

K-3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	
04-25-17-260-058	1150 CATALPA DR	05/16/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$66,350	49.51	\$132,697	\$53,140	\$80,860	\$84,187	0.960	40%	949	\$85.21	K-3	14.0432	Other		\$53,140	No
04-25-17-260-061	1150 CATALPA DR	02/25/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,150	46.37	\$162,309	\$53,200	\$121,800	\$98,120	1.241	30%	983	\$123.91	K-3	14.0432	Other		\$53,200	No
<b>Totals:</b>			<b>\$309,000</b>			<b>\$309,000</b>	<b>\$147,500</b>		<b>\$295,006</b>		<b>\$202,660</b>	<b>\$182,307</b>		<b>35%</b>		<b>\$104.56</b>						
								Sale. Ratio =>	47.73			E.C.F. =>	1.112	Std. Deviation=>		0.19860142						
								Std. Dev. =>	2.22			Ave. E.C.F. =>	1.101	Ave. Variance=>		14.0432	Coefficient of Var=>	12.75603273				

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	
04-25-18-479-031	2585 COLUMBIA RD	10/22/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,810	45.51	\$145,612	\$40,000	\$120,000	\$82,509	1.454	25%	874	\$137.30	K-4	17.5330	Other		\$40,000	No	
04-25-18-479-034	2591 COLUMBIA RD	03/28/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,010	49.70	\$164,013	\$40,000	\$125,000	\$96,885	1.290	24%	949	\$131.72	K-4	1.1137	Other		\$40,000	No	
04-25-18-479-035	2593 COLUMBIA RD	06/24/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,340	51.03	\$132,670	\$40,008	\$89,992	\$82,366	1.093	31%	874	\$102.97	K-4	18.6467	Other		\$40,008	No	
<b>Totals:</b>			<b>\$455,000</b>			<b>\$455,000</b>	<b>\$221,160</b>		<b>\$442,295</b>		<b>\$334,992</b>	<b>\$261,761</b>		<b>27%</b>		<b>\$123.99</b>		<b>0.0714</b>					
							Sale. Ratio =>	48.61				E.C.F. =>	1.280			Std. Deviation=>	0.181155						
							Std. Dev. =>	2.88				Ave. E.C.F. =>	1.279			Ave. Variance=>	12.4311	Coefficient of Var=>	9.71901222				

KHC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.		
04-25-18-480-004	2685 HARVARD RD	03/01/24	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$203,460	52.51	\$406,929	\$84,711	\$302,789	\$379,080	0.799	22%	2,115	\$143.16	KHC	4.3175	TwHse/Duplex		\$84,000	No		
04-25-18-480-005	2683 HARVARD RD	02/16/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$194,800	50.60	\$389,594	\$84,711	\$300,289	\$358,686	0.837	22%	1,985	\$151.28	KHC	0.4730	TwHse/Duplex		\$84,000	No		
04-25-18-480-008	2677 HARVARD RD	05/04/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$194,800	49.96	\$389,594	\$84,711	\$305,189	\$358,686	0.851	22%	1,985	\$153.75	KHC	0.8931	TwHse/Duplex		\$84,000	No		
04-25-18-480-013	2665 HARVARD RD	05/02/24	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$193,710	49.16	\$387,425	\$84,711	\$309,289	\$356,134	0.868	22%	1,963	\$157.56	KHC	2.6540	TwHse/Duplex		\$84,000	No		
04-25-18-480-016	2659 HARVARD RD	04/19/24	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$198,200	49.80	\$396,402	\$84,711	\$313,289	\$366,695	0.854	21%	1,963	\$159.60	KHC	1.2435	TwHse/Duplex		\$84,000	No		
<b>Totals:</b>			<b>\$1,954,400</b>			<b>\$1,954,400</b>	<b>\$984,970</b>		<b>\$1,969,944</b>		<b>\$1,530,845</b>	<b>\$1,819,281</b>		<b>22%</b>		<b>\$153.07</b>		<b>0.0466</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.40</b>					<b>E.C.F. =&gt;</b>	<b>0.841</b>	<b>Std. Deviation=&gt;</b>		<b>0.02657654</b>						
								<b>Std. Dev. =&gt;</b>	<b>1.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.842</b>	<b>Ave. Variance=&gt;</b>		<b>1.9162</b>	<b>Coefficient of Var=&gt;</b>		<b>2.276018685</b>			

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale P.	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. S.	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	
04-25-07-302-002	4272 ELLWOOD AVE	02/12/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,330	52.76	\$299,654	\$150,000	\$130,000	\$91,739	1.417	54%	1,517	\$85.70	R-3	15-7574	Bungalow		\$150,000	No
04-25-07-304-001	4212 CUMMINGS AVE	09/22/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$144,000	48.71	\$292,614	\$150,500	\$144,432	\$87,964	1.622	51%	1,939	\$126.32	R-3	7-2866	Ranch		\$150,000	No
04-25-07-302-011	4114 ELLWOOD AVE	06/16/23	\$705,500	WD	03-ARM'S LENGTH	\$705,500	\$362,700	51.41	\$725,403	\$153,035	\$552,465	\$368,082	1.501	22%	2,446	\$225.86	R-3	7-3711	Colonial/2Sty		\$150,000	No
04-25-07-302-020	4231 THOMAS AVE	04/18/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,540	54.92	\$291,088	\$150,000	\$115,000	\$90,732	1.267	57%	936	\$122.86	R-3	30-7168	Bungalow		\$150,000	No
04-25-07-302-021	4211 THOMAS AVE	09/03/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,390	49.26	\$280,780	\$151,174	\$133,826	\$83,348	1.606	53%	849	\$157.63	R-3	3-0992	Bungalow		\$150,000	No
04-25-07-302-031	4095 THOMAS AVE	05/02/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,770	52.17	\$297,406	\$150,000	\$126,000	\$96,808	1.428	52%	1,008	\$117.25	R-3	3-0993	Bungalow		\$150,000	No
04-25-07-302-038	4073 THOMAS AVE	09/30/24	\$337,750	WD	03-ARM'S LENGTH	\$337,750	\$146,890	43.49	\$331,750	\$150,000	\$187,750	\$96,250	2.031	44%	908	\$206.77	R-3	45-5973	Bungalow		\$150,000	No
04-25-07-303-010	4114 THOMAS AVE	12/23/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,530	45.19	\$253,067	\$150,000	\$130,000	\$66,281	1.961	54%	869	\$169,50	R-3	38-6706	Bungalow		\$150,000	No
04-25-07-303-027	4099 CUMMINGS AVE	08/05/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$134,140	42.58	\$268,278	\$152,384	\$162,616	\$74,590	2.182	48%	919	\$176.95	R-3	60-7250	Bungalow		\$150,000	No
09/22/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$144,000	48.71	\$292,614	52.76	\$299,654	\$150,000	\$130,000	\$91,739	1.417	54%	1,517	\$85.70	R-3	15-7574	Bungalow		\$150,000	No
04-25-07-304-008	4160 CUMMINGS AVE	03/20/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$164,860	40.71	\$329,725	\$151,153	\$253,847	\$114,837	2.210	37%	930	\$272.95	R-3	63-5853	Bungalow		\$150,000	No
04-25-07-304-018	4271 PRAIRIE AVE	05/24/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$137,400	45.83	\$274,884	\$150,000	\$149,900	\$80,311	1.866	50%	844	\$177.61	R-3	29-1849	Ranch		\$150,000	No
04-25-07-326-036	4099 BACON AVE	09/16/24	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$248,380	46.60	\$496,756	\$123,598	\$409,402	\$239,973	1.706	23%	1,605	\$255.08	R-3	13-1394	Colonial/2Sty		\$150,000	No
04-25-07-327-044	4070 BACON AVE	07/28/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$130,870	60.38	\$277,740	\$150,000	\$109,011	\$67,131	1.300	60%	1,239	\$174.56	R-3	7-2866	Ranch		\$150,000	No
04-25-07-327-010	4093 PHILLIPS AVE	06/17/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,030	45.73	\$224,062	\$118,725	\$126,275	\$67,741	1.864	48%	739	\$170.87	R-3	28-9451	Ranch		\$117,362	No
04-25-07-328-004	4236 PHILLIPS AVE	04/24/23	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$136,810	53.86	\$273,613	\$117,362	\$136,638	\$100,483	1.360	46%	1,446	\$94.49	R-3	21-2827	Bungalow		\$117,362	No
04-25-07-328-017	4014 PHILLIPS AVE	12/29/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$111,550	49.36	\$232,107	\$117,362	\$108,638	\$68,003	1.598	52%	982	\$110.63	R-3	2-2903	Bungalow		\$117,362	No
04-25-07-328-033	4013 OAKSHIRE AVE	08/07/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$218,910	43.35	\$437,815	\$118,362	\$186,638	\$205,346	1.882	23%	1,450	\$266.65	R-3	30-7397	Colonial/2Sty		\$117,362	No
04-25-07-330-001	4298 ROYAL AVE	12/07/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$132,910	45.84	\$266,815	\$161,168	\$130,832	\$67,297	1.944	50%	809	\$161,168	R-3	36-9456	Ranch		\$155,505	No
04-25-07-330-008	4166 ROYAL AVE	11/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,000	42.80	\$263,615	\$155,505	\$152,495	\$69,524	2.193	50%	933	\$163.45	R-3	80-7892	Ranch		\$155,505	No
04-25-07-330-009	4142 ROYAL AVE	07/31/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,200	50.73	\$304,395	\$155,505	\$144,495	\$95,749	1.509	52%	930	\$155.37	R-3	6-5540	Ranch		\$155,505	No
04-25-07-330-023	4179 BUCKINGHAM AVE	04/03/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,270	46.79	\$210,538	\$117,362	\$107,638	\$59,920	1.796	52%	695	\$154.87	R-3	22-1715	Ranch		\$117,362	No
04-25-07-330-029	4071 BUCKINGHAM AVE	07/18/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$142,190	45.00	\$284,377	\$117,362	\$198,638	\$107,405	1.849	37%	1,161	\$151.61	R-3	27-4788	Bungalow		\$117,362	No
04-25-07-330-337	4141 BUCKINGHAM AVE	08/14/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$230,060	46.95	\$460,114	\$117,362	\$372,638	\$220,419	1.691	24%	1,472	\$253.15	R-3	11-5948	Colonial/2Sty		\$117,362	No
04-25-07-330-038	4119 BUCKINGHAM AVE	06/06/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$290,250	49.19	\$580,496	\$117,362	\$472,067	\$297,468	1.587	20%	1,894	\$249.24	R-3	1-2310	Colonial/2Sty		\$116,774	No
04-25-07-351-020	3931 ELLWOOD AVE	06/18/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$116,440	59.71	\$237,885	\$150,000	\$45,000	\$53,302	0.844	77%	687	\$65.50	R-3	73-0397	Ranch		\$150,000	No
04-25-07-352-011	3798 ELLWOOD AVE	08/08/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$130,600	48.71	\$292,614	\$150,000	\$144,432	\$87,964	1.622	51%	1,939	\$126.32	R-3	15-7574	Bungalow		\$150,000	No
04-25-07-352-015	3734 ELLWOOD AVE	11/01/23	\$200,000	M/LC	03-ARM'S LENGTH	\$200,000	\$137,320	68.66	\$274,633	\$150,000	\$50,000	\$80,150	0.624	75%	1,102	\$45.37	R-3	95-0898	Ranch		\$150,000	No
04-25-07-352-021	3911 THOMAS AVE	02/21/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$138,900	64.60	\$277,795	\$150,000	\$65,000	\$82,183	0.791	70%	1,190	\$54.62	R-3	78-3724	Ranch		\$150,000	No
04-25-07-353-011	3814 THOMAS AVE	11/03/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$129,990	47.70	\$259,979	\$150,000	\$122,500	\$70,726	1.732	55%	858	\$142.77	R-3	15-7396	Bungalow		\$150,000	No
04-25-07-353-014	3751 THOMAS AVE	01/25/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,760	48.17	\$290,000	\$150,000	\$145,000	\$80,078	1.587	47%	1,024	\$142.77	R-3	15-7396	Bungalow		\$150,000	No
04-25-07-353-024	3859 CUMMINGS AVE	01/12/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,180	48.07	\$264,354	\$151,236	\$123,764	\$72,745	1.701	55%	844	\$146.64	R-3	12-6708	Bungalow		\$150,000	No
04-25-07-353-025	3845 CUMMINGS AVE	10/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,360	52.53	\$346,710	\$151,130	\$178,870	\$125,775	1.422	46%	1,312	\$136.33	R-3	15-2496	Bungalow		\$150,000	No
04-25-07-354-019	3951 PRAIRIE AVE	10/23/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,370	48.97	\$298,731	\$150,000	\$155,000	\$95,647	1.621	49%	1,086	\$142.73	R-3	4-5904	Ranch		\$150,000	No
04-25-07-354-023	3871 PRAIRIE AVE	12/17/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,250	44.18	\$205,000	\$117,362	\$127,638	\$67,741	1.864	48%	739	\$110.63	R-3	2-2903	Bungalow		\$117,362	No
04-25-07-356-014	3478 ELLWOOD AVE	07/31/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$129,010	56.34	\$258,012	\$150,289	\$78,711	\$69,275	1.136	60%	690	\$114.07	R-3	43-8432	Ranch		\$150,000	No
04-25-07-356-021	3625 THOMAS AVE	03/22/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$139,060	49.31	\$278,117	\$151,142	\$130,858	\$81,656	1.603	54%	857	\$152.69	R-3	2-2914	Bungalow		\$150,000	No
04-25-07-356-025	3559 THOMAS AVE	05/03/24	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$129,890	52.06	\$259,780	\$150,000	\$99,500	\$70,598	1.409	60%	682	\$145.89	R-3	16-5252	Ranch		\$150,000	No
04-25-07-357-002	3676 THOMAS AVE	08/25/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$139,350	50.67	\$278,900	\$151,948	\$123,052	\$81,506	1.510	55%	961	\$128.05	R-3	6-4912	Bungalow		\$150,000	No
04-25-07-357-003	3494 CUMMINGS AVE	04/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,360	42.61	\$298,677	\$117,362	\$248,864	\$127,438	1.918	38%	884	\$225.43	R-3	68-1439	Bungalow		\$117,362	No
04-25-07-377-026	3907 PHILLIPS AVE	05/17/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,960	56.74	\$247,925	\$120,731	\$199,279	\$81,803	2.436	38%	884	\$225.43	R-3	68-1439	Bungalow		\$117,362	No
04-25-07-377-039	3733 PHILLIPS AVE	06/29/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$167,640	56.07	\$335,281	\$117,362	\$181,638	\$140,411	1.296	39%	1,199	\$151.49	R-3	27-8529	Bungalow		\$117,362	No
04-25-07-378-013	3796 PHILLIPS AVE	08/18/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$150,120	41.70	\$300,235	\$118,065	\$241,935	\$117,151	2.065	33%	974	\$248.39	R-3	49-0514	Bungalow		\$117,362	No
04-25-07-378-020	3801 OAKSHIRE AVE	10/20/24	\$246,000	M/LC	03-ARM'S LENGTH	\$246,000	\$134,800	48.48	\$246,000	\$117,362	\$128,638	\$67,741	1.864	48%	739	\$110.63	R-3	2-2903	Bungalow		\$117,362	No
04-25-07-378-033	3733 OAKSHIRE AVE	09/30/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,000	44.40	\$222,003	\$117,362	\$132,6											

