$1,000	2115 RES WWH		401	63																					
14-27-576-105	3103 W LYNDON AVE	03/12/21	\$55,000	WD	03-ARMY'S LENGTH	\$55,000	\$14,900	57.69	\$53,141	\$2,819	\$52,081	\$18,706	0.479	864	\$60.28	2115	1.3785 1ST RANCH	5400	2115 RES WWH		401	70																					
14-27-576-204	3158 W MOITY AVE	12/21/21	\$40,000	WD	03-ARMY'S LENGTH	\$40,000	\$14,700	36.00	\$38,592	\$1,070	\$47,093	\$81,216	0.580	1,155	\$41.50	2115	12.2835 1 1/2 STORY	5400	2115 RES WWH		401	66																					
14-27-576-225	3143 GRACELAWN AVE	06/18/20	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$29,100	36.38	\$98,326	\$6,738	\$79,362	\$177,533	0.413	1,832	\$39.56	2115	5.2649 1STORY	5393	2115 RES WWH		401	67																					
14-27-576-298	4083 DOMAN ST	09/10/21	\$48,000	WD	03-ARMY'S LENGTH	\$48,000	\$13,000	28.26	\$41,568	\$1,752	\$44,248	\$86,182	0.513	776	\$57.02	2115	4.8110 1ST RANCH	5766	2115 RES WWH		401	63																					
14-27-577-014	3227 W MOITY AVE	12/01/21	\$43,000	WD	03-ARMY'S LENGTH	\$43,000	\$15,300	35.17	\$38,020	\$2,001	\$40,999	\$80,366	0.510	864	\$47.46	2115	4.4838 1ST RANCH	5400	2115 RES WWH		401	58																					
14-27-577-029	3228 SHERMAN AVE	10/09/20	\$58,000	WD	03-ARMY'S LENGTH	\$58,000	\$17,000	29.31	\$58,446	\$1,953	\$56,047	\$122,712	0.457	1,376	\$40.73	2115	0.8581 1 1/2 STORY	\$2,280	2115 RES WWH		401	58																					
14-27-577-079	3278 W HOBSON AVE	03/21/22	\$68,000	WD	03-ARMY'S LENGTH	\$68,000	\$24,621	55.203	\$1,959	\$60,041	\$10,938	0.568	1,248	\$50.51	2115	10.3042 1ST RANCH	5807	2115 RES WWH		401	65																						
																						Totals:	\$1,079,490			\$1,079,490	\$387,500	34.24	\$1,103,518	\$1,007,919	\$2,125,271		0.487		\$47.11		Std. Deviation=>	0.06822009		0.1395			
																												11.58					0.485				Ave. Variance=>	5.1089		Coefficient of Var=>	10.97945323		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.																				
14-29-526-009	4350 TALLE DR	10/14/21	\$128,600	WD	03-ARMY'S LENGTH	\$128,600	\$49,000	37.33	\$129,613	\$30,476	\$99,124	\$162,520	0.604	1,135	\$86.38	2115	0.0000 1ST RANCH	\$11,077	2118 RES WWH		401	61																					
																						Totals:	\$128,600			\$128,600	\$49,000	37.33	\$129,613	\$30,476	\$99,124	\$162,520	0.604		\$86.38		Std. Deviation=>	0.0000		0.0000			0
																												37.33					0.604				Ave. Variance=>	0.0000		Coefficient of Var=>	0		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.																				
