

2024 ECF Analysis- Hartland Township

4000 AG & 4005 OLDER FARM

ECF Study

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	L/B Ratio	Land Value	
4708-06-200-025	8488 ALLEN RD	05/06/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,800	47.20	\$285,374	\$40,143	\$234,857	\$163,487	1.437	2,201	\$106.70	4005	3.9281	13/4 - 2 STORY	13%	\$36,750	
4708-23-200-006	12640 DUNHAM RD	10/27/22	\$587,500	WD	03-ARM'S LENGTH	\$587,500	\$277,700	47.27	\$611,289	\$140,118	\$447,382	\$314,114	1.424	3,272	\$136.73	4005	2.7002	13/4 - 2 STORY	19%	\$110,500	
4708-29-300-020	9251 BERGIN RD	10/25/21	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$273,000	54.44	\$548,752	\$111,805	\$389,695	\$291,298	1.338	2,218	\$175.70	4005	5.9476	13/4 - 2 STORY	16%	\$81,300	
4708-30-100-005	1848 N HACKER RD	06/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	\$233,830	\$112,918	\$112,082	\$80,608	1.390	768	\$145.94	4005	0.6807	1 STORY	29%	\$65,000	
Totals:			\$1,589,000			\$1,589,000	\$776,100		\$1,679,245		\$1,184,016	\$849,507			\$141.27		0.3497				
								Sale. Ratio =>	48.84					E.C.F. =>	1.394	Std. Deviation=>	0.044180992				
								Std. Dev. =>	4.93					Ave. E.C.F. =>	1.397	Ave. Variance=>	3.3142	Coefficient of Var=	2.371890184		

4012 - HARTLAND VILLAGE

ECF Study

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	L/B Ratio	Land Value	
4708-16-101-006	3535 MILL ST	07/13/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,900	37.75	\$322,122	\$41,497	\$273,503	\$170,076	1.608	2,406	\$113.68	4012	1.4947	1.25 -1.5 STY	13%	\$40,000	
4708-16-101-063	3641 WASHINGTON ST	03/02/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$92,900	41.31	\$217,569	\$40,000	\$184,900	\$107,618	1.718	1,451	\$127.43	4012	9.5050	1.25 -1.5 STY	18%	\$40,000	
4708-16-101-080	10401 MAPLE	05/27/21	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$104,000	42.02	\$264,890	\$40,000	\$207,500	\$136,297	1.522	1,406	\$147.58	4012	10.0660	13/4 - 2 STORY	16%	\$40,000	
4708-16-101-100	10419 MAPLE	11/19/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$152,800	51.80	\$341,860	\$31,500	\$263,500	\$188,097	1.401	1,505	\$175.08	4012	22.2198	1 STORY	11%	\$31,500	
4708-16-101-106	10346 MAPLE	10/17/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$121,300	38.39	\$283,298	\$44,960	\$271,040	\$144,447	1.876	1,656	\$163.67	4012	25.3323	13/4 - 2 STORY	13%	\$40,000	
4708-16-101-109	3541 EAST ST	07/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,100	46.03	\$306,046	\$40,000	\$260,000	\$161,240	1.613	1,200	\$216.67	4012	1.0568	1 STORY	13%	\$40,000	
Totals:			\$1,698,400			\$1,698,400	\$728,000		\$1,735,785		\$1,460,443	\$907,775			\$157.35		1.4254				
								Sale. Ratio =>	42.86					E.C.F. =>	1.609	Std. Deviation=>	0.163123545				
								Std. Dev. =>	5.28					Ave. E.C.F. =>	1.623	Ave. Variance=>	11.6124	Coefficient of Var=	7.15459834		

4015 - MOREVIEW HILLS SEC 04-05

ECF Study

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	L/B Ratio	Land Value	
4708-04-101-003	10062 CARLEE JUNE	06/04/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$118,300	35.63	\$309,480	\$40,000	\$292,000	\$173,858	1.680	1,536	\$190.10	4015	20.9731	1 STORY	12%	\$40,000	
4708-04-101-012	10186 CARLEE JUNE	10/28/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$122,900	40.04	\$297,484	\$40,000	\$242,000	\$166,119	1.457	1,646	\$147.02	4015	1.3010	1 STORY	14%	\$40,000	
4708-04-101-013	10196 CARLEE JUNE	09/08/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$125,300	50.52	\$290,379	\$40,000	\$208,000	\$161,535	1.288	2,180	\$95.41	4015	18.2152	13/4 - 2 STORY	16%	\$40,000	
4708-04-101-016	10220 CARLEE JUNE	11/03/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$143,200	41.81	\$362,200	\$40,000	\$302,500	\$207,871	1.455	1,702	\$177.73	4015	1.4570	13/4 - 2 STORY	12%	\$40,000	
Totals:			\$1,204,500			\$1,204,500	\$499,700		\$1,259,543		\$1,044,500	\$709,383			\$152.57		0.2608				
								Sale. Ratio =>	41.49					E.C.F. =>	1.472	Std. Deviation=>	0.160777317				
								Std. Dev. =>	6.25					Ave. E.C.F. =>	1.470	Ave. Variance=>	10.4866	Coefficient of Var=	7.134695338		

4020 - METES & BOUNDS YR 2000 +

ECF Study

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	L/B Ratio	Land Value	
4708-01-200-035	13875 S PINEGROVE RD	11/08/21	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$161,200	40.05	\$394,103	\$66,332	\$336,168	\$297,974	1.128	1,903	\$176.65	4020	6.5077	1 STORY	16%	\$65,000	
4708-04-200-006	5560 HARTLAND RD	09/09/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$201,500	43.80	\$474,911	\$65,700	\$394,300	\$372,010	1.060	1,562	\$252.43	4020	0.3186	1 STORY	14%	\$65,700	
4708-06-400-033	5089 PLEASANT KNOLL	04/30/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$241,700	50.35	\$541,160	\$81,500	\$398,500	\$417,873	0.954	1,868	\$213.33	4020	10.9464	1 STORY	17%	\$81,500	
4708-09-300-026	4018 HARTLAND RD	03/11/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$180,300	39.20	\$438,146	\$66,514	\$393,486	\$337,847	1.165	1,606	\$245.01	4020	10.1583	1 STORY	14%	\$65,000	
4708-09-400-035	4232 COUNTRY WAY	09/30/22	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$200,800	44.82	\$447,702	\$65,000	\$383,000	\$347,911	1.101	2,430	\$157.61	4020	3.7753	13/4 - 2 STORY	15%	\$65,000	
4708-12-400-049	4262 LATOURETTE LN	06/16/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,800	46.92	\$342,164	\$65,000	\$250,000	\$251,967	0.992	1,736	\$144.01	4020	7.0911	MANUFACTURED	21%	\$65,000	
4708-14-100-007	12240 HIBNER RD	07/08/22	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$381,500	46.81	\$924,790	\$110,350	\$704,650	\$740,400	0.952	2,930	\$240.49	4020	11.1388	13/4 - 2 STORY	14%	\$110,350	
4708-14-100-016	12386 HIBNER RD	06/09/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$201,700	35.08	\$533,135	\$78,527	\$496,473	\$413,280	1.201	2,564	\$193.63	4020	13.8196	13/4 - 2 STORY	13%	\$72,400	
4708-16-200-062	10773 HIBNER RD	12/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,300	42.89	\$435,678	\$68,685	\$356,315	\$333,630	1.068	1,720	\$207.16	4020	0.4891	1 STORY	15%	\$65,000	
4708-18-300-018	3444 SARATOGA LN	09/12/22	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$220,300	41.76	\$545,193	\$71,195	\$456,305	\$430,907	1.059	2,548	\$179.08	4020	0.4163	13/4 - 2 STORY	12%	\$65,000	
4708-18-300-024	3465 SARATOGA LN	06/01/21	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$223,000	41.11	\$538,479	\$74,935	\$467,565	\$421,404	1.110	2,119	\$220.65	4020	4.6439	13/4 - 2 STORY	12%	\$65,000	
4708-22-200-042	2711 ORE VALLEY DR	09/14/21	\$532,900	WD	03-ARM'S LENGTH	\$532,900	\$254,800	47.81	\$597,943	\$91,752	\$441,148	\$460,174	0.959	2,444	\$180.50	4020	10.4448	LOG HOME	15%	\$80,200	
4708-23-300-034	2270 BULLARD RD	07/08/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$283,600	50.19	\$644,397	\$89,880	\$475,120	\$504,106	0.942	3,065	\$155.01	4020	12.0604	13/4 - 2 STORY	15%	\$84,380	
4708-30-100-017	1674 N HACKER RD	07/21/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,900	40.24	\$359,913	\$66,300	\$313,700	\$266,921	1.175	1,874	\$167.40	4020	11.2151	1 STORY	17%	\$66,300	
4708-31-100-042	824 N HACKER RD	03/30/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$268,900	40.74	\$696,641	\$62,953	\$597,047	\$576,080	1.036	2,490	\$239.78	4020	2.6707	13/4 - 2 STORY	9%	\$57,750	
4708-32-200-026	9580 BERGIN RD	11/03/22	\$1,210,000	WD	03-ARM'S LENGTH	\$1,210,000	\$547,700	45.26	\$1,203,493	\$295,485	\$914,515	\$825,462	1.108	4,370	\$209.27	4020	4.4780	13/4 - 2 STORY	20%	\$245,600	
Totals:			\$8,798,400			\$8,798,400	\$3,850,000		\$9,117,848		\$7,378,292	\$6,997,945			\$198.88		0.8752				
								Sale. Ratio =>	43.76					E.C.F. =>	1.054	Std. Deviation=>	0.084638217				
								Std. Dev. =>	4.22					Ave. E.C.F. =>	1.063	Ave. Variance=>	6.8859	Coefficient of Var=	6.477145438		

4040 - METES & BOUNDS 1940-1960's

ECF Study

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	L/B Ratio	Land Value	
4708-01-300-023	5040 FENTON RD	09/16/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,800	40.46	\$394,935	\$109,548	\$280,452	\$178,367	1.572	1,736	\$161.55	4040	1.7248	1 STORY	17%	\$65,000	
4708-06-200-028	8426 ALLEN RD	04/08/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$101,100	37.87	\$269,946	\$47,500	\$219,500	\$139,029	1.579	1,384	\$158.60	4040	1.0770	13/4 - 2 STORY	18%	\$47,500	
4708-10-100-033	11374 CLYDE RD	12/09/22	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$0	0.00	\$368,530	\$90,693	\$271,807	\$173,648	1.565	1,610	\$168.82	4040	2.4305	1 STORY	18%	\$65,000	
4708-17-300-001	3333 CULLEN RD	07/27/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$253,500	39.00	\$711,937	\$199,175	\$450,825	\$320,476	1.407	1,980	\$227.69	4040	18.2845	1 STORY	28%	\$184,000	
4708-31-100-003	8290 BERGIN RD	03/16/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$115,400	35.24	\$284,368	\$50,614	\$276,886	\$146,096	1.895	1,214	\$228.08	4040	30.5650	1 STORY	15%	\$50,000	
4708-31-200-002	8750 BERGIN RD	01/28/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$138,700	39.74	\$364,125	\$65,000	\$284,000	\$186,953	1.519	1,813	\$156.65	4040	7.0482	SPLIT-LEVEL	19%	\$65,000	
Totals:			\$2,346,000			\$2,346,000	\$766,500		\$2,393,841		\$1,783,470	\$1,144,569			\$183.56				3.1378		
						Sale. Ratio =>		32.67			E.C.F. =>		1.558	Std. Deviation=>			0.162988613				
						Std. Dev. =>		15.81			Ave. E.C.F. =>		1.590	Ave. Variance=>			10.1883	Coefficient of Var=	6.409454832		

