

2024 City of Plymouth Complete Residential 4015

4.1.2021 - 9.30.2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
010 04 0090 000	1128 HARTSOUGH	04/02/2021	\$300,000	PTA
008 03 0063 300	575 AUBURN	04/05/2021	\$390,000	PTA
009 07 0044 000	669 HERALD	04/08/2021	\$357,000	PTA
005 11 0155 000	311 N HARVEY	04/09/2021	\$616,000	PTA
005 01 0396 000	183 ROSE	04/12/2021	\$277,000	PTA
003 01 0554 000	1040 N MILL	04/14/2021	\$294,000	PTA
007 06 0076 000	163 PINWOOD CIR	04/14/2021	\$147,500	PTA
012 02 0079 000	1628 OLD SALEM	04/15/2021	\$445,000	PTA
005 11 0121 000	702 N HARVEY	04/16/2021	\$320,000	PTA
006 25 0004 000	168 S MILL	04/16/2021	\$407,920	PTA
006 22 0016 000	101 S UNION 117	04/19/2021	\$248,000	PTA
009 15 0005 000	855 PENNIMAN STE 203	04/19/2021	\$613,000	WD
005 11 0027 301	662 ADAMS	04/20/2021	\$267,000	PTA
008 01 0072 000	678 ANN	04/20/2021	\$535,000	PTA
009 01 0063 000	1414 SHERIDAN	04/20/2021	\$465,000	PTA
003 01 0532 000	1032 N HOLBROOK	04/21/2021	\$940,000	PTA
005 08 0006 300	581 KARMADA	04/23/2021	\$978,000	PTA
004 01 0454 000	291 E LIBERTY	04/28/2021	\$210,000	PTA
006 07 0685 000	412 W ANN ARBOR TRL	04/29/2021	\$765,000	PTA
010 05 0013 000	1121 HARTSOUGH	04/29/2021	\$1,075,000	PTA
011 02 0025 000	660 BURROUGHS	04/29/2021	\$440,000	PTA
010 04 0053 003	1133 S HARVEY	05/03/2021	\$370,000	PTA
012 02 0081 000	1600 OLD SALEM	05/03/2021	\$380,000	PTA
010 09 0052 000	1199 SHELDON H-52	05/07/2021	\$89,900	PTA
008 01 0032 000	662 BLUNK	05/10/2021	\$762,000	PTA
010 01 0010 000	889 FOREST	05/10/2021	\$1,295,000	PTA
010 02 0020 000	774 S HARVEY	05/12/2021	\$297,000	PTA
007 06 0033 000	321 PINWOOD CIR	05/13/2021	\$170,000	WD
008 02 0070 000	1320 JUNCTION	05/14/2021	\$250,000	PTA
011 04 0011 000	440 ROSS	05/14/2021	\$450,000	PTA
009 09 0216 000	1440 LINDEN	05/17/2021	\$775,000	PTA
008 02 0088 000	898 ARTHUR	05/20/2021	\$299,900	PTA
009 01 0076 002	1308 SHERIDAN	05/20/2021	\$525,000	PTA
006 14 0022 000	237 MAPLE	05/21/2021	\$326,000	PTA
009 09 0204 000	1320 WOODLAND PL	05/21/2021	\$725,000	PTA
010 04 0103 000	1061 PALMER	05/25/2021	\$856,000	PTA
006 22 0054 000	101 S UNION 317	05/27/2021	\$253,000	PTA
005 08 0008 300	625 KARMADA	05/28/2021	\$315,000	PTA
011 04 0042 000	580 BYRON	05/28/2021	\$335,000	PTA
011 05 0034 000	1100 FAIRGROUND	05/28/2021	\$430,000	PTA
011 06 0008 000	500 FORD B7	05/28/2021	\$149,000	PTA
008 04 0145 000	341 ANN	06/01/2021	\$640,000	PTA
009 07 0094 000	698 JENER	06/01/2021	\$577,000	PTA
010 09 0056 000	1199 SHELDON H-56	06/02/2021	\$115,000	PTA

004 06 0011 000	788 YORK	06/04/2021	\$235,000	PTA