14-30-577-005	4208 WOODLAND CT	10/07/20	\$141,000	WD	03-ARMY'S LENGTH	\$141,000	\$44,820	31.80	\$169,000	\$34,700	\$134,300	\$171,130	0.516	1,664	\$65.76	2117	3.9403 1ST W/1 ST ADD	\$27,713	2117 RES WWH		401	66																					
14-30-577-014	4254 KELLY CT	12/02/20	\$160,800	WD	03-ARMY'S LENGTH	\$160,800	\$39,200	36.82	\$182,553	\$38,407	\$122,393	\$218,717	0.540	1,684	\$72.68	2117	1.8006 1ST RANCH	\$25,565	2117 RES WWH		401	68																					
14-30-577-019	4264 KELLY CT	07/20/21	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$60,200	31.90	\$226,964	\$24,281	\$198,729	\$343,335	0.579	2,036	\$91.27	2117	0.1802 1STORY	\$17,930	2117 RES WWH		401	74																					
14-30-577-023	4200 MARIANNE DR	11/06/20	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$6,700	36.75	\$176,856	\$24,900	\$158,740	\$224,965	0.596	1,348	\$103.82	2117	1.8093 1ST RANCH	\$11,335	2117 RES WWH		401	78																					
14-30-577-040	4171 MARIANNE DR	07/20/20	\$141,000	WD	03-ARMY'S LENGTH	\$141,000	\$67,800	48.09	\$160,609	\$22,770	\$118,280	\$210,547	0.562	1,658	\$71.31	2117	1.6064 1ST RANCH	\$17,369	2117 RES WWH		401	70																					
14-30-577-044	4131 MARIANNE DR	07/20/20	\$188,000	WD	03-ARMY'S LENGTH	\$188,000	\$4,700	2.98	\$199,094	\$21,668	\$166,423	\$266,517	0.631	1,568	\$98.87	2117	1.3875 1ST W/1 ST ADD	\$15,430	2117 RES WWH		401	80																					
																						Totals:	\$1,061,800			\$1,061,800	\$381,800	38.11	\$1,104,795	\$1,440,341	\$835,604	\$1,440,341	0.580		\$84.46		Std. Deviation=>	0.03266655		2.4490		Coefficient of Var=>	4.239944217
																												38.11					0.580				Ave. Variance=>	2.4490		Coefficient of Var=>	4.239944217		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.																				
14-32-501-015	5430 HICKORY CR	10/26/20	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$63,000	46.67	\$156,771	\$13,938	\$121,062	\$194,772	0.516	1,336	\$90.62	2118	3.0563 MULTI OUTSIDE	\$8,780	2118 RES WWH		401	76																					
14-32-501-017	5422 HICKORY CR	09/08/21	\$189,800	WD	03-ARMY'S LENGTH	\$189,800	\$46,100	36.66	\$153,926	\$10,415	\$158,985	\$218,582	0.715	1,548	\$102.70	2118	6.9219 MULTI INSIDE	\$7,292	2118 RES WWH		401	75																					
14-32-501-002	5414 EASTMAN DR	02/12/22	\$147,000	WD	03-ARMY'S LENGTH	\$147,000	\$44,400	34.61	\$152,395	\$12,700	\$158,292	\$182,363	0.488	1,026	\$142.19	2118	5.1707 MULTI INSIDE	\$8,166	2118 RES WWH		401	85																					
14-32-501-003	3416 EASTMAN DR	07/15/20	\$142,000	WD	03-ARMY'S LENGTH	\$142,000	\$40,192	36.02	\$150,564	\$11,995	\$138,005	\$206,204	0.630	1,506	\$86.32	2118	5.5291 MULTI INSIDE	\$8,142	2118 RES WWH		401	80																					
14-32-501-009	5590 HICKORY CR	04/23/20	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$60,600	41.79	\$164,374	\$10,518	\$158,482	\$206,955	0.650	1,548	\$86.87	2118	3.5947 MULTI INSIDE	\$7,119	2118 RES WWH		401	73																					
14-32-501-016	5556 HICKORY CR	11/18/20	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$60,700	43.36	\$160,340	\$10,442	\$129,568	\$208,617	0.621	1,548	\$81.69	2118	4.4757 MULTI INSIDE	\$7,119	2118 RES WWH		401	71																					
14-32-501-022	5550 HICKORY CR	03/15/22	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$77,400	40.78	\$183,415	\$25,170	\$166,830	\$232,507	0.709	1,346	\$122.46	2118	2.3164 MULTI OUTSIDE	\$20,266	2118 RES WWH		401	76																					
14-32-501-031	5470 HICKORY CR	02/17/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$39,200	33.82	\$117,807	\$10,916	\$99,084	\$172,794	0.574	1,348	\$73.30	2118	3.1206 MULTI OUTSIDE	\$8,444	2118 RES WWH		401	68																					
14-32-501-058	5442 HICKORY CR	11/24/21	\$168,000	WD	03-ARMY'S LENGTH	\$168,000	\$39,330	23.43	\$145,375	\$12,018	\$152,962	\$188,448	0.771	1,548	\$98.83	2118	8.5213 MULTI INSIDE	\$7,292	2118 RES WWH		401	72																					
																						Totals:	\$1,388,400			\$1,388,400	\$548,400	40.96	\$1,248,167	\$1,345,238	\$1,811,988	\$2,494,168	0.627		\$94.16		Std. Deviation=>	0.07853909		6.8292		Coefficient of Var=>	9.88150008
																												40.96					0.627				Ave. Variance=>	6.8292		Coefficient of Var=>	9.88150008		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Oc.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.