4070 - METES & BOUNDS 1970-80's

ECF Study

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	L/B Ratio	Land Value	
4708-01-200-017	13610 HOLT FORTH RD	10/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$133,000	35.00	\$356,597	\$65,999	\$314,001	\$242,165	1.297	2,022	\$155.29	4070	3.0850	13/4 - 2 STORY	17%	\$65,000	
4708-03-200-020	11350 PARSHALL RD	08/03/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,100	37.49	\$282,630	\$42,000	\$273,000	\$200,525	1.361	1,416	\$192.80	4070	9.5636	13/4 - 2 STORY	13%	\$42,000	
4708-04-400-008	10717 ORCHARD BLOSS	08/19/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$91,500	24.08	\$358,448	\$68,196	\$311,804	\$241,877	1.289	1,392	\$224.00	4070	2.3313	BI-LEVEL	17%	\$65,000	
4708-06-200-030	8330 ALLEN RD	07/09/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,300	40.78	\$407,044	\$179,837	\$245,163	\$189,339	1.295	1,872	\$130.96	4070	2.9044	13/4 - 2 STORY	38%	\$160,000	
4708-06-200-031	8320 ALLEN RD	07/22/22	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$197,000	43.49	\$443,046	\$168,673	\$284,327	\$228,644	1.244	2,522	\$112.74	4070	2.2256	1 STORY	28%	\$125,733	
4708-11-200-017	12824 CLYDE RD	07/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,400	39.10	\$404,045	\$68,238	\$331,762	\$279,839	1.186	2,916	\$113.77	4070	8.0245	1.25 - 1.5 STY	13%	\$52,600	
4708-11-300-016	4344 BULLARD RD	06/30/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$294,600	43.32	\$693,692	\$241,890	\$438,110	\$376,502	1.164	3,118	\$140.51	4070	10.2157	1.25 - 1.5 STY	25%	\$171,833	
4708-12-100-016	13458 CLYDE RD	09/12/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$252,900	35.13	\$681,598	\$172,268	\$547,732	\$424,442	1.290	2,851	\$192.12	4070	2.4686	1 STORY	22%	\$160,200	
4708-12-400-032	13895 HIBNER RD	05/09/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$174,000	41.23	\$403,156	\$126,927	\$295,073	\$230,191	1.282	2,678	\$110.18	4070	1.6072	13/4 - 2 STORY	26%	\$109,650	
4708-13-300-006	13171 DUNHAM RD	07/12/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$204,400	43.58	\$481,924	\$169,712	\$299,288	\$260,177	1.150	2,688	\$111.34	4070	11.5465	1 STORY	34%	\$160,580	
4708-14-200-007	12813 TWYLA LN	05/07/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$149,900	37.01	\$408,076	\$85,500	\$319,500	\$268,813	1.189	2,118	\$150.85	4070	7.7234	1 STORY	21%	\$85,500	
4708-14-200-038	3511 FENTON RD	04/20/22	\$444,080	WD	03-ARM'S LENGTH	\$444,080	\$194,200	43.73	\$452,213	\$72,855	\$371,225	\$316,132	1.174	2,096	\$177.11	4070	9.1517	13/4 - 2 STORY	15%	\$65,000	
4708-15-200-025	11773 MEADOWBROOK	08/22/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$206,100	42.94	\$465,680	\$94,998	\$385,002	\$308,902	1.246	2,114	\$182.12	4070	1.9433	13/4 - 2 STORY	16%	\$76,470	
4708-16-200-057	10913 HIBNER RD	08/12/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,200	37.03	\$292,675	\$65,000	\$265,000	\$189,729	1.397	1,316	\$201.37	4070	13.0937	1 STORY	20%	\$65,000	
4708-19-200-014	8950 BROPHY	02/11/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$92,200	42.29	\$215,880	\$65,200	\$152,800	\$125,567	1.217	1,300	\$117.54	4070	4.8907	1 STORY	30%	\$65,000	
4708-24-200-020	13489 HYDE RD	06/17/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$142,000	34.63	\$354,704	\$100,173	\$309,827	\$212,109	1.461	1,539	\$201.32	4070	19.4905	1 STORY	19%	\$76,400	
4708-30-300-021	8191 BERGIN RD	06/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$159,800	35.51	\$434,185	\$80,823	\$369,177	\$294,468	1.254	1,732	\$213.15	4070	1.2084	13/4 - 2 STORY	17%	\$76,050	
4708-35-200-003	804 N PLEASANT VALLEY	06/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$113,300	34.86	\$302,098	\$37,697	\$287,303	\$220,334	1.304	1,568	\$183.23	4070	3.8151	1 STORY	11%	\$36,500	
4708-35-200-022	777 N PLEASANT VALLEY	12/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,800	41.78	\$316,040	\$66,200	\$258,800	\$208,200	1.243	1,914	\$135.21	4070	2.2755	1 STORY	20%	\$66,200	
4708-35-400-008	12883 COMMERCE RD	08/20/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$123,000	43.46	\$295,791	\$65,000	\$218,000	\$192,326	1.133	1,864	\$116.95	4070	13.2298	13/4 - 2 STORY	23%	\$65,000	
4708-36-300-006	173 JENI LN	10/05/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$186,600	31.36	\$570,344	\$168,236	\$426,764	\$335,090	1.274	2,724	\$156.67	4070	0.7790	SPLIT-LEVEL	27%	\$160,200	
4708-36-300-030	13365 COMMERCE RD	12/14/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$110,300	36.77	\$270,510	\$75,000	\$225,000	\$162,925	1.381	1,712	\$131.43	4070	11.5213	13/4 - 2 STORY	25%	\$75,000	
4708-36-400-007	13631 SHEILA LN	09/29/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$230,900	34.72	\$641,579	\$182,314	\$482,686	\$382,721	1.261	3,383	\$142.68	4070	0.4595	1 STORY	24%	\$160,200	
4708-36-400-017	13968 CHERRY BLOSSOM	02/17/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,400	41.10	\$296,757	\$103,955	\$206,045	\$160,668	1.282	1,066	\$193.29	4070	1.6634	1 STORY	31%	\$95,000	
4708-36-400-030	13593 SHEILA LN	03/02/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$168,700	29.86	\$541,568	\$148,327	\$416,673	\$327,701	1.272	2,334	\$178.52	4070	0.5714	13/4 - 2 STORY	20%	\$110,250	
Totals:			\$10,749,080			\$10,749,080	\$4,057,600		\$10,370,280		\$8,034,062	\$6,379,385			\$158.61				0.6412		
						Sale. Ratio =>		37.75			E.C.F. =>		1.259	Std. Deviation=>			0.078683194				
						Std. Dev. =>		5.01			Ave. E.C.F. =>		1.266	Ave. Variance=>			5.8316	Coefficient of Var=	4.607045256		

4090 - METES & BOUNDS 1990 - 1999

ECF Study

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	L/B Ratio	Land Value	
4708-03-200-023	11625 KERNS WAY	08/20/21	\$591,999	WD	03-ARM'S LENGTH	\$591,999	\$180,000	30.41	\$540,525	\$93,754	\$498,245	\$470,285	1.059	2,136	\$233.26	4090	4.6571	1 STORY	12%	\$72,350	
4708-05-100-036	5676 CULLEN RD	11/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$181,200	43.14	\$450,295	\$55,000	\$365,000	\$416,100	0.877	2,433	\$150.02	4090	13.5689	13/4 - 2 STORY	13%	\$55,000	
4708-08-100-017	4855 BROOKSIDE	03/04/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$145,300	32.65	\$333,502	\$82,920	\$362,080	\$263,771	1.373	2,398	\$150.99	4090	35.9826	SPLIT-LEVEL	19%	\$82,920	
4708-08-100-024	9200 CLYDE RD	07/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,100	41.74	\$337,880	\$83,878	\$266,122	\$267,371	0.995	1,736	\$153.30	4090	1.7552	MANUFACTURED	24%	\$82,633	
4708-09-400-009	10915 OLD COUNTRY W.	06/06/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$227,100	43.67	\$548,577	\$152,360	\$367,640	\$417,071	0.881	2,735	\$134.42	4090	13.1401	13/4 - 2 STORY	28%	\$147,667	
4708-10-200-014	11798 CLYDE RD	06/01/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$172,900	48.03	\$381,597	\$75,754	\$284,246	\$321,940	0.883	1,893	\$150.16	4090	12.9966	13/4 - 2 STORY	18%	\$65,000	
4708-10-200-018	11670 CLYDE RD	07/02/21	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$148,900	34.07	\$408,059	\$66,228	\$370,772	\$359,822	1.030	1,797	\$206.33	4090	1.7549	13/4 - 2 STORY	15%	\$65,000	
4708-10-300-014	4095 ARLEN DR	11/05/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$139,600	36.26	\$317,729	\$53,751	\$331,249	\$277,872	1.192	1,462	\$226.57	4090	17.9212	1 STORY	14%	\$52,000	
4708-11-300-022	12463 HIBNER RD	08/17/22	\$479,500	PTA	03-ARM'S LENGTH	\$479,500	\$190,200	39.67	\$445,972	\$134,267	\$345,233	\$328,111	1.052	2,050	\$168.41	4090	3.9303	13/4 - 2 STORY	28%	\$134,267	
4708-15-200-015	3663 BULLARD RD	03/31/23	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$159,800	48.79	\$329,730	\$61,917	\$265,583	\$281,908	0.942	2,076	\$127.93	4090	7.0793	13/4 - 2 STORY	18%	\$60,185	
4708-15-200-022	11875 MEADOWBROOK	04/13/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,500	41.67	\$474,780	\$137,115	\$312,885	\$355,437	0.880	2,414	\$129.61	4090	13.2599	1.25 - 1.5 STY	25%	\$113,250	
4708-17-100-007	9020 CROUSE RD	10/04/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,000	42.19	\$366,858	\$68,663	\$296,337	\$313,889	0.944	1,760	\$168.37	4090	6.8801	1 STORY	18%	\$65,000	
4708-17-100-019	3930 CULLEN RD	10/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$152,100	38.03	\$379,057	\$65,000	\$335,000	\$330,586	1.013	1,892	\$177.06	4090	0.0469	13/4 - 2 STORY	16%	\$65,000	
4708-19-400-005	2483 CULLEN RD	09/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$97,500	38.24	\$223,940	\$65,000	\$190,000	\$167,305	1.136	1,288	\$147.52	4090	12.2766	MANUFACTURED	25%	\$65,000	
4708-21-100-027	10448 DUNHAM RD	10/25/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$135,100	39.74	\$321,805	\$79,200	\$260,800	\$255,374	1.021	1,841	\$141.66	4090	0.8366	13/4 - 2 STORY	23%	\$79,200	
4708-24-100-031	13269 HYDE RD	08/31/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,600	37.09	\$409,077	\$65,000	\$395,000	\$362,186	1.091	2,098	\$188.27	4090	7.7717	1 STORY	14%	\$65,000	
4708-24-100-036	13434 HYDE RD	05/27/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$292,700	43.04	\$685,258	\$170,414	\$509,586	\$541,941	0.940	2,900	\$175.72	4090	7.2584	13/4 - 2 STORY	24%	\$160,338	
4708-26-100-016	12198 CUNDY RD	09/23/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$189,300	44.54	\$425,793	\$66,436	\$358,564	\$378,271	0.948	1,853	\$193.50	4090	6.4979	13/4 - 2 STORY	15%	\$62,450	
4708-35-300-019	11993 COMMERCE RD	09/22/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$249,400	43.37	\$562,591	\$197,500	\$377,500	\$384,306	0.982	1,951	\$193.49	4090	3.0593	13/4 - 2 STORY	34%	\$197,500	
4708-36-300-029	13311 COMMERCE RD	03/11/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$200,700	35.52	\$535,135	\$105,653	\$459,347	\$452,086	1.016	2,027	\$226.61	4090	0.3178	1 STORY	15%	\$82,400	
Totals:			\$8,830,999			\$8,830,999	\$3,520,000		\$8,478,160		\$6,951,189	\$6,945,632			\$172.16		1.2082				
								Sale. Ratio =>	39.86					E.C.F. =>	1.001	Std. Deviation=>		0.120838363			
								Std. Dev. =>	4.85					Ave. E.C.F. =>	1.013	Ave. Variance=>		8.5496	Coefficient of Var=	8.440832373	