011 07 0104 000	775 DEER CT	06/04/2021	\$275,000	PTA
012 02 0026 000	1740 NANTUCKET	06/04/2021	\$365,000	PTA
006 22 0035 000	101 S UNION 217	06/08/2021	\$250,000	PTA
007 06 0028 000	223 PINWOOD CIR	06/08/2021	\$152,000	PTA
008 02 0081 000	1210 JUNCTION	06/10/2021	\$275,000	WD
007 02 0882 000	191 E ANN ARBOR TRL	06/16/2021	\$315,000	PTA
006 16 0021 000	741 DEER	06/17/2021	\$190,000	PTA
005 11 0107 002	492 N HARVEY	06/22/2021	\$367,000	PTA
009 07 0158 000	915 LINDEN	06/22/2021	\$785,000	PTA
005 11 0033 000	796 ADAMS	06/23/2021	\$301,000	WD
006 21 0020 000	187 HAMILTON	06/23/2021	\$339,900	PTA
006 22 0012 000	101 S UNION 112	06/23/2021	\$399,000	PTA
009 02 0144 000	576 S EVERGREEN	06/23/2021	\$800,000	PTA
011 05 0021 000	1145 FAIRGROUND	06/24/2021	\$260,000	PTA
012 02 0057 000	1684 GLOUCESTER	06/24/2021	\$380,000	PTA
005 11 0127 300	777 N HARVEY	06/28/2021	\$494,000	PTA
006 21 0035 000	389 WINDMILL	06/28/2021	\$335,000	PTA
010 05 0038 000	881 ROSS	06/28/2021	\$535,000	PTA
012 03 0001 000	1650 CASSADY PL	06/28/2021	\$305,000	PTA
005 10 0089 000	169 ADAMS	06/30/2021	\$547,000	PTA
009 07 0093 000	692 JENER	06/30/2021	\$375,000	PTA
007 07 0003 000	498 MARIA	07/06/2021	\$200,000	PTA
006 25 0008 000	144 S MILL	07/07/2021	\$399,000	PTA
009 01 0053 000	1482 SHERIDAN	07/15/2021	\$600,000	PTA
008 04 0100 000	335 BLUNK	07/21/2021	\$530,000	PTA
010 09 0010 000	1199 SHELDON B-10	07/22/2021	\$100,000	PTA
005 11 0064 000	399 ADAMS	07/23/2021	\$460,000	PTA
010 05 0081 000	1312 S HARVEY	07/23/2021	\$399,000	PTA
011 04 0022 000	595 BYRON	07/23/2021	\$320,000	PTA
008 03 0110 000	774 N EVERGREEN	07/26/2021	\$323,000	PTA
011 07 0105 000	773 DEER CT	07/26/2021	\$291,000	PTA
004 03 0006 000	276 N HOLBROOK	07/28/2021	\$375,000	PTA
005 11 0140 300	521 N HARVEY	07/28/2021	\$495,000	PTA
007 03 0066 000	680 PARKVIEW	07/28/2021	\$215,000	PTA
007 06 0046 000	232 PINWOOD	07/30/2021	\$143,500	PTA
006 11 0041 000	709 HARDING	08/03/2021	\$765,000	PTA
007 06 0052 000	243 PINWOOD CIR	08/03/2021	\$175,400	PTA
011 04 0028 000	655 BYRON	08/04/2021	\$300,000	PTA
010 04 0087 000	1076 HARTSOUGH	08/05/2021	\$355,000	PTA
006 24 0002 000	730 PENNIMAN 201	08/06/2021	\$389,000	PTA
006 10 0764 001	673 WING	08/09/2021	\$282,000	PTA
010 05 0070 000	844 SIMPSON	08/09/2021	\$500,000	PTA
007 06 0026 000	222 PINWOOD	08/10/2021	\$161,500	PTA
005 11 0088 000	228 N HARVEY	08/12/2021	\$535,000	PTA
006 24 0019 000	730 PENNIMAN 310	08/16/2021	\$490,000	PTA
008 12 0070 000	325 SUNSET	08/17/2021	\$490,000	PTA

010 09 0029 000	1199 SHELDON E-29	08/18/2021	\$120,000	PTA
