

**ECF Analysis** **2022 Tax Year**

**Neighborhood 0401** **Mt. Morris Schools**

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 Depr.	
14-01-300-024	1382 W MT MORRIS RD	01/12/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,400	39.33	\$97,258	\$19,952	\$70,048	\$123,934	0.574	1,066	\$65.71	401	5.5033	1 ST RANCH	\$11,620		0401 RES MT MORRIS	401	62	
14-01-501-001	1495 FRANCES RD	12/03/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$44,600	31.63	\$142,842	\$42,886	\$98,114	\$157,659	0.622	1,701	\$57.68	401	0.7192	1 1/2 STORY	\$17,880		0401 RES MT MORRIS	401	68	
14-02-200-003	2225 FRANCES RD	08/11/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$40,700	36.18	\$106,204	\$7,618	\$104,882	\$155,498	0.674	1,356	\$77.35	401	4.4980	1 ST RANCH	\$5,075		0401 RES MT MORRIS	401	71	
14-02-200-012	2115 FRANCES RD	03/13/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$38,700	46.07	\$96,454	\$28,465	\$107,238	\$158,518	0.674	1,118	\$49.67	401	11.1643	1 ST RANCH	\$22,620		0401 RES MT MORRIS	401	62	
14-02-300-010	2440 W MT MORRIS RD	04/29/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$44,700	50.22	\$100,038	\$33,568	\$53,432	\$101,688	0.525	886	\$60.31	401	10.4057	1 ST RANCH	\$30,500		0401 RES MT MORRIS	401	58	
14-02-300-035	2352 W MT MORRIS RD	04/10/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$117,500	40.80	\$297,981	\$98,239	\$189,742	\$315,050	0.602	3,100	\$61.21	401	2.7189	2 STORY	\$41,400		0401 RES MT MORRIS	401	82	
14-08-526-037	7207 N LINDEN RD	09/09/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,100	39.04	\$144,366	\$8,735	\$127,265	\$213,929	0.595	1,266	\$100.53	401	3.4615	1 ST RANCH	\$4,352		0401 RES MT MORRIS	401	90	
14-08-526-039	7171 N LINDEN RD	12/18/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,600	41.49	\$192,954	\$36,938	\$158,062	\$246,062	0.561	1,920	\$71.91	401	6.8468	1 ST RANCH	\$8,135		0401 RES MT MORRIS	401	84	
14-09-200-003	4121 W MT MORRIS RD	04/18/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,900	33.17	\$0	\$8,790	\$51,250	\$63,233	0.810	864	\$69.44	401	17.0951	1 ST RANCH	\$8,750		0401 RES MT MORRIS	401	60	
14-10-100-014	3325 W MT MORRIS RD	07/31/20	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$0	0.00	\$104,716	\$16,772	\$110,728	\$138,713	0.798	1,128	\$98.16	401	16.8744	1 ST RANCH	\$9,500		0401 RES MT MORRIS	401	60	
14-10-300-017	7254 N JENNINGS RD	03/15/21	\$171,580	WD	03-ARM'S LENGTH	\$171,580	\$53,000	30.89	\$133,390	\$25,536	\$146,044	\$170,117	0.858	1,364	\$107.07	401	22.8084	1 ST RANCH	\$22,620		0401 RES MT MORRIS	401	72	
14-11-400-004	7189 NEFF RD	12/29/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$35,200	36.29	\$92,033	\$46,821	\$50,179	\$71,312	0.704	568	\$88.34	401	7.4143	1 ST RANCH	\$30,500		0401 RES MT MORRIS	401	60	
14-12-300-002	7244 NEFF RD	10/06/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$45,300	47.19	\$107,401	\$41,631	\$54,369	\$103,738	0.524	936	\$58.09	401	10.5410	1 ST RANCH	\$30,500		0401 RES MT MORRIS	401	60	
14-12-300-040	7256 NEFF RD	05/22/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$35,400	39.38	\$94,197	\$23,356	\$66,544	\$111,737	0.596	1,206	\$55.18	401	3.3965	1 1/2 STORY	\$16,696		0401 RES MT MORRIS	401	55	
14-12-400-004	7031 HARVARD ST	07/16/20	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$35,400	29.04	\$109,445	\$9,215	\$112,685	\$158,091	0.713	1,092	\$103.19	401	8.3275	1 ST RANCH	\$6,690		0401 RES MT MORRIS	401	80	
14-12-579-004	1180 STANLEY RD	12/17/20	\$92,600	WD	03-ARM'S LENGTH	\$92,600	\$34,900	37.69	\$96,173	\$16,139	\$76,461	\$126,237	0.606	1,022	\$74.82	401	2.3813	1 ST RANCH	\$13,791		0401 RES MT MORRIS	401	65	
14-12-579-022	7260 HARVARD ST	03/26/21	\$87,700	WD	03-ARM'S LENGTH	\$87,700	\$35,200	40.14	\$85,409	\$7,911	\$79,789	\$122,237	0.653	1,146	\$69.62	401	2.3234	1 ST RANCH	\$3,783		0401 RES MT MORRIS	401	66	
14-15-200-027	6438 GRISWOLD DR	12/23/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$44,200	30.69	\$154,899	\$32,522	\$111,478	\$193,024	0.578	1,462	\$76.25	401	5.1973	1 ST RANCH	\$30,500		0401 RES MT MORRIS	401	76	
<b>Totals:</b>						<b>\$2,203,680</b>						<b>\$2,203,680</b>												
						<b>Sale. Ratio =&gt;</b>	<b>\$785,800</b>		<b>35.66</b>					<b>0.634</b>				<b>0.101567176</b>						
						<b>Std. Dev. =&gt;</b>			<b>10.74</b>				<b>0.640</b>				<b>7.8758</b>	<b>Coefficient of Var=&gt;</b>	<b>12.31438665</b>					

**Neighborhood 0402**

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 Depr.	
14-01-100-023	1363 FRANCES RD	12/04/20	\$142,800	WD	03-ARM'S LENGTH	\$142,800	\$50,000	35.01	\$147,048	\$43,428	\$99,372	\$139,462	0.713	1,292	\$76.91	402	4.0098	1 ST RANCH	\$29,415		0402 RES MT MORRIS	401	65	
14-01-100-024	1343 FRANCES RD	08/27/20	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$54,000	41.22	\$122,778	\$49,396	\$81,604	\$98,764	0.826	1,344	\$60.72	402	7.3611	1 ST RANCH	\$39,800		0402 RES MT MORRIS	401	45	
14-01-100-069	8288 NEFF RD	10/31/19	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$36,800	28.75	\$131,828	\$12,699	\$115,301	\$160,335	0.719	1,496	\$77.07	402	3.3513	1 ST RANCH	\$9,930		0402 RES MT MORRIS	401	70	
<b>Totals:</b>						<b>\$401,800</b>						<b>\$401,654</b>												
						<b>Sale. Ratio =&gt;</b>	<b>\$140,800</b>		<b>35.04</b>					<b>0.743</b>				<b>0.063833699</b>						
						<b>Std. Dev. =&gt;</b>			<b>6.24</b>				<b>0.753</b>				<b>4.9074</b>	<b>Coefficient of Var=&gt;</b>	<b>6.520240035</b>					

**Neighborhood 0411**

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 Depr.	
14-01-526-009	1074 PINE ST	07/10/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$39,800	34.31	\$111,302	\$19,713	\$96,287	\$136,091	0.708	1,084	\$88.83	411	3.5181	1 ST RANCH	\$12,990		0411 RES MT MORRIS	401	68	
14-01-526-012	1038 PINE ST	07/23/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$25,900	32.42	\$72,850	\$14,973	\$64,927	\$85,999	0.755	948	\$68.49	411	8.2658	1 ST RANCH	\$12,990		0411 RES MT MORRIS	401	60	
14-01-526-051	1087 PINEHURST BLVD	12/15/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$25,700	25.70	\$104,310	\$11,088	\$88,892	\$138,487	0.642	1,158	\$76.76	411	3.0462	1 1/2 STORY	\$11,108		0411 RES MT MORRIS	401	75	
14-01-526-063	1118 PINE ST	03/29/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$38,000	29.92	\$109,227	\$17,773	\$109,227	\$150,684	0.725	1,300	\$84.02	411	5.2537	1 ST RANCH	\$11,108		0411 RES MT MORRIS	401	70	
14-01-526-065	1106 PINE ST	02/13/20	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$19,400	26.22	\$77,473	\$11,838	\$62,162	\$97,526	0.637	704	\$88.30	411	3.4951	1 ST RANCH	\$11,108		0411 RES MT MORRIS	401	82	
14-01-526-073	1105 PINEHURST BLVD	10/31/19	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$29,600	32.93	\$94,679	\$18,067	\$71,833	\$113,837	0.631	1,116	\$64.37	411	4.1321	1 ST RANCH	\$14,811		0411 RES MT MORRIS	401	88	
14-01-576-004	1347 LINCOLN AVE	11/08/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,400	40.42	\$102,024	\$28,487	\$66,513	\$109,267	0.609	1,872	\$35.53	411	6.3623	2 STORY	\$15,900		0411 RES MT MORRIS	401	45	
<b>Totals:</b>						<b>\$681,800</b>						<b>\$681,821</b>												
						<b>Sale. Ratio =&gt;</b>	<b>\$216,800</b>		<b>31.80</b>					<b>0.673</b>				<b>0.055874412</b>						
						<b>Std. Dev. =&gt;</b>			<b>5.07</b>				<b>0.672</b>				<b>4.8673</b>	<b>Coefficient of Var=&gt;</b>	<b>7.239387126</b>					