4115 - MELODY, HANDY MS, OAKGLADE & PENNY

ECF Study

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	L/B Ratio	Land Value	
4708-22-301-058	11497 NORWAY	01/10/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,500	32.16	\$156,995	\$38,688	\$146,312	\$78,871	1.855	888	\$164.77	4115	19.1057	1 STORY	19%	\$35,000	
4708-22-301-084	2095 BIRCH	01/10/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$126,500	41.34	\$273,276	\$40,000	\$266,000	\$155,517	1.710	1,942	\$136.97	4115	4.6406	1 STORY	13%	\$40,000	
4708-22-401-029	11535 BROADVIEW	12/08/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,000	36.98	\$246,989	\$36,000	\$229,000	\$140,659	1.628	1,728	\$132.52	4115	3.5968	BI-LEVEL	14%	\$36,000	
4708-22-401-050	11552 BROADVIEW	07/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,800	36.72	\$217,600	\$40,000	\$210,000	\$118,400	1.774	1,358	\$154.64	4115	10.9634	1 STORY	16%	\$40,000	
4708-22-401-063	11577 BROADVIEW	02/25/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,800	43.93	\$278,532	\$36,000	\$239,000	\$161,688	1.478	1,495	\$159.87	4115	18.5859	BI-LEVEL	13%	\$36,000	
4708-27-101-069	1474 SHORELINE DR	06/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$58,800	48.60	\$132,520	\$40,000	\$81,000	\$61,680	1.313	762	\$106.30	4115	35.0785	1 STORY	33%	\$40,000	
4708-27-101-082	1736 SHORELINE DR	08/27/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$119,500	38.55	\$292,020	\$44,788	\$265,212	\$164,821	1.609	2,412	\$109.96	4115	5.4927	13/4 - 2 STORY	13%	\$40,000	
4708-27-101-088	1838 SHORELINE DR	02/17/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$163,800	50.02	\$347,944	\$40,496	\$287,004	\$204,965	1.400	2,953	\$97.19	4115	26.3758	1 STORY	12%	\$40,496	
4708-27-204-077	11981 MAXFIELD BLVD	07/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$87,600	29.20	\$256,331	\$31,607	\$268,393	\$149,816	1.791	1,175	\$228.42	4115	12.7470	1 STORY	11%	\$31,500	
4708-27-204-092	11859 MAXFIELD BLVD	11/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,900	41.81	\$215,433	\$33,750	\$181,250	\$121,122	1.496	960	\$188.80	4115	16.7590	1 STORY	16%	\$33,750	
4708-27-204-097	11893 MAXFIELD BLVD	08/25/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,800	40.72	\$233,217	\$40,000	\$210,000	\$128,811	1.630	1,186	\$177.07	4115	3.3723	1 STORY	16%	\$40,000	
4708-27-204-103	11953 MAXFIELD BLVD	07/28/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,000	28.89	\$192,527	\$35,000	\$190,000	\$105,018	1.809	960	\$197.92	4115	14.5199	1 STORY	16%	\$35,000	
4708-27-204-115	11910 MAXFIELD BLVD	11/22/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,000	39.02	\$277,621	\$55,064	\$249,936	\$148,371	1.685	1,064	\$234.90	4115	2.0516	1 STORY	17%	\$52,500	
4708-27-206-030	1572 REMSING DR	08/25/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$79,100	36.62	\$179,598	\$42,136	\$173,864	\$91,641	1.897	960	\$181.11	4115	23.3208	1 STORY	19%	\$40,000	
4708-27-206-042	1643 ODETTE	06/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,600	38.70	\$163,895	\$45,078	\$139,922	\$79,211	1.766	764	\$183.14	4115	10.2424	1 STORY	24%	\$45,000	
4708-27-206-072	1620 ODETTE	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,600	30.24	\$217,606	\$40,000	\$210,000	\$118,404	1.774	998	\$210.42	4115	10.9574	1 STORY	16%	\$40,000	
4708-27-206-078	1707 MAXFIELD RD	04/24/21	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$98,200	41.70	\$217,012	\$47,389	\$188,111	\$113,082	1.663	1,690	\$111.31	4115	0.0523	SPLIT-LEVEL	17%	\$40,000	
4708-27-206-084	1626 REMSING DR	04/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,900	40.42	\$197,600	\$45,555	\$169,445	\$101,363	1.672	1,092	\$155.17	4115	0.7645	1 STORY	21%	\$45,000	
Totals:			\$4,436,000			\$4,436,000	\$1,713,400		\$4,096,716		\$3,704,449	\$2,243,443			\$162.80		1.2781				
								Sale. Ratio =>	38.62					E.C.F. =>	1.651	Std. Deviation=>		0.158312119			
								Std. Dev. =>	5.93					Ave. E.C.F. =>	1.664	Ave. Variance=>		12.1459	Coefficient of Var=	7.299164828	

4120 WHISP MEADOWS & 4200 - HARTLAND COUNTRY CLUB

ECF Study

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	L/B Ratio	Land Value
4708-23-101-005	11860 DUNHAM RD	08/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,300	43.43	\$293,309	\$59,006	\$240,994	\$161,588	1.491	1,432	\$168.29	4200	1.4655	1 STORY	18%	\$55,000
4708-23-101-018	2837 BULLARD	03/03/22	\$350,825	WD	03-ARM'S LENGTH	\$350,825	\$159,100	45.35	\$385,020	\$55,000	\$295,825	\$227,600	1.300	2,736	\$108.12	4200	20.6304	SPLIT-LEVEL	16%	\$55,000
4708-23-101-022	2781 BULLARD	05/27/22	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$125,100	33.95	\$366,161	\$55,000	\$313,500	\$214,594	1.461	1,764	\$177.72	4200	4.5163	13/4 - 2 STORY	15%	\$55,000
4708-23-101-037	2553 BULLARD	06/03/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$119,900	38.99	\$280,867	\$55,000	\$252,500	\$155,770	1.621	1,406	\$179.59	4200	11.4914	1 STORY	18%	\$55,000
4708-23-103-057	2780 SUN TERRACE DR	11/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,300	40.09	\$330,880	\$55,000	\$270,000	\$190,262	1.419	1,992	\$135.54	4200	8.6967	13/4 - 2 STORY	17%	\$55,000
4708-23-103-076	2918 SUN TERRACE DR	08/06/21	\$260,000	WD	0															

4140 FORESTBROOK HILLS

ECF Study

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	L/B Ratio	Land Value	
4708-26-100-009	12008 RENFREW CT	05/11/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$241,200	33.97	\$523,952	\$77,153	\$632,847	\$477,349	1.326	2,833	\$223.38	4140	39.3766	13/4 - 2 STORY	10%	\$71,500	
4708-27-100-053	11942 RENFREW CT	05/24/21	\$357,615	WD	03-ARM'S LENGTH	\$357,615	\$165,400	46.25	\$383,269	\$72,608	\$285,007	\$345,179	0.826	1,880	\$151.60	4140	10.6307	1 STORY	19%	\$68,000	
4708-27-404-002	1478 COURTNEY CT	11/09/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$224,500	42.76	\$510,424	\$122,967	\$402,033	\$430,508	0.934	2,320	\$173.29	4140	0.1871	13/4 - 2 STORY	17%	\$88,000	
4708-27-404-004	1434 COURTNEY CT	02/18/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$173,000	40.23	\$466,972	\$92,357	\$337,643	\$416,239	0.811	2,292	\$147.31	4140	12.0810	13/4 - 2 STORY	20%	\$88,000	
4708-27-404-025	1113 COURTNEY CT	05/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$168,400	43.74	\$385,977	\$82,334	\$302,666	\$337,381	0.897	1,632	\$185.46	4140	3.4882	1 STORY	21%	\$80,000	
4708-27-404-026	1127 COURTNEY CT	10/26/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,000	47.50	\$485,838	\$80,000	\$360,000	\$450,931	0.798	2,042	\$176.30	4140	13.3638	1 STORY	18%	\$80,000	
Totals:			\$2,847,615			\$2,847,615	\$1,181,500		\$2,756,432		\$2,320,196	\$2,457,587			\$176.22		1.2109				
						Sale. Ratio =>		41.49			E.C.F. =>		0.944	Std. Deviation=>		0.200013724					
						Std. Dev. =>		4.87			Ave. E.C.F. =>		0.932	Ave. Variance=>		13.1879	Coefficient of Var=	14.15033554			

4150 HART WOODS & ROLL HILLS

ECF Study

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	L/B Ratio	Land Value	
4708-29-101-008	1717 HARTLAND WOODS	10/13/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$101,900	27.54	\$311,417	\$67,609	\$302,391	\$203,173	1.488	2,016	\$150.00	4150	24.5242	SPLIT-LEVEL	18%	\$65,000	
4708-29-101-038	9377 PLACID WAY	05/20/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$114,700	27.98	\$362,450	\$67,430	\$342,570	\$245,850	1.393	2,026	\$169.09	4150	15.0313	SPLIT-LEVEL	16%	\$65,000	
4708-29-101-051	9278 PLACID WAY	02/13/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$153,900	40.24	\$362,479	\$65,000	\$317,500	\$247,899	1.281	2,825	\$112.39	4150	3.7665	13/4 - 2 STORY	17%	\$65,000	
4708-29-301-022	9183 BLUEBERRY HILL	01/13/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$144,600	40.18	\$379,155	\$65,000	\$294,900	\$261,796	1.126	2,060	\$143.16	4150	11.6647	1 STORY	18%	\$65,000	
4708-29-301-024	9199 BLUEBERRY HILL	07/22/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$174,100	42.26	\$400,277	\$77,409	\$334,591	\$269,057	1.244	1,920	\$174.27	4150	0.0473	1 STORY	17%	\$70,000	
4708-29-301-030	9247 BLUEBERRY HILL	03/22/22	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$160,400	38.56	\$414,891	\$70,953	\$345,047	\$286,615	1.204	2,712	\$127.23	4150	3.9228	13/4 - 2 STORY	17%	\$70,000	
4708-29-301-046	1194 ROLLING HILLS DR	06/11/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$183,100	41.24	\$446,365	\$66,836	\$377,164	\$316,274	1.193	2,230	\$169.13	4150	5.0575	1 STORY	15%	\$65,000	
4708-29-301-060	1349 FIELDVIEW TRL	01/13/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$133,200	37.00	\$370,855	\$70,559	\$289,441	\$250,247	1.157	1,532	\$188.93	4150	8.6475	1 STORY	18%	\$65,000	
4708-29-301-082	1337 RAVENSWOOD WA	11/22/21	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$131,000	40.25	\$326,861	\$68,971	\$256,529	\$214,908	1.194	1,732	\$148.11	4150	4.9431	13/4 - 2 STORY	20%	\$65,000	
4708-29-301-090	9330 BLUEBERRY HILL	06/23/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$159,500	35.45	\$450,485	\$74,730	\$375,170	\$313,129	1.198	2,252	\$166.59	4150	4.4966	13/4 - 2 STORY	14%	\$65,000	
4708-29-301-091	9322 BLUEBERRY HILL	04/12/22	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$143,000	37.34	\$391,814	\$65,713	\$317,287	\$271,751	1.168	2,184	\$145.28	4150	7.5532	13/4 - 2 STORY	17%	\$65,000	
4708-29-301-095	1346 RAVENSWOOD WA	08/08/22	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$153,900	41.04	\$358,376	\$82,306	\$292,694	\$230,058	1.272	1,528	\$191.55	4150	2.9162	1 STORY	19%	\$70,000	
Totals:			\$4,687,800			\$4,687,800	\$1,753,300		\$4,575,425		\$3,845,284	\$3,110,757			\$157.14		0.6973				
						Sale. Ratio =>		37.40			E.C.F. =>		1.236	Std. Deviation=>		0.104602591					
						Std. Dev. =>		4.92			Ave. E.C.F. =>		1.243	Ave. Variance=>		7.7143	Coefficient of Var=	6.205667306			