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04-25-07-426-005	4196 WAKEFIELD RD	06/28/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$251,970	45.81	\$503,941	\$163,956	\$386,044	\$213,827	1.805	30%	1,894	\$203.82	R-4	14.5677	Bungalow		\$163,956	No	
04-25-07-427-003	4326 CUMBERLAND RD	07/28/23	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$204,960	49.15	\$409,923	\$148,459	\$268,541	\$164,443	1.633	36%	1,465	\$183.30	R-4	2.6690	Colonial/2Sty		\$148,459	No	
04-25-07-429-002	4292 KENMORE RD	02/05/25	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$181,790	47.59	\$363,581	\$165,362	\$216,638	\$124,666	1.738	43%	1,422	\$152.35	R-4	7.8020	Bungalow		\$165,362	No	
04-25-07-429-012	4074 KENMORE RD	04/25/24	\$490,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$490,000	\$290,310	59.25	\$580,623	\$204,057	\$285,943	\$236,834	1.207	42%	2,404	\$118.94	R-4	45.2370	Colonial/2Sty		\$203,435	No	
04-25-07-430-004	3800 WAKEFIELD RD	05/15/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$245,960	50.20	\$491,927	\$198,144	\$291,856	\$184,769	1.580	40%	1,866	\$156.41	R-4	8.0156	Ranch		\$198,144	No	
04-25-07-432-004	3960 CUMBERLAND RD	11/08/23	\$468,500	WD	03-ARM'S LENGTH	\$468,500	\$245,600	52.42	\$491,192	\$176,184	\$292,316	\$198,118	1.475	38%	1,839	\$158.95	R-4	18.4264	Colonial/2Sty		\$174,236	No	
04-25-07-432-014	3762 CUMBERLAND RD	06/27/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$241,060	51.29	\$482,113	\$162,319	\$307,681	\$201,128	1.530	35%	2,021	\$152.24	R-4	12.9952	Colonial/2Sty		\$162,319	No	
04-25-07-432-017	4029 CORNWALL ST	06/28/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$199,840	44.91	\$399,681	\$176,523	\$268,477	\$140,351	1.913	40%	1,646	\$163.11	R-4	25.3171	Bungalow		\$174,282	No	
04-25-07-455-022	3619 WAKEFIELD RD	12/08/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$193,470	57.75	\$386,947	\$174,016	\$160,984	\$133,919	1.202	52%	1,114	\$144.51	R-4	45.7626	Ranch		\$174,016	No	
04-25-07-476-008	3578 WAKEFIELD RD	09/15/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$188,840	43.11	\$377,689	\$166,701	\$271,299	\$132,697	2.045	38%	1,160	\$233.88	R-4	38.4776	Bungalow		\$166,701	No	
04-25-07-476-023	3567 KIPLING AVE	08/29/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$218,460	44.59	\$436,911	\$127,136	\$362,764	\$194,827	1.862	26%	1,840	\$197.15	R-4	20.2253	Colonial/2Sty		\$126,569	No	
04-25-07-476-027	3505 KIPLING AVE	08/02/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$187,370	49.97	\$374,733	\$172,216	\$202,784	\$127,369	1.592	46%	1,138	\$178.19	R-4	6.7630	Bungalow		\$172,103	No	
04-25-07-477-015	3647 CUMBERLAND RD	06/07/24	\$622,600	WD	03-ARM'S LENGTH	\$622,600	\$265,400	42.63	\$530,798	\$169,960	\$452,640	\$226,942	1.995	27%	2,137	\$211.81	R-4	33.4791	Colonial/2Sty		\$169,960	No	
<b>Totals:</b>						<b>\$5,973,000</b>	<b>\$2,915,030</b>		<b>\$5,830,059</b>		<b>\$3,767,967</b>	<b>\$2,279,891</b>	<b>38%</b>			<b>\$173.44</b>		<b>0.7030</b>					
						<b>Sale. Ratio =&gt;</b>	<b>48.80</b>		<b>E.C.F. =&gt;</b>	<b>1.653</b>		<b>Std. Deviation=&gt;</b>	<b>0.26911269</b>					<b>21.5183</b>	<b>Coefficient of Var=&gt;</b>	<b>12.96494994</b>			
						<b>Std. Dev. =&gt;</b>	<b>5.20</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.660</b>		<b>Ave. Variance=&gt;</b>	<b>21.5183</b>										

04-25-07-455-024	3581 WAKEFIELD RD	10/28/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$174,380	39.90	\$348,764	\$174,405	\$262,595	\$109,660	2.395	40%	1,091	\$240.69	R-4	73.4908	Bungalow		\$174,405	No
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	
04-25-17-126-006	2072 ROSEMONT RD	04/10/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,150	46.70	\$378,302	\$172,686	\$232,314	\$141,804	1.638	43%	1,126	\$206.32	R-5	8.2880	Bungalow		\$171,473	No	
04-25-17-126-006	2072 ROSEMONT RD	02/24/25	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$189,150	44.61	\$378,302	\$172,686	\$251,314	\$141,804	1.772	41%	1,126	\$223.19	R-5	21.6867	Bungalow		\$171,473	No	
04-25-17-128-006	2007 ROSEMONT RD	08/07/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$190,820	43.37	\$381,630	\$165,000	\$275,000	\$149,400	1.841	38%	1,624	\$169.33	R-5	28.5302	Bungalow		\$165,000	No	
04-25-17-157-016	2230 CATALPA DR	05/18/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,670	45.46	\$327,338	\$165,528	\$194,472	\$111,593	1.743	46%	1,326	\$146.66	R-5	18.7294	Bungalow		\$165,528	No	
04-25-17-157-018	2200 CATALPA DR	11/12/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,570	50.86	\$305,141	\$165,074	\$134,926	\$96,598	1.397	55%	1,185	\$113.86	R-5	15.8615	Bungalow		\$165,074	No	
04-25-17-176-014	1992 WILTSHIRE RD	11/28/23	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$207,960	47.16	\$415,925	\$165,000	\$276,000	\$173,052	1.595	37%	1,529	\$180.51	R-5	3.9505	Colonial/2Sty		\$165,000	No	
04-25-17-177-003	1782 WILTSHIRE RD	05/17/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$272,080	48.16	\$544,163	\$219,760	\$345,240	\$223,726	1.543	39%	2,739	\$126.05	R-5	1.2258	Colonial/2Sty		\$218,625	No	
04-25-17-178-012	1907 WILTSHIRE RD	02/09/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$183,590	47.07	\$367,187	\$166,485	\$223,515	\$138,415	1.615	43%	1,527	\$146.38	R-5	5.9422	Bungalow		\$165,000	No	
04-25-17-178-017	1827 WILTSHIRE RD	11/30/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$301,130	62.74	\$602,268	\$165,528	\$314,472	\$301,200	1.044	34%	1,825	\$172.31	R-5	51.1330	Colonial/2Sty		\$165,000	No	
04-25-17-178-031	1900 FRANKLIN RD	05/15/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,380	43.90	\$368,759	\$156,950	\$263,050	\$146,075	1.801	37%	1,699	\$154.83	R-5	24.5391	Bungalow		\$156,950	No	
04-25-17-179-007	1991 FRANKLIN RD	10/21/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$156,100	42.77	\$312,204	\$161,666	\$203,334	\$103,819	1.959	44%	1,098	\$185.19	R-5	40.3143	Bungalow		\$161,666	No	
04-25-17-179-033	1878 DOROTHEA RD	06/26/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$192,440	60.90	\$384,882	\$161,666	\$154,334	\$153,942	1.003	51%	1,638	\$94.22	R-5	55.2848	Bungalow		\$161,666	No	
04-25-17-181-011	1921 DOROTHEA RD	03/31/25	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$201,460	45.89	\$402,923	\$187,927	\$251,073	\$148,273	1.693	43%	1,777	\$141.29	R-5	13.7920	Colonial/2Sty		\$186,092	No	
04-25-17-181-039	1812 CATALPA DR	11/25/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,980	48.64	\$359,967	\$186,092	\$183,908	\$119,914	1.534	50%	1,360	\$135.23	R-5	2.1726	Colonial/2Sty		\$186,092	No	
04-25-17-251-005	1591 EDGEWOOD BLVD	03/08/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$270,540	44.94	\$541,076	\$229,668	\$372,332	\$214,764	1.734	38%	2,284	\$163.02	R-5	17.8284	Bungalow		\$227,202	No	
04-25-17-252-001	1363 EDGEWOOD BLVD	03/21/25	\$409,600	WD	03-ARM'S LENGTH	\$409,600	\$245,700	59.99	\$491,408	\$241,065	\$168,535	\$172,650	0.976	59%	2,192	\$76.89	R-5	57.9230	Bungalow		\$239,492	No	
<b>Totals:</b>			<b>\$6,726,600</b>			<b>\$6,726,600</b>	<b>\$3,280,720</b>		<b>\$6,561,475</b>		<b>\$3,843,819</b>	<b>\$2,537,030</b>		<b>44%</b>		<b>\$152.20</b>		<b>4.0308</b>					
							<b>Sale. Ratio =&gt;</b>	<b>48.77</b>				<b>E.C.F. =&gt;</b>	<b>1.515</b>			<b>Std. Deviation=&gt;</b>	<b>0.30302976</b>						
							<b>Std. Dev. =&gt;</b>	<b>6.44</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.555</b>			<b>Ave. Variance=&gt;</b>	<b>22.9501</b>	<b>Coefficient of Var=&gt;</b>	<b>14.75516441</b>				