14-33-578-009	3062 O'LEARY RD	03/20/21	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$37,200	30.76	\$78,310	\$17,995	\$68,505	\$117,506	0.523	748	\$82.23	2119	5.2978 1ST RANCH	\$13,565	2119 RES WWH		401	73	
14-33-578-024	3257 O'LEARY RD	07/24/20	\$137,000	WD	03-ARMY'S LENGTH	\$137,000	\$7,400	5.54	\$132,804	\$24,474	\$112,528	\$218,270	0.513	1,680	\$66.98	2119	6.2914 1ST RANCH	\$13,965	2119 RES WWH		401	70	
14																							

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-13-200-003	2048 STANLEY RD	06/07/21	\$242,000	WD	03-ARMY'S LENGTH	\$242,000	\$242,000	19.63	\$179,181	\$125,195	\$154,375	0.811	1.176	1,723	4.401	0.0000	0.0000	1 ST RANCH	\$105,183		1200 AG WESTWOOD HTS & BEECHER	401	62						
Totals:			\$242,000			\$242,000	\$242,000	19.63	\$179,181	\$125,195	\$154,375	0.811		1,723	4.401	0.0000	0.0000												
See bottom combined with other Neighborhoods																													
												Sale Ratio =>																	
												Std. Dev. =>																	
												ECF Used =>			0.811			Std. Deviation=>			0.0000			Coefficient of Var=>			0		
												Ave. E.C.F. =>			0.811			Ave. Variance=>			0.0000								

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-13-501-022	6500 DETROIT ST	11/30/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$29,200	22.46	\$106,049	\$11,723	\$118,277	\$29,815	0.502	1,604	73.74	2411	6.046	1 ST W/1 ST ADD	\$5,625		2411 RES BEECHER	401	73						
14-13-501-025	6747 GARDEN DR	02/28/21	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$22,100	31.57	\$72,315	\$9,897	\$60,101	\$19,293	0.411	1,284	54.81	2411	0.9635	1 ST RANCH	\$9,800		2411 RES BEECHER	401	65						
14-13-501-026	6752 GARDEN DR	11/20/21	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$0.00	0.00	\$41,365	\$11,714	\$33,296	\$79,628	0.452	1,274	226.13	2411	1.0966	1 1/2 STORY	\$9,308		2411 RES BEECHER	401	50						
14-13-502-003	6417 DETROIT ST	09/30/20	\$34,000	WD	03-ARMY'S LENGTH	\$34,000	\$6.18	36.18	\$29,925	\$5,100	\$28,500	\$4,063	0.447	884	53.24	2411	2.5614	1 ST RANCH	\$4,500		2411 RES BEECHER	401	47						
14-13-502-029	1273 KLEIN ST	12/11/20	\$49,500	WD	03-ARMY'S LENGTH	\$49,500	\$20,500	47.13	\$51,446	\$8,283	\$39,217	\$99,939	0.354	1,144	220.78	2411	8.7291	1 ST RANCH	\$3,367		2411 RES BEECHER	401	49						
Totals:			\$322,500			\$322,500	\$102,400	31.75	\$269,116	\$73,848	\$669,877	0.452		840.94		2411	0.01511630												
See bottom combined with other Neighborhoods																													
												Sale Ratio =>																	
												Std. Dev. =>																	
												ECF Used =>			0.452			Std. Deviation=>			0.01511630			Coefficient of Var=>			8.798102784		
												Ave. E.C.F. =>			0.441			Ave. Variance=>			3.8819								

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.						