010 09 0031 000	1199 SHELDON E-31	08/19/2021	\$88,000	PTA
005 01 0372 000	197 AMELIA	08/24/2021	\$349,000	PTA
008 12 0054 000	324 N SHELDON	08/24/2021	\$296,000	WD
010 08 0011 000	1400 PALMER	08/24/2021	\$502,000	PTA
007 02 0880 002	145 E ANN ARBOR TRL	08/27/2021	\$290,000	PTA
008 04 0026 300	272 ARTHUR	08/27/2021	\$548,150	WD
008 08 0024 000	261 N EVERGREEN	08/27/2021	\$500,000	PTA
006 07 0676 002	508 ROE	08/31/2021	\$480,000	PTA
011 07 0103 000	777 DEER CT	08/31/2021	\$252,000	PTA
006 17 0009 000	308 ANN ARBOR TRL CT	09/01/2021	\$270,000	PTA
008 04 0009 002	331 ARTHUR	09/01/2021	\$495,000	PTA
010 04 0116 002	849 PALMER	09/02/2021	\$900,000	PTA
010 09 0053 000	1199 SHELDON H-53	09/02/2021	\$88,500	PTA
006 21 0031 000	397 WINDMILL	09/03/2021	\$434,000	PTA
006 23 0021 000	300 HAMILTON 303	09/09/2021	\$425,000	PTA
007 06 0058 000	342 PINWOOD	09/09/2021	\$177,000	PTA
008 12 0066 002	361 SUNSET	09/09/2021	\$310,000	PTA
006 21 0010 000	349 RED RYDER	09/10/2021	\$410,000	PTA
006 22 0007 000	101 S UNION 107	09/10/2021	\$395,000	PTA
006 21 0007 000	355 RED RYDER	09/15/2021	\$350,000	PTA
011 05 0075 000	345 BURROUGHS	09/16/2021	\$365,000	PTA
007 04 0045 000	225 RIVER OAKS	09/17/2021	\$310,000	PTA
006 21 0016 000	309 RED RYDER	09/21/2021	\$330,000	PTA
006 21 0102 000	126 HAMILTON	09/21/2021	\$306,500	PTA
007 06 0008 000	203 PINWOOD CIR	09/24/2021	\$156,000	PTA
011 07 0203 000	787 DEER CT	09/29/2021	\$310,000	PTA
008 03 0153 300	600 PACIFIC	09/30/2021	\$460,000	PTA
009 07 0078 002	590 JENER	09/30/2021	\$371,000	PTA
010 03 0026 000	980 PALMER	09/30/2021	\$849,000	PTA
010 09 0090 000	1199 SHELDON M-90	09/30/2021	\$114,900	PTA
122 Totals:			\$49,300,570	

10.1.2021 - 3.31.2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
008 01 0052 000	697 ANN	10/01/2021	\$395,000	PTA
011 05 0080 000	975 FAIRGROUND	10/04/2021	\$348,000	PTA
010 06 0015 000	1340 ROSS	10/05/2021	\$340,000	PTA
008 04 0016 301	1251 WILLIAM	10/06/2021	\$1,142,500	PTA
002 01 0574 001	1101 N MILL	10/07/2021	\$137,700	PTA
007 06 0059 000	344 PINWOOD	10/08/2021	\$184,000	PTA
012 01 0007 000	529 N SHELDON	10/12/2021	\$310,000	PTA
010 02 0016 000	761 S HARVEY	10/13/2021	\$355,000	PTA
010 09 0010 000	1199 SHELDON B-10	10/15/2021	\$100,000	PTA

005 11 0004 000	328 ADAMS	10/19/2021	\$360,000	PTA
006 07 0699 301	288 W ANN ARBOR TRL	10/19/2021	\$860,000	PTA
007 03 0070 000	760 PARKVIEW	10/20/2021	\$234,900	PTA
007 02 0881 002	173 E ANN ARBOR TRL	10/21/2021	\$305,000	PTA
009 09 0192 000	1325 ELM	10/22/2021	\$740,000	PTA