**Neighborhood 0412**

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 Depr.	
14-01-552-001	8142 ROOSEVELT AVE	11/08/19	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$46,000	52.27	\$89,253	\$23,007	\$64,993	\$122,678	0.530	1,800	\$36.11	412	0.8480	1 1/2 STORY	\$18,754		0412 RES MT MORRIS	401	55	
14-01-552-005	8171 BENSON RD	11/11/20	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$27,500	50.93	\$55,245	\$11,710	\$42,290	\$80,620	0.525	840	\$50.35	412	1.3709	1 ST RANCH	\$9,900		0412 RES MT MORRIS	401	58	
14-01-552-015	8190 ROCKWOOD AVE	04/03/20	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$30,300	43.91	\$66,404	\$22,817	\$46,183	\$80,717	0.572	856	\$53.95	412	3.3896	1 ST RANCH	\$20,752		0412 RES MT MORRIS	401	65	
14-01-552-038	1309 SANTA BARBARA AVE	09/08/20	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$39,400	64.59	\$71,194	\$20,345	\$40,655	\$94,165	0.432	1,700	\$23.91	412	10.6523	BI-LEVEL	\$18,860		0412 RES MT MORRIS	401	45	
14-01-552-039	8250 DETROIT ST	11/14/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,600	32.00	\$98,771	\$27,865	\$77,135	\$131,307	0.587	1,380	\$55.89	412	4.9172	1 ST RANCH	\$13,896		0412 RES MT MORRIS	401	65	
14-01-552-041	8240 DETROIT ST	01/14/20	\$68,850	WD	03-ARM'S LENGTH	\$68,850	\$34,600	50.25	\$71,475	\$10,797	\$58,053	\$112,367	0.517	1,392	\$41.70	412	2.1627	1 1/4 STORY	\$10,797		0412 RES MT MORRIS	401	55	
14-01-552-074	8234 ROOSEVELT AVE	12/03/19	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$24,100	38.87	\$57,217	\$10,346	\$51,654	\$86,798	0.595	864	\$59.78	412	5.6839	1 ST RANCH	\$9,360		0412 RES MT MORRIS	401	66	
14-01-552-090	8384 WOOLFITT AVE	07/20/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$47,400	53.86	\$86,205	\$23,568	\$64,432	\$115,994	0.555	1,264	\$50.97	412	1.7209	1 ST RANCH	\$19,706		0412 RES MT MORRIS	401	55	
14-01-552-095	8320 WOOLFITT AVE	03/20/20	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$37,700	38.08	\$89,642	\$17,171	\$71,329	\$134,206	0.531	1,040	\$68.59	412	0.6776	1 ST RANCH	\$14,962		0412 RES MT MORRIS	401	68	
<b>Totals:</b>						<b>\$684,350</b>						<b>\$684,406</b>												
						<b>Sale. Ratio =&gt;</b>	<b>\$316,600</b>		<b>46.26</b>					<b>0.539</b>				<b>0.049007989</b>						

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 Depr.	
14-03-551-007	3495 TAMARACK TRL	10/13/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$75,500	43.90	\$163,341	\$38,778	\$133,222	\$254,375	0.524	2,056	\$64.80	415	3.5582	BI-LEVEL	\$32,689		0415 RES MT MORRIS	401	73	
14-03-551-008	3487 TAMARACK TRL	06/11/20	\$176,800	WD	03-ARM'S LENGTH	\$176,800	\$89,600	50.68	\$182,882	\$34,048	\$142,752	\$203,940	0.470	1,834	\$77.84	415	1.8469	1 ST RANCH	\$19,656		0415 RES MT MORRIS	401	84	
14-03-577-011	3029 KERRY ST	12/19/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$51,000	46.36	\$112,803	\$39,220	\$70,780	\$150,267	0.471	1,694	\$41.78	415	1.7112	1 ST RANCH	\$28,174		0415 RES MT MORRIS	401	58	
Totals:			\$458,800			\$458,800	\$216,100		\$459,026	\$346,754	\$708,582			\$61.47		0.030821955					0.1222			
			ECF Used = 0.49		Sale. Ratio =>		47.10		E.C.F. =>		0.489		Std. Deviation=>		0.030821955		Coefficient of Var=>		4.859459408		Std. Dev. =>		3.43	
					Std. Dev. =>		3.43		Ave. E.C.F. =>		0.488		Ave. Variance=>		2.3721									

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 Depr.	
14-09-551-029	4478 STANLEY RD	11/11/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$68,300	31.33	\$219,744	\$32,448	\$185,552	\$353,389	0.525	1,448	\$128.14	416	0.0000	1 ST RANCH	\$16,500		0416 RES MT MORRIS	401	96	
Totals:			\$218,000			\$218,000	\$68,300		\$219,744	\$185,552	\$353,389			\$128.14		0.0000						0.0000		
			ECF Used = 0.53		Sale. Ratio =>		31.33		E.C.F. =>		0.525		Std. Deviation=>		0.0000		Coefficient of Var=>		0		Std. Dev. =>		0	
					Std. Dev. =>		31.33		Ave. E.C.F. =>		0.525		Ave. Variance=>		0.0000									

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 Depr.	
14-12-501-025	7336 ELMCREST AVE	09/25/20	\$92,750	WD	03-ARM'S LENGTH	\$92,750	\$36,400	39.25	\$86,748	\$12,311	\$80,439	\$104,645	0.769	1,092	\$73.66	417	7.2839	1 ST RANCH	\$11,988		0417 RES MT MORRIS	401	55	
14-12-501-047	7413 ELMCREST AVE	03/31/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,000	50.00	\$65,945	\$18,066	\$41,934	\$67,310	0.623	864	\$48.53	417	7.2839	1 ST RANCH	\$12,902		0417 RES MT MORRIS	401	45	
Totals:			\$152,750			\$152,750	\$66,400		\$152,693	\$122,373	\$171,955			\$61.10		0.103010515					1.5815			
			ECF Used = 0.712		Sale. Ratio =>		43.47		E.C.F. =>		0.712		Std. Deviation=>		0.103010515		Coefficient of Var=>		10.4678189		Std. Dev. =>		7.60	
					Std. Dev. =>		7.60		Ave. E.C.F. =>		0.696		Ave. Variance=>		7.2839									

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 Depr.	
14-12-576-004	1104 COLLINS AVE	09/18/20	\$125,000	WD	03-ARM'S LENGTH	\$110,000	\$31,200	28.36	\$98,901	\$24,204	\$85,796	\$135,813	0.632	1,602	\$53.56	418	8.9703	1 1/4 STORY	\$20,055		0418 RES MT MORRIS	401	56	
14-12-577-008	1022 CASTELLO ST	03/06/20	\$93,900	WD	03-ARM'S LENGTH	\$93,900	\$29,400	31.31	\$96,965	\$14,866	\$79,034	\$149,271	0.529	1,148	\$68.84	418	1.2553	1 ST RANCH	\$11,118		0418 RES MT MORRIS	401	73	
14-12-577-038	1058 ANGOLA AVE	07/11/19	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$33,600	41.48	\$82,810	\$28,449	\$52,551	\$98,838	0.532	1,404	\$37.43	418	1.0332	1 ST RANCH	\$23,100		0418 RES MT MORRIS	401	55	
14-12-577-057	1031 ANGOLA AVE	08/12/19	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$27,400	50.74	\$61,452	\$16,827	\$37,173	\$81,136	0.458	1,242	\$29.93	418	8.3865	1 1/2 STORY	\$15,239		0418 RES MT MORRIS	401	45	
14-12-578-023	1035 LUCHARLES AVE	04/03/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,100	51.57	\$78,720	\$32,965	\$37,035	\$83,191	0.445	1,228	\$30.16	418	9.6839	1 ST W/1 ST ADD	\$23,482		0418 RES MT MORRIS	401	58	
14-12-578-040	7043 ESTRELLE AVE	01/25/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$25,400	33.91	\$62,939	\$14,450	\$60,450	\$88,162	0.686	872	\$69.32	418	14.3652	1 ST RANCH	\$13,487		0418 RES MT MORRIS	401	68	
14-12-578-042	1090 LUCHARLES AVE	09/09/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,900	53.17	\$66,538	\$15,245	\$44,755	\$93,260	0.480	1,360	\$32.91	418	6.2124	1 ST RANCH	\$11,550		0418 RES MT MORRIS	401	53	
14-12-578-046	1116 LUCHARLES AVE	12/20/19	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$33,700	48.21	\$74,213	\$21,142	\$48,758	\$96,493	0.505	864	\$56.43	418	3.6717	1 ST RANCH	\$17,220		0418 RES MT MORRIS	401	53	
14-12-578-063	1127 LORENE AVE	02/18/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$22,500	30.00	\$66,594	\$16,685	\$58,315	\$90,744	0.643	912	\$63.94	418	10.0615	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-ARM'S LENGTH	\$70,000	\$29,300	41.86	\$73,381	\$26,329	\$43,671	\$85,549	0.510	722	\$60.49	418	3.1541	1 ST RANCH	\$23,100		0418 RES MT MORRIS	401	58	
Totals:			\$773,700			\$758,700	\$300,500		\$762,513	\$547,538	\$1,002,456			\$50.30		0.082787291					0.4177			
			ECF Used = 0.55		Sale. Ratio =>		39.61		E.C.F. =>		0.546		Std. Deviation=>		0.082787291		Coefficient of Var=>		12.32318109		Std. Dev. =>		9.62	
					Std. Dev. =>		9.62		Ave. E.C.F. =>		0.542		Ave. Variance=>		6.6794									

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 Depr.	
14-15-200-009	6455 CLIO RD	01/31/20	\$63,420	WD	03-ARM'S LENGTH	\$63,420	\$19,300	30.43	\$63,505	\$18,306	\$45,114	\$85,281	0.529	746	\$60.47	419	0.0000	1 ST RANCH	\$14,979		0419 RES MT MORRIS	401	65	
Totals:			\$63,420			\$63,420	\$19,300		\$63,505	\$45,114	\$85,281			\$60.47		0.0000						0.0000		
			ECF Used = 0.53		Sale. Ratio =>		30.43		E.C.F. =>		0.529		Std. Deviation=>		0		Coefficient of Var=>		0		Std. Dev. =>		0	
					Std. Dev. =>		0.00		Ave. E.C.F. =>		0.529		Ave. Variance=>		0.0000									