14-13-526-038	1204 KLEIN ST	09/14/21	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$18,400	27.33	\$52,434	\$4,864	\$55,138	\$95,140	0.580	1,040	551.02	2412	0.0000	1 ST RANCH	\$4,864		2412 RES BEECHER	401	65						
Totals:			\$90,000			\$90,000	\$18,400	27.33	\$52,434	\$4,864	\$55,138	\$95,140	0.580	1,040	551.02	2412	0.0000												
See bottom combined with other Neighborhoods																													
												Sale Ratio =>																	
												Std. Dev. =>																	
												ECF Used =>			0.518			Std. Deviation=>			0.0000			Coefficient of Var=>			0		
												Ave. E.C.F. =>			0.580			Ave. Variance=>			0.0000								

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
14-13-551-022	6137 LE BEAU ST	12/17/21	\$22,500	WD	03-ARMY'S LENGTH	\$22,500	\$8,400	37.33	\$39,572	\$3,741	\$18,769	\$46,774	0.251	864	221.74	2413	8.3443	1 ST RANCH	\$197		2413 RES BEECHER	402	65
14-13-551-040	6292 LE BEAU ST	09/29/21	\$30,500	WD	03-ARMY'S LENGTH	\$30,500	\$8,200	28.85	\$32,268	\$2,625	\$27,875	\$79,920	0.349	864	532.26	2413	1.5589	1 ST RANCH	\$619		2413 RES BEECHER	401	60
14-13-551-111	6070 NATCHEZ DR	02/24/21	\$27,000	WD	03-ARMY'S LENGTH	\$27,000	\$9,400	34.81	\$36,283	\$3,268	\$23,732	\$79,451	0.299	988	\$24.02	2413	6.5675	1 ST RANCH	\$627		2413 RES BEECHER	401	55
14-13-551-159	6187 DETROIT ST	03/03/21	\$38,000	WD	03-ARMY'S LENGTH	\$38,000	\$9,900	38.93	\$38,054	\$4,470	\$23,530	\$79,606	0.311	988	\$23.82	2413	5.1617	1 ST RANCH	\$572		2413 RES BEECHER	402	54
14-13-551-160	6183 DETROIT ST	03/03/21	\$32,000	WD	03-ARMY'S LENGTH	\$32,000	\$9,000	28.13	\$33,049	\$3,766	\$28,234	\$82,994	0.340	988	\$28.58	2413	2.4182	1 ST RANCH	\$572		2413 RES BEECHER	401	55
14-13-551-196	6062 DETROIT ST	09/17/21	\$26,500	WD	03-ARMY'S LENGTH	\$26,500	\$10,300	38.87	\$36,262	\$3,877	\$22,623	\$70,543	0.321	988	\$22.90	2413	4.3677	1 ST RANCH	\$605		2413 RES BEECHER	401	55
14-13-551-004	6117 PALMETTO DR	01/08/21	\$54,900	WD	03-ARMY'S LENGTH	\$54,900	\$31,100	56.40	\$56,838	\$4,235	\$50,275	\$48,180	0.317	1,072	\$46.90	2413	2.7966	1 ST W/1 ST ADD	\$600		2413 RES BEECHER	401	70
14-13-551-008	6093 PALMETTO DR	09/24/21	\$52,000	WD	03-ARMY'S LENGTH	\$52,000	\$31,100	21.35	\$52,140	\$4,854	\$47,146	\$14,797	0.330	912	\$51.70	2413	1.4630	1 ST RANCH	\$600		2413 RES BEECHER	401	65
14-13-551-016	1277 CAMELLIA DR	09/30/20	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$0	0.00	\$41,554	\$3,888	\$41,122	\$18,665	0.352	912	\$48.08	2413	1.2981	1 ST RANCH	\$754		2413 RES BEECHER	401	68
14-13-551-072	1488 FLAMINGO DR	02/12/21	\$36,500	WD	03-ARMY'S LENGTH	\$36,500	\$13,100	27.67	\$38,739	\$1,955	\$38,545	\$78,776	0.439	1,014	\$38.07	2413	7.4144	1 ST RANCH	\$817		2413 RES BEECHER	401	59
14-13-551-101	6150 DAVID BERGER ST	10/24/21	\$28,500	WD	03-ARMY'S LENGTH	\$28,500	\$7,500	26.32	\$20,392	\$1,012	\$27,488	\$57,000	0.482	816	\$33.69	2413	11.7870	1 ST RANCH	\$605		2413 RES BEECHER	401	48