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean [%]	Building Style	Use Code	Land Value	Appr. by Eq.	
04-25-17-255-015	1650 DOROTHEA RD	12/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,660	54.62	\$311,328	\$180,000	\$105,000	\$83,383	1.259	63%	1,103	\$95.19	R-6	31.5883	Bungalow		\$180,000	No	
04-25-17-256-004	2760 CENTRAL ST	06/13/23	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$207,690	52.18	\$415,388	\$143,614	\$254,386	\$172,555	1.474	36%	1,472	\$172.82	R-6	10.0903	Colonial/2Sty		\$143,614	No	
04-25-17-257-014	1406 FRANKLIN RD	09/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$189,210	45.05	\$378,429	\$147,399	\$272,601	\$146,686	1.858	35%	1,452	\$187.74	R-6	28.3267	Bungalow		\$147,065	No	
04-25-17-258-004	1439 FRANKLIN RD	04/30/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,420	50.41	\$352,831	\$150,875	\$199,125	\$128,226	1.553	43%	1,059	\$188.03	R-6	2.2213	Bungalow		\$150,000	No	
04-25-17-258-024	1392 DOROTHEA RD	08/23/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,920	52.73	\$363,840	\$150,000	\$195,000	\$135,771	1.436	43%	1,560	\$125.00	R-6	13.8897	Bungalow		\$150,000	No	
04-25-17-258-025	1378 DOROTHEA RD	10/06/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$184,450	40.99	\$368,893	\$124,710	\$325,290	\$155,037	2.098	28%	1,502	\$216.57	R-6	52.3012	Bungalow		\$124,710	No	
04-25-17-259-005	1641 DOROTHEA RD	09/10/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$140,890	44.73	\$281,776	\$172,663	\$142,337	\$69,278	2.055	55%	1,037	\$137.26	R-6	47.9440	Bungalow		\$172,663	No	
04-25-17-259-008	1591 DOROTHEA RD	07/08/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$157,720	45.19	\$315,433	\$175,141	\$173,859	\$89,074	1.952	50%	1,200	\$144.88	R-6	37.6708	Bungalow		\$172,663	No	
04-25-17-259-011	1541 DOROTHEA RD	12/30/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$174,440	48.86	\$348,879	\$174,298	\$182,702	\$110,845	1.648	49%	1,153	\$158.46	R-6	7.3130	Bungalow		\$172,663	No	
04-25-17-259-016	1674 CATALPA DR	07/15/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,510	54.71	\$279,025	\$168,263	\$86,737	\$70,325	1.233	66%	917	\$94.59	R-6	34.1762	Ranch		\$168,263	No	
04-25-17-259-017	1660 CATALPA DR	09/26/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$204,480	52.43	\$408,964	\$170,298	\$219,702	\$151,534	1.450	44%	2,009	\$109.36	R-6	12.5281	TriLevel/Quad		\$168,263	No	
04-25-17-259-024	1542 CATALPA DR	01/11/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,730	52.05	\$291,464	\$168,263	\$111,737	\$78,223	1.428	60%	1,081	\$103.36	R-6	14.6690	Bungalow		\$168,263	No	
04-25-17-259-026	1510 CATALPA DR	12/26/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$157,590	53.78	\$315,170	\$168,263	\$124,737	\$93,274	1.337	57%	1,072	\$116.36	R-6	23.7821	Bungalow		\$168,263	No	
04-25-17-260-012	1349 DOROTHEA RD	04/04/24	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$241,940	52.94	\$483,885	\$176,059	\$280,941	\$195,445	1.437	39%	1,519	\$184.95	R-6	13.7692	Colonial/2Sty		\$172,663	No	
04-25-17-260-026	1474 CATALPA DR	01/31/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$182,720	50.76	\$365,442	\$168,263	\$191,737	\$125,193	1.532	47%	1,496	\$128.17	R-6	4.3604	Ranch		\$168,263	No	
04-25-17-260-027	1456 CATALPA DR	07/14/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$212,640	52.50	\$425,276	\$169,134	\$235,866	\$162,630	1.450	42%	1,436	\$164.25	R-6	12.4810	Colonial/2Sty		\$168,263	No	
<b>Totals:</b>			<b>\$5,709,000</b>			<b>\$5,709,000</b>	<b>\$2,853,010</b>		<b>\$5,706,023</b>		<b>\$3,101,757</b>	<b>\$1,967,479</b>	<b>47%</b>			<b>\$145.44</b>		<b>0.1378</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.97</b>					<b>E.C.F. =&gt;</b>	<b>1.577</b>	<b>Std. Deviation=&gt;</b>		<b>0.27174282</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.10</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.575</b>	<b>Ave. Variance=&gt;</b>		<b>21.6945</b>	<b>Coefficient of Var=&gt;</b>		<b>13.77308337</b>		

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-18-302-009	2428 ELLWOOD AVE	07/06/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$271,500	56.56	\$543,000	\$150,000	\$330,000	\$247,170	1.335	31%	1,819	\$181.42	R-7	34.3592	Colonial/2Sty		\$150,000	No
04-25-18-302-014	2360 ELLWOOD AVE	06/06/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$135,900	57.83	\$271,791	\$150,000	\$85,000	\$76,598	1.110	64%	801	\$106.12	R-7	56.9019	Ranch		\$150,000	No
04-25-18-302-020	2539 THOMAS AVE	06/20/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$126,480	44.38	\$252,952	\$142,436	\$142,564	\$69,507	2.051	50%	836	\$170.53	R-7	37.2370	Ranch		\$141,000	No
04-25-18-302-024	2445 THOMAS AVE	09/27/24	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$136,290	47.41	\$272,579	\$150,000	\$137,500	\$77,094	1.784	52%	830	\$165.66	R-7	10.4837	Ranch		\$150,000	No
04-25-18-303-002	2566 THOMAS AVE	11/11/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$136,600	46.12	\$272,127	\$139,500	\$155,500	\$83,413	1.864	47%	785	\$198.09	R-7	18.5506	Ranch		\$139,500	No
04-25-18-303-024	2463 CUMMINGS AVE	05/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,600	51.88	\$37,204	\$154,120	\$170,880	\$115,147	1.484	47%	1,221	\$139.95	R-7	19.4693	Bungalow		\$150,000	No
04-25-18-303-027	2409 CUMMINGS AVE	08/23/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,090	52.73	\$274,184	\$150,000	\$110,000	\$78,103	1.408	58%	925	\$118.92	R-7	27.0313	Bungalow		\$150,000	No
04-25-18-304-007	2446 CUMMINGS AVE	11/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$127,750	56.78	\$255,501	\$150,594	\$74,406	\$65,979	1.128	67%	811	\$91.75	R-7	55.0988	Ranch		\$150,000	No
04-25-18-304-025	2409 BACON AVE	04/26/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$130,750	52.72	\$261,491	\$145,356	\$102,644	\$73,041	1.405	59%	908	\$113.04	R-7	27.3411	Ranch		\$145,151	No
04-25-18-305-016	2175 ELLWOOD AVE	07/10/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$135,410	49.60	\$270,823	\$150,000	\$123,000	\$75,989	1.619	55%	841	\$146.25	R-7	6.0058	Ranch		\$150,000	No
04-25-18-305-019	2127 ELLWOOD AVE	04/08/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,510	47.58	\$295,012	\$151,028	\$158,972	\$90,556	1.756	49%	867	\$183.36	R-7	7.6804	Ranch		\$150,000	No
04-25-18-306-008	2144 ELLWOOD AVE	06/02/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,970	50.84	\$299,939	\$151,544	\$143,456	\$93,350	1.537	51%	843	\$170.17	R-7	14.1626	Ranch		\$150,000	No
04-25-18-306-031	2011 THOMAS AVE	10/29/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,500	49.04	\$255,007	\$124,215	\$135,785	\$82,259	1.651	48%	1,025	\$132.47	R-7	2.8008	Bungalow		\$124,080	No
04-25-18-307-018	2259 CUMMINGS AVE	11/22/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$152,630	44.24	\$305,258	\$150,971	\$194,029	\$97,036	2.000	44%	1,013	\$191.54	R-7	32.0853	Bungalow		\$150,000	No
04-25-18-307-029	2059 CUMMINGS AVE	09/15/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$136,660	45.86	\$273,327	\$150,000	\$148,000	\$77,564	1.908	50%	924	\$160.17	R-7	22.9391	Bungalow		\$150,000	No
04-25-18-308-020	2219 BACON AVE	01/30/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$160,110	57.18	\$320,213	\$149,786	\$130,214	\$107,187	1.215	53%	1,394	\$93.41	R-7	46.3874	Bungalow		\$149,786	No
04-25-18-308-025	2127 BACON AVE	05/10/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,610	48.72	\$409,222	\$151,666	\$268,334	\$161,985	1.657	36%	1,705	\$157.38	R-7	2.2170	Bungalow		\$151,666	No
04-25-18-308-026	2111 BACON AVE	12/27/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$145,830	52.84	\$291,654	\$152,039	\$123,961	\$87,800	1.412	55%	1,106	\$112.08	R-7	26.6982	Bungalow		\$152,039	No
04-25-18-326-007	2446 BACON AVE	05/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,480	56.19	\$280,965	\$148,299	\$101,701	\$83,438	1.219	59%	1,102	\$92.29	R-7	45.9822	Bungalow		\$148,299	No
04-25-18-326-019	2563 PHILLIPS AVE	10/02/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,640	41.21	\$317,272	\$152,931	\$232,069	\$103,359	2.245	40%	1,359	\$170.76	R-7	56.6562	Bungalow		\$148,299	No
04-25-18-326-021	2519 PHILLIPS AVE	04/05/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$231,660	66.00	\$463,321	\$148,299	\$202,701	\$198,127	1.023	42%	1,908	\$106.24	R-7	65.5621	Colonial/2Sty		\$148,299	No
04-25-18-326-033	2327 PHILLIPS AVE	06/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,520	51.54	\$335,043	\$148,299	\$176,701	\$117,449	1.504	46%	1,132	\$156.10	R-7	17.4216	Colonial/2Sty		\$148,299	No
04-25-18-327-019	2359 OAKSHIRE AVE	08/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,810	45.62	\$337,611	\$148,299	\$221,701	\$119,064	1.862	40%	1,300	\$170.54	R-7	18.3323	Bungalow		\$148,299	No
04-25-18-327-022	2463 OAKSHIRE AVE	06/28/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,600	49.03	\$343,198	\$149,571	\$200,429	\$121,778	1.646	43%	1,550	\$129.31	R-7	3.2851	Bungalow		\$148,299	No
04-25-18-329-019	2328 ROYAL AVE	12/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,940	56.98	\$341,877	\$148,299	\$151,701	\$121,747	1.246	49%	1,228	\$123.54	R-7	43.2674	Bungalow		\$148,299	No
04-25-18-330-019	2159 OAKSHIRE AVE	10/19/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$371,510	51.96	\$743,026	\$148,299	\$666,701	\$374,042	1.515	21%	2,626	\$215.80	R-7	16.3634	Colonial/2Sty		\$148,299	No
04-25-18-331-001	2280 OAKSHIRE AVE	09/11/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$244,690	50.98	\$489,381	\$148,299	\$331,701	\$214,517	1.546	31%	1,693	\$195.92	R-7	13.2437	Bungalow		\$148,299	No
04-25-18-332-001	2280 ROYAL AVE	04/14/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,120	52.29	\$256,247	\$148,299	\$96,701	\$67,892	1.424	61%	814	\$118.80	R-7	25.4367	Ranch		\$148,299	No
04-25-18-332-003	2246 ROYAL AVE	09/12/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$175,000	57.38	\$349,995	\$148,299	\$156,701	\$126,853	1.235	49%	1,239	\$126.47	R-7	44.3409	TriLevel/Quad		\$148,299	No
04-25-18-351-018	1943 ELLWOOD AVE	02/05/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,070	43.16	\$302,138	\$150,795	\$199,205	\$95,184	2.093	43%	1,028	\$193.78	R-7	41.4129	Bungalow		\$150,000	No
04-25-18-352-005	1928 ELLWOOD AVE	11/15/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,020	47.77	\$320,038	\$151,784	\$183,216	\$105,820	1.731	45%	1,022	\$179.27	R-7	5.2684	Bungalow		\$150,000	No
04-25-18-353-005	1928 THOMAS AVE	06/01/23	\$343,200	WD	03-ARM'S LENGTH	\$343,200	\$159,120	46.36	\$318,243	\$150,794	\$192,406	\$105,314	1.827	44%	1,020	\$188.63	R-7	14.8271	Bungalow		\$150,000	No
04-25-18-353-005	1928 THOMAS AVE	06/11/24	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$159,120	43.24	\$318,243	\$150,794	\$172,206	\$105,314	2.062	41%	1,020	\$212.95	R-7	38.3757	Bungalow		\$150,000	No
04-25-18-353-010	1828 THOMAS AVE	10/12/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,550	51.15	\$271,099	\$150,572	\$114,428	\$75,803	1.510	57%	1,020	\$112.18	R-7	16.9165	Bungalow		\$150,000	No
04-25-18-353-021	1853 CUMMINGS AVE	12/12/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,410	47.47	\$284,829	\$150,000	\$150,000	\$84,798	1.769	50%	928	\$161.64	R-7	9.0201	Bungalow		\$150,000	No
04-25-18-353-032	1780 THOMAS AVE	01/14/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,620	43.47	\$291,232	\$150,000	\$185,000	\$88,825	2.083	45%	1,017	\$181.91	R-7	40.4037	Bungalow		\$150,000	No
04-25-18-353-033	1760 THOMAS AVE	04/18/23	\$410,500	WD	03-ARM'S LENGTH	\$410,500	\$229,830	55.99	\$459,651	\$150,000	\$260,500	\$194,749	1.338	37%	1,420	\$183.45	R-7	34.1088	Colonial/2Sty		\$150,000	No
04-25-18-354-021	1881 BACON AVE	10/31/23	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$197,900	53.92	\$395,792	\$158,360	\$208,640	\$149,328	1.397	43%	1,682	\$124.04	R-7	28.1517	Colonial/2Sty		\$157,160	No
04-25-18-354-025	1809 BACON AVE	11/26/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$170,620	47.39	\$341,230	\$159,204	\$200,796	\$114,482	1.754	44%	1,092	\$183.88	R-7	7.5250	Bungalow		\$158,596	No
04-25-18-376-004	1944 BACON AVE	10/21/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$182,580	46.58	\$365,156	\$148,299	\$243,701	\$136,388	1.787	38%	1,313	\$185.61	R-7	10.8114	Bungalow		\$148,299	No
04-25-18-376-007	1882 BACON AVE	02/08/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$145,800	48.76	\$291,607	\$148,299	\$150,701	\$90,131	1.672	50%	969	\$155.52	R-7	0.6681	Bungalow		\$148,299	No
04-25-18-377-005	1928 PHILLIPS AVE	09/13/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,720	52.04	\$291,440	\$148,299	\$131,701	\$90,026	1.463	53%	1,020	\$129.12	R-7	21.5781	Bungalow		\$148,299	No
04-25-18-377-011	1810 PHILLIPS AVE	05/18/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,480	52.77	\$284,959	\$154,139	\$115,861	\$82,277	1.408	57%	826	\$140.27	R-7	27.0520	Bungalow		\$148,299	No
04-25-18-377-013	1780 PHILLIPS AVE	04/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,200	47.73	\$286,408	\$149,913	\$150,087	\$85,846	1.748	50%	824	\$182.14	R-7	6.9624	Bungalow		\$148,299	No
04-25-18-377-017	1951 OAKSHIRE AVE	01/17/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$147,															