Neighborhood 1216																							
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 Depr.
14-31-577-003	3274 LUCE RD	11/19/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,500	44.64	\$140,231	\$26,714	\$113,286	\$174,642	0.649	1,112	\$101.88	1216	0.0000	1 ST RANCH	\$23,671		1216 RES FLUSHING	401	80
<b>Totals:</b>						<b>\$140,000</b>	<b>\$62,500</b>	<b>44.64</b>	<b>\$140,231</b>		<b>\$113,286</b>	<b>\$174,642</b>	<b>0.649</b>		<b>\$101.88</b>	<b>0</b>	<b>0.0000</b>						
						<b>ECF Used = 0.65</b>	<b>Sale. Ratio =&gt;</b>	<b>44.64</b>				<b>E.C.F. =&gt;</b>	<b>0.649</b>	<b>Std. Deviation=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>						
							<b>Std. Dev. =&gt;</b>	<b>0.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.649</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>		<b>0</b>					

Neighborhood 1217																								
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 Depr.	
14-31-503-006	6487 DALTON DR	07/26/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,600	39.75	\$160,814	\$34,665	\$125,335	\$190,846	0.657	1,176	\$106.58	1217	0.3632	1 ST RANCH	\$24,600		1217 RES FLUSHING	401	72	
14-31-503-012	6423 DALTON DR	09/30/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$65,300	46.68	\$142,145	\$40,748	\$99,152	\$153,399	0.646	1,236	\$80.22	1217	1.4001	1 ST RANCH	\$33,766		1217 RES FLUSHING	401	65	
14-31-503-045	6503 LUANNE DR	05/06/19	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$64,600	42.36	\$117,311	\$35,169	\$117,311	\$180,250	0.651	1,677	\$69.96	1217	0.9430	1 1/2 STORY	\$24,600		1217 RES FLUSHING	401	73	
14-31-503-047	6479 LUANNE DR	07/12/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,100	38.77	\$149,194	\$30,480	\$124,520	\$179,598	0.693	1,570	\$79.31	1217	3.2962	1 ST RANCH	\$24,600		1217 RES FLUSHING	401	64	
14-31-503-067	6445 LUANNE DR	03/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,400	52.84	\$191,675	\$22,185	\$167,815	\$256,415	0.654	2,128	\$78.86	1217	0.5899	BH-LEVEL	\$16,824		1217 RES FLUSHING	401	72	
<b>Totals:</b>						<b>\$797,400</b>	<b>\$354,000</b>	<b>44.39</b>	<b>\$798,142</b>		<b>\$634,153</b>	<b>\$960,507</b>	<b>0.660</b>		<b>\$82.99</b>	<b>0.018837521</b>	<b>0.0139</b>							
						<b>ECF Used = 0.660</b>	<b>Sale. Ratio =&gt;</b>	<b>44.39</b>				<b>E.C.F. =&gt;</b>	<b>0.660</b>	<b>Std. Deviation=&gt;</b>		<b>0.018837521</b>	<b>Coefficient of Var=&gt;</b>							
							<b>Std. Dev. =&gt;</b>	<b>5.77</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.660</b>	<b>Ave. Variance=&gt;</b>		<b>1.3185</b>		<b>1.996562138</b>						

Neighborhood 1218																								
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 Depr.	
14-31-576-019	3100 AMELIA AVE	09/09/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,900	28.50	\$121,970	\$20,679	\$119,321	\$140,847	0.849	1,284	\$92.93	1218	13.7087	1 1/4 STORY	\$20,679		1218 RES FLUSHING	401	75	
14-31-576-033	3210 AMELIA AVE	09/18/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$67,600	37.77	\$180,671	\$50,914	\$128,086	\$179,968	0.712	1,578	\$81.17	1218	0.0537	BH-LEVEL	\$20,704		1218 RES FLUSHING	401	80	
14-31-576-036	3244 AMELIA AVE	08/07/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$37,700	36.96	\$93,954	\$12,922	\$89,078	\$112,388	0.793	960	\$92.79	1218	8.0339	1 ST RANCH	\$10,352		1218 RES FLUSHING	401	70	
14-31-576-037	3256 AMELIA AVE	06/07/19	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$77,100	42.25	\$196,930	\$66,994	\$115,506	\$180,216	0.641	2,149	\$53.75	1218	7.1323	1 1/2 W/1ADD	\$55,632		1218 RES FLUSHING	401	66	
14-31-576-043	3207 AMELIA AVE	12/04/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$52,800	62.12	\$102,736	\$29,359	\$55,641	\$101,771	0.547	1,008	\$55.20	1218	16.5526	1 ST RANCH	\$20,679		1218 RES FLUSHING	401	50	
14-31-576-049	6069 MYRTLE AVE	07/12/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$122,142	\$38,006	\$81,994	\$116,693	0.703	1,278	\$64.16	1218	0.9608	1 ST RANCH	\$23,193		1218 RES FLUSHING	401	58	
14-31-576-055	3105 AMELIA AVE	11/21/19	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$41,400	37.67	\$112,350	\$24,079	\$85,821	\$122,429	0.701	1,248	\$68.77	1218	1.1264	1 ST RANCH	\$20,679		1218 RES FLUSHING	401	66	
14-31-576-064	6051 SONNY AVE	10/04/19	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$39,500	44.13	\$99,761	\$26,470	\$63,030	\$101,652	0.620	864	\$79.95	1218	9.2195	1 ST RANCH	\$25,389		1218 RES FLUSHING	401	63	
14-31-576-083	6104 SONNY AVE	01/29/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$39,500	29.28	\$108,682	\$16,400	\$118,500	\$127,992	0.926	1,051	\$112.75	1218	21.3589	1 1/2 STORY	\$16,400		1218 RES FLUSHING	401	73	
14-31-576-097	3184 WILBER AVE	01/20/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,300	47.69	\$167,819	\$28,898	\$134,102	\$196,839	0.681	2,000	\$67.05	1218	3.0975	BH-LEVEL	\$17,835		1218 RES FLUSHING	401	70	
14-31-576-110	3135 WILBER AVE	07/16/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$74,200	48.66	\$164,638	\$47,017	\$105,483	\$163,136	0.647	1,566	\$67.36	1218	6.5656	1 ST W/1 ST ADD	\$20,602		1218 RES FLUSHING	401	80	
14-31-576-113	6138 SONNY AVE	06/23/20	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$49,000	41.70	\$120,686	\$25,068	\$92,432	\$132,619	0.697	1,610	\$57.41	1218	1.5276	1 1/2 STORY	\$23,338		1218 RES FLUSHING	401	60	
14-31-576-120	6174 FLUSHING RD	02/05/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$78,900	34.45	\$197,418	\$22,529	\$206,471	\$242,565	0.851	1,869	\$110.47	1218	13.8948	1 ST RANCH	\$15,779		1218 RES FLUSHING	401	73	
14-31-576-134	3238 AMELIA AVE	10/06/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,600	55.75	\$91,236	\$21,610	\$58,390	\$96,569	0.605	1,176	\$49.65	1218	10.7605	1 ST RANCH	\$20,691		1218 RES FLUSHING	401	55	
<b>Totals:</b>						<b>\$1,881,800</b>	<b>\$764,800</b>	<b>40.64</b>	<b>\$1,880,993</b>		<b>\$1,453,855</b>	<b>\$2,015,323</b>	<b>0.721</b>		<b>\$74.74</b>	<b>0.106864939</b>	<b>0.9148</b>							
						<b>ECF Used = 0.721</b>	<b>Sale. Ratio =&gt;</b>	<b>40.64</b>				<b>E.C.F. =&gt;</b>	<b>0.721</b>	<b>Std. Deviation=&gt;</b>		<b>0.106864939</b>	<b>Coefficient of Var=&gt;</b>							
							<b>Std. Dev. =&gt;</b>	<b>9.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.712</b>	<b>Ave. Variance=&gt;</b>		<b>8.1423</b>		<b>11.43181821</b>						