012 02 0067 000	1641 GLOUCESTER	10/23/2021	\$378,000	PTA
004 01 0457 301	784 N HOLBROOK	10/25/2021	\$269,610	PTA
006 11 0027 000	741 KELLOGG	11/01/2021	\$300,000	PTA
009 15 0002 000	855 PENNIMAN STE 202	11/03/2021	\$460,000	WD
010 07 0017 000	1298 BEECH	11/03/2021	\$457,000	PTA
005 07 0033 000	405 STARKWEATHER	11/05/2021	\$295,000	PTA
007 09 0006 000	227 E ANN ARBOR TRL	11/08/2021	\$210,000	PTA
008 04 0008 002	333 ARTHUR	11/10/2021	\$580,000	PTA
012 02 0069 000	1669 GLOUCESTER	11/10/2021	\$370,000	PTA
006 14 0006 301	585 VIRGINIA	11/12/2021	\$370,000	PTA
006 22 0067 000	S UNION	11/12/2021	\$23,000	PTA
007 03 0049 000	340 PARKVIEW	11/12/2021	\$332,500	PTA
011 02 0076 000	1052 HARDING	11/12/2021	\$464,900	PTA
011 06 0014 000	500 FORD D5	11/12/2021	\$107,500	PTA
008 02 0062 000	1400 JUNCTION	11/16/2021	\$235,900	PTA
006 21 0019 000	303 RED RYDER	11/17/2021	\$470,000	PTA
007 07 0020 000	485 MARIA	11/17/2021	\$230,000	PTA
006 10 0771 000	693 MAPLE	11/18/2021	\$830,000	PTA
011 04 0005 000	560 ROSS	11/18/2021	\$349,000	PTA
010 09 0095 000	1199 SHELDON M-95	11/19/2021	\$107,000	PTA
010 99 0005 000	798 S HARVEY	11/19/2021	\$855,000	PTA
003 01 0524 000	259 E PEARL	11/24/2021	\$260,000	PTA
006 21 0034 000	391 WINDMILL	11/24/2021	\$379,900	PTA
007 06 0042 000	142 PINWOOD CIR	11/24/2021	\$180,000	PTA
007 06 0079 000	174 PINWOOD	11/30/2021	\$166,500	PTA
009 07 0076 002	570 JENER	12/01/2021	\$339,000	PTA
008 04 0136 000	465 ANN	12/02/2021	\$391,000	PTA
005 03 0081 000	308 FARMER	12/03/2021	\$450,000	PTA
006 07 0670 000	190 HAMILTON	12/03/2021	\$330,000	PTA
005 11 0131 300	679 N HARVEY	12/06/2021	\$250,000	PTA
010 09 0077 000	1199 SHELDON K-77	12/10/2021	\$95,000	PTA
008 03 0098 001	551 N EVERGREEN	12/15/2021	\$495,000	PTA
011 04 0052 000	585 SIMPSON	12/15/2021	\$552,000	PTA
006 13 0019 000	353 JOY	12/22/2021	\$327,750	PTA
006 24 0006 000	730 PENNIMAN 205	12/29/2021	\$370,000	PTA
006 23 0001 000	300 HAMILTON 101	12/30/2021	\$305,000	PTA
010 10 0019 000	1450 W ANN ARBOR RD 20	01/03/2022	\$90,000	PTA
006 13 0009 000	580 FAIRGROUND	01/04/2022	\$250,000	PTA
006 21 0104 000	143 S UNION	01/06/2022	\$320,000	PTA
007 06 0012 000	303 PINWOOD CIR	01/10/2022	\$186,500	PTA
008 03 0036 000	799 SUNSET	01/10/2022	\$280,000	PTA
010 03 0138 002	1085 CAROL	01/11/2022	\$325,000	PTA

011 06 0023 000	500 FORD B5	01/11/2022	\$114,000	PTA
004 03 0005 000	292 N HOLBROOK	01/14/2022	\$347,000	PTA
005 01 0422 300	172 N MILL	01/18/2022	\$445,000	PTA
007 06 0039 000	134 PINWOOD	01/20/2022	\$150,000	PTA
009 12 0006 000	801 W ANN ARBOR TRL STE 306	01/21/2022	\$1,249,900	PTA