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-17-459-017	1624 11 MILE RD	04/28/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,810	45.69	\$205,621	\$106,000	\$119,000	\$66,636	1.786	47%	858	\$138.69	R11	20.7306	Ranch		\$106,000	No
04-25-17-460-036	1348 11 MILE RD	07/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$130,280	52.11	\$260,566	\$123,485	\$126,515	\$91,693	1.380	49%	1,194	\$105.96	R11	19.8745	Bungalow		\$121,900	No
04-25-17-460-039	1306 11 MILE RD	11/22/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$139,760	51.19	\$279,522	\$121,900	\$151,100	\$105,433	1.433	45%	1,001	\$150.95	R11	14.5372	Bungalow		\$121,900	No
04-25-17-460-045	1240 11 MILE RD	04/14/23	\$277,900	WD	03-ARM'S LENGTH	\$277,900	\$133,740	48.13	\$267,485	\$106,000	\$171,900	\$108,017	1.591	38%	1,092	\$157.42	R11	1.2908	Bungalow		\$106,000	No
04-25-17-480-018	1060 11 MILE RD	10/20/23	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$127,860	46.24	\$255,727	\$106,000	\$170,500	\$100,152	1.702	38%	1,104	\$154.44	R11	12.3903	Bungalow		\$106,000	No
<b>Totals:</b>			<b>\$1,302,400</b>			<b>\$1,302,400</b>	<b>\$634,450</b>		<b>\$1,268,921</b>		<b>\$739,015</b>	<b>\$471,930</b>		<b>44%</b>		<b>\$141.49</b>		<b>1.2572</b>				
								<b>Sale. Ratio =&gt;</b>	<b>48.71</b>				<b>E.C.F. =&gt;</b>	<b>1.566</b>	<b>Std. Deviation=&gt;</b>		<b>0.17257366</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.579</b>	<b>Ave. Variance=&gt;</b>		<b>13.7647</b>	<b>Coefficient of Var=&gt;</b>	<b>8.720020299</b>			

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04-25-16-354-038	700 11 MILE RD	12/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$188,050	59.70	\$376,103	\$106,000	\$209,000	\$180,671	1.157	34%	1,358	\$153.90	R11	42.1713	Colonial/2Sty		\$106,000	No
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. %	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean %	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-18-101-031	3225 ELLWOOD AVE	10/24/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,440	42.30	\$236,872	\$123,076	\$156,924	\$72,946	2.151	44%	930	\$168.74	R36	54,560%	Bungalow		\$123,076	No
04-25-18-102-015	3340 ELLWOOD AVE	02/04/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,290	43.19	\$224,580	\$122,738	\$137,262	\$65,283	2.103	47%	781	\$175.75	R36	49,629	Ranch		\$122,738	No
04-25-18-102-017	3310 ELLWOOD AVE	11/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$270,640	54.13	\$541,289	\$125,513	\$374,487	\$66,523	1.405	25%	1,961	\$190.97	R36	20,056	Colonial/2Sty		\$122,813	No
04-25-18-102-022	3248 ELLWOOD AVE	08/12/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$142,020	45.09	\$284,036	\$124,019	\$190,981	\$102,575	1.862	39%	1,095	\$174.41	R36	25,628	Bungalow		\$123,001	No
04-25-18-104-013	3292 CUMMINGS AVE	07/20/23	\$246,100	WD	03-ARM'S LENGTH	\$246,100	\$112,370	45.66	\$224,743	\$123,655	\$122,445	\$64,800	1.890	50%	938	\$130.54	R36	28,395	Bungalow		\$122,565	No
04-25-18-104-031	3225 BACON AVE	05/17/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,710	48.62	\$267,422	\$123,822	\$151,178	\$92,051	1.642	45%	1,112	\$135.95	R36	3,669	Bungalow		\$122,560	No
04-25-18-104-035	3269 BACON AVE	12/20/24	\$296,800	WD	03-ARM'S LENGTH	\$296,800	\$159,260	53.66	\$318,511	\$125,629	\$171,171	\$123,642	1.384	42%	999	\$212.34	R36	2,122	Ranch		\$125,629	No
04-25-18-105-032	3083 ELLWOOD AVE	04/12/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$126,740	43.85	\$253,470	\$123,538	\$165,462	\$83,290	1.987	43%	1,008	\$164.15	R36	38,095	Bungalow		\$123,538	No
04-25-18-105-035	3047 ELLWOOD AVE	04/04/24	\$232,650	WD	03-ARM'S LENGTH	\$232,650	\$131,130	56.36	\$262,268	\$124,539	\$108,111	\$88,288	1.225	54%	1,176	\$91.93	R36	38,110	Ranch		\$123,650	No
04-25-18-105-058	3153 ELLWOOD AVE	12/23/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$195,120	73.63	\$390,245	\$154,119	\$110,881	\$151,363	0.733	58%	1,976	\$56.11	R36	87,307	Ranch		\$154,119	No
04-25-18-106-008	3110 ELLWOOD AVE	11/25/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$122,770	53.61	\$245,531	\$123,464	\$105,536	\$78,248	1.349	54%	925	\$114.09	R36	25,689	Bungalow		\$123,464	No
04-25-18-106-015	3024 ELLWOOD AVE	07/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$138,710	63.05	\$277,410	\$143,149	\$76,851	\$86,065	0.893	65%	1,046	\$73.47	R36	71,265	Bungalow		\$142,305	No
04-25-18-106-017	2980 ELLWOOD AVE	05/17/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$142,200	46.62	\$284,395	\$156,358	\$148,642	\$82,075	1.811	51%	1,118	\$132.95	R36	20,542	Bungalow		\$154,790	No
04-25-18-106-024	3175 THOMAS AVE	01/14/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$123,070	61.54	\$246,134	\$123,239	\$76,761	\$78,779	0.974	62%	925	\$82.98	R36	63,124	Bungalow		\$123,239	No
04-25-18-106-031	3095 THOMAS AVE	09/16/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$290,090	44.63	\$580,177	\$123,501	\$526,499	\$292,741	1.799	19%	1,873	\$281.10	R36	19,286	Colonial/2Sty		\$123,501	No
04-25-18-107-001	3188 THOMAS AVE	08/21/23	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$190,220	47.85	\$380,440	\$184,838	\$212,662	\$125,386	1.696	47%	1,330	\$159.90	R36	9,043	Bungalow		\$184,838	No
04-25-18-107-007	3110 THOMAS AVE	08/05/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$142,560	39.38	\$285,110	\$124,121	\$237,879	\$103,198	2.305	34%	1,010	\$235.52	R36	69,943	Bungalow		\$123,464	No
04-25-18-107-032	3047 CUMMINGS AVE	03/07/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$149,380	47.88	\$298,767	\$155,514	\$156,486	\$91,829	1.704	50%	918	\$170.46	R36	8,947	Bungalow		\$154,568	No
04-25-18-127-013	3226 PHILLIPS AVE	12/20/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$245,240	44.59	\$490,472	\$147,138	\$402,862	\$220,068	1.830	27%	2,100	\$191.84	R36	22,484	Bungalow		\$146,969	No
04-25-18-127-021	3257 OAKSHIRE AVE	12/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,350	45.77	\$338,693	\$146,969	\$223,031	\$122,900	1.815	40%	1,284	\$173.70	R36	9,017	Bungalow		\$146,969	No
04-25-18-127-032	3358 PHILLIPS AVE	02/09/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$349,010	53.69	\$698,022	\$129,404	\$520,596	\$364,499	1.428	20%	2,590	\$201.00	R36	17,737	Colonial/2Sty		\$129,404	No
04-25-18-127-033	3350 PHILLIPS AVE	06/01/23	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$349,700	50.03	\$699,006	\$130,544	\$568,456	\$364,655	1.559	19%	2,590	\$219.48	R36	4,672	Colonial/2Sty		\$129,404	No
04-25-18-128-007	3270 OAKSHIRE AVE	07/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,660	43.62	\$305,233	\$150,984	\$199,016	\$98,935	2.012	43%	1,050	\$189.54	R36	40,599	Bungalow		\$150,000	No
04-25-18-128-018	3269 ROYAL AVE	09/08/23	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$154,040	41.97	\$308,086	\$120,000	\$247,000	\$120,568	2.049	33%	968	\$255.17	R36	44,308	Bungalow		\$120,000	No
04-25-18-129-003	3358 ROYAL AVE	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,000	51.36	\$226,004	\$137,884	\$82,116	\$56,487	1.454	63%	886	\$92.68	R36	15,919	Bungalow		\$137,211	No
04-25-18-129-021	3280 ROYAL AVE	06/30/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$259,880	46.41	\$519,766	\$151,993	\$408,007	\$235,752	1.731	27%	1,760	\$231.82	R36	12,503	Colonial/2Sty		\$146,969	No
04-25-18-130-002	3174 BACON AVE	02/21/25	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$168,480	46.48	\$336,961	\$150,000	\$212,500	\$119,847	1.773	41%	1,426	\$149.02	R36	16,748	Bungalow		\$150,000	No
04-25-18-130-016	2946 BACON AVE	06/26/23	\$320,000	OTH	03-ARM'S LENGTH	\$320,000	\$157,930	68.67	\$315,852	\$158,707	\$71,293	\$100,734	0.708	69%	1,180	\$60.42	R36	89,784	Bungalow		\$156,000	No
04-25-18-130-030	3011 PHILLIPS AVE	03/22/24	\$346,625	WD	03-ARM'S LENGTH	\$346,625	\$175,330	50.58	\$350,655	\$132,272	\$214,353	\$139,989	1.531	38%	1,256	\$170.66	R36	7,447	Colonial/2Sty		\$132,272	No
04-25-18-131-034	2989 OAKSHIRE AVE	05/16/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,860	40.87	\$269,726	\$117,576	\$122,424	\$97,532	2.178	36%	965	\$220.13	R36	57,233	Bungalow		\$117,576	No
04-25-18-132-002	3174 OAKSHIRE AVE	02/14/24	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$192,180	41.11	\$384,353	\$165,000	\$302,500	\$140,611	2.151	35%	1,656	\$182.67	R36	54,568	Bungalow		\$165,000	No
04-25-18-132-012	3036 OAKSHIRE AVE	02/16/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$172,340	52.38	\$344,677	\$150,629	\$178,371	\$124,390	1.434	46%	1,092	\$163.34	R36	17,660	Ranch		\$150,000	No
04-25-18-133-014	2968 ROYAL AVE	09/20/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$302,400	51.25	\$604,793	\$146,969	\$443,031	\$293,477	1.150	25%	2,314	\$191.46	R36	9,605	Colonial/2Sty		\$146,969	No
04-25-18-133-041	3072 ROYAL AVE	09/30/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$152,070	45.39	\$304,130	\$117,576	\$217,424	\$119,586	1.818	35%	1,215	\$178.95	R36	21,252	Colonial/2Sty		\$117,576	No
04-25-18-151-022	2881 ELLWOOD AVE	10/11/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$151,050	55.94	\$302,099	\$176,407	\$93,593	\$80,572	1.162	65%	798	\$117.28	R36	44,409	Ranch		\$176,161	No
04-25-18-151-023	2855 ELLWOOD AVE	03/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,370	52.46	\$314,748	\$174,654	\$125,346	\$89,804	1.396	58%	1,047	\$119.72	R36	20,985	Bungalow		\$174,654	No
04-25-18-151-029	2729 ELLWOOD AVE	07/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$257,960	49.14	\$515,923	\$175,587	\$349,413	\$218,164	1.602	33%	1,606	\$217.57	R36	4,023	Ranch		\$175,156	No
04-25-18-151-032	2679 ELLWOOD AVE	11/26/24	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$135,410	59.52	\$270,818	\$178,292	\$49,208	\$59,312	0.830	78%	774	\$63.58	R36	77,596	Ranch		\$175,383	No
04-25-18-153-002	2856 THOMAS AVE	10/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$156,710	63.96	\$313,420	\$175,070	\$69,930	\$88,686	0.789	71%	782	\$89.42	R36	81,716	Bungalow		\$174,687	No
04-25-18-153-016	2847 CUMMINGS AVE	03/08/24	\$635,500	WD	03-ARM'S LENGTH	\$635,500	\$315,380	49.63	\$630,766	\$177,060	\$458,440	\$290,837	1.576	28%	2,445	\$187.50	R36	2,932	Colonial/2Sty		\$174,791	No
04-25-18-154-001	2882 CUMMINGS AVE	06/26/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$171,480	43.97	\$342,969	\$173,768	\$216,232	\$108,462	1.994	45%	1,033	\$209.32	R36	38,798	Bungalow		\$173,768	No
04-25-18-154-017	2815 BACON AVE	12/11/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,770	53.37	\$325,540	\$173,242	\$131,758	\$97,627	1.350	57%	986	\$132.29	R36	25,602	Bungalow		\$172,251	No
04-25-18-154-022	2715 BACON AVE	10/10/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,620	48.25	\$299,238	\$174,801	\$135,199	\$79,767	1.695	56%	999	\$135.33	R36	8,289	Bungalow		\$172,284	No
04-25-18-177-016	2638 PHILLIPS AVE	05/17/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$142,300	57.69	\$284,393	\$146,022	\$166,478	\$77,161	1.069	67%	911	\$90.54	R36	53,670	Ranch		\$163,136	No
04-25-18-177-017	2618 PHILLIPS AVE	12/15/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$143,850	60.57	\$287,705	\$164,8												