Neighborhood 1219																								
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 Depr.	
14-32-552-003	5373 WHITEHALL CT	11/12/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,800	44.88	\$162,968	\$29,991	\$130,009	\$213,104	0.610	2,054	\$63.30	1219	1.5438	2 STORY	\$27,025		1219 RES FLUSHING	401	72	
14-32-552-010	3080 PINEHILL PL	11/30/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$67,200	42.26	\$153,671	\$26,161	\$132,839	\$223,574	0.594	1,511	\$87.91	1219	3.1349	1 ST RANCH	\$20,500		1219 RES FLUSHING	401	77	
14-32-553-004	3137 PINEHILL PL	01/04/21	\$198,600	WD	03-ARM'S LENGTH	\$198,600	\$65,200	32.83	\$197,276	\$37,042	\$161,558	\$256,785	0.629	1,920	\$84.14	1219	0.3645	2 STORY	\$28,850		1219 RES FLUSHING	401	80	
14-32-553-008	3167 PINEHILL PL	06/21/19	\$137,999	WD	03-ARM'S LENGTH	\$137,999	\$54,000	39.13	\$124,280	\$26,507	\$111,492	\$156,688	0.712	1,384	\$80.56	1219	8.6046	1 ST W/1 ST ADD	\$20,839		1219 RES FLUSHING	401	65	
14-32-553-015	3120 KINGSBROOK DR	07/09/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$77,500	53.45	\$153,384	\$31,431	\$113,569	\$195,438	0.581	1,420	\$79.98	1219	4.4409	1 ST RANCH	\$22,641		1219 RES FLUSHING	401	65	
14-32-553-023	3120 PINEHILL PL	03/01/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$81,800	32.73	\$234,525	\$36,412	\$213,488	\$317,489	0.672	2,330	\$91.63	1219	4.6916	2 STORY	\$20,974		1219 RES FLUSHING	401	80	
14-32-554-009	5365 LAMPLIGHTER LN	11/05/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,800	41.09	\$170,980	\$34,523	\$130,477	\$218,681	0.597	1,714	\$76.12	1219	2.8857	2 STORY	\$20,839		1219 RES FLUSHING	401	73	
14-32-554-015	5305 LAMPLIGHTER LN	11/13/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$59,800	40.13	\$145,111	\$25,893	\$123,107	\$191,054	0.644	1,536	\$80.15	1219	1.8845	1 ST W/1 ST ADD	\$20,839		1219 RES FLUSHING	401	74	
14-32-554-024	5324 LAMPLIGHTER LN	08/17/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,800	40.49	\$171,480	\$26,953	\$142,947	\$231,614	0.617	1,880	\$76.04	1219	0.8332	2 STORY	\$20,500		1219 RES FLUSHING	401	80	
14-32-554-029	5374 LAMPLIGHTER LN	02/21/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,800	39.87	\$144,515	\$29,733	\$125,267	\$183,946	0.681	1,408	\$88.97	1219	5.5490	1 ST W/1 ST ADD	\$20,500		1219 RES FLUSHING	401	79	
14-32-555-001	3190 KINGSBROOK DR	07/23/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,500	54.33	\$168,406	\$26,691	\$123,309	\$227,107	0.543	1,472	\$83.77	1219	8.2556	1 ST RANCH	\$20,700		1219 RES FLUSHING	401	75	
<b>Totals:</b>						<b>\$1,839,399</b>	<b>\$757,200</b>	<b>41.17</b>	<b>\$1,838,596</b>		<b>\$1,508,062</b>	<b>\$2,415,479</b>	<b>0.624</b>		<b>\$81.14</b>	<b>0.048952464</b>	<b>0.1178</b>							
						<b>ECF Used = 0.626</b>	<b>Sale. Ratio =&gt;</b>	<b>41.17</b>				<b>E.C.F. =&gt;</b>	<b>0.624</b>	<b>Std. Deviation=&gt;</b>		<b>0.048952464</b>	<b>Coefficient of Var=&gt;</b>							
							<b>Std</b>																	

Clio School District  
 Neighborhood 1501  
 Neighborhood 1510

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-04-200-007	8311 N JENNINGS RD	11/04/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$45,500	29.35	\$149,867	\$33,093	\$121,907	\$149,710	0.814	1,326	\$91.94	1501	4.0333	1 ST RANCH	\$30,000		1501 RES CLIO	401	65
14-04-300-010	8156 N LINDEN RD	08/11/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,900	46.53	\$79,934	\$25,540	\$49,460	\$69,736	0.709	780	\$63.41	1501	6.4706	1 ST RANCH	\$24,080		1501 RES CLIO	401	50
14-05-300-007	5444 W MT MORRIS RD	09/06/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79	\$170,043	\$38,804	\$126,196	\$168,255	0.750	4,831	\$26.12	1501	2.3926	1 1/2 STORY	\$33,000		1501 RES CLIO	401	40
14-05-501-004	8330 WEBSTER RD	10/02/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$53,900	42.11	\$133,001	\$25,405	\$102,595	\$137,944	0.744	1,200	\$85.50	1510	3.0207	1 ST RANCH	\$19,563		1510 RES CLIO	401	59
14-05-501-017	8488 WEBSTER RD	11/20/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$77,900	53.54	\$150,375	\$45,570	\$99,930	\$134,365	0.744	1,632	\$61.23	1510	3.0235	1 ST RANCH	\$36,470		1510 RES CLIO	401	48
14-05-501-045	8508 WEBSTER RD	07/31/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,000	41.92	\$175,761	\$20,443	\$146,557	\$199,126	0.736	1,778	\$82.43	1510	3.7951	1 1/2 STORY	\$15,641		1510 RES CLIO	401	63
14-05-501-046	8520 WEBSTER RD	07/29/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,600	48.16	\$119,042	\$22,291	\$80,709	\$124,040	0.651	1,296	\$62.28	1510	12.3283	1 ST RANCH	\$13,558		1510 RES CLIO	401	75
14-05-502-049	5445 HILLIER DR	01/31/20	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$45,600	47.25	\$100,337	\$26,968	\$69,532	\$94,063	0.739	1,152	\$60.36	1510	3.4745	1 ST RANCH	\$21,965		1510 RES CLIO	401	53
14-05-551-006	5514 W MT MORRIS RD	04/11/19	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$36,900	27.35	\$140,203	\$55,965	\$78,935	\$107,997	0.731	1,248	\$63.25	1510	4.3056	1 ST RANCH	\$23,945		1510 RES CLIO	401	58
14-05-551-008	8060 WEBSTER RD	08/14/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$60,900	36.04	\$138,643	\$29,685	\$139,315	\$139,690	0.997	1,589	\$87.67	1510	22.3364	1 ST RANCH	\$22,937		1510 RES CLIO	401	60
14-05-551-014	8126 WEBSTER RD	11/13/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,300	53.29	\$73,700	\$22,185	\$47,815	\$66,045	0.724	924	\$51.75	1510	4.9976	1 ST RANCH	\$18,433		1510 RES CLIO	401	45
14-05-552-007	5322 W MT MORRIS RD	08/22/19	\$184,200	WD	03-ARM'S LENGTH	\$184,200	\$51,600	28.01	\$173,964	\$27,612	\$156,588	\$187,631	0.835	1,440	\$108.74	1515	6.0601	2 STORY	\$19,000		1515 RES CLIO	401	82
14-05-552-007	5322 W MT MORRIS RD	12/29/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$57,400	28.14	\$173,964	\$27,612	\$176,388	\$187,631	0.940	1,440	\$122.49	1515	16.6127	2 STORY	\$19,000		1515 RES CLIO	401	82
14-05-553-020	8056 NANTUCKET DR	11/06/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$75,900	46.56	\$179,897	\$33,429	\$129,571	\$187,779	0.690	1,512	\$85.70	1515	8.3937	1 ST RANCH	\$22,223		1515 RES CLIO	401	73
14-05-553-032	8103 NANTUCKET DR	11/13/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,600	42.73	\$214,372	\$51,065	\$153,935	\$209,368	0.735	1,620	\$95.02	1515	3.8717	1 ST RANCH	\$29,552		1515 RES CLIO	401	75
14-06-501-002	6365 FRANCES RD	07/02/19	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$109,257	\$15,641	\$110,359	\$120,021	0.920	1,108	\$99.60	1510	14.5548	1 ST RANCH	\$15,641		1510 RES CLIO	401	61
14-06-501-020	6159 FRANCES RD	10/30/20	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$63,400	37.85	\$177,328	\$19,823	\$147,677	\$201,929	0.731	1,108	\$133.28	1510	4.2624	1 ST RANCH	\$13,295		1510 RES CLIO	401	78
14-08-100-008	5455 W MT MORRIS RD	05/24/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$67,000	31.16	\$179,415	\$48,542	\$166,458	\$167,786	0.992	1,615	\$103.07	1501	21.8132	BH-LEVEL	\$35,380		1501 RES CLIO	401	75
14-08-100-015	5269 W MT MORRIS RD	08/02/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$41,300	36.88	\$143,052	\$80,456	\$142,959	\$142,959	0.563	1,183	\$68.01	1501	21.1163	1 ST RANCH	\$30,000		1501 RES CLIO	401	74
14-08-100-015	5269 W MT MORRIS RD	09/11/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$50,800	34.32	\$143,052	\$116,456	\$142,959	\$142,959	0.815	1,183	\$98.44	1501	4.0658	1 ST RANCH	\$30,000		1501 RES CLIO	401	74
14-08-526-018	7345 N LINDEN RD	12/01/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$52,400	40.92	\$163,836	\$24,279	\$128,221	\$178,919	0.717	1,056	\$121.42	1501	5.7312	1 ST RANCH	\$22,847		1501 RES CLIO	401	68
14-08-526-030	7475 N LINDEN RD	11/19/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,200	38.88	\$164,903	\$32,906	\$127,094	\$169,237	0.751	1,560	\$81.47	1501	2.2926	2 STORY	\$24,025		1501 RES CLIO	401	75
<b>Totals:</b>			<b>\$3,246,100</b>			<b>\$3,246,100</b>	<b>\$1,244,400</b>		<b>\$3,253,946</b>		<b>\$2,556,154</b>	<b>\$3,287,179</b>			<b>\$84.24</b>		<b>0.3660</b>						
									<b>Sale. Ratio =&gt;</b>	<b>38.34</b>			<b>E.C.F. =&gt;</b>	<b>0.778</b>	<b>Std. Deviation=&gt;</b>		<b>0.107071913</b>						
									<b>Std. Dev. =&gt;</b>	<b>7.95</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.774</b>	<b>Ave. Variance=&gt;</b>		<b>8.1342</b>	<b>Coefficient of Var=&gt;</b>		<b>10.50994318</b>			