012 01 0004 000	619 N SHELDON	01/24/2022	\$275,000	PTA
011 08 0013 000	770 DEER 201	01/25/2022	\$220,000	PTA
007 09 0004 000	219 E ANN ARBOR TRL	01/26/2022	\$248,000	PTA
010 02 0020 000	774 S HARVEY	01/28/2022	\$309,000	PTA
006 12 0814 005	585 HAMILTON	01/31/2022	\$460,000	WD
006 21 0010 000	349 RED RYDER	01/31/2022	\$415,000	PTA
006 07 0698 301	294 W ANN ARBOR TRL	02/02/2022	\$1,004,050	PTA
005 11 0135 300	609 N HARVEY	02/04/2022	\$342,000	PTA
011 02 0050 000	627 BURROUGHS	02/04/2022	\$880,000	PTA
007 06 0051 000	244 PINWOOD	02/08/2022	\$186,000	PTA
010 10 0016 000	1450 W ANN ARBOR RD 17	02/09/2022	\$95,000	PTA
009 11 0238 000	1455 W ANN ARBOR TRL	02/10/2022	\$725,000	PTA
005 05 0017 000	304 W LIBERTY	02/15/2022	\$383,000	PTA
005 11 0111 000	546 N HARVEY	02/17/2022	\$380,000	PTA
011 05 0022 000	1165 FAIRGROUND	02/17/2022	\$345,000	PTA
005 11 0100 000	368 N HARVEY	02/25/2022	\$979,000	PTA
005 11 0120 000	696 N HARVEY	02/25/2022	\$406,000	PTA
006 22 0012 000	101 S UNION 112	02/25/2022	\$420,000	PTA
008 02 0075 000	1270 JUNCTION	02/25/2022	\$270,000	PTA
004 01 0474 000	790 N MILL	02/28/2022	\$151,000	PTA
010 09 0071 000	1199 SHELDON J-71	03/01/2022	\$120,000	PTA
010 03 0081 000	969 SUTHERLAND	03/04/2022	\$312,000	PTA
006 21 0110 000	124 HAMILTON	03/08/2022	\$415,000	WD
011 04 0047 000	520 BYRON	03/08/2022	\$580,000	PTA
002 01 0574 002	1103 N MILL	03/10/2022	\$220,000	PTA
011 03 0034 000	1182 ROOSEVELT	03/15/2022	\$340,000	PTA
004 01 0462 302	797 N HOLBROOK	03/16/2022	\$630,000	PTA
008 04 0176 000	424 ANN	03/21/2022	\$482,500	PTA
006 17 0025 000	349 ANN ARBOR TRL CT	03/22/2022	\$315,000	PTA
010 09 0069 000	1199 SHELDON J-69	03/22/2022	\$97,500	PTA
012 02 0010 000	477 LEICESTER	03/22/2022	\$281,000	PTA
007 03 0090 000	505 PARKVIEW	03/23/2022	\$310,000	PTA
006 14 0005 000	599 VIRGINIA	03/24/2022	\$310,000	PTA
008 03 0078 000	674 AUBURN	03/24/2022	\$233,000	PTA
009 02 0044 000	1354 ELM	03/24/2022	\$1,240,000	PTA
010 06 0023 000	1251 HARTSOUGH	03/29/2022	\$386,000	PTA
006 24 0004 000	730 PENNIMAN 203	03/30/2022	\$350,000	PTA
008 04 0174 000	396 ANN	03/30/2022	\$330,000	PTA
011 07 0305 000	793 DEER CT	03/30/2022	\$300,000	PTA
012 02 0007 000	1799 LEXINGTON	03/31/2022	\$430,000	PTA

101 Totals: \$38,330,110

4.01.2022 - 9.30.2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
010 03 0060 000	1133 SUTHERLAND	04/01/2022	\$550,000	PTA
007 04 0046 000	450 LINDSAY	04/04/2022	\$240,000	PTA
010 09 0001 000	1199 SHELDON A-1	04/07/2022	\$112,000	PTA
006 21 0042 000	328 RED RYDER	04/11/2022	\$370,000	PTA