4170 - MILLPOINTE

ECF Study

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	L/B Ratio	Land Value	
4708-29-201-035	1770 ANDOVER BLVD	06/03/22	\$291,100	WD	03-ARM'S LENGTH	\$291,100	\$108,600	37.31	\$259,038	\$50,768	\$240,332	\$173,558	1.385	1,629	\$147.53	4170	11.9632	BI-LEVEL	17%	\$50,000	
4708-29-201-054	1614 ANDOVER BLVD	12/29/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$128,600	41.75	\$307,594	\$50,000	\$258,000	\$214,662	1.202	1,832	\$140.83	4170	6.3210	13/4 - 2 STORY	16%	\$50,000	
4708-29-201-057	1613 DARTMOOR DR	06/27/22	\$320,000	WD	28-RELOCATION	\$320,000	\$135,100	42.22	\$312,376	\$54,970	\$265,030	\$214,505	1.236	1,832	\$144.67	4170	2.9559	13/4 - 2 STORY	16%	\$50,000	
4708-29-201-064	1669 DARTMOOR DR	03/31/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$91,800	37.02	\$211,467	\$50,000	\$198,000	\$134,556	1.472	1,288	\$153.73	4170	20.6407	BI-LEVEL	20%	\$50,000	
4708-29-201-080	1758 DARTMOOR DR	09/14/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$123,600	39.87	\$293,042	\$50,000	\$260,000	\$202,535	1.284	1,384	\$187.86	4170	1.8628	1 STORY	16%	\$50,000	
4708-29-201-104	1651 NEWGATE LN	01/13/22	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$87,200	31.88	\$241,520	\$52,982	\$220,518	\$157,115	1.404	1,288	\$171.21	4170	13.8444	BI-LEVEL	18%	\$50,000	
4708-29-201-115	1714 NEWGATE LN	01/09/23	\$272,900	WD	03-ARM'S LENGTH	\$272,900	\$108,700	39.83	\$250,804	\$51,765	\$221,135	\$165,866	1.333	1,614	\$137.01	4170	6.8115	BI-LEVEL	18%	\$50,000	
4708-29-201-117	1698 NEWGATE LN	09/23/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,400	41.21	\$294,069	\$50,000	\$230,000	\$203,391	1.131	1,380	\$166.67	4170	13.4273	1 STORY	18%	\$50,000	
4708-29-201-122	1658 NEWGATE LN	12/05/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$126,500	40.16	\$310,674	\$50,000	\$265,000	\$217,228	1.220	1,372	\$193.15	4170	4.5186	1 STORY	16%	\$50,000	
4708-29-201-127	1618 NEWGATE LN	04/09/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$106,300	39.96	\$265,460	\$50,000	\$216,000	\$179,550	1.203	1,472	\$146.74	4170	6.2093	13/4 - 2 STORY	19%	\$50,000	
4708-29-201-134	1641 CHELSEA CIR	06/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$269,683	\$50,769	\$199,231	\$182,428	1.092	1,372	\$145.21	4170	17.2995	1 STORY	20%	\$50,000	
4708-29-201-143	1725 CHELSEA CIR	07/19/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$115,400	40.85	\$264,316	\$50,000	\$232,500	\$178,597	1.302	1,472	\$157.95	4170	3.6715	13/4 - 2 STORY	18%	\$50,000	
4708-29-201-148	1768 CHELSEA CIR	06/06/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$143,200	44.61	\$321,430	\$50,000	\$271,000	\$226,192	1.198	1,978	\$137.01	4170	6.7002	13/4 - 2 STORY	16%	\$50,000	
4708-29-201-169	1606 CHELSEA CIR	09/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,600	40.87	\$307,954	\$52,000	\$248,000	\$213,295	1.163	1,832	\$135.37	4170	10.2392	13/4 - 2 STORY	17%	\$52,000	
4708-29-201-193	1873 ANDOVER CT	09/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$109,300	39.75	\$271,894	\$52,000	\$223,000	\$183,245	1.217	1,472	\$151.49	4170	4.8151	13/4 - 2 STORY	19%	\$52,000	
4708-29-201-194	1867 ANDOVER CT	09/26/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$115,800	40.35	\$264,596	\$53,688	\$233,312	\$175,757	1.327	1,602	\$145.64	4170	6.2371	BI-LEVEL	18%	\$52,000	
4708-29-201-203	1916 ANDOVER BLVD	09/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,000	41.27	\$302,505	\$50,000	\$265,000	\$210,421	1.259	1,384	\$191.47	4170	0.5720	1 STORY	16%	\$50,000	
4708-29-201-204	1924 ANDOVER BLVD	03/17/22	\$291,390	WD	03-ARM'S LENGTH	\$291,390	\$106,100	36.41	\$265,535	\$52,105	\$239,285	\$177,858	1.345	1,513	\$158.15	4170	8.0268	BI-LEVEL	17%	\$50,000	
Totals:			\$6,096,390			\$6,096,390	\$2,444,000		\$5,953,149		\$4,285,343	\$3,410,758			\$154.56		0.8681				
						Sale. Ratio =>		40.09			E.C.F. =>		1.256	Std. Deviation=>		0.094275571					
						Std. Dev. =>		2.78			Ave. E.C.F. =>		1.265	Ave. Variance=>		7.7360	Coefficient of Var=	6.114939667			

4190 SAN MARINO & WOODS EDGE SITE CONDOS & HARTLAND LAKE ESTATES

ECF Study

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	L/B Ratio	Land Value
4708-27-102-012	1377 REMSING DR	06/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,200	41.46	\$305,242	\$75,000	\$280,000	\$255,824	1.095	1,684	\$166.27	4550	18.1678	1 STORY	21%	\$75,000
4708-27-102-030	1475 ODETTE	08/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$139,700	40.49	\$285,756	\$63,000	\$282,000	\$247,507	1.139	1,486	\$189.77	4550	22.6540	1 STORY	18%	\$63,000
4708-27-405-016	1073 WOODS EDGE DR	08/18/22	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$238,900	47.59	\$557,172	\$80,000	\$422,000	\$530,191	0.796	2,533	\$166.60	4275	11.6884	13/4 - 2 STORY	16%	\$80,000
4708-30-101-019	1856 MIST WOOD DR	04/12/22	\$468,150	WD	03-ARM'S LENGTH	\$468,150	\$193,400	41.31	\$434,834	\$87,924	\$380,226	\$385,456	0.986	2,106	\$180.54	4190	7.3610	13/4 - 2 STORY	18%	\$85,000
4708-30-101-037	1776 WOODMAR CT	04/20/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$171,800	41.40	\$422,790	\$119,504	\$295,496	\$336,984	0.877	2,073	\$142.55	4190	3.5940	13/4 - 2 STORY	20%	\$85,000
4708-30-201-002	1925 WEST VIEW TR	11/19/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,400	43.22	\$399,682	\$85,000	\$300,000	\$349,647	0.858	2,193	\$136.80	4190	5.4814	13/4 - 2 STORY	22%	\$85,000
4708-30-201-020	8620 SOUTH RIDGE DR	06/15/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$211,800	39.59	\$555,965	\$85,000	\$450,000	\$523,294	0.860	2,737	\$164.41	4190	5.2886	13/4 - 2 STORY	16%	\$85,000
4708-30-201-027	8799 SOUTH RIDGE DR	04/16/21	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$175,700	45.65	\$408,041	\$85,000	\$299,900	\$358,934	0.836	2,132	\$140.67	4190	7.7294	13/4 - 2 STORY	22%	\$85,000
4708-30-201-045	1550 THORN RIDGE DR	09/30/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$192,200	43.19	\$454,514	\$107,957	\$337,043	\$385,063	0.875	1,979	\$170.31	4190	3.7531	13/4 - 2 STORY	19%	\$85,000
4708-30-201-054	1516 MOONLIGHT DR	10/13/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$198,000	33.00	\$585,099	\$86,622	\$513,378	\$553,863	0.927	2,739	\$187.43	4190	1.4081	13/4 - 2 STORY	14%	\$85,000
4708-30-201-061	1886 CLOVER RIDGE DR	03/18/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$189,500	38.67	\$486,486	\$85,000	\$405,000	\$446,096	0.908	2,506	\$161.61	4190	0.4946	13/4 - 2 STORY	17%	\$85,000
4708-30-201-076	1883 CLOVER RIDGE DR	09/30/22	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$194,100	37.33	\$531,384	\$106,217	\$413,783	\$472,408	0.876	2,325	\$177.97	4190	3.6921	13/4 - 2 STORY	16%	\$85,000
4708-30-201-083	1771 CLOVER RIDGE DR	10/27/22	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$136,100	29.08	\$442,482	\$85,745	\$382,255	\$396,374	0.964	1,966	\$194.43	4190	5.1556	1 STORY	18%	\$85,000
4708-30-202-003	1864 PARK RIDGE CT	09/24/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$147,000	35.42	\$432,791	\$85,000	\$330,000	\$386,434	0.854	1,678	\$196.66	4190	5.8862	1 STORY	20%	\$85,000
4708-30-202-015	1874 DEER VIEW CT	07/08/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$163,900	38.56	\$401,240	\$85,000	\$340,000	\$351,378	0.968	2,129	\$159.70	4190	5.4797	13/4 - 2 STORY	20%	\$85,000
4708-30-401-002	1462 THORN RIDGE DR	11/01/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,800	49.05	\$505,740	\$85,000	\$355,000	\$467,489	0.759	3,047	\$116.51	4190	15.3447	13/4 - 2 STORY	19%	\$85,000
4708-30-401-004	1418 THORN RIDGE DR	04/05/22	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$263,300	43.67	\$607,481	\$92,218	\$510,782	\$572,514	0.892	3,150	\$162.15	4190	2.0650	1 STORY	14%	\$85,000
4708-30-401-009	8765 GLEN VIEW DR	08/31/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$215,200	38.09	\$545,416	\$85,000	\$480,000	\$511,573	0.938	2,780	\$172.66	4190	2.5459	13/4 - 2 STORY	15%	\$85,000
4708-30-401-021	8500 GLEN VIEW DR	09/03/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$223,200	33.82	\$687,926	\$85,000	\$575,000	\$669,918	0.858	3,971	\$144.80	4190	5.4509	13/4 - 2 STORY	13%	\$85,000
4708-30-401-036	8695 GLEN HAVEN DR	06/27/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$190,500	37.35	\$502,872	\$119,426	\$390,574	\$426,051	0.917	2,286	\$170.85	4190	0.3907	1 STORY	17%	\$85,000
4708-30-401-049	1448 MIST WOOD DR	03/10/23	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$192,400	39.68	\$458,846	\$85,000	\$399,900	\$415,384	0.963	2,626	\$152.28	4190	4.9900	13/4 - 2 STORY	18%	\$85,000
4708-30-401-056	8411 SOUTH RIDGE DR	07/30/21	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$192,900	44.55	\$447,933	\$85,000	\$348,000	\$403,259	0.863	2,477	\$140.49	4190	4.9854	13/4 - 2 STORY	20%	\$85,000
4708-30-401-084	8602 GLEN HAVEN DR	04/15/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$231,100	42.02	\$540,023	\$113,395	\$436,605	\$474,031	0.921	2,156	\$202.51	4190	0.8224	1 STORY	19%	\$102,000
4708-30-402-003	1322 GLEN VALLEY DR	07/09/21	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$200,700	39.51	\$466,142	\$115,211	\$392,789	\$389,923	1.007	2,027	\$193.78	4190	9.4526	1 STORY	17%	\$85,000
4708-30-402-014	8719 NORTH HILLS CT	04/28/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$215,800	41.50	\$537,977	\$127,289	\$392,711	\$456,320	0.861	2,717	\$144.54	4190	5.2219	13/4 - 2 STORY	16%	\$85,000
4708-30-402-015	8741 NORTH HILLS CT	04/04/22	\$611,100	WD	03-ARM'S LENGTH	\$611,100	\$220,100	36.02	\$550,298	\$105,740	\$505,360	\$493,953	1.023	2,168	\$233.10	4190	11.0270	1 STORY	14%	\$85,000
4708-30-402-038	8405 THORN HILL DR	03/10/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$188,700	46.59	\$424,527	\$85,000	\$320,000	\$377,252	0.848	2,367	\$135.19	4190	6.4584	1 STORY	21%	\$85,000
4708-30-402-049	1309 STARLIGHT CT	08/23/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$235,700	39.28	\$605,715	\$110,449	\$489,551	\$550,296	0.890	3,059	\$160.04	4190	2.3208	13/4 - 2 STORY	14%	\$85,000
Totals:			\$13,643,050			\$13,643,050	\$5,451,100		\$13,584,374		\$11,027,353	\$12,187,419			\$166.59		0.8008			
							Sale. Ratio =>	39.96				E.C.F. =>	0.905		Std. Deviation=>	0.08383755				
							Std. Dev. =>	4.50				Ave. E.C.F. =>	0.913		Ave. Variance=>	6.3896	Coefficient of Var=	6.999845115		