Neighborhood 2101		Westwood 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 Depr.
14-16-576-006	6039 N JENNINGS RD	06/12/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,900	43.63	\$88,183	\$15,479	\$64,521	\$127,551	0.506	1,092	\$59.09	2101	7.1924	1 ST RANCH	\$9,982		2101 RES WWH	401	65
14-17-400-001	6255 N LINDEN RD	04/17/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$29,000	40.28	\$77,127	\$19,485	\$52,515	\$101,126	0.519	1,076	\$48.81	2101	5.8468	1 ST RANCH	\$15,000		2101 RES WWH	401	58
14-17-400-004	6217 N LINDEN RD	08/24/20	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$46,300	50.60	\$98,526	\$22,939	\$68,561	\$132,609	0.517	1,092	\$62.78	2101	6.0752	1 ST RANCH	\$15,000		2101 RES WWH	401	64
14-20-200-010	5143 W COLDWATER RD	05/20/20	\$99,900	MLC	03-ARM'S LENGTH	\$99,900	\$0	0.00	\$82,196	\$9,498	\$90,402	\$127,540	0.709	1,296	\$69.75	2101	13.1042	1 1/2 STORY	\$8,344		2101 RES WWH	401	70
14-20-400-022	5012 W CARPENTER RD	05/07/19	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$34,000	48.64	\$78,454	\$10,170	\$59,730	\$119,796	0.499	1,570	\$38.04	2101	7.9173	1 1/2 W/1ADD	\$8,296		2101 RES WWH	401	50
14-20-400-023	5022 W CARPENTER RD	10/29/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,000	47.69	\$70,833	\$11,616	\$53,384	\$103,889	0.514	1,004	\$53.17	2101	6.3915	1 ST RANCH	\$7,938		2101 RES WWH	401	58
14-20-526-025	5111 W COLDWATER RD	10/18/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,000	50.67	\$98,895	\$36,170	\$38,830	\$110,444	0.353	1,566	\$24.80	2101	22.4910	1 3/4 W/1 ADD	\$10,762		2101 RES WWH	401	50
14-20-526-026	5125 W COLDWATER RD	12/23/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$105,800	33.17	\$309,820	\$69,163	\$422,205	\$52,205	0.592	1,789	\$139.65	2101	1.3974	1 ST RANCH	\$14,532		2101 RES WWH	401	90
14-21-200-006	4015 W COLDWATER RD	04/26/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,400	33.43	\$62,989	\$11,164	\$58,836	\$90,921	0.647	1,443	\$40.77	2101	6.9342	1 3/4 W/1 ADD	\$7,528		2101 RES WWH	401	55
14-22-200-018	3143 W COLDWATER RD	09/19/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$31,200	38.05	\$79,765	\$6,334	\$75,666	\$163,914	0.462	1,281	\$59.07	2101	11.6149	1 ST RANCH	\$4,100		2101 RES WWH	401	68
14-22-200-026	3167 W COLDWATER RD	04/26/19	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$18,500	37.37	\$53,017	\$5,078	\$44,422	\$84,104	0.528	1,000	\$44.42	2101	4.9586	1 1/4 STORY	\$4,075		2101 RES WWH	401	53
14-22-400-001	3222 W CARPENTER RD	05/31/19	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$45,300	43.98	\$124,126	\$11,966	\$91,034	\$196,772	0.463	2,272	\$40.07	2101	11.5132	2 STORY	\$8,200		2101 RES WWH	401	70
14-23-504-002	2439 W COLDWATER RD	03/25/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$22,800	35.91	\$64,028	\$6,976	\$56,524	\$100,091	0.565	988	\$57.21	2101	1.3044	1 ST RANCH	\$3,674		2101 RES WWH	401	60
14-27-100-010	3395 W CARPENTER RD	06/11/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$31,900	38.90	\$92,386	\$6,751	\$75,249	\$150,237	0.501	1,176	\$63.99	2101	7.6900	1 ST RANCH	\$4,797		2101 RES WWH	401	63
14-27-100-011	3403 W CARPENTER RD	09/22/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$25,800	24.57	\$84,591	\$13,098	\$72,589	\$133,098	0.723	1,246	\$77.27	2101	14.5569	BI-LEVEL	\$4,920		2101 RES WWH	401	77
14-27-100-019	4392 N JENNINGS RD	04/08/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,300	50.87	\$169,112	\$26,517	\$123,483	\$250,167	0.494	2,439	\$50.63	2101	8.4166	1 ST RANCH	\$8,218		2101 RES WWH	401	66
14-27-100-032	4434 N JENNINGS RD	09/30/19	\$285,196	WD	03-ARM'S LENGTH	\$285,196	\$147,400	51.72	\$329,137	\$79,804	\$205,196	\$437,426	0.469	3,962	\$51.79	2101	10.8670	1 1/2 STORY	\$30,080		2101 RES WWH	401	81
14-28-100-003	4476 N LINDEN RD	11/01/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$33,100	22.21	\$128,997	\$27,345	\$121,655	\$178,337	0.682	1,254	\$97.01	2101	10.4395	1 ST RANCH	\$10,710		2101 RES WWH	401	70
14-28-552-012	4188 N LINDEN RD	03/10/20	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$60,000	47.43	\$135,612	\$52,445	\$178,170	\$151,519	0.519	1,520	\$60.82	2101	5.8911	1 ST RANCH	\$24,260		2101 RES WWH	401	63
14-29-400-024	4175 N LINDEN RD	11/22/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,000	49.33	\$166,722	\$42,722	\$108,000	\$131,439	0.827	1,044	\$104.09	2101	24.9020	1 ST RANCH	\$8,500		2101 RES WWH	401	70
14-29-400-025	5037 KELLY RD	12/23/19	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$29,700	48.69	\$62,911	\$23,006	\$37,994	\$70,009	0.543	936	\$40.59	2101	3.5065	1 ST RANCH	\$15,000		2101 RES WWH	401	45
14-30-400-012	6019 KELLY RD	01/22/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,200	31.62	\$88,510	\$12,223	\$93,777	\$133,837	0.693	1,368	\$67.82	2101	11.5441	1 ST RANCH	\$4,707		2101 RES WWH	401	62
14-32-200-013	5059 PIERSON RD	06/13/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,700	43.00	\$64,038	\$17,759	\$72,241	\$81,191	0.890	1,292	\$55.91	2101	31.1995	1 ST RANCH	\$15,000		2101 RES WWH	401	33
14-33-200-049	3289 N JENNINGS RD	02/10/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$54,900	31.55	\$148,976	\$45,939	\$128,061	\$175,504	0.730	1,588	\$80.64	2101	15.1909	1 1/2 W/1ADD	\$25,000		2101 RES WWH	401	68
14-33-300-015	3074 N LINDEN RD	07/29/19	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$33,500	46.85	\$73,590	\$28,069	\$43,431	\$79,861	0.544	816	\$53.22	2101	3.3939	1- STORY	\$24,950		2101 RES WWH	401	60
14-33-300-027	4408 PASADENA AVE	02/22/21	\$62,170	WD	03-ARM'S LENGTH	\$62,170	\$31,100	50.02	\$60,034	\$11,537	\$50,633	\$85,082	0.595	1,248	\$40.57	2101	1.7336	1 ST RANCH	\$8,500		2101 RES WWH	401	54
14-33-300-030	4366 PASADENA AVE	10/05/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$40,000	43.48	\$95,666	\$15,479	\$76,521	\$140,679	0.544	1,794	\$42.65	2101	3.3828	2 STORY	\$3,715		2101 RES WWH	401	56
14-33-577-004	3155 N JENNINGS RD	01/07/21	\$90,750	WD	03-ARM'S LENGTH	\$90,750	\$31,100	34.27	\$78,228	\$12,519	\$78,228	\$115,279	0.679	958	\$81.66	2101	10.0855	1 ST W/1 ST ADD	\$3,674		2101 RES WWH	401	68
14-33-577-007	3125 N JENNINGS RD	06/17/19	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$20,400	49.76	\$48,209	\$7,887	\$33,113	\$70,740	0.468	822	\$40.28	2101	10.9677	1 ST RANCH	\$5,617		2101 RES WWH	401	55
14-34-552-016	3156 N JENNINGS RD	02/21/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,700	34.50	\$53,333	\$6,667	\$59,051	\$95,051	0.561	1,008	\$52.91	2101	1.6669	1 ST RANCH	\$5,084		2101 RES WWH	401	63
<b>Totals:</b>			<b>\$3,135,220</b>			<b>\$3,135,220</b>	<b>\$1,194,100</b>		<b>\$3,142,050</b>	<b>\$2,493,572</b>	<b>\$4,386,670</b>		<b>0.568</b>		<b>\$59.98</b>		<b>0.118495756</b>				<b>0.9326</b>		
					<b>ECF Used = 0.578</b>		<b>Sale. Ratio =&gt;</b>	<b>38.09</b>					<b>E.C.F. =&gt;</b>	<b>0.568</b>		<b>Std. Deviation=&gt;</b>	<b>9.4059</b>		<b>Coefficient of Var=&gt;</b>	<b>16.27961389</b>			
							<b>Std. Dev. =&gt;</b>	<b>11.74</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.578</b>		<b>Ave. Variance=&gt;</b>							

Neighborhood 2111																							
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 Depr.
14-21-526-003	5289 N JENNINGS RD	01/31/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$48,400	40.00	\$122,842	\$16,947	\$104,053	\$213,790	0.491	1,536	\$67.74	2111	0.1975	1 ST RANCH	\$11,000		2111 RES WWH	401	77
14-21-526-031	4096 KIMBERLY WOODS DR	11/12/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,700	53.85	\$136,041	\$26,392	\$108,608	\$219,298	0.495	1,928	\$56.33	2111	0.1975	1 ST W/1 ST ADD	\$12,901		2111 RES WWH	401	65
<b>Totals:</b>			<b>\$256,000</b>			<b>\$256,000</b>	<b>\$121,100</b>		<b>\$258,883</b>	<b>\$122,661</b>	<b>\$431,088</b>		<b>0.493</b>		<b>\$62.04</b>		<b>0.002793305</b>		<b>0.0034</b>				
					<b>ECF Used = 0.50</b>		<b>Sale. Ratio =&gt;</b>	<b>47.30</b>					<b>E.C.F. =&gt;</b>	<b>0.493</b>		<b>Std. Deviation=&gt;</b>	<b>0.1975</b>		<b>Coefficient of Var=&gt;</b>	<b>0.400416217</b>			
							<b>Std. Dev. =&gt;</b>	<b>9.79</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.493</b>		<b>Ave. Variance=&gt;</b>							