04-25-18-251-007	2784 BUCKINGHAM AVE	11/22/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,800	61.40	\$245,599	\$117,576	\$82,424	\$82,066	1.004	59%	864	\$95.40	R36	60.1267	Ranch	\$117,576	No
04-25-18-251-041	2798 BUCKINGHAM AVE	02/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$341,500	51.35	\$682,996	\$117,473	\$547,527	\$362,515	1.510	18%	2,631	\$208.11	R36	9.5271	Colonial/2Sty	\$117,473	No
04-25-18-253-014	2664 GARDNER AVE	07/21/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$196,010	68.78	\$392,012	\$143,875	\$141,125	\$159,062	0.887	50%	1,597	\$88.37	R36	71.8397	Colonial/2Sty	\$143,875	No
04-25-18-253-029	2677 GRIFFITH AVE	08/02/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,600	46.29	\$259,208	\$144,829	\$135,171	\$73,320	1.844	52%	815	\$165.85	R36	23.7950	Ranch	\$143,875	No
04-25-18-253-031	2651 GRIFFITH AVE	03/27/25	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$134,090	50.41	\$268,171	\$135,242	\$130,758	\$85,211	1.535	51%	918	\$142.44	R36	7.1107	Ranch	\$135,242	No
04-25-18-253-032	2637 GRIFFITH AVE	09/11/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,210	50.07	\$290,417	\$160,708	\$129,292	\$83,147	1.555	55%	990	\$130.60	R36	5.0644	Ranch	\$160,708	No
04-25-18-253-034	3158 CATALPA DR	04/18/24	\$316,700	WD	03-ARM'S LENGTH	\$316,700	\$152,260	48.08	\$304,516	\$155,208	\$161,492	\$95,710	1.687	49%	966	\$167.18	R36	8.1672	Bungalow	\$154,289	No
04-25-18-253-038	3110 CATALPA DR	03/14/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,560	54.80	\$241,113	\$120,748	\$99,252	\$77,157	1.286	55%	789	\$125.79	R36	31.9266	Ranch	\$120,748	No
04-25-18-255-037	2615 WAKEFIELD RD	08/27/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$134,190	38.90	\$268,389	\$136,803	\$208,197	\$84,350	2.468	40%	1,052	\$197.91	R36	86.2622	Bungalow	\$136,555	No
04-25-18-255-043	2740 ROBINA AVE	05/16/23	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$161,730	51.59	\$323,463	\$158,262	\$155,238	\$105,898	1.466	50%	1,146	\$135.46	R36	13.9710	Bungalow	\$158,262	No
04-25-18-277-033	2675 CUMBERLAND RD	09/10/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$155,050	40.81	\$310,108	\$161,154	\$218,746	\$95,483	2.291	42%	1,395	\$156.81	R36	68.5305	Colonial/2Sty	\$161,154	No
04-25-18-278-002	2862 CUMBERLAND RD	06/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,320	40.09	\$280,631	\$108,869	\$241,131	\$110,104	2.190	31%	1,322	\$182.40	R36	58.4404	Bungalow	\$108,869	No
04-25-18-278-013	2696 CUMBERLAND RD	04/26/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,720	44.73	\$259,445	\$130,450	\$159,550	\$82,689	1.930	45%	903	\$176.69	R36	32.3888	Bungalow	\$128,923	No
04-25-18-278-026	2755 KENMORE RD	05/18/23	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$317,770	50.20	\$635,547	\$143,248	\$489,752	\$315,576	1.552	23%	2,197	\$222.92	R36	5.3700	Colonial/2Sty	\$143,248	No
04-25-18-279-002	2862 KENMORE RD	09/01/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$138,520	58.94	\$277,037	\$143,248	\$91,752	\$85,762	1.070	61%	1,063	\$86.31	R36	53.5787	Bungalow	\$143,248	No

<b>Totals:</b>	<b>\$34,563,697</b>	<b>\$34,563,697</b>	<b>\$16,985,250</b>	<b>\$33,970,479</b>	<b>\$20,340,545</b>	<b>\$12,658,543</b>	<b>45%</b>	<b>\$155.65</b>	<b>0.1234</b>
			Sale. Ratio =>	49.14	E.C.F. =>	1.607	Std. Deviation=>	0.38791974	
			Std. Dev. =>	6.77	Ave. E.C.F. =>	1.606	Ave. Variance=>	30.6902	Coefficient of Var=>
									19.11412213

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04-25-18-102-032	3269 THOMAS AVE	10/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$99,670	66.45	\$199,335	\$122,926	\$27,074	\$48,980	0.553	82%	586	\$46.20	R36	105.2874	Ranch	\$122,926	No
04-25-18-106-029	3121 THOMAS AVE	11/06/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$117,630	35.01	\$235,261	\$123,426	\$212,574	\$71,689	2.965	37%	930	\$228.57	R36	135.9592	Bungalow	\$123,426	No
04-25-18-131-012	3012 PHILLIPS AVE	05/29/24	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$128,890	69.67	\$257,779	\$148,038	\$36,962	\$70,347	0.525	80%	945	\$39.11	R36	108.0203	Ranch	\$146,969	No
04-25-18-152-024	2699 THOMAS AVE	11/14/24	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$138,680	76.20	\$277,358	\$175,966	\$6,034	\$64,995	0.093	97%	780	\$7.74	R36	151.2791	Ranch	\$175,253	No
04-25-18-209-009	3060 GRIFFITH AVE	12/03/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$132,850	33.63	\$265,706	\$143,875	\$251,125	\$78,097	3.216	36%	1,024	\$245.24	R36	160.9932	Bungalow	\$143,875	No
04-25-18-276-014	2676 WAKEFIELD RD	03/18/25	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$122,870	34.47	\$245,736	\$123,669	\$232,831	\$78,248	2.976	35%	920	\$253.08	R36	136.9920	Bungalow	\$123,193	No
04-25-18-279-017	2636 KENMORE RD	08/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$124,310	65.43	\$248,616	\$159,005	\$30,995	\$57,443	0.540	84%	794	\$39.04	R36	106.6050	Ranch	\$159,005	No
04-25-18-232-040	2994 CUMBERLAND RD	08/23/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$169,690	34.28	\$339,375	\$114,598	\$380,402	\$144,088	2.640	23%	1,618	\$235.11	R36	103.4441	Colonial/2Sty	\$114,598	No
04-25-18-252-025	2757 GARDNER AVE	02/18/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$141,880	35.47	\$283,765	\$134,164	\$265,836	\$95,898	2.772	34%	1,290	\$206.07	R36	116.6439	Bungalow	\$134,164	No
04-25-18-253-016	2638 GARDNER AVE	05/29/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$135,400	68.38	\$270,803	\$160,708	\$37,292	\$70,574	0.528	81%	998	\$37.37	R36	107.7217	Bungalow	\$160,708	No