4210 DUNHAM LAKES HH & DUNHAM LAKES EST

ECF Study

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	L/B Ratio	Land Value
4708-13-401-008	3319 TIPSICO LAKE RD	06/28/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,400	33.66	\$412,871	\$66,597	\$368,403	\$288,562	1.277	2,186	\$168.53	4250	15.1902	13/4 - 2 STORY	15%	\$65,000
4708-13-401-041	3401 BRIAR HILL	03/14/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$98,100	33.83	\$288,823	\$65,000	\$225,000	\$186,519	1.206	1,580	\$142.41	4250	22.2279	SPLIT-LEVEL	22%	\$65,000
4708-16-201-001	3612 HARTLAND HILLS	07/07/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$104,000	34.32	\$273,467	\$55,000	\$248,000	\$156,048	1.589	1,330	\$186.47	4210	16.0666	1 STORY	18%	\$55,000
4708-16-201-007	3786 HARTLAND HILLS	04/05/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$115,100	41.85	\$273,299	\$56,540	\$218,460	\$154,828	1.411	1,232	\$177.32	4210	1.7603	1 STORY	20%	\$55,000
4708-24-201-022	13981 PLOVER DR	11/19/21	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$193,200	44.94	\$481,535	\$114,361	\$315,539	\$262,267	1.203	2,512	\$125.61	4210	22.5469	13/4 - 2 STORY	26%	\$113,750
4708-24-201-054	2595 PARKWAY PL	11/07/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$151,300	41.00	\$356,693	\$65,000	\$304,000	\$208,352	1.459	2,144	\$141.79	4210	3.0479	13/4 - 2 STORY	18%	\$65,000
4708-24-201-078	2842 TIPSICO LAKE RD	05/06/22	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$145,700	40.87	\$302,910	\$66,310	\$290,190	\$169,000	1.717	1,582	\$183.43	4210	28.8511	SPLIT-LEVEL	18%	\$65,000
4708-24-201-099	2801 TIPSICO LAKE RD	10/13/22	\$438,500	WD	03-ARM'S LENGTH	\$438,500	\$167,600	38.22	\$398,868	\$65,000	\$373,500	\$238,477	1.566	2,033	\$183.72	4210	13.7598	1 STORY	15%	\$65,000
Totals:			\$2,896,900			\$2,896,900	\$1,121,400		\$2,788,466		\$2,343,092	\$1,664,053			\$163.66		2.0526			
							Sale. Ratio =>	38.71				E.C.F. =>	1.408		Std. Deviation=>	0.189941001				
							Std. Dev. =>	4.27				Ave. E.C.F. =>	1.429		Ave. Variance=>	15.4314	Coefficient of Var=	10.80180924		

4225 - PARSHALLVILLE POND

ECF Study

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	L/B Ratio	Land Value
4708-05-102-020	5869 CIDER MILL DR	08/12/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$181,500	40.33	\$463,409	\$65,000	\$385,000	\$398,409	0.966	2,462	\$156.38	4225	6.1508	13/4 - 2 STORY	14%	\$65,000
4708-22-303-002	11024 MATTHEW LN	10/20/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,900	36.64	\$375,622	\$66,578	\$293,422	\$309,044	0.949	2,250	\$130.41	4225	7.8401	13/4 - 2 STORY	18%	\$65,000
4708-22-303-006	11084 MATTHEW LN	10/14/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$131,800	39.95	\$327,179	\$69,226	\$260,674	\$257,953	1.011	1,619	\$161.01	4225	1.7304	1 STORY	20%	\$65,000
4708-22-303-015	11192 MATTHEW LN	05/12/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$133,600	30.02	\$410,955	\$65,000	\$380,000	\$345,955	1.098	2,069	\$183.66	4225	7.0557	13/4 - 2 STORY	15%	\$65,000
4708-22-303-025	11218 ANYA LN	06/17/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$111,900	30.66	\$363,421	\$67,105	\$297,895	\$296,316	1.005	1,619	\$184.00	4225	2.2523	13/4 - 2 STORY	18%	\$65,000
4708-22-303-041	2397 LORRAINE LN	02/22/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$131,700	34.84	\$346,717	\$65,000	\$313,000	\$281,717	1.111	2,069	\$151.28	4225	8.3192	13/4 - 2 STORY	17%	\$65,000
4708-22-303-042	2385 LORRAINE LN	02/17/22	\$415,000																	

4230 HARTLAND SHORES EST

ECF Study

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	L/B Ratio	Land Value	
4708-28-401-008	1324 BLAINE RD	01/15/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$118,200	31.95	\$362,253	\$56,533	\$313,467	\$226,459	1.384	2,084	\$150.42	4230	8.8947	13/4 - 2 STORY	15%	\$54,000	
4708-28-401-010	1374 BLAINE RD	05/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$120,700	38.32	\$306,030	\$54,000	\$261,000	\$186,689	1.398	1,823	\$143.17	4230	7.5108	13/4 - 2 STORY	17%	\$54,000	
4708-28-402-002	10612 BLAINE RD	04/01/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,300	36.31	\$268,066	\$60,000	\$230,000	\$154,123	1.492	1,296	\$177.47	4230	1.9159	13/4 - 2 STORY	21%	\$60,000	
4708-33-200-001	10750 BLAINE RD	06/04/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$92,200	36.88	\$218,524	\$60,000	\$190,000	\$117,425	1.618	1,176	\$161.56	4230	14.4896	1 STORY	24%	\$60,000	
Totals:						\$1,225,000	\$436,400		\$1,154,873		\$994,467	\$684,696			\$158.16		2.0735				
								Sale. Ratio =>	35.62				E.C.F. =>	1.452	Std. Deviation=>			0.107880389			
								Std. Dev. =>	2.74				Ave. E.C.F. =>	1.473	Ave. Variance=>			8.2027	Coefficient of Var=	5.568136792	

4240 AUTUMN WOODS

ECF Study

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	L/B Ratio	Land Value	
4708-29-103-010	1897 AUTUMN GLEN DR	11/15/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$173,300	44.44	\$391,698	\$79,091	\$310,909	\$416,809	0.746	2,594	\$119.86	4240	4.9364	13/4 - 2 STORY	19%	\$75,000	
4708-29-103-023	9181 AMBERGROVE DR	12/14/21	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$144,700	39.27	\$373,932	\$78,964	\$289,536	\$393,291	0.736	2,058	\$190.69	4240	5.9102	13/4 - 2 STORY	20%	\$75,000	
4708-29-103-037	1856 AUTUMN GLEN DR	08/06/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$148,700	38.62	\$347,319	\$82,842	\$302,158	\$352,636	0.857	2,328	\$129.79	4240	6.1565	13/4 - 2 STORY	19%	\$75,000	
4708-29-103-063	1435 FOUR SEASONS DR	11/02/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$171,500	38.54	\$417,048	\$75,439	\$369,561	\$455,479	0.811	2,778	\$133.03	4240	1.6078	13/4 - 2 STORY	17%	\$75,000	
4708-29-103-072	9134 LEYLAND CT	12/12/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$174,100	40.77	\$409,294	\$75,000	\$352,000	\$445,725	0.790	2,714	\$129.70	4240	0.5566	13/4 - 2 STORY	18%	\$75,000	
4708-29-103-082	1456 FOUR SEASONS DR	12/30/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,200	42.02	\$391,911	\$77,908	\$327,092	\$418,671	0.781	2,714	\$120.52	4240	1.4027	13/4 - 2 STORY	19%	\$75,000	
4708-29-103-088	1408 FOUR SEASONS DR	07/30/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$177,100	45.41	\$395,813	\$82,092	\$307,908	\$418,295	0.736	2,923	\$105.34	4240	5.9187	13/4 - 2 STORY	19%	\$75,000	
4708-29-103-089	1400 FOUR SEASONS DR	01/13/23	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$171,100	41.03	\$409,707	\$77,796	\$339,204	\$442,548	0.766	2,770	\$122.46	4240	2.8811	13/4 - 2 STORY	18%	\$75,000	
4708-29-104-093	1647 FOUR SEASONS DR	06/25/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$156,500	44.08	\$355,130	\$76,788	\$278,212	\$371,123	0.750	2,464	\$112.91	4240	4.5640	13/4 - 2 STORY	21%	\$75,000	
4708-29-104-095	1619 FOUR SEASONS DR	10/15/21	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$145,500	41.00	\$325,697	\$78,318	\$276,582	\$329,839	0.839	1,963	\$140.90	4240	4.3247	13/4 - 2 STORY	21%	\$75,000	
4708-29-104-115	9137 LYNDENGLN	07/20/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$414,563	\$75,000	\$375,000	\$452,751	0.828	2,780	\$134.89	4240	3.2980	13/4 - 2 STORY	17%	\$75,000	
4708-29-104-116	9123 LYNDENGLN CT	02/27/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$152,700	35.93	\$377,171	\$75,000	\$350,000	\$402,895	0.869	2,464	\$142.05	4240	7.3423	13/4 - 2 STORY	18%	\$75,000	
4708-30-301-001	8368 GLEN HAVEN DR	06/20/22	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$246,700	45.86	\$565,831	\$100,307	\$437,693	\$620,699	0.705	3,642	\$120.18	4240	9.0128	13/4 - 2 STORY	16%	\$85,000	
4708-30-301-004	8302 GLEN HAVEN DR	06/17/21	\$558,000	WD	03-ARM'S LENGTH	\$558,000	\$35,000	6.27	\$513,011	\$85,000	\$473,000	\$570,681	0.829	2,030	\$233.00	4240	3.3544	1 STORY	15%	\$85,000	
4708-30-301-008	8251 GLEN HAVEN DR	03/14/22	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$192,200	42.01	\$444,563	\$94,304	\$363,196	\$467,012	0.778	2,471	\$146.98	4240	1.7589	13/4 - 2 STORY	19%	\$85,000	
4708-30-301-010	8295 GLEN HAVEN DR	06/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$238,800	41.89	\$532,968	\$85,000	\$485,000	\$597,291	0.812	3,004	\$161.45	4240	1.6710	13/4 - 2 STORY	15%	\$85,000	
4708-31-201-021	769 SADDLE CLUB LN	07/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$198,300	31.73	\$541,449	\$84,578	\$540,422	\$609,161	0.887	2,590	\$208.66	4240	9.1867	13/4 - 2 STORY	10%	\$65,000	
Totals:						\$7,560,900	\$2,873,500		\$7,207,105		\$6,177,473	\$7,764,904			\$141.32		0.0273				
								Sale. Ratio =>	38.00				E.C.F. =>	0.796	Std. Deviation=>			0.051990384			
								Std. Dev. =>	9.06				Ave. E.C.F. =>	0.795	Ave. Variance=>			4.3461	Coefficient of Var=	5.464735757	