010 04 0100 300	1117 PALMER	04/13/2022	\$890,500	PTA
010 07 0060 000	1377 BEECH	04/15/2022	\$390,000	PTA
012 02 0120 000	1627 LEXINGTON	04/15/2022	\$375,000	PTA
007 06 0050 000	242 PINWOOD	04/27/2022	\$190,000	PTA
005 11 0115 000	610 N HARVEY	04/29/2022	\$535,000	PTA
002 01 0593 000	253 W PEARL	05/02/2022	\$200,000	PTA
010 05 0017 000	1190 ROSS	05/02/2022	\$710,000	PTA
008 03 0050 000	464 SUNSET	05/05/2022	\$325,000	PTA
008 04 0026 300	272 ARTHUR	05/10/2022	\$565,000	PTA
008 02 0058 000	1440 JUNCTION	05/11/2022	\$304,000	PTA
010 09 0051 000	1199 SHELDON H-51	05/12/2022	\$80,000	PTA
008 05 0125 000	405 BLUNK	05/13/2022	\$885,000	PTA
010 06 0003 000	1251 ROSS	05/13/2022	\$345,000	PTA
010 08 0014 000	1448 PALMER	05/13/2022	\$715,000	PTA
012 02 0058 000	1670 GLOUCESTER	05/17/2022	\$370,000	PTA
007 05 0003 000	222 RIVER OAKS	05/19/2022	\$251,000	PTA
009 99 0002 000	1490 MAPLE	05/19/2022	\$705,000	PTA
009 12 0003 000	801 W ANN ARBOR TRL STE 303	05/20/2022	\$1,349,000	PTA
010 10 0030 000	1450 W ANN ARBOR RD 31	05/20/2022	\$90,000	PTA
006 11 0019 333	685 DEER	05/27/2022	\$590,000	PTA
008 12 0105 000	356 AUBURN	05/31/2022	\$520,000	PTA
010 09 0032 000	1199 SHELDON E-32	05/31/2022	\$115,000	PTA
007 06 0086 000	272 PINWOOD	06/03/2022	\$195,000	PTA
011 02 0082 000	1029 ROOSEVELT	06/03/2022	\$675,000	PTA
011 07 0201 000	786 DEER CT	06/08/2022	\$302,000	PTA
010 09 0072 000	1199 SHELDON J-72	06/13/2022	\$135,000	PTA
006 16 0019 000	740 KELLOGG	06/14/2022	\$165,000	PTA
006 23 0020 000	300 HAMILTON 302	06/15/2022	\$510,000	PTA
008 01 0044 000	595 ANN	06/15/2022	\$415,000	PTA
008 03 0098 002	575 N EVERGREEN	06/16/2022	\$505,000	PTA
012 02 0004 000	1767 LEXINGTON	06/16/2022	\$450,000	PTA
008 09 0001 004	1285 WILLIAM	06/17/2022	\$650,000	PTA
009 13 0002 000	1230 SHERIDAN	06/24/2022	\$1,100,000	PTA
006 23 0007 000	300 HAMILTON 107	06/29/2022	\$350,000	PTA
012 01 0046 000	1553 LEXINGTON	06/29/2022	\$330,000	PTA
012 02 0123 000	1669 LEXINGTON	06/29/2022	\$445,000	PTA
006 10 0724 000	452 MAPLE	06/30/2022	\$480,000	PTA
010 02 0010 000	1032 BEECH	06/30/2022	\$1,150,000	PTA

006 21 0020 000	187 HAMILTON	07/08/2022	\$380,000	PTA
005 01 0408 000	201 N MILL	07/15/2022	\$280,000	PTA
006 12 0829 301	302 MAPLE	07/15/2022	\$955,000	PTA
006 24 0010 000	730 PENNIMAN 301	07/15/2022	\$416,000	PTA
008 03 0114 000	674 N EVERGREEN	07/15/2022	\$605,000	PTA
010 99 0006 000	1030 CAROL	07/15/2022	\$424,900	PTA
008 03 0087 000	448 AUBURN	07/19/2022	\$399,000	WD
005 08 0012 000	695 KARMADA	07/20/2022	\$355,000	PTA