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-17-101-016	2360 ROSEMONT RD	04/12/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$124,040	42.92	\$248,075	\$114,510	\$174,490	\$89,043	1.960	40%	900	\$193.88	R38	34.4225	Ranch		\$114,510	No
04-25-17-101-021	2320 ROSEMONT RD	11/15/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$272,480	44.31	\$544,952	\$120,000	\$495,000	\$283,301	1.747	20%	2,079	\$238.10	R38	13.1874	Colonial/2Sty		\$120,000	No
04-25-17-104-009	2145 ROSEMONT RD	04/04/23	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$156,240	47.85	\$312,476	\$135,639	\$190,861	\$117,891	1.619	42%	1,250	\$152.69	R38	0.3575	Bungalow		\$135,000	No
04-25-17-104-010	2129 ROSEMONT RD	11/14/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$137,450	49.44	\$274,893	\$150,000	\$128,000	\$83,262	1.537	54%	992	\$129.03	R38	7.8066	Bungalow		\$150,000	No
04-25-17-105-013	2365 BEVERLY BLVD	09/09/24	\$340,034	WD	03-ARM'S LENGTH	\$340,034	\$185,090	54.43	\$370,174	\$143,566	\$196,468	\$151,072	1.300	42%	1,331	\$147.61	R38	31.4890	Bungalow		\$143,196	No
04-25-17-106-014	2254 EARLMONT RD	08/31/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$293,450	46.21	\$586,909	\$176,198	\$458,802	\$273,807	1.676	28%	2,515	\$182.43	R38	6.0256	Colonial/2Sty		\$168,750	No
04-25-17-107-013	2365 EARLMONT RD	06/05/23	\$265,200	WD	03-ARM'S LENGTH	\$265,200	\$133,770	50.44	\$267,533	\$134,790	\$130,410	\$88,495	1.474	51%	1,041	\$125.27	R38	14.1745	Bungalow		\$134,790	No
04-25-17-107-027	2324 EDGEWOOD BLVD	08/25/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$156,680	42.35	\$313,352	\$109,119	\$260,881	\$136,155	1.916	29%	1,179	\$221.27	R38	30.0672	Bungalow		\$109,119	No
04-25-17-151-010	2435 EDGEWOOD BLVD	04/11/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$256,850	49.87	\$513,704	\$125,657	\$389,343	\$258,698	1.505	24%	1,796	\$216.78	R38	11.0373	Colonial/2Sty		\$124,708	No
04-25-17-151-011	2425 EDGEWOOD BLVD	09/22/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,070	49.36	\$222,135	\$125,431	\$99,569	\$64,469	1.544	56%	1,021	\$97.52	R38	7.0942	Ranch		\$124,708	No
04-25-17-154-007	2193 WILTSHIRE RD	08/13/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,040	46.78	\$304,074	\$150,000	\$175,000	\$102,716	1.704	46%	1,076	\$162.64	R38	8.8345	Ranch		\$150,000	No
04-25-17-154-016	2222 FRANKLIN RD	12/13/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,220	49.28	\$310,443	\$146,356	\$168,644	\$109,391	1.542	46%	1,276	\$132.17	R38	7.3724	TriLevel/Quad		\$146,356	No
04-25-17-157-025	2221 DOROTHEA RD	05/24/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,910	50.43	\$327,823	\$150,080	\$174,920	\$118,495	1.476	46%	960	\$182.21	R38	13.9206	Ranch		\$148,874	No

<b>Totals:</b>	<b>\$4,823,734</b>		<b>\$4,823,734</b>	<b>\$2,298,290</b>		<b>\$4,596,543</b>	<b>\$3,042,388</b>	<b>\$1,876,798</b>	<b>40%</b>		<b>\$167.81</b>	<b>0.18373531</b>	<b>0.5670</b>
			<b>Sale. Ratio =&gt;</b>	<b>47.65</b>		<b>E.C.F. =&gt;</b>	<b>1.621</b>	<b>Std. Deviation=&gt;</b>	<b>14.2915</b>	<b>Coefficient of Var=&gt;</b>	<b>8.84712338</b>		
			<b>Std. Dev. =&gt;</b>	<b>3.40</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.615</b>	<b>Ave. Variance=&gt;</b>					

04-25-17-102-017	2120 ROSEMONT RD	08/26/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$229,930	67.63	\$459,867	\$229,821	\$110,179	\$153,364	0.718		1,998	\$55.14	R38	89.6967	Ranch		\$228,994	No
04-25-17-151-020	2309 EDGEWOOD BLVD	09/27/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$135,190	35.58	\$270,380	\$115,355	\$264,645	\$103,350	2.561		1,186	\$223.14	R38	94.5285	Bungalow		\$115,355	No
04-25-17-153-016	2450 FRANKLIN RD	06/05/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$125,520	40.49	\$251,049	\$117,085	\$192,915	\$89,309	2.160		965	\$199.91	R38	54.4694	Bungalow		\$117,085	No
04-25-17-151-016	2361 EDGEWOOD BLVD	06/16/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,900	62.58	\$237,794	\$112,139	\$77,861	\$83,770	0.929	59%	1,178	\$66.10	R38	68.5921	Bungalow		\$110,927	No
04-25-17-106-007	2183 BEVERLY BLVD	07/27/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,940	41.57	\$261,886	\$140,296	\$174,704	\$81,060	2.155	45%	1,045	\$167.18	R38	53.9861	Bungalow		\$140,296	No

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land %	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-16-351-012	812 CAMBRIDGE RD	02/28/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$176,580	42.45	\$353,162	\$129,644	\$286,356	\$132,259	2.165	31%	1,484	\$192.96	R47	37.3474	Bungalow		\$128,566	No
04-25-16-351-014	786 CAMBRIDGE RD	04/25/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$147,810	42.84	\$295,611	\$128,566	\$216,434	\$98,843	2.190	37%	1,050	\$206.13	R47	39.8032	Bungalow		\$128,566	No
04-25-16-351-015	780 CAMBRIDGE RD	07/01/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$156,250	50.40	\$312,490	\$145,853	\$164,147	\$164,147	1.665	47%	1,013	\$162.04	R47	12.6891	Ranch		\$145,440	No
04-25-16-352-009	773 CAMBRIDGE RD	08/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,520	46.31	\$301,031	\$128,566	\$196,434	\$102,050	1.925	40%	1,214	\$161.81	R47	13.3236	Colonial/2Sty		\$128,566	No
04-25-16-352-017	812 COLUMBIA RD	06/18/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$130,390	43.76	\$260,771	\$127,445	\$170,555	\$78,891	2.162	43%	968	\$176.19	R47	37.0265	Bungalow		\$127,445	No
04-25-16-352-020	774 COLUMBIA RD	10/04/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$152,340	49.95	\$304,679	\$128,581	\$176,419	\$104,200	1.693	42%	1,006	\$175.37	R47	9.8558	Bungalow		\$128,581	No
04-25-16-352-021	762 COLUMBIA RD	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,600	42.17	\$295,196	\$129,513	\$220,487	\$98,037	2.249	37%	1,028	\$214.48	R47	45.7373	Bungalow		\$128,959	No
04-25-16-353-018	892 PRINCETON RD	02/09/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$142,100	47.85	\$284,198	\$116,460	\$180,540	\$99,253	1.819	39%	1,388	\$130.07	R47	2.7345	Bungalow		\$116,460	No
04-25-16-353-019	878 PRINCETON RD	08/04/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,660	43.68	\$253,327	\$121,916	\$168,084	\$77,758	2.162	42%	924	\$181.91	R47	36.9992	Ranch		\$121,916	No
04-25-16-354-012	749 PRINCETON RD	01/30/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$167,430	48.11	\$334,863	\$124,504	\$223,496	\$124,473	1.796	36%	1,064	\$210.05	R47	0.3903	Bungalow		\$121,916	No
04-25-17-302-022	2350 OXFORD RD	03/14/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$201,850	48.64	\$403,699	\$195,057	\$219,943	\$123,457	1.782	47%	1,050	\$209.47	R47	1.0100	Bungalow		\$194,957	No
04-25-17-303-004	2251 SUNNYKNOLL AVE	05/10/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$131,030	62.40	\$262,050	\$136,400	\$73,600	\$74,349	0.990	65%	1,070	\$68.79	R47	80.1714	Bungalow		\$136,400	No
04-25-17-303-024	2192 OXFORD RD	06/04/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$169,910	57.21	\$339,822	\$200,948	\$96,052	\$82,174	1.169	68%	982	\$97.81	R47	62.2752	Bungalow		\$200,104	No
04-25-17-304-016	2402 HARVARD RD	06/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,240	44.75	\$268,482	\$135,509	\$164,491	\$78,682	2.091	45%	968	\$169.93	R47	29.8935	Bungalow		\$135,509	No
04-25-17-304-017	2392 HARVARD RD	10/30/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$140,680	39.63	\$281,362	\$135,481	\$129,519	\$86,320	2.543	38%	1,269	\$172.99	R47	75.1442	Colonial/2Sty		\$135,481	No
04-25-17-305-015	2268 HARVARD RD	10/25/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$181,590	45.97	\$363,178	\$192,784	\$202,216	\$100,825	2.060	49%	1,359	\$148.80	R47	21.3978	Bungalow		\$190,121	No
04-25-17-326-009	1955 CATALPA DR	06/26/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$170,350	54.95	\$340,700	\$180,094	\$129,906	\$95,033	1.367	58%	1,099	\$118.20	R47	42.4684	Ranch		\$180,094	No
04-25-17-327-018	2052 OXFORD RD	11/10/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$196,030	58.52	\$392,069	\$200,824	\$134,176	\$113,163	1.186	60%	972	\$138.04	R47	60.5948	Bungalow		\$200,104	No
04-25-17-327-034	2045 SUNNYKNOLL AVE	01/30/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,860	54.60	\$245,725	\$145,730	\$79,270	\$59,169	1.340	65%	776	\$102.15	R47	45.1908	Ranch		\$155,000	No
04-25-17-327-039	1926 OXFORD RD	07/14/23	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$159,230	54.25	\$318,457	\$155,000	\$138,500	\$93,720	1.432	53%	1,043	\$132.79	R47	35.9672	Ranch		\$155,000	No
04-25-17-328-010	2585 MORTENSON BLVD	10/06/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$202,600	51.29	\$405,192	\$189,007	\$205,993	\$127,920	1.610	48%	1,345	\$153.15	R47	18.1313	Colonial/2Sty		\$189,007	No
04-25-17-329-002	1875 WEST BLVD	01/29/24	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$154,060	50.26	\$308,129	\$145,032	\$161,468	\$96,507	1.673	47%	1,083	\$149.09	R47	11.8518	Bungalow		\$145,032	No
04-25-17-331-010	2267 MORTENSON BLVD	06/29/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$154,310	48.53	\$308,622	\$149,907	\$168,093	\$93,914	1.790	47%	1,004	\$167.42	R47	1.0781	Bungalow		\$148,800	No
04-25-17-333-007	1738 WEST BLVD	11/12/24	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$194,930	47.66	\$389,864	\$155,000	\$254,000	\$138,973	1.828	38%	1,815	\$139.94	R47	3.6058	Colonial/2Sty		\$155,000	No
04-25-17-334-008	1738 EATON RD	09/08/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,330	51.78	\$310,655	\$151,075	\$148,925	\$94,426	1.577	50%	1,100	\$135.39	R47	21.4478	Bungalow		\$151,075	No
04-25-17-335-002	2370 MORTENSON BLVD	12/02/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,540	43.52	\$335,079	\$133,300	\$251,700	\$119,396	2.108	35%	1,386	\$181.60	R47	31.6475	Bungalow		\$133,300	No
04-25-17-337-004	2134 MORTENSON BLVD	08/19/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$163,720	52.64	\$327,447	\$151,900	\$159,100	\$103,874	1.532	49%	1,048	\$151.81	R47	25.9974	Ranch		\$151,900	No
04-25-17-351-006	2413 HARVARD RD	07/15/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,140	44.97	\$292,278	\$128,566	\$196,434	\$86,871	2.028	40%	1,294	\$151.80	R47	23.6151	Bungalow		\$128,566	No
04-25-17-352-019	2182 CAMBRIDGE RD	09/12/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,830	46.62	\$307,664	\$160,707	\$169,293	\$86,957	1.947	49%	1,168	\$144.94	R47	15.5225	Bungalow		\$160,707	No
04-25-17-352-021	2156 CAMBRIDGE RD	10/16/23	\$311,100	WD	03-ARM'S LENGTH	\$311,100	\$145,380	46.73	\$290,769	\$128,566	\$182,534	\$95,978	1.902	41%	974	\$187.41	R47	11.0191	Bungalow		\$128,566	No
04-25-17-354-009	2193 CAMBRIDGE RD	09/13/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,370	52.63	\$294,743	\$168,410	\$111,590	\$74,753	1.493	60%	988	\$112.95	R47	29.8861	Bungalow		\$167,935	No
04-25-17-355-004	2427 COLUMBIA RD	09/27/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$188,840	48.42	\$377,674	\$152,395	\$237,605	\$133,301	1.782	39%	1,515	\$156.83	R47	0.9171	Bungalow		\$152,395	No
04-25-17-356-004	2251 COLUMBIA RD	10/07/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$155,960	43.93	\$311,929	\$152,395	\$202,605	\$94,399	2.146	43%	1,318	\$153.72	R47	35.4628	Bungalow		\$152,395	No
04-25-17-356-013	2119 COLUMBIA RD	06/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$188,900	54.75	\$377,801	\$172,381	\$172,619	\$121,550	2.420	50%	1,190	\$145.06	R47	37.1494	Bungalow		\$171,444	No
04-25-17-356-018	2220 PRINCETON RD	02/25/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$191,380	46.68	\$382,767	\$152,395	\$257,605	\$136,315	1.890	37%	1,304	\$197.55	R47	9.8142	Colonial/2Sty		\$152,395	No
04-25-17-356-023	2140 PRINCETON RD	06/07/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$213,330	49.61	\$426,665	\$121,916	\$308,084	\$180,325	1.708	28%	1,758	\$175.25	R47	8.3144	Colonial/2Sty		\$121,916	No
04-25-17-376-011	1947 HARVARD RD	02/20/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,170	41.79	\$288,349	\$128,566	\$216,434	\$94,546	2.289	37%	968	\$223.59	R47	49.7500	Bungalow		\$128,566	No
04-25-17-376-013	1919 HARVARD RD	01/17/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,420	44.41	\$310,835	\$129,949	\$220,051	\$107,033	2.056	37%	1,150	\$191.35	R47	26.4276	Bungalow		\$128,566	No
04-25-17-376-036	1850 CAMBRIDGE RD	06/05/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,350	45.94	\$376,690	\$154,279	\$255,721	\$131,604	1.943	38%	1,372	\$186.39	R47	15.1469	Ranch		\$154,279	No
04-25-17-376-038	2067 MORTENSON BLVD	09/20/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$168,010	48.28	\$336,027	\$158,325	\$189,675	\$105,149	1.804	45%	1,256	\$151.02	R47	1.2229	Bungalow		\$158,100	No
04-25-17-377-003	2052 MORTENSON BLVD	02/06/25	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$191,670	46.64	\$383,347	\$175,115	\$235,885	\$123,214	1.914	43%	1,178	\$200.24	R47	12.2792	Bungalow		\$174,375	No
04-25-17-378-013	1907 CAMBRIDGE RD	08/31/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,820	45.10	\$313,635	\$128,124	\$221,776	\$110,953	1.999	37%	1,024	\$216.58	R47	20.7185	Bungalow		\$126,705	No
04-25-17-378-015	1889 CAMBRIDGE RD	08/07/23	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$140,590	42.73	\$281,171	\$122,406	\$206,594	\$93,944	2.199	37%	961	\$214.98	R47	40.7485	Bungalow		\$122,406	No
04-25-17-378-017	1861 CAMBRIDGE RD	02/21/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,640	45.88	\$275,282	\$143,305	\$156,695	\$78,093	2.007	48%	870	\$180.11	R47	21.4882	Ranch		\$143,305	No
04-25-17-378-022	2060 COLUMBIA RD	04/02/24	\$242,200	WD	03-ARM'S LENGTH	\$242,200	\$116,850	48.25	\$233													