Neighborhood 2112																							
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 Depr.
14-21-577-005	5115 CAMBORNE CT	11/20/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,600	55.60	\$102,462	\$18,114	\$81,886	\$200,829	0.408	1,800	\$45.49	2112	1.6019	1 ST W/1 ST ADD	\$12,967		2112 RES WWH	401	60
14-21-577-007	5095 CAMBORNE CT	12/04/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,700	56.33	\$101,034	\$15,274	\$74,726	\$204,190	0.366	1,702	\$43.90	2112	5.7798	1 ST RANCH	\$8,659		2112 RES WWH	401	65
14-21-577-015	4097 ROCHDALE DR	03/18/20	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$39,800	31.87	\$113,875	\$23,557	\$113,343	\$215,043	0.471	1,466	\$69.13	2112	4.7509	1 ST W/1 ST ADD	\$69,133		2112 RES WWH	401	78
14-21-578-001	5257 N JENNINGS RD	08/28/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$49,500	40.24	\$111,468	\$29,806	\$102,194	\$215,862	0.473	1,456	\$70.19	2112	4.9663	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-ARM'S LENGTH	\$108,000	\$42,900	39.72	\$107,895	\$18,884	\$89,116	\$211,931	0.420	1,456	\$61.21	2112	0.3265	1 ST W/1 ST ADD	\$11,000		2112 RES WWH	401	80
14-22-551-003	5210 N JENNINGS RD	08/26/19	\$83,300	WD	03-ARM'S LENGTH	\$83,300	\$41,100	49.34	\$86,097	\$14,160	\$69,140	\$171,279	0.404	1,400	\$49.39	2112	2.0090	1 ST W/1 ST ADD	\$11,688		2112 RES WWH	401	68
<b>Totals:</b>			<b>\$629,200</b>			<b>\$629,200</b>	<b>\$279,600</b>		<b>\$622,831</b>	<b>\$518,405</b>	<b>\$1,219,133</b>		<b>0.425</b>		<b>\$56.55</b>		<b>0.041797072</b>		<b>0.1464</b>				
					<b>ECF Used = 0.425</b>		<b>Sale. Ratio =&gt;</b>	<b>44.44</b>					<b>E.C.F. =&gt;</b>	<b>0.425</b>		<b>Std. Deviation=&gt;</b>	<b>3.2391</b>		<b>Coefficient of Var=&gt;</b>	<b>7.643619966</b>			
							<b>Std. Dev</b>																

Neighborhood 2115																								
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 Depr.	
14-27-551-041	4051 HUNTER RD	02/12/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$21,900	27.41	\$78,744	\$3,276	\$76,624	\$163,705	0.468	1,500	\$51.08	2115	0.5616	2 STORY	\$272		2115 RES WWH	401	75	
14-27-551-042	3337 W PARKWAY AVE	08/18/20	\$40,000	MLC	03-ARM'S LENGTH	\$40,000	\$11,200	28.00	\$37,903	\$1,482	\$38,518	\$79,004	0.488	744	\$51.77	2115	2.5097	1 ST RANCH	\$303		2115 RES WWH	401	62	
14-27-551-121	3302 W LYNDON AVE	07/10/19	\$25,000	MLC	03-ARM'S LENGTH	\$25,000	\$9,400	37.60	\$27,094	\$1,103	\$23,897	\$56,380	0.424	733	\$32.60	2115	3.8586	1 ST RANCH	\$300		2115 RES WWH	401	58	
14-27-551-184	3377 GRACELAWN AVE	01/15/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$16,300	31.35	\$45,880	\$2,630	\$49,370	\$93,818	0.526	960	\$51.43	2115	6.3787	1 ST RANCH	\$300		2115 RES WWH	401	68	
14-27-551-222	3338 GRACELAWN AVE	06/16/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,800	46.00	\$33,751	\$581	\$29,419	\$71,952	0.409	740	\$39.76	2115	5.3577	1 ST RANCH	\$303		2115 RES WWH	401	55	
14-27-552-041	4112 N JENNINGS RD	09/17/19	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$16,200	32.46	\$55,640	\$4,213	\$45,687	\$111,555	0.410	1,256	\$36.38	2115	5.2900	1 ST W/1 ST ADD	\$823		2115 RES WWH	401	58	
14-27-552-056	3489 SHERMAN AVE	05/26/20	\$27,500	LC	03-ARM'S LENGTH	\$27,500	\$12,400	45.09	\$28,507	\$422	\$27,078	\$60,922	0.444	936	\$28.93	2115	1.7975	1 ST RANCH	\$360		2115 RES WWH	401	60	
14-27-553-001	3412 W HOME AVE	04/23/20	\$28,000	MLC	03-ARM'S LENGTH	\$28,000	\$10,100	36.07	\$25,530	\$1,391	\$26,609	\$52,362	0.508	684	\$38.90	2115	4.5726	1 ST RANCH	\$268		2115 RES WWH	401	61	
14-27-553-037	4200 OCONNOR RD	02/22/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,400	52.00	\$23,426	\$1,784	\$18,216	\$46,946	0.388	676	\$26.95	2115	7.4423	1 ST RANCH	\$503		2115 RES WWH	401	55	
14-27-553-129	3430 W PARKWAY AVE	08/28/19	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$11,700	43.33	\$30,380	\$2,580	\$24,420	\$60,304	0.405	734	\$33.27	2115	5.7495	1 ST RANCH	\$750		2115 RES WWH	401	53	
14-27-553-129	3430 W PARKWAY AVE	07/13/20	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$14,400	53.33	\$30,380	\$2,580	\$24,420	\$60,304	0.405	734	\$33.27	2115	5.7495	1 ST RANCH	\$750		2115 RES WWH	401	53	
14-27-576-105	3101 W LYNDON AVE	07/31/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$14,900	27.09	\$47,130	\$2,543	\$55,500	\$95,457	0.542	864	\$60.71	2115	7.9925	1 ST RANCH	\$300		2115 RES WWH	401	75	
14-27-576-108	3113 W LYNDON AVE	12/23/19	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$9,400	26.11	\$36,748	\$2,433	\$33,567	\$52,744	0.636	768	\$43.71	2115	17.3968	1 ST RANCH	\$300		2115 RES WWH	401	53	
14-27-576-222	3168 SHERMAN AVE	06/19/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,200	49.33	\$51,468	\$8,187	\$36,813	\$93,885	0.392	1,446	\$25.46	2115	7.0338	1 1/2 STORY	\$450		2115 RES WWH	401	50	
14-27-576-225	3142 GRACELAWN AVE	06/19/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,100	36.38	\$87,241	\$5,941	\$74,059	\$176,356	0.420	1,852	\$39.99	2115	4.2504	2 STORY	\$294		2115 RES WWH	401	67	
14-27-577-012	4113 DORAN ST	06/04/19	\$44,700	WD	03-ARM'S LENGTH	\$44,700	\$14,700	32.89	\$47,258	\$1,802	\$42,898	\$98,603	0.435	1,388	\$30.91	2115	2.7388	1 1/2 W/1ADD	\$575		2115 RES WWH	401	60	
14-27-577-029	3239 SHERMAN AVE	10/09/20	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$17,000	29.31	\$51,880	\$1,558	\$56,442	\$109,158	0.517	1,376	\$41.02	2115	5.4620	1 1/2 STORY	\$960		2115 RES WWH	401	58	
14-27-577-079	3228 W HOBSON AVE	10/04/19	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$12,200	30.50	\$36,515	\$1,118	\$38,882	\$76,783	0.506	1,248	\$31.16	2115	4.3942	1 ST RANCH	\$605		2115 RES WWH	401	55	
<b>Totals:</b>						<b>\$765,000</b>	<b>\$267,300</b>	<b>34.94</b>	<b>\$719,376</b>	<b>\$156,499</b>	<b>\$38.74</b>	<b>\$1,561,499</b>	<b>0.461</b>	<b>Std. Deviation=&gt;</b>	<b>0.066652505</b>	<b>0.1750</b>	<b>5.4742</b>	<b>Coefficient of Var=&gt;</b>	<b>11.83760077</b>					
						<b>ECF Used = 0.462</b>	<b>Sale. Ratio =&gt;</b>	<b>9.05</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.462</b>	<b>Std. Deviation=&gt;</b>	<b>0.462</b>	<b>Ave. Variance=&gt;</b>	<b>0.066652505</b>	<b>Coefficient of Var=&gt;</b>	<b>11.83760077</b>								

Neighborhood 2116																							
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 Depr.
14-29-526-004	4300 TILLIE DR	07/26/19	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$18,500	28.46	\$64,819	\$18,325	\$46,675	\$76,220	0.632	1,008	\$46.30	2116	0.5237	1 ST RANCH	\$11,018		2116 RES WWH	401	50
14-29-526-034	4449 TILLIE DR	09/27/19	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$21,200	24.09	\$89,014	\$12,635	\$76,365	\$125,211	0.602	1,062	\$70.97	2116	0.5237	1 ST W/1 ST ADD	\$10,963		2116 RES WWH	401	68
<b>Totals:</b>						<b>\$153,000</b>	<b>\$39,700</b>	<b>25.95</b>	<b>\$153,833</b>	<b>\$122,040</b>	<b>\$201,431</b>	<b>0.606</b>	<b>Std. Deviation=&gt;</b>	<b>0.007405545</b>	<b>0.1274</b>	<b>0.5237</b>	<b>Coefficient of Var=&gt;</b>	<b>0.862490762</b>					
						<b>ECF Used = 0.61</b>	<b>Sale. Ratio =&gt;</b>	<b>3.09</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.607</b>	<b>Std. Deviation=&gt;</b>	<b>0.607</b>	<b>Ave. Variance=&gt;</b>	<b>0.007405545</b>	<b>Coefficient of Var=&gt;</b>	<b>0.862490762</b>							