14-13-551-019	6178 HARWOOD RD	07/17/21	\$38,000	WD	03-ARMY'S LENGTH	\$38,000	\$9,800	25.79	\$38,136	\$3,385	\$34,651	\$102,209	0.339	1,014	\$34.14	2413	2.1556	1 ST RANCH	\$608		2413 RES BEECHER	401	65
14-13-551-034	6105 HARWOOD RD	10/22/20	\$32,000	WD	03-ARMY'S LENGTH	\$32,000	\$13,300	35.31	\$42,605	\$3,390	\$28,650	\$88,486	0.330	1,494	\$19.15	2413	4.4660	B-LEVEL	\$613		2413 RES BEECHER	401	58
14-13-551-039	6079 HARWOOD RD	04/23/21	\$27,825	WD	03-ARMY'S LENGTH	\$27,825	\$11,400	41.27	\$33,635	\$4,297	\$23,328	\$70,600	0.330	988	\$23.61	2413	3.3950	1 ST RANCH	\$679		2413 RES BEECHER	401	55
14-13-551-080	6159 HARWOOD RD	06/08/20	\$26,500	WD	03-ARMY'S LENGTH	\$26,500	\$9,200	34.72	\$35,355	\$6,822	\$28,578	\$63,091	0.387	1,353	\$14.47	2413	5.6985	B-LEVEL	\$613		2413 RES BEECHER	401	52
14-13-551-102	6008 PENWOOD RD	03/03/21	\$23,000	WD	03-ARMY'S LENGTH	\$23,000	\$9,000	39.13	\$30,805	\$5,527	\$17,473	\$9,480	0.294	864	\$20.22	2413	7.0613	1 ST RANCH	\$859		2413 RES BEECHER	401	60
14-13-551-028	6189 ELDON RD	03/03/21	\$29,000	WD	03-ARMY'S LENGTH	\$29,000	\$8,500	29.31	\$28,158	\$2,446	\$26,454	\$75,329	0.351	892	\$29.66	2413	1.3198	1 ST RANCH	\$613		2413 RES BEECHER	401	55
14-13-571-012	6015 CYPRESS DR	09/16/21	\$14,900	WD	03-ARMY'S LENGTH	\$14,900	\$8,600	34.54	\$21,129	\$1,088	\$21,302	\$63,326	0.368	816	\$28.56	2413	0.3951	1 ST RANCH	\$595		2413 RES BEECHER	401	46
14-13-577-028	1314 PEACHTREE DR	03/03/21	\$32,000	WD	03-ARMY'S LENGTH	\$32,000	\$7,000	21.87	\$32,780	\$1,175	\$30,825	\$89,957	0.343	816	\$37.78	2413	2.1712	1 ST RANCH	\$583		2413 RES BEECHER	401	62
14-13-579-040	6166 CYPRESS DR	03/24/21	\$28,000	WD	03-ARMY'S LENGTH	\$28,000	\$8,800	31.43	\$30,579	\$1,604	\$26,396	\$78,903	0.335	1,008	\$26.19	2413	2.9838	1 ST RANCH	\$600		2413 RES BEECHER	401	54
14-13-580-028	1268 FLAMINGO DR	08/03/20	\$45,100	WD	03-ARMY'S LENGTH	\$45,100	\$13,300	29.49	\$42,206	\$9,079	\$36,021	\$97,434	0.370	1,503	\$23.97	2413	0.5321	B-LEVEL	\$600		2413 RES BEECHER	401	51
14-13-582-001	1225 CAMELLIA DR	12/29/21	\$37,900	WD	03-ARMY'S LENGTH	\$37,900	\$13,300	35.09	\$38,299	\$4,966	\$32,934	\$94,771	0.348	960	\$34.31	2413	1.8864	1 ST RANCH	\$599		2413 RES BEECHER	401	60
14-13-582-030	1182 ORANGE BLOSSOM LN	10/24/21	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$9,600	12.80	\$48,594	\$2,289	\$72,711	\$18,191	0.534	864	\$84.16	2413	16.9514	1 ST RANCH	\$632		2413 RES BEECHER	401	73
14-13-582-061	1188 OLEANDER DR	03/11/21	\$14,000	WD	03-ARMY'S LENGTH	\$14,000	\$11,000	11.40	\$60,805	\$2,972	\$11,928	\$18,862	0.389	1,450	\$77.19	2413	21.4613	1 STORY	\$595		2413 RES BEECHER	401	75
14-13-582-075	1182 CAMELLIA DR	03/23/21	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$12,800	19.50	\$47,138	\$10,488	\$49,939	\$112,489	0.439	1,412	\$40.53	2413	7.4239	B-LEVEL	\$595		2413 RES BEECHER	401	64
14-13-582-077	1194 CAMELLIA DR	03/23/21	\$40,200	WD	03-ARMY'S LENGTH	\$40,200	\$6,200	26.37	\$42,483	\$1,871	\$39,229	\$112,489	0.338	1,296	\$29.50	2413	2.4033	1 STORY	\$595		2413 RES BEECHER	401	58