04-25-17-406-031	1338 OXFORD RD	05/06/24	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$155,580	39.09	\$311,165	\$128,566	\$269,434	\$108,047	2.494	32%	1,129	\$238.65	R47	70.2042	Bungalow	\$128,566	No
04-25-17-406-032	1326 OXFORD RD	05/02/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$191,320	47.71	\$382,647	\$128,566	\$272,434	\$150,344	1.812	32%	1,245	\$218.82	R47	2.0435	Colonial/2Sty	\$128,566	No
04-25-17-407-001	1705 OXFORD RD	11/03/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$173,050	54.42	\$346,098	\$156,306	\$161,694	\$112,303	1.440	49%	1,179	\$137.15	R47	35.3837	Bungalow	\$155,000	No
04-25-17-407-003	1673 OXFORD RD	10/10/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,550	44.89	\$377,090	\$157,383	\$262,617	\$130,004	2.020	37%	1,289	\$203.74	R47	22.8428	Bungalow	\$155,000	No
04-25-17-407-015	1692 LARKMOOR BLVD	12/30/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$164,250	41.58	\$328,491	\$156,446	\$238,554	\$101,802	2.343	40%	1,336	\$178.56	R47	55.1680	Bungalow	\$155,000	No
04-25-17-407-016	1674 LARKMOOR BLVD	05/07/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$191,210	44.99	\$382,420	\$155,473	\$269,527	\$134,288	2.007	37%	1,494	\$180.41	R47	21.5441	Colonial/2Sty	\$155,000	No
04-25-17-407-019	1628 LARKMOOR BLVD	05/21/24	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$151,700	59.37	\$303,392	\$155,000	\$100,500	\$87,806	1.145	61%	1,013	\$99.21	R47	64.7069	Ranch	\$155,000	No
04-25-17-407-022	1574 LARKMOOR BLVD	12/31/24	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$165,960	40.23	\$331,923	\$156,158	\$256,342	\$104,003	2.465	38%	1,152	\$222.52	R47	67.3118	Colonial/2Sty	\$155,000	No
04-25-17-408-015	1317 OXFORD RD	05/06/24	\$453,500	WD	03-ARM'S LENGTH	\$453,500	\$250,670	55.27	\$501,332	\$366,000	\$87,500	\$80,078	1.093	81%	970	\$90.21	R47	69.8955	Bungalow	\$366,000	No
04-25-17-426-001	1257 CATALPA DR	03/20/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,690	49.50	\$257,375	\$113,816	\$146,184	\$84,946	1.721	44%	817	\$178.93	R47	7.0737	Ranch	\$113,860	No
04-25-17-426-014	1222 WEST BLVD	08/07/24	\$322,800	WD	03-ARM'S LENGTH	\$322,800	\$128,470	39.80	\$256,937	\$126,428	\$196,372	\$77,224	2.543	39%	999	\$196.57	R47	75.1241	Bungalow	\$126,050	No
04-25-17-426-016	1198 WEST BLVD	05/15/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$156,990	40.25	\$313,986	\$126,050	\$263,950	\$111,205	2.374	32%	1,009	\$261.60	R47	58.1912	Colonial/2Sty	\$126,050	No
04-25-17-427-004	1221 WEST BLVD	01/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,460	56.41	\$236,926	\$120,860	\$89,140	\$68,678	1.298	58%	793	\$112.41	R47	49.3699	Ranch	\$120,860	No
04-25-17-427-005	1205 WEST BLVD	09/27/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$138,570	65.06	\$277,134	\$120,860	\$92,140	\$92,470	0.996	57%	1,061	\$86.84	R47	79.5205	Ranch	\$120,860	No
04-25-17-427-005	1205 WEST BLVD	03/19/25	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$138,570	39.37	\$277,134	\$120,860	\$231,140	\$92,470	2.500	34%	1,061	\$217.85	R47	70.7988	Ranch	\$120,860	No
04-25-17-427-029	1145 WEST BLVD	12/23/24	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$157,190	49.59	\$314,374	\$186,362	\$130,638	\$75,747	1.725	59%	1,002	\$130.38	R47	6.6970	Ranch	\$185,067	No
04-25-17-427-030	1118 EATON RD	11/15/24	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$164,540	50.71	\$329,071	\$151,075	\$173,425	\$105,323	1.647	47%	1,110	\$156.24	R47	14.5038	TriLevel/Quad	\$151,075	No
04-25-17-430-004	1221 EATON RD	09/09/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,470	51.90	\$326,947	\$182,736	\$132,264	\$85,332	1.550	58%	1,109	\$119.26	R47	24.1645	Ranch	\$180,796	No
04-25-17-430-007	1175 EATON RD	08/16/24	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$136,750	51.03	\$273,490	\$128,566	\$139,434	\$85,754	1.626	48%	1,071	\$130.19	R47	16.5659	Bungalow	\$128,566	No
04-25-17-430-013	1258 OXFORD RD	04/18/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$232,340	46.01	\$464,682	\$158,200	\$346,800	\$181,350	1.912	31%	1,708	\$203.04	R47	12.0683	Bungalow	\$158,200	No
04-25-17-431-002	1079 EATON RD	04/26/23	\$295,300	WD	03-ARM'S LENGTH	\$295,300	\$158,410	53.64	\$316,816	\$131,129	\$164,171	\$109,874	1.494	44%	1,210	\$135.68	R47	29.7463	Bungalow	\$128,566	No
04-25-17-431-003	1069 EATON RD	10/09/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,110	48.03	\$336,225	\$128,566	\$221,434	\$122,875	1.802	37%	1,560	\$141.94	R47	1.0467	Colonial/2Sty	\$128,566	No
04-25-17-431-011	1090 OXFORD RD	03/07/25	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$132,160	41.31	\$264,329	\$128,862	\$191,038	\$80,158	2.383	40%	960	\$199.00	R47	59.1630	Bungalow	\$128,566	No
04-25-17-431-012	1080 OXFORD RD	05/26/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$165,200	42.36	\$330,409	\$132,111	\$257,889	\$117,336	2.198	34%	1,088	\$237.03	R47	40.6228	Bungalow	\$128,566	No
04-25-17-432-006	1035 OXFORD RD	12/31/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$128,200	40.06	\$256,398	\$124,000	\$196,000	\$78,342	2.502	39%	854	\$229.51	R47	71.0212	Bungalow	\$124,000	No
04-25-17-451-008	1573 LARKMOOR BLVD	01/03/25	\$324,700	WD	03-ARM'S LENGTH	\$324,700	\$136,580	42.06	\$273,163	\$138,982	\$185,718	\$79,397	2.339	43%	915	\$202.97	R47	54.7466	Bungalow	\$138,982	No
04-25-17-452-006	1395 LARKMOOR BLVD	09/19/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$155,870	56.68	\$311,747	\$138,427	\$136,573	\$102,556	1.332	50%	897	\$152.26	R47	45.9949	Ranch	\$137,912	No
04-25-17-452-042	1312 HARVARD RD	01/31/25	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$146,570	52.72	\$293,145	\$177,351	\$100,649	\$68,517	1.469	64%	935	\$107.65	R47	32.2678	Ranch	\$177,351	No
04-25-17-452-048	1234 HARVARD RD	12/06/24	\$198,118	WD	03-ARM'S LENGTH	\$198,118	\$121,880	61.52	\$234,755	\$124,000	\$74,118	\$70,861	1.046	63%	772	\$96.01	R47	74.5674	Ranch	\$124,000	No
04-25-17-452-055	1150 HARVARD RD	11/01/24	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$129,380	47.13	\$258,766	\$124,000	\$150,500	\$79,743	1.887	45%	996	\$151.10	R47	9.5670	Bungalow	\$124,000	No
04-25-17-453-016	1626 CAMBRIDGE RD	03/08/24	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$149,300	57.20	\$298,594	\$160,707	\$100,293	\$81,590	1.229	62%	781	\$128.42	R47	56.2406	Ranch	\$160,707	No
04-25-17-453-021	2085 CASS BLVD	02/05/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$205,400	54.77	\$410,809	\$175,571	\$199,429	\$139,194	1.433	47%	1,162	\$171.63	R47	35.8898	Ranch	\$175,571	No
04-25-17-454-017	1277 HARVARD RD	03/15/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$145,470	52.33	\$290,931	\$168,646	\$109,354	\$72,358	1.511	61%	996	\$109.79	R47	28.0347	Bungalow	\$168,646	No
04-25-17-454-042	1294 CAMBRIDGE RD	02/13/25	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$177,800	53.39	\$355,591	\$177,044	\$155,956	\$105,649	1.476	53%	1,530	\$101.93	R47	31.5469	Bungalow	\$176,955	No
04-25-17-455-014	1642 COLUMBIA RD	07/17/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,510	48.71	\$263,016	\$149,938	\$120,062	\$66,910	1.794	56%	878	\$136.74	R47	0.2740	Ranch	\$149,276	No
04-25-17-455-019	1560 COLUMBIA RD	05/24/23	\$361,000	OTH	03-ARM'S LENGTH	\$361,000	\$181,670	50.32	\$363,348	\$149,276	\$211,724	\$126,670	1.671	41%	1,314	\$161.13	R47	12.0175	Bungalow	\$149,276	No
04-25-17-456-001	1980 CASS BLVD	11/28/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$153,440	60.89	\$306,886	\$177,773	\$74,227	\$76,398	0.972	71%	1,048	\$70.83	R47	82.0058	Bungalow	\$175,713	No
04-25-17-456-004	1920 CASS BLVD	08/20/24	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$213,980	46.32	\$427,960	\$177,257	\$283,743	\$147,753	1.920	39%	1,652	\$171.76	R47	12.8746	Bungalow	\$177,266	No
04-25-17-456-011	1325 CAMBRIDGE RD	09/20/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,890	47.79	\$329,786	\$149,867	\$195,133	\$106,461	1.833	43%	1,096	\$178.04	R47	4.1269	Ranch	\$149,276	No
04-25-17-456-018	1239 CAMBRIDGE RD	04/01/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,910	47.69	\$333,829	\$129,780	\$220,220	\$120,739	1.824	37%	1,171	\$188.06	R47	3.2295	Bungalow	\$128,566	No
04-25-17-456-019	1229 CAMBRIDGE RD	03/25/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$162,530	39.07	\$325,054	\$131,154	\$284,846	\$114,734	2.483	32%	1,128	\$252.52	R47	69.1032	Bungalow	\$128,566	No
04-25-17-456-021	1209 CAMBRIDGE RD	09/21/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$180,920	39.33	\$361,835	\$128,566	\$331,434	\$138,029	2.401	28%	1,524	\$217.48	R47	60.9553	Bungalow	\$128,566	No
04-25-17-456-026	1149 CAMBRIDGE RD	06/05/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,430	46.70	\$270,856	\$128,566	\$161,434	\$84,195	1.917	44%	1,008	\$160.15	R47	12.5738	Colonial/2Sty	\$128,566	No
04-25-17-456-045	1210 COLUMBIA RD	01/05/24	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$146,990	49.84	\$293,989	\$113,627	\$181,273	\$106,723	1.699	39%	1,075	\$168.63	R47	9.3102	Bungalow	\$112,981	No
04-25-17-456-054	1259 CAMBRIDGE RD	06/30/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$369,740	53.59	\$739,479	\$124,000	\$566,000	\$364,189	1.554	18%	2,508	\$225.68	R47	23.7499	Colonial/2Sty	\$124,000	No
04-25-17-457-006	1627 COLUMBIA RD	04/05/23	\$373,500	WD	03-ARM'S LENGTH	\$373,500	\$176,950	47.38	\$353,909	\$153,080	\$220,420	\$118,834	1.855	41%	1,082	\$203.72	R47	6.3222	Bungalow	\$152,395	No
04-25-17-457-007	1609 COLUMBIA RD	03/05/25	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,330	43.15	\$310,655	\$152,395	\$207,605	\$93,645	2.127	42%	1,038	\$200.00	R47	42.5299	Ranch	\$152,395	No
04-25-17-457-015	1642 PRINCETON RD	10/12/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,170	49.28	\$320,337	\$152,395	\$172,605	\$99,374	1.737	47%	981	\$175.95	R47	5.4715	Bungalow	\$152,395	No
04-25-17-457-025	1817 CASS BLVD	01/12/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$161,930	64.26	\$323,863	\$152,811	\$99,189	\$101,214	0.980	61%	1,048	\$94.65	R47	81.1647	Ranch	\$152,811	No
04-25-17-458-016	1295 COLUMBIA RD	03/22/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$154,940	58.47	\$309,881	\$162,190	\$102,810	\$87,391	1.176	61%	1,052	\$97.73	R47	61.5203	Ranch	\$161,325	No
04-25-17-458-027	1173 COLUMBIA RD	08/20/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,280	49.27	\$300,558	\$122,753	\$182,247	\$105,210	1.732	40%	1,132	\$161.00	R47	5.9418	Bungalow		