Neighborhood 2117																								
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 Depr.	
14-30-576-003	4033 MARIANNE DR	06/10/19	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$46,100	36.16	\$121,426	\$24,417	\$103,083	\$153,983	0.669	1,223	\$84.29	2117	4.1275	1 ST RANCH	\$17,265		2117 RES WWH	401	65	
14-30-577-005	4208 WOODLAND CT	10/07/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$63,200	44.82	\$149,871	\$34,118	\$106,882	\$183,735	0.582	1,664	\$64.23	2117	4.6452	1 ST W/1 ST ADD	\$27,733		2117 RES WWH	401	66	
14-30-577-014	4254 KELLY CT	12/01/20	\$160,800	WD	03-ARM'S LENGTH	\$160,800	\$59,200	36.82	\$165,251	\$36,991	\$123,809	\$203,587	0.608	1,684	\$73.52	2117	2.0034	2 STORY	\$25,565		2117 RES WWH	401	65	
14-30-577-018	4262 KELLY CT	01/31/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$86,500	47.01	\$195,898	\$34,138	\$149,862	\$256,762	0.584	2,240	\$69.90	2117	4.4509	2 STORY	\$24,691		2117 RES WWH	401	68	
14-30-577-022	4190 MARIANNE DR	08/01/19	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$48,800	38.46	\$124,538	\$22,792	\$104,108	\$161,502	0.645	1,584	\$65.72	2117	1.6454	1 ST W/1 ST ADD	\$17,746		2117 RES WWH	401	60	
14-30-577-023	4200 MARIANNE DR	11/06/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$59,900	36.75	\$160,454	\$23,496	\$139,504	\$217,394	0.642	1,348	\$103.49	2117	1.3541	1 ST RANCH	\$17,335		2117 RES WWH	401	70	
14-30-577-040	4171 MARIANNE DR	07/10/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$67,800	48.09	\$149,259	\$22,174	\$118,816	\$201,732	0.589	1,658	\$71.67	2117	3.9113	1 ST RANCH	\$17,369		2117 RES WWH	401	70	
14-30-577-044	4133 MARIANNE DR	07/24/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$64,700	34.78	\$168,016	\$20,891	\$165,109	\$233,532	0.707	1,568	\$105.30	2117	7.8838	1 ST W/1 ST ADD	\$15,430		2117 RES WWH	401	80	
<b>Totals:</b>						<b>\$1,230,200</b>	<b>\$496,200</b>	<b>40.33</b>	<b>\$1,234,713</b>	<b>\$1,011,183</b>	<b>\$1,612,216</b>	<b>\$79.39</b>	<b>0.627</b>	<b>Std. Deviation=&gt;</b>	<b>0.045423828</b>	<b>0.0970</b>	<b>3.7527</b>	<b>Coefficient of Var=&gt;</b>	<b>5.974030672</b>					
						<b>ECF Used = 0.63</b>	<b>Sale. Ratio =&gt;</b>	<b>5.37</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.628</b>	<b>Std. Deviation=&gt;</b>	<b>0.628</b>	<b>Ave. Variance=&gt;</b>	<b>0.045423828</b>	<b>Coefficient of Var=&gt;</b>	<b>5.974030672</b>								

Neighborhood 2118 TH																							
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 Depr.
14-32-501-005	3448 EASTMAN DR	08/19/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,000	44.00	\$135,850	\$11,024	\$113,976	\$186,307	0.612	1,506	\$75.68	2118	6.0264	MULT INSIDE	\$8,048		2118 RES WWH	401	73
14-32-501-010	3424 EASTMAN DR	10/07/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,900	44.26	\$118,165	\$14,474	\$100,526	\$154,763	0.650	1,308	\$76.85	2118	2.2477	MULT OUTSIDE	\$9,964		2118 RES WWH	401	73
14-32-501-015	5430 HICKORY CR	10/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,000	46.67	\$141,073	\$13,370	\$121,630	\$189,109	0.643	1,336	\$91.04	2118	2.8852	MULT OUTSIDE	\$8,780		2118 RES WWH	401	76
14-32-502-003	3410 EASTMAN DR	07/15/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$58,100	40.92	\$134,500	\$11,570	\$130,430	\$183,478	0.711	1,506	\$86.61	2118	3.8850	MULT INSIDE	\$8,142		2118 RES WWH	401	80
14-32-502-004	3406 EASTMAN DR	07/12/19	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$50,200	43.28	\$117,368	\$11,856	\$104,144	\$157,481	0.661	1,318	\$79.02	2118	1.0713	MULT OUTSIDE	\$9,138		2118 RES WWH	401	71
14-32-502-009	5590 HICKORY CR	04/23/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$146,599	\$10,143	\$134,857	\$203,666	0.662	1,548	\$87.12	2118	0.9878	MULT INSIDE	\$7,119		2118 RES WWH	401	73
14-32-502-013	5570 HICKORY CR	12/02/19	\$136,620	WD	03-ARM'S LENGTH	\$136,620	\$50,200	36.74	\$117,025	\$9,006	\$127,614	\$161,222	0.792	1,548	\$82.44	2118	11.9513	MULT INSIDE	\$7,119		2118 RES WWH	401	73
14-32-502-014	5566 HICKORY CR	05/24/19	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,200	41.69	\$145,315	\$10,948	\$131,052	\$200,548	0.653	1,548	\$84.66	2118	1.8556	MULT OUTSIDE	\$8,814		2118 RES WWH	401	72
14-32-502-016	5554 HICKORY CR	11/18/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,700	43.66	\$147,634	\$10,076	\$129,924	\$205,310	0.633	1,548	\$83.93	2118	3.9209	MULT INSIDE	\$7,119		2118 RES WWH	401	73
14-32-502-038	5444 HICKORY CR	04/26/19	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$52,100	38.62	\$123,551	\$10,124	\$113,427	\$169,294	0.737	1,754	\$71.14	2118	6.5011	MULT INSIDE	\$7,092		2118 RES WWH	401	74
14-32-502-049	5553 HICKORY CR	03/06/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$56,900	41.23	\$144,243	\$11,019	\$126,981	\$198,842	0.639	1,574	\$80.67								

**Beecher Schools**

**Neighborhood 2401**

No sales similar to 2411

**ECF Used = 0.40**

**Neighborhood 2411**

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 Depr.
14-13-501-025	6747 GARDEN DR	02/19/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,100	31.57	\$66,947	\$11,401	\$58,599	\$138,865	0.422	1,284	\$45.64	2411	2.3032	1 ST RANCH	\$7,800		2411 RES BEECHER	401	65
14-13-502-003	6417 DETROIT ST	09/30/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$12,300	36.18	\$28,622	\$6,890	\$27,110	\$54,330	0.499	884	\$30.67	2411	10.0035	1 ST RANCH	\$6,000		2411 RES BEECHER	401	47
14-13-502-005	6397 DETROIT ST	08/09/19	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$18,900	50.40	\$41,904	\$6,804	\$30,696	\$87,750	0.350	999	\$30.73	2411	4.9141	1 ST RANCH	\$6,000		2411 RES BEECHER	401	50
14-13-502-016	6452 CENTRAL GARDEN DR	10/10/19	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$19,100	48.35	\$45,987	\$11,846	\$27,654	\$85,353	0.324	1,025	\$26.98	2411	7.4955	1 ST RANCH	\$6,000		2411 RES BEECHER	401	60
14-13-502-029	1278 KLEIN ST	12/11/20	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$20,500	47.13	\$47,443	\$8,863	\$34,637	\$96,450	0.359	1,144	\$30.28	2411	3.9834	1 ST RANCH	\$4,490		2411 RES BEECHER	401	49
14-13-506-026	1617 MCALPINE DR	03/06/20	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$41,800	44.23	\$105,912	\$28,035	\$66,465	\$151,120	0.440	1,638	\$40.58	2411	4.0863	1 ST W/1 ST ADD	\$7,528		2411 RES BEECHER	401	58
<b>Totals:</b>			<b>\$319,000</b>			<b>\$319,000</b>	<b>\$134,700</b>	<b>42.23</b>	<b>\$336,815</b>	<b>\$245,161</b>	<b>\$96,654</b>	<b>\$613,868</b>	<b>0.399</b>		<b>\$34.14</b>		<b>0.066071395</b>				<b>0.0418</b>		
								<b>Sale. Ratio =&gt;</b>	<b>42.23</b>				<b>E.C.F. =&gt;</b>	<b>0.399</b>		<b>Std. Deviation=&gt;</b>	<b>0.066071395</b>						
								<b>Std. Dev. =&gt;</b>	<b>7.47</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.399</b>		<b>Ave. Variance=&gt;</b>	<b>5.4643</b>	<b>Coefficient of Var=&gt;</b>	<b>13.6967247</b>				

**ECF Used = 0.40**

**Neighborhood 2412**

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 Depr.
14-13-526-014	1251 KLEIN ST	12/12/19	\$55,900	WD	03-ARM'S LENGTH	\$55,900	\$16,800	30.05	\$51,444	\$3,403	\$52,497	\$96,082	0.546	840	\$62.50	2412	20.7830	1 ST RANCH	\$3,403		2412 RES BEECHER	401	60
14-13-528-003	6379 N SAGINAW ST	09/18/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$34,700	69.40	\$72,886	\$23,660	\$52,340	\$61,974	0.425	894	\$9.06	2412	20.7830	1 ST W/1 ST ADD	\$7,800		2412 RES BEECHER	401	48
<b>Totals:</b>			<b>\$105,900</b>			<b>\$105,900</b>	<b>\$51,500</b>	<b>48.63</b>	<b>\$124,330</b>	<b>\$78,837</b>	<b>\$158,056</b>	<b>\$158,056</b>	<b>0.499</b>		<b>\$35.78</b>		<b>0.085814557</b>				<b>1.3095</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.63</b>				<b>E.C.F. =&gt;</b>	<b>0.499</b>		<b>Std. Deviation=&gt;</b>	<b>0.085814557</b>						
								<b>Std. Dev. =&gt;</b>	<b>27.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.486</b>		<b>Ave. Variance=&gt;</b>	<b>20.7830</b>	<b>Coefficient of Var=&gt;</b>	<b>42.79014984</b>				