007 06 0104 000	193 PINWOOD CIR	07/20/2022	\$210,000	PTA
010 06 0020 000	1250 ROSS	07/22/2022	\$550,000	PTA
012 03 0010 000	1670 CASSADY PL	07/22/2022	\$272,500	PTA
007 07 0017 000	497 MARIA	07/25/2022	\$215,000	PTA
011 07 0301 000	796 DEER CT	07/26/2022	\$300,000	PTA
012 01 0039 000	549 PROVINCETOWN	07/26/2022	\$300,000	PTA
008 04 0043 000	492 ARTHUR	07/28/2022	\$758,000	PTA
008 04 0057 300	325 IRVIN	07/28/2022	\$400,000	PTA
006 12 0796 000	529 KELLOGG	07/29/2022	\$505,000	PTA
008 04 0183 000	911 WILLIAM	07/29/2022	\$380,000	PTA
007 09 0001 000	211 E ANN ARBOR TRL	08/05/2022	\$198,500	PTA
011 04 0017 000	545 BYRON	08/05/2022	\$300,000	WD
005 11 0168 000	173 N HARVEY	08/08/2022	\$835,000	PTA
011 04 0020 000	575 BYRON	08/08/2022	\$385,000	PTA
011 07 0402 000	817 DEER CT	08/08/2022	\$335,000	PTA
011 05 0038 000	1020 FAIRGROUND	08/16/2022	\$339,000	PTA
005 11 0043 000	761 ADAMS	08/18/2022	\$275,000	PTA
009 09 0193 000	1339 ELM	08/18/2022	\$740,000	PTA
012 01 0020 000	500 PROVINCETOWN	08/23/2022	\$299,900	PTA
010 07 0036 000	1457 CAROL	08/26/2022	\$385,000	PTA
007 06 0060 000	343 PINWOOD CIR	08/29/2022	\$180,000	PTA
008 03 0201 000	775 IRVIN	08/31/2022	\$330,000	PTA
011 08 0009 000	770 DEER 303	08/31/2022	\$235,000	PTA
005 11 0153 000	335 N HARVEY	09/02/2022	\$402,000	PTA
005 11 0107 002	492 N HARVEY	09/06/2022	\$410,000	PTA
008 04 0149 000	299 ANN	09/08/2022	\$462,500	PTA
005 05 0004 000	297 W LIBERTY	09/09/2022	\$185,888	PTA
006 05 0002 000	301 ELIZABETH	09/09/2022	\$230,000	WD
008 04 0120 000	298 BLUNK	09/09/2022	\$500,000	PTA
010 99 0009 000	1134 CAROL	09/13/2022	\$750,000	PTA
007 06 0037 000	131 PINWOOD CIR	09/14/2022	\$199,900	PTA
008 03 0095 002	465 N EVERGREEN	09/16/2022	\$605,000	PTA
008 12 0123 000	397 PACIFIC	09/19/2022	\$455,000	PTA
008 04 0155 000	229 ANN	09/22/2022	\$600,000	PTA
007 06 0025 000	221 PINWOOD CIR	09/23/2022	\$195,000	PTA
012 02 0098 000	1767 GLOUCESTER	09/23/2022	\$425,000	PTA
005 08 0026 000	610 KARMADA	09/26/2022	\$330,000	PTA
002 01 0587 001	958 STARKWEATHER	09/27/2022	\$235,000	PTA
011 07 0302 000	799 DEER CT	09/28/2022	\$315,000	PTA

005 11 0025 300	628 ADAMS	09/29/2022	\$340,000	PTA
006 21 0118 000	360 DAISY SQUARE PKWY	09/29/2022	\$465,000	PTA
006 21 0052 000	376 RED RYDER	09/30/2022	\$334,900	PTA
006 21 0120 000	364 DAISY SQUARE PKWY	09/30/2022	\$485,000	PTA
006 23 0008 000	300 HAMILTON 108	09/30/2022	\$355,000	PTA
007 03 0071 000	780 PARKVIEW	09/30/2022	\$285,000	PTA
95 Totals:			\$40,736,488	

10.1.2022 - 3.31.2023				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.