Std. Dev. => 6.57

Ave. E.C.F. => 1.792

Ave. Variance=> 32.0157 Coefficient of Var=> 17.86948548

04-25-17-432-022	1010 LARKMOOR BLVD	03/19/25	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$132,400	93.24	\$264,799	\$124,000	\$18,000	\$83,313	0.216	982	\$18.33	R47	157.5586	Bungalow	\$124,000	No
04-25-17-479-001	1892 STANFORD RD	07/17/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$141,450	33.28	\$282,907	\$124,527	\$300,473	\$93,716	3.206	968	\$310.41	R47	141.4571	Bungalow	\$124,000	No
04-25-17-460-056	1761 STANFORD RD	01/23/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$118,160	73.85	\$236,315	\$111,600	\$48,400	\$73,796	0.656	1,096	\$44.16	R47	113.5775	Bungalow	\$111,600	No
04-25-17-458-002	1868 CASS BLVD	03/25/25	\$215,667	SD	03-ARM'S LENGTH	\$215,667	\$157,950	73.24	\$315,900	\$146,567	\$69,100	\$100,197	0.690	1,418	\$48.73	R47	110.1997	Bungalow	\$146,527	No
04-25-17-457-007	1609 COLUMBIA RD	02/20/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$155,330	73.10	\$310,655	\$152,395	\$60,105	\$93,645	0.642	1,038	\$57.90	R47	114.9799	Ranch	\$152,395	No
04-25-17-427-021	1186 EATON RD	11/01/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$132,200	82.63	\$264,392	\$120,860	\$39,140	\$84,930	0.461	1,015	\$38.56	R47	133.0789	Ranch	\$120,860	No
04-25-17-455-002	1691 CAMBRIDGE RD	03/27/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$135,930	66.31	\$271,867	\$149,276	\$55,724	\$72,539	0.768	1,069	\$52.13	R47	102.3445	Bungalow	\$149,276	No
04-25-17-355-013	2446 PRINCETON RD	10/23/24	\$252,100	WD	03-ARM'S LENGTH	\$252,100	\$177,700	70.49	\$355,392	\$168,671	\$83,429	\$110,486	0.755	1,387	\$60.15	R47	103.6528	Ranch	\$168,671	No
04-25-16-353-011	761 COLUMBIA RD	11/15/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$108,210	69.81	\$216,428	\$123,127	\$31,873	\$55,208	0.577	859	\$37.10	R47	121.4309	Bungalow	\$121,916	No
04-25-17-478-015	921 CAMBRIDGE RD	11/22/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$150,360	37.60	\$300,723	\$129,235	\$270,665	\$101,472	2.667	1,447	\$187.05	R47	87.5743	Colonial/2Sty	\$128,566	No
04-25-17-477-023	1022 CAMBRIDGE RD	10/22/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$148,790	38.65	\$297,585	\$129,148	\$255,852	\$99,667	2.567	1,115	\$229.46	R47	77.5433	Bungalow	\$128,566	No
04-25-17-431-013	1070 OXFORD RD	05/24/24	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$147,190	36.57	\$294,381	\$130,148	\$272,352	\$97,179	2.803	997	\$273.17	R47	101.0934	Bungalow	\$128,566	No
04-25-17-430-006	1185 EATON RD	09/06/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,910	38.31	\$275,814	\$128,566	\$231,434	\$87,129	2.656	1,054	\$219.58	R47	86.4584	Bungalow	\$128,566	No

RGF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
04-25-07-301-002	4288 GREENFIELD RD	01/12/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$105,770	46.59	\$211,542	\$74,260	\$152,740	\$101,690	1.502	1,092	\$139.87	RGF	3.2147	Bungalow		\$70,950	No
04-25-07-301-006	4212 GREENFIELD RD	11/06/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$92,780	43.17	\$185,550	\$70,950	\$143,950	\$84,889	1.696	1,098	\$131.10	RGF	22.5882	Bungalow		\$70,950	No
04-25-07-301-010	4146 GREENFIELD RD	11/27/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,740	52.67	\$147,476	\$82,500	\$57,500	\$48,130	1.195	792	\$72.60	RGF	27.5192	Ranch		\$82,500	No
04-25-07-351-009	3846 GREENFIELD RD	09/12/24	\$182,500	MLC	03-ARM'S LENGTH	\$182,500	\$79,220	43.41	\$158,439	\$82,500	\$100,000	\$56,251	1.778	782	\$127.88	RGF	30.7879	Ranch		\$82,500	No
04-25-07-351-014	3754 GREENFIELD RD	05/28/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$78,750	48.31	\$157,494	\$82,500	\$80,500	\$55,551	1.449	787	\$102.29	RGF	2.0748	Ranch		\$82,500	No
04-25-07-355-009	3560 GREENFIELD RD	11/17/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,330	51.46	\$164,653	\$82,500	\$77,500	\$60,854	1.274	791	\$97.98	RGF	19.6325	Ranch		\$82,500	No
04-25-18-105-002	3170 GREENFIELD RD	04/14/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$77,740	44.94	\$155,483	\$78,775	\$94,225	\$56,821	1.658	918	\$102.64	RGF	18.8422	Ranch		\$78,775	No
04-25-18-151-007	2800 GREENFIELD RD	12/29/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$79,290	46.92	\$158,582	\$64,083	\$104,917	\$69,999	1.499	905	\$115.93	RGF	2.8967	Ranch		\$63,749	No
04-25-18-151-014	2696 GREENFIELD RD	09/26/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,680	52.99	\$201,356	\$89,908	\$100,092	\$82,554	1.212	994	\$100.70	RGF	25.7422	Ranch		\$89,908	No
04-25-18-301-007	2464 GREENFIELD RD	06/08/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$88,920	49.96	\$177,849	\$88,722	\$89,278	\$66,020	1.352	913	\$97.79	RGF	11.7576	Ranch		\$88,722	No
04-25-18-305-007	2076 GREENFIELD RD	09/04/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,220	46.15	\$198,435	\$88,722	\$126,278	\$81,269	1.554	1,038	\$121.66	RGF	8.3966	Bungalow		\$88,722	No
<b>Totals:</b>			<b>\$2,012,400</b>			<b>\$2,012,400</b>	<b>\$958,440</b>		<b>\$1,916,859</b>		<b>\$1,126,980</b>	<b>\$764,029</b>			<b>\$110.04</b>		<b>0.5185</b>				
								<b>Sale. Ratio =&gt;</b>	<b>47.63</b>			<b>E.C.F. =&gt;</b>	<b>1.475</b>	<b>Std. Deviation=&gt;</b>		<b>0.1962225</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.50</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.470</b>	<b>Ave. Variance=&gt;</b>		<b>15.7684</b>	<b>Coefficient of Var=&gt;</b>		<b>10.72780752</b>		

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04-25-18-151-020	2630 GREENFIELD RD	07/12/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,880	35.95	\$179,763	\$65,568	\$184,432	\$84,589	2.180	1,035	\$178.20	RGF	71.0470	Bungalow		\$64,549	No
04-25-07-301-011	4130 GREENFIELD RD	07/10/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$91,710	72.21	\$183,421	\$82,500	\$44,500	\$74,756	0.595	793	\$56.12	RGF	87.4596	Ranch		\$82,500	No
04-25-07-301-017	4014 GREENFIELD RD	07/01/24	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$114,710	38.24	\$229,420	\$77,671	\$222,328	\$112,407	1.978	976	\$227.80	RGF	50.8026	Ranch		\$77,671	No