4241 COBBLESTONE PRESERVES

ECF Study

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	L/B Ratio	Land Value	
4708-29-401-019	9855 VIEWCREST CT	07/18/22	\$461,220	WD	03-ARM'S LENGTH	\$461,220	\$169,200	36.69	\$393,542	\$80,000	\$381,220	\$482,372	0.790	2,405	\$158.51	4241	12.1412	13/4 - 2 STORY	17%	\$80,000	
4708-29-401-022	9783 VIEWCREST CT	10/15/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$213,000	47.87	\$444,789	\$85,072	\$359,928	\$553,411	0.650	2,838	\$126.82	4241	1.8509	13/4 - 2 STORY	18%	\$80,000	
4708-29-401-028	1527 ANDOVER BLVD	09/01/21	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$200,800	43.89	\$439,653	\$110,787	\$346,713	\$505,948	0.685	2,844	\$121.91	4241	1.6384	13/4 - 2 STORY	17%	\$80,000	
4708-29-401-057	9815 WYNBROOK LN	03/17/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$175,100	45.48	\$400,873	\$80,962	\$304,038	\$492,171	0.618	2,526	\$120.36	4241	5.1141	13/4 - 2 STORY	21%	\$80,000	
4708-29-401-057	9815 WYNBROOK LN	07/23/21	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$184,400	46.70	\$400,873	\$80,962	\$313,938	\$492,171	0.638	2,526	\$124.28	4241	3.1026	13/4 - 2 STORY	20%	\$80,000	
4708-29-401-067	1505 SUMMERFIELD LN	03/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$183,400	39.44	\$430,897	\$80,000	\$385,000	\$539,842	0.713	3,013	\$127.78	4241	4.4282	13/4 - 2 STORY	17%	\$80,000	
4708-29-401-072	1545 SUMMERFIELD LN	04/29/22	\$486,500	WD	03-ARM'S LENGTH	\$486,500	\$171,100	35.17	\$407,434	\$82,087	\$404,413	\$500,534	0.808	2,372	\$170.49	4241	13.9073	13/4 - 2 STORY	16%	\$80,000	
4708-29-401-079	1512 WOODHURST CT	06/21/21	\$455,750	WD	03-ARM'S LENGTH	\$455,750	\$221,100	48.51	\$463,409	\$86,575	\$369,175	\$579,745	0.637	3,056	\$120.80	4241	3.2101	13/4 - 2 STORY	18%	\$80,000	
4708-29-401-088	1541 WOODHURST CT	10/13/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,400	43.90	\$413,245	\$80,000	\$340,000	\$512,685	0.663	2,655	\$128.06	4241	0.5715	13/4 - 2 STORY	19%	\$80,000	
4708-29-401-094	1532 ANDOVER BLVD	07/20/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,700	44.07	\$378,783	\$80,575	\$329,425	\$458,782	0.718	2,054	\$160.38	4241	4.9153	13/4 - 2 STORY	20%	\$80,000	
Totals:						\$4,380,870	\$5,583,370	\$1,883,200		\$4,173,498		\$3,533,850	\$5,117,659			\$135.94		0.0000			
								Sale. Ratio =>	44.68				E.C.F. =>	0.691	Std. Deviation=>			0.072452435			
								Std. Dev. =>	5.23				Ave. E.C.F. =>	0.669	Ave. Variance=>			5.6970	Coefficient of Var=	8.517078048	

4245 PINES OF HARTLAND

ECF Study

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	L/B Ratio	Land Value	
4708-08-101-012	9085 PINE HILL TR	01/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,800	37.09	\$333,657	\$61,760	\$288,240	\$247,179	1.166	2,066	\$139.52	4245	0.1022	13/4 - 2 STORY	17%	\$60,000	
4708-08-101-020	9073 TOWNLEY	08/03/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$121,100	35.10	\$291,289	\$60,000	\$285,000	\$210,263	1.355	1,618	\$176.14	4245	19.0351	1 STORY	17%	\$60,000	
4708-08-101-021	4539 PINE WAY DR	02/18/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$117,600	34.59	\$339,507	\$60,000	\$280,000	\$254,097	1.102	1,548	\$180.88	4245	6.3156	1 STORY	18%	\$60,000	
4708-08-101-041	9216 PINE HILL TR	02/03/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$156,600	46.06	\$356,648	\$66,519	\$273,481	\$263,754	1.037	1,673	\$163.47	4245	12.8216	13/4 - 2 STORY	18%	\$60,000	
Totals:						\$1,375,000	\$525,100		\$1,321,101		\$1,126,721	\$975,293			\$165.00		0.9832				
								Sale. Ratio =>	38.19				E.C.F. =>	1.155	Std. Deviation=>			0.137431701			
								Std. Dev. =>	5.34				Ave. E.C.F. =>	1.165	Ave. Variance=>			9.5686	Coefficient of Var=	8.212717117	

4255 HARTLAND ESTATES

ECF Study

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	L/B Ratio	Land Value	
4708-19-401-053	2260 ARCIERO CT	07/06/22	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$200,800	41.23	\$467,906	\$84,189	\$402,811	\$511,623	0.787	2,755	\$146.21	4255	2.9126	13/4 - 2 STORY	16%	\$80,000	
4708-19-401-058	2282 ARCIERO CT	05/12/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$178,700	43.06	\$435,133	\$82,890	\$332,110	\$469,657	0.707	2,621	\$126.71	4255	5.1062	13/4 - 2 STORY	19%	\$80,000	
4708-19-401-082	2387 ARCIERO CT	07/27/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$189,700	39.94	\$479,822	\$80,000	\$395,000	\$533,096	0.741	2,679	\$147.44	4255	1.7240	13/4 - 2 STORY	17%	\$80,000	
4708-19-402-100	8740 MARIA CT	06/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$199,500	41.56	\$464,603	\$82,344	\$397,656	\$509,679	0.780	2,790	\$142.53	4255	2.2015	13/4 - 2 STORY	17%	\$80,000	
4708-19-402-117	2101 CRISTINA ANNE CT	08/01/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$212,100	37.88	\$572,793	\$105,111	\$454,889	\$623,576	0.729	2,890	\$157.40	4255	2.8710	13/4 - 2 STORY	14%	\$80,000	
4708-19-402-125	2325 CRISTINA ANNE CC	02/10/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$207,900	43.77	\$497,696	\$82,852	\$392,148	\$553,125	0.709	2,787	\$140.71	4255	4.9227	13/4 - 2 STORY	17%	\$80,000	
4708-19-402-145	2437 CRISTINA ANNE	03/17/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$205,500	37.36	\$540,153	\$83,380	\$466,620	\$609,031	0.766	2,190	\$213.07	4255	0.7974	1 STORY	15%	\$80,000	
4708-19-402-148	2521 CRISTINA ANNE	02/28/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$234,200	39.03	\$593,827	\$80,000	\$520,000	\$685,103	0.759	2,827	\$183.94	4255	0.0816	13/4 - 2 STORY	13%	\$80,000	
4708-19-402-150	2494 CRISTINA ANNE CT	11/02/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$190,400	30.46	\$564,460	\$84,007	\$540,993	\$640,604	0.845	2,367	\$228.56	4255	8.6310	13/4 - 2 STORY	13%	\$80,000	
Totals:						\$4,667,000	\$1,818,800		\$4,616,393		\$3,902,227	\$5,135,493			\$165.17		0.1660				
						Sale. Ratio =>		38.97			E.C.F. =>		0.760	Std. Deviation=>		0.04329942					
						Std. Dev. =>		3.99			Ave. E.C.F. =>		0.758	Ave. Variance=>		3.2498	Coefficient of Var=	4.286185809			

4260 WALNUT RIDGE ESTATES

ECF Study

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	L/B Ratio	Land Value	
4708-19-301-003	2214 WALNUT VIEW DR	03/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$254,700	40.43	\$619,868	\$118,366	\$511,634	\$557,224	0.918	1,970	\$259.71	4260	1.0205	1 STORY	17%	\$110,000	
4708-19-301-006	2545 WALNUT VIEW DR	10/20/22	\$689,400	WD	03-ARM'S LENGTH	\$689,400	\$304,200	44.13	\$636,958	\$110,000	\$579,400	\$585,509	0.990	2,943	\$196.87	4260	6.1179	13/4 - 2 STORY	16%	\$110,000	
4708-19-301-014	2468 WALNUT VIEW DR	03/29/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$271,100	43.38	\$619,054	\$110,000	\$515,000	\$565,616	0.911	2,095	\$245.82	4260	1.7875	1 STORY	18%	\$110,000	
4708-19-301-015	2476 WALNUT VIEW DR	02/16/22	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$260,000	41.94	\$594,117	\$110,000	\$510,000	\$537,908	0.948	2,691	\$189.52	4260	1.9730	13/4 - 2 STORY	18%	\$110,000	
4708-19-301-021	2560 WALNUT VIEW DR	02/22/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$346,300	52.87	\$693,339	\$110,000	\$545,000	\$648,154	0.841	3,094	\$176.15	4260	8.7539	13/4 - 2 STORY	17%	\$110,000	
4708-19-301-024	2228 WALNUT VIEW DR	08/02/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$277,000	44.68	\$582,253	\$110,000	\$510,000	\$524,726	0.972	2,021	\$252.35	4260	4.3549	1 STORY	18%	\$110,000	
4708-19-301-026	2260 WALNUT VIEW DR	09/22/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$330,000	48.89	\$698,257	\$110,000	\$565,000	\$653,619	0.864	3,012	\$187.58	4260	6.3970	13/4 - 2 STORY	16%	\$110,000	
4708-19-301-059	2385 TORREY PINE CT	02/28/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$305,700	44.30	\$641,730	\$121,571	\$568,429	\$577,954	0.984	2,092	\$271.72	4260	5.5131	1 STORY	16%	\$110,000	
Totals:						\$5,204,400	\$2,349,000		\$5,085,576		\$4,304,463	\$4,650,710			\$222.47		0.2838				
						Sale. Ratio =>		45.13			E.C.F. =>		0.926	Std. Deviation=>		0.055093257					
						Std. Dev. =>		3.99			Ave. E.C.F. =>		0.928	Ave. Variance=>		4.4897	Coefficient of Var=	4.836035898			

4270 MEADOWVIEW ESTATES ETC

ECF Study

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	L/B Ratio	Land Value	
4708-31-100-030	8432 FOLDENAUER DR	01/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$267,500	46.52	\$600,054	\$76,082	\$498,918	\$654,965	0.762	3,706	\$134.62	4270	7.6413	13/4 - 2 STORY	13%	\$75,000	
4708-32-201-011	826 MYSTIC WOODS DR	07/01/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$264,700	36.51	\$674,370	\$137,133	\$587,867	\$671,546	0.875	3,127	\$188.00	4270	3.7232	1 STORY	15%	\$110,000	
4708-32-401-035	616 MYSTIC WOODS DR	06/13/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$278,400	40.94	\$630,628	\$119,938	\$560,062	\$638,363	0.877	3,315	\$168.95	4270	3.9181	13/4 - 2 STORY	16%	\$110,000	
Totals:						\$1,980,000	\$810,600		\$1,905,052		\$1,646,847	\$1,964,874			\$163.86		0.0017				
						Sale. Ratio =>		40.94			E.C.F. =>		0.838	Std. Deviation=>		0.06618296					
						Std. Dev. =>		5.02			Ave. E.C.F. =>		0.838	Ave. Variance=>		5.0942	Coefficient of Var=	6.077848818			