**ECF Used = 0.50**

**Neighborhood 2413**

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 Depr.
14-13-551-018	6075 NATCHEZ DR	08/20/19	\$18,000	LC	03-ARM'S LENGTH	\$18,000	\$8,200	45.56	\$22,888	\$2,178	\$15,822	\$60,029	0.264	936	\$16.90	2413	6.6815	1 ST RANCH	\$399		2413 RES BEECHER	401	50
14-13-551-022	6191 LE BEAU ST	01/10/20	\$9,500	QC	03-ARM'S LENGTH	\$9,500	\$3,800	40.00	\$7,476	\$867	\$8,633	\$19,438	0.444	864	\$9.99	2413	11.3739	1 ST RANCH	\$371		2413 RES BEECHER	401	18
14-13-551-032	6191 LE BEAU ST	06/05/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,100	51.67	\$7,476	\$867	\$5,133	\$19,438	0.264	864	\$5.94	2413	6.6318	1 ST RANCH	\$371		2413 RES BEECHER	401	18
14-13-551-131	6070 NATCHEZ DR	03/24/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$9,400	34.81	\$32,099	\$2,726	\$24,274	\$86,391	0.281	988	\$24.57	2413	4.9408	1 ST RANCH	\$376		2413 RES BEECHER	401	55
14-13-551-159	6187 DETROIT ST	03/01/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$10,900	38.93	\$32,444	\$3,811	\$24,189	\$84,215	0.287	988	\$24.48	2413	4.3155	1 ST RANCH	\$343		2413 RES BEECHER	401	54
14-13-551-160	6193 DETROIT ST	03/01/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$9,000	28.13	\$29,236	\$3,182	\$28,818	\$76,229	0.376	988	\$29.17	2413	4.5684	1 ST RANCH	\$343		2413 RES BEECHER	401	55
14-13-551-190	6098 DETROIT ST	11/07/19	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$9,000	54.55	\$22,775	\$2,608	\$13,892	\$59,315	0.234	988	\$14.06	2413	9.6177	1 ST RANCH	\$363		2413 RES BEECHER	401	48
14-13-553-004	6117 PALMETTO DR	01/08/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$10,100	18.40	\$50,938	\$3,941	\$50,959	\$138,226	0.369	1,072	\$47.54	2413	3.8278	1 ST W/1 ST ADD	\$360		2413 RES BEECHER	401	70
14-13-553-016	1277 CAMELLIA DR	09/30/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$0	0.00	\$38,531	\$3,241	\$41,759	\$103,794	0.402	912	\$45.79	2413	7.1940	1 ST RANCH	\$452		2413 RES BEECHER	401	68
14-13-553-034	6120 PALMETTO DR	01/29/20	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$8,900	19.78	\$31,592	\$3,487	\$41,513	\$82,662	0.502	864	\$48.05	2413	17.1818	1 ST RANCH	\$360		2413 RES BEECHER	401	58
14-13-554-042	6190 DAVID BERGER ST	05/14/20	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$8,200	36.44	\$29,581	\$605	\$21,895	\$85,224	0.257	1,462	\$14.98	2413	7.3473	BI-LEVEL	\$366		2413 RES BEECHER	401	59
14-13-554-059	1402 FLAMINGO DR	07/09/19	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$9,800	56.98	\$27,334	\$1,264	\$15,936	\$76,676	0.208	1,462	\$10.90	2413	12.2551	BI-LEVEL	\$425		2413 RES BEECHER	401	49
14-13-554-059	1402 FLAMINGO DR	08/21/19	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$9,800	33.79	\$27,334	\$1,264	\$27,736	\$76,676	0.362	1,462	\$18.97	2413	3.1342	BI-LEVEL	\$425		2413 RES BEECHER	401	49
14-13-554-072	1463 FLAMINGO DR	02/12/21	\$36,500	WD	03-ARM'S LENGTH	\$36,500	\$10,100	27.67	\$35,334	\$1,502	\$34,998	\$70,094	0.499	1,014	\$34.51	2413	16.8915	1 ST RANCH	\$490		2413 RES BEECHER	401	49
14-13-554-115	6071 DAVID BERGER ST	06/21/19	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$9,100	39.57	\$27,667	\$2,858	\$20,142	\$72,968	0.276	1,248	\$16.14	2413	5.4345	1 ST W/1 ST ADD	\$430		2413 RES BEECHER	401	50
14-13-555-034	6105 HARWOOD RD	10/22/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$11,300	35.31	\$37,726	\$2,839	\$29,161	\$102,609	0.284	1,494	\$19.52	2413	4.6190	BI-LEVEL	\$368		2413 RES BEECHER	401	58
14-13-555-057	6076 PENWOOD RD	04/24/19	\$15,900	WD	03-ARM'S LENGTH	\$15,900	\$8,500	53.46	\$23,115	\$1,658	\$14,242	\$63,109	0.326	988	\$14.41	2413	10.4712	1 ST RANCH	\$359		2413 RES BEECHER	401	52
14-13-555-064	6118 PENWOOD RD	03/04/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$10,400	18.91	\$55,923	\$7,387	\$47,613	\$142,753	0.334	1,526	\$31.20	2413	0.3149	TRI-LEVEL	\$368		2413 RES BEECHER	401	73
14-13-555-080	6159 PENWOOD RD	01/17/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,000	30.00	\$31,261	\$5,982	\$24,018	\$74,350	0.323	1,353	\$17.75	2413	0.7346	BI-LEVEL	\$368		2413 RES BEECHER	401	52
14-13-555-080	6159 PENWOOD RD	06/09/20	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$9,200	34.72	\$31,261	\$5,982	\$20,518	\$74,350	0.276	1,353	\$15.16	2413	5.4420	BI-LEVEL	\$368		2413 RES BEECHER	401	52
14-13-555-096	6047 PENWOOD RD	02/19/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,700	39.00	\$38,929	\$1,966	\$28,034	\$108,715	0.258	1,360	\$20.61	2413	7.2518	TRI-LEVEL	\$322		2413 RES BEECHER	401	73
14-13-555-102	6009 PENWOOD RD	03/01/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$9,000	39.13	\$27,156	\$4,663	\$18,337	\$66,156	0.277	864	\$21.22	2413	5.3207	1 ST RANCH	\$515		2413 RES BEECHER	401	60
14-13-556-018	6178 ELDON RD	04/24/19	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$7,400	41.34	\$26,014	\$2,249	\$15,651	\$69,897	0.224	1,205	\$12.99	2413	10.6470	BI-LEVEL	\$368		2413 RES BEECHER	401	51
14-13-556-028	6169 ELDON RD	03/01/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$8,500	29.31	\$28,875	\$2,086	\$26,914	\$67,026	0.402	892	\$30.17	2413	7.1157	1 ST RANCH	\$368		2413 RES BEECHER	401	55
14-13-556-053	6096 NEFF RD	04/24/19	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$10,000	83.33	\$20,287	\$3,448	\$8,552	\$49,536	0.173	1,205	\$7.10	2413	15.7710	BI-LEVEL	\$429		2413 RES BEECHER	401	30
14-13-577-028	1314 PEACHTREE DR	03/01/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$7,000	21.88	\$38,994	\$876	\$31,124	\$82,700	0.376	816	\$38.14	2413	4.5963	1 ST RANCH	\$350		2413 RES BEECHER	401	62
14-13-579-040	6160 CYPRESS DR	03/24/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$8,800	31.43	\$27,032	\$1,253	\$26,747	\$75,821	0.353	1,008	\$26.53	2413	2.2382	1 ST RANCH	\$360		2413 RES BEECHER	401	54
14-13-580-028	1269 FLAMINGO DR	08/03/20	\$45,100	WD	03-ARM'S LENGTH	\$45,100	\$13,300	29.49	\$37,375	\$7,903	\$37,197	\$86,682	0.429	1,503	\$24.75	2413	9.8733	BI-LEVEL	\$360		2413 RES BEECHER	401	51
14-13-580-036	1240 FLAMINGO DR	01/15/21	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$13,100	51.37	\$30,520	\$3,142	\$23,358	\$80,524	0.278	1,503	\$14.88	2413	5.2727	BI-LEVEL	\$343		2413 RES BEECHER	401	45
14-13-580-055	6154 FLOWERDAY DR	10/28/19	\$44,900	MLC	03-ARM'S LENGTH	\$44,900	\$10,300	22.94	\$27,767	\$1,141	\$43,759	\$78,312	0.559	1,503	\$29.11	2413	22.8394	BI-LEVEL	\$381		2413 RES BEECHER	401	51
14-13-582-003	1213 CAMELLIA DR	01/20/20	\$24,000	LC	03-ARM'S LENGTH	\$24,000	\$8,600	35.83	\$25,638	\$1,922	\$22,078	\$69,753	0.317	1,086	\$20.33	2413	1.3868	1 ST RANCH	\$353		2413 RES BEECHER	401	48
14-13-582-026	1156 ORANGE BLOSSOM LN	09/23/20	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$13,500	52.94	\$31,761	\$5,248	\$20,252	\$77,979	0.260	1,164	\$17.40	2413	7.0676	1 ST W/1 ST ADD	\$379		2413 RES BEECHER	401	49
14-13-582-075	1182 CAMELLIA DR	01/21/21	\$60,000	WD	03-ARM'S LENGTH	\$60,																	