4280 WILDERNESS LAKE EST

ECF Study

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	L/B Ratio	Land Value	
4708-35-200-029	12621 GOLDEN OAKS DF	09/16/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$210,400	40.46	\$493,360	\$134,332	\$385,668	\$398,920	0.967	2,426	\$158.97	4280	3.8610	13/4 - 2 STORY	15%	\$77,000	
4708-35-400-030	12885 SLEIGH TRL	06/21/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$243,600	36.36	\$732,859	\$82,700	\$587,300	\$722,399	0.813	2,996	\$196.03	4280	11.5185	1.25 - 1.5 STY	12%	\$82,700	
4708-36-401-006	116 WILDERNESS LAKE C	05/26/22	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$180,600	35.62	\$461,982	\$75,176	\$431,824	\$429,784	1.005	2,309	\$187.02	4280	7.6575	13/4 - 2 STORY	14%	\$70,000	
Totals:						\$1,697,000	\$634,600		\$1,688,201		\$1,404,792	\$1,551,103			\$180.67		2.2498				
						Sale. Ratio =>		37.40			E.C.F. =>		0.906	Std. Deviation=>		0.101543042					
						Std. Dev. =>		2.61			Ave. E.C.F. =>		0.928	Ave. Variance=>		7.6790	Coefficient of Var=	8.273248062			

4285 FIDDLER GROVE SITE CONDOS

ECF Study

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	L/B Ratio	Land Value	
4708-29-105-002	1975 FIDDLER CT	10/05/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$229,600	49.92	\$506,284	\$95,000	\$364,900	\$432,931	0.843	1,826	\$199.84	4285	8.1183	1 STORY	21%	\$95,000	
4708-29-105-007	1901 FIDDLER CT	05/20/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$220,100	44.03	\$468,006	\$95,000	\$404,900	\$392,638	1.031	1,584	\$255.62	4285	10.7186	1 STORY	19%	\$95,000	
4708-29-105-010	1865 FIDDLER CT	08/25/21	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$213,300	47.72	\$467,245	\$97,093	\$349,907	\$389,634	0.898	1,584	\$220.90	4285	2.6003	1 STORY	21%	\$95,000	
Totals:						\$1,406,800	\$663,000		\$1,441,535		\$1,119,707	\$1,215,202			\$225.45		0.2628				
						Sale. Ratio =>		47.13			E.C.F. =>		0.921	Std. Deviation=>		0.096839511					
						Std. Dev. =>		2.98			Ave. E.C.F. =>		0.924	Ave. Variance=>		7.1457	Coefficient of Var=	7.733128732			

4290 LONG LAKE PINES

ECF Study

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	L/B Ratio	Land Value	
4708-33-402-003	305 LAKE PINES DR	06/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,600	38.78	\$517,910	\$103,316	\$421,684	\$460,660	0.915	2,540	\$166.02	4290	0.6267	13/4 - 2 STORY	19%	\$100,000	
4708-33-402-012	125 LAKE PINES DR	01/18/23	\$644,000	WD	03-ARM'S LENGTH	\$644,000	\$277,100	43.03	\$678,288	\$103,912	\$540,088	\$638,196	0.846	3,485	\$154.98	4290	6.2850	1.25 -1.5 STY	16%	\$100,000	
4708-33-402-018	160 LAKE PINES DR	07/28/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$217,400	35.24	\$579,985	\$119,495	\$497,505	\$511,656	0.972	2,206	\$225.52	4290	6.3220	1 STORY	16%	\$100,000	
4708-33-402-020	200 LAKE PINES DR	04/30/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$231,000	38.50	\$592,780	\$105,887	\$494,113	\$540,992	0.913	2,548	\$193.92	4290	0.4222	13/4 - 2 STORY	17%	\$100,000	
4708-33-402-023	290 LAKE PINES DR	03/02/23	\$663,500	WD	03-ARM'S LENGTH	\$663,500	\$270,400	40.75	\$635,691	\$122,549	\$540,951	\$570,158	0.949	2,872	\$188.35	4290	3.9650	13/4 - 2 STORY	15%	\$100,000	
4708-33-402-024	320 LAKE PINES DR	10/28/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$259,900	46.00	\$587,413	\$100,000	\$465,000	\$541,570	0.859	3,304	\$140.74	4290	5.0509	13/4 - 2 STORY	18%	\$100,000	
Totals:						\$3,614,500	\$1,459,400		\$3,592,067		\$2,959,341	\$3,263,231			\$178.25		0.2249				
							Sale. Ratio =>	40.38					E.C.F. =>	0.907	Std. Deviation=>		0.049249006				
							Std. Dev. =>	3.78					Ave. E.C.F. =>	0.909	Ave. Variance=>		3.7786	Coefficient of Var=	4.156358981		

4300 HARTLAND MANOR CONDO

ECF Study

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	L/B Ratio	Land Value	
4708-21-302-002	10533 FAWN RIDGE TR	03/03/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$39,400	41.47	\$101,429	\$15,000	\$80,000	\$86,429	0.926	636	\$125.79	4300	6.9746	ATT CONDO	16%	\$15,000	
4708-21-302-004	10549 FAWN RIDGE TR	02/24/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$41,000	36.44	\$106,540	\$15,000	\$97,500	\$91,540	1.065	636	\$153.30	4300	6.9746	ATT CONDO	13%	\$15,000	
Totals:						\$207,500	\$80,400		\$207,969		\$177,500	\$177,969			\$139.54		0.2003				
							Sale. Ratio =>	38.75					E.C.F. =>	0.997	Std. Deviation=>		0.098636379				
							Std. Dev. =>	3.56					Ave. E.C.F. =>	0.995	Ave. Variance=>		6.9746	Coefficient of Var=	7.007146495		

4325 4330 & 4335 Fox Ridge Stacked, Hunters Ridge Condos Hunters Ridge Stack

ECF Study

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	L/B Ratio	Land Value	
4708-21-303-007	10233 CROSSVIEW TRL	05/15/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,700	41.61	\$201,227	\$25,410	\$204,590	\$185,071	1.105	1,508	\$135.67	4325	4.7778	ATT CONDO	11%	\$25,000	
4708-21-303-014	10282 CROSSVIEW TRL	05/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400	37.67	\$212,989	\$25,228	\$214,772	\$197,643	1.087	1,565	\$137.23	4325	2.8973	ATT CONDO	10%	\$25,000	
4708-21-303-022	10266 CROSSVIEW TRL	05/11/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,900	43.07	\$203,727	\$25,410	\$199,590	\$187,702	1.063	1,714	\$116.45	4325	0.5641	ATT CONDO	11%	\$25,000	
4708-21-303-023	10258 CROSSVIEW TRL	02/28/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,300	43.48	\$204,517	\$25,410	\$184,590	\$188,534	0.979	1,508	\$122.41	4325	7.8610	ATT CONDO	12%	\$25,000	
4708-21-306-020	9952 RIDGE RUN ST	08/09/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,800	44.29	\$270,746	\$35,286	\$239,714	\$235,460	1.018	1,565	\$153.17	4335	3.9626	ATT CONDO	13%	\$35,000	
4708-21-306-065	9788 RIDGE RUN ST	07/17/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,500	43.90	\$272,761	\$35,000	\$260,000	\$237,761	1.094	1,565	\$166.13	4335	3.5843	ATT CONDO	12%	\$35,000	
Totals:						\$1,475,000	\$625,600		\$1,365,967		\$1,303,256	\$1,232,170			\$138.51		0.1308				
							Sale. Ratio =>	42.41					E.C.F. =>	1.059	Std. Deviation=>		0.049372952				
							Std. Dev. =>	2.47					Ave. E.C.F. =>	1.058	Ave. Variance=>		3.9412	Coefficient of Var=	3.726211644		

4510 PLEASANT VALLEY GCC-BITTEN LK

ECF Study

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	L/B Ratio	Land Value	
4708-33-401-016	115 W PETERSON DR	06/24/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$81,100	37.72	\$208,458	\$40,000	\$175,000	\$112,305	1.558	1,008	\$173.61	4510	14.2639	1 STORY	19%	\$40,000	
4708-33-401-033	201 W PETERSON DR	07/27/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$73,200	35.02	\$190,944	\$40,000	\$169,000	\$100,629	1.679	1,005	\$168.16	4510	2.1460	1 STORY	19%	\$40,000	
4708-33-401-037	227 W PETERSON DR	08/09/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$72,000	34.95	\$178,371	\$40,000	\$166,000	\$92,247	1.800	1,008	\$164.68	4510	9.8619	1 STORY	19%	\$40,000	
4708-33-401-040	315 E PETERSON DR	03/20/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,300	36.13	\$197,452	\$42,322	\$182,678	\$103,420	1.766	1,218	\$149.98	4510	6.5479	SPLIT-LEVEL	19%	\$42,000	
Totals:						\$855,000	\$307,600		\$775,225		\$692,678	\$408,602			\$164.11		0.5652				
							Sale. Ratio =>	35.98					E.C.F. =>	1.695	Std. Deviation=>		0.107733748				
							Std. Dev. =>	1.29					Ave. E.C.F. =>	1.701	Ave. Variance=>		8.2049	Coefficient of Var=	4.823906325		

4530 ROUND LAKE FRONT, 4535 HANDY LAKEFRONT & 4540 MAXFIELD LAKE

ECF Study

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	L/B Ratio	Land Value
4708-22-301-040	11368 NORWAY	11/01/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$162,500	38.24	\$421,576	\$100,419	\$324,581	\$188,916	1.718	1,542	\$210.49	4535	1.3125	13/4 - 2 STORY	24%	\$100,188
4708-22-301-042	11380 NORWAY	04/08/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$134,700	34.10	\$378,226	\$94,941	\$300,059	\$166,638	1.801	1,232	\$243.55	4535	6.9412	1 STORY	24%	\$94,941
4708-22-301-051	11452 NORWAY	11/15/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$137,800	45.03	\$336,547	\$124,254	\$181,746	\$124,878	1.455	1,440	\$126.21	4535	27.5864	1 STORY	40%	\$123,656
4708-22-402-003	11610 NORWAY	09/02/22	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$202,500	39.13	\$495,292	\$71,067	\$446,433	\$249,544	1.789	2,528	\$176.60	4535	5.7745	13/4 - 2 STORY	13%	\$67,330
4708-22-402-004	11620 NORWAY	05/24/21	\$325,125	WD	03-ARM'S LENGTH	\$325,125	\$141,200	43.43	\$343,861	\$73,770	\$251,355	\$158,877	1.582	2,208	\$113.84	4535	14.9177	1 STORY	22%	\$73,107
4708-22-402-011	11562 NORWAY	09/30/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$167,800	43.93	\$381,791	\$58,595	\$323,405	\$190,115	1.701	1,740	\$185.86	4535	3.0150	13/4 - 2 STORY	15%	\$58,200
4708-27-100-057	1332 SHADY CREST DR	07/12/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$193,700	31.75	\$569,308	\$171,273	\$438,727	\$234,138	1.874	1,236	\$354.96	4540	14.2545	1 STORY	26%	\$160,000
4708-27-101-024	1605 SHORELINE DR	03/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$94,800	39.50	\$228,530	\$58,919	\$181,081	\$99,771	1.815	1,036	\$174.79	4530	8.3714	1 STORY	25%	\$58,919
4708-27-101-127	1771 HANCOCK	08/27/21	\$400,000	WD	03-ARM'S LENGTH	\$396,000	\$176,400	44.55	\$420,835	\$144,872	\$251,128	\$162,331	1.547	1,540	\$163.07	4535	18.4239	1 STORY	37%	\$144,872
4708-27-202-015	11515 ISLAND CT	08/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,600	36.78	\$357,551	\$89,600	\$295,400	\$157,618	1.874	1,199	\$246.37	4535	14.2899	1 STORY	23%	\$89,600
4708-27-202-024	11639 ISLAND CT	06/02/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$79,900	45.92	\$172,397	\$54,000	\$120,000	\$69,645	1.723	882	\$136.05	4535	0.8233	1 STORY	31%	\$54,000
4708-27-203-004	11669 TIMBERLANE TRL	03/10/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,900	43.35	\$362,992	\$98,584	\$286,416	\$155,534	1.841	1,196	\$239.48	4535	11.0250	1 STORY	25%	\$96,598
4708-27-203-011	11601 ECHO CT	08/15/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$198,500	44.12	\$438,665	\$113,917	\$335,983	\$191,028	1.759	1,559	\$215.51	4535	2.7564	1 STORY	25%	\$112,805
4708-27-203-017	11523 TIMBERLANE TRL	01/14/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,300	35.76	\$203,806	\$81,370	\$123,630	\$72,021	1.717	810	\$152.63	4535	1.4671	1 STORY	40%	\$81,370
4708-27-204-011	1881 MAXFIELD RD	07/21/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,400	38.68	\$485,949	\$70,209	\$354,791	\$244,553	1.451	1,466	\$242.01	4535	28.0476	13/4 - 2 STORY	15%	\$64,036
4708-27-204-138	MAXFIELD RD	05/06/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,400	54.75	\$376,823	\$145,968	\$189,032	\$127,263	1.485	1,712	\$110.42	4540	24.5884		42%	\$140,821
4708-27-204-194	1536 MAXFIELD RD	08/20/21	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$183,700	36.67	\$447,020	\$108,530	\$392,470	\$199,112	1.971	1,740	\$225.56	4540	23.9855	13/4 - 2 STORY	22%	\$108,530
4708-27-204-206	1546 MAXFIELD RD	07/27/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$140,300	37.41	\$335,917	\$72,606	\$302,394	\$154,889	1.952	1,446	\$209.12	4540	22.1080	13/4 - 2 STORY	19%	\$72,606
4708-27-204-208	1670 MAXFIELD RD	05/06/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,400	54.75	\$376,823	\$145,968	\$189,032	\$127,263	1.485	1,712	\$110.42	4540	24.5884	1 STORY	42%	\$140,821
4708-27-401-002	1241 MAXFIELD RD	06/14/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$225,200	46.43	\$543,248	\$91,345	\$393,655	\$265,825	1.481	1,526	\$257.97	4540	25.0371	1.25 -1.5 STY	18%	\$85,515
4708-27-403-012	1303 MAXFIELD RD	10/13/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$150,800	38.67	\$366,040	\$93,994	\$296,006	\$160,027	1.850	2,037	\$145.31	4540	11.8475	1 STORY	24%	\$93,994
4708-27-403-027	1361 MAXFIELD RD	08/10/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$168,500	33.04	\$473,169	\$135,999	\$374,001	\$198,335	1.886	1,678	\$222.88	4540	15.4451	13/4 - 2 STORY	26%	\$133,082
4708-28-401-019	1426 LONG LAKE DR	05/12/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$178,800	30.31	\$501,411	\$88,428	\$501,572	\$242,931	2.065	2,000	\$250.79	4530	33.3418	1 STORY	14%	\$85,000
4708-28-401-025	1328 LONG LAKE DR	08/10/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$174,900	28.67	\$601,750	\$99,366	\$510,634	\$295,520	1.728	1,824	\$279.95	4530	0.3333	1 STORY	14%	\$85,000
Totals:			\$9,755,525			\$9,751,525	\$3,825,000		\$9,619,527		\$7,363,531	\$4,236,775			\$199.74		0.6754			
							Sale. Ratio =>	39.22				E.C.F. =>	1.738		Std. Deviation=>	0.176957865				
							Std. Dev. =>	6.72				Ave. E.C.F. =>	1.731		Ave. Variance=>	14.1784	Coefficient of Var=	8.189684001		

4545 - BULLARD LAKE WOODS FRONT

ECF Study

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	L/B Ratio	Land Value
4708-23-102-001	2530 BULLARD	10/14/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$239,500	38.94	\$577,274	\$90,601	\$524,399	\$374,364	1.401	2,439	\$215.01	4545	2.9776	1 STORY	14%	\$85,000
4708-23-102-004	2566 BULLARD	07/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,600	40.74	\$330,222	\$85,000	\$265,000	\$188,632	1.405	2,752	\$96.29	4545	2.5700	13/4 - 2 STORY	24%	\$85,000
4708-23-102-008	12330 ERIKA ST	11/21/22	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$155,600	29.84	\$467,215	\$87,855	\$433,645	\$291,815	1.486	1,872	\$231.65	4545	5.5476	1 STORY	16%	\$85,000
Totals:			\$1,486,500			\$1,486,500	\$537,700		\$1,374,711		\$1,223,044	\$854,812			\$180.98		0.0227			
							Sale. Ratio =>	36.17				E.C.F. =>	1.431		Std. Deviation=>	0.048086631				
							Std. Dev. =>	5.85				Ave. E.C.F. =>	1.431		Ave. Variance=>	3.6984	Coefficient of Var=	2.585289784		

4550 HARTLAND LAKES ESTATES

ECF Study

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	L/B Ratio	Land Value
4708-27-102-012	1377 REMSING DR	06/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,200	41.46	\$305,242	\$75,000	\$280,000	\$255,824	1.095	1,684	\$166.27	4550	2.2431	1 STORY	21%	\$75,000
4708-27-102-030	1475 ODETTE	08/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$139,700	40.49	\$285,756	\$63,000	\$282,000	\$247,507	1.139	1,486	\$189.77	4550	2.2431	1 STORY	18%	\$63,000
Totals:			\$700,000			\$700,000	\$286,900		\$590,998		\$562,000	\$503,331			\$178.02		0.0371			
							Sale. Ratio =>	40.99				E.C.F. =>	1.117		Std. Deviation=>	0.031722668				
							Std. Dev. =>	0.69				Ave. E.C.F. =>	1.117		Ave. Variance=>	2.2431	Coefficient of Var=	2.008297298		

4555 LAKE TYRONE

ECF Study

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	L/B Ratio	Land Value
4708-02-101-035	5819 MABLEY HILL RD	07/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,200	43.39	\$376,973	\$139,672	\$220,328	\$148,313	1.486	1,977	\$111.45	4555	12.0068	1.25 -1.5 STY	39%	\$139,426
4708-03-201-014	5902 BULLARD RD	11/01/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$95,800	35.35	\$271,668	\$97,078	\$173,922	\$109,119	1.594	810	\$214.72	4555	1.1750	1 STORY	36%	\$97,078
4708-03-201-029	5786 BULLARD RD	07/14/21	\$576,110	WD	03-ARM'S LENGTH	\$576,110	\$182,500	31.68	\$520,693	\$110,413	\$465,697	\$256,425	1.816	1,932	\$241.04	4555	21.0486	13/4 - 2 STORY	17%	\$99,600
4708-03-201-032	5762 BULLARD RD	04/19/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$182,900	41.57	\$427,378	\$95,703	\$344,297	\$207,297	1.661	2,685	\$128.23	4555	5.5260	13/4 - 2 STORY	21%	\$92,663
4708-03-201-034	5750 BULLARD RD	04/22/22	\$505,200	WD	03-ARM'S LENGTH	\$505,200	\$215,500	42.66	\$509,659	\$95,080	\$410,120	\$259,112	1.583	2,191	\$187.18	4555	2.2837	1 STORY	18%	\$90,374
4708-03-201-062	5944 BULLARD RD	09/02/21	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$234,700	45.84	\$540,462	\$108,660	\$403,340	\$269,876	1.495	2,599	\$155.19	4555	11.1091	13/4 - 2 STORY	21%	\$108,660
Totals:			\$2,664,310			\$2,664,310	\$1,067,600		\$2,646,833		\$2,017,704	\$1,250,142			\$172.97		0.8352			
							Sale. Ratio =>	40.07				E.C.F. =>	1.614		Std. Deviation=>	0.122290839				
							Std. Dev. =>	5.40				Ave. E.C.F. =>	1.606		Ave. Variance=>	8.8582	Coefficient of Var=	5.516974406		

4560 LAKES METES BOUNDS & 4570 WHALEN LAKE

ECF Study

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	L/B Ratio	Land Value	
4708-11-400-008	12523 WHALEN LAKE DR	08/07/21	\$815,000	CD	03-ARM'S LENGTH	\$815,000	\$377,000	46.26	\$815,738	\$180,000	\$635,000	\$577,944	1.099	3,186	\$199.31	4570	1.9424	13/4 - 2 STORY	22%	\$180,000	
4708-23-200-044	2661 IRIS LN	11/03/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$203,100	31.25	\$623,698	\$111,223	\$538,777	\$465,886	1.156	1,632	\$330.13	4560	3.8309	1 STORY	15%	\$100,600	
4708-23-400-027	12751 DEER PATH LN	10/21/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$295,200	50.90	\$580,346	\$63,980	\$516,020	\$469,424	1.099	3,813	\$135.33	4560	1.8884	13/4 - 2 STORY	11%	\$63,980	
Totals:			\$2,045,000			\$2,045,000	\$875,300		\$2,019,782		\$1,689,797	\$1,513,254			\$221.59		0.1483				
								Sale. Ratio =>	42.80				E.C.F. =>	1.117	Std. Deviation=>		0.033177251				
								Std. Dev. =>	10.27				Ave. E.C.F. =>	1.118	Ave. Variance=>		2.5539	Coefficient of Var=	2.284047453		

4565 LONG LAKE FRONT

ECF Study

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	L/B Ratio	Land Value	
4708-27-101-064	1459 SHORELINE DR	01/24/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,800	49.78	\$351,079	\$150,029	\$174,971	\$174,826	1.001	1,906	\$91.80	4565	23.0705	1 STORY	46%	\$150,029	
4708-28-401-036	1276 LONG LAKE CT	12/07/21	\$1,090,000	WD	03-ARM'S LENGTH	\$1,090,000	\$317,200	29.10	\$1,144,363	\$158,291	\$931,709	\$857,454	1.087	4,348	\$214.28	4565	14.4935	13/4 - 2 STORY	14%	\$152,414	
4708-28-401-042	1228 LONG LAKE CT	07/22/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$361,400	31.43	\$1,036,581	\$187,317	\$962,683	\$738,490	1.304	3,760	\$256.03	4565	7.2048	13/4 - 2 STORY	16%	\$183,620	
4708-28-401-075	10517 BLAINE RD	12/12/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$251,400	33.52	\$708,478	\$222,002	\$527,998	\$423,023	1.248	2,464	\$214.28	4565	1.6621	SPLIT-LEVEL	29%	\$217,775	
Totals:			\$3,315,000			\$3,315,000	\$1,091,800		\$3,240,501		\$2,597,361	\$2,193,793			\$194.10		0.2311				
								Sale. Ratio =>	32.94				E.C.F. =>	1.184	Std. Deviation=>		0.155540814				
								Std. Dev. =>	7.67				Ave. E.C.F. =>	1.232	Ave. Variance=>		12.5213	Coefficient of Var=	10.16726872		