010 10 0032 000	1450 W ANN ARBOR RD 33	10/03/2022	\$100,000	PTA
009 01 0057 000	1456 SHERIDAN	10/05/2022	\$490,000	PTA
012 03 0021 000	1700 CASSADY PL	10/05/2022	\$305,000	PTA
006 21 0122 000	373 WINDMILL	10/12/2022	\$475,000	PTA
005 11 0126 300	799 N HARVEY	10/14/2022	\$225,000	PTA
006 07 0685 000	412 W ANN ARBOR TRL	10/14/2022	\$982,000	PTA
005 11 0055 000	543 ADAMS	10/17/2022	\$607,000	PTA
007 03 0077 000	195 GARLING	10/17/2022	\$258,000	PTA
011 08 0020 000	770 DEER 102	10/26/2022	\$247,350	PTA
006 16 0022 000	737 DEER	10/27/2022	\$215,000	PTA
007 02 0881 002	173 E ANN ARBOR TRL	10/27/2022	\$370,000	PTA
012 03 0017 000	1690 CASSADY PL	10/27/2022	\$299,000	PTA
010 03 0145 000	1029 CAROL	10/31/2022	\$840,000	PTA
004 04 0012 002	225 N HOLBROOK	11/17/2022	\$595,000	PTA
012 02 0049 000	1767 NANTUCKET	11/18/2022	\$385,000	PTA
008 08 0016 300	333 N EVERGREEN	11/21/2022	\$644,500	PTA
011 08 0009 000	770 DEER 303	11/23/2022	\$250,000	PTA
007 03 0062 000	600 PARKVIEW	11/28/2022	\$289,900	PTA
010 09 0049 000	1199 SHELDON H-49	11/28/2022	\$112,000	PTA
007 03 0066 000	680 PARKVIEW	11/29/2022	\$252,500	PTA
010 09 0031 000	1199 SHELDON E-31	11/29/2022	\$110,000	PTA
011 05 0044 000	900 FAIRGROUND	11/30/2022	\$432,500	PTA
012 02 0014 000	565 LEICESTER	11/30/2022	\$416,000	PTA
010 05 0001 000	845 HARTSOUGH	12/01/2022	\$490,000	PTA
009 99 0010 000	1325 W ANN ARBOR TRL	12/07/2022	\$1,275,000	PTA
011 05 0069 000	255 BURROUGHS	12/09/2022	\$350,000	PTA
011 08 0014 000	770 DEER 202	12/19/2022	\$239,000	PTA
006 25 0018 000	232 N SYDNEY CT	12/20/2022	\$400,000	PTA
006 25 0003 000	174 S MILL	12/22/2022	\$470,000	PTA
011 07 0402 000	817 DEER CT	12/27/2022	\$340,000	WD
010 10 0028 000	1450 W ANN ARBOR RD 29	01/05/2023	\$100,400	PTA
010 02 0027 000	1117 BEECH	01/06/2023	\$670,000	PTA
007 05 0024 000	145 RIVER OAKS	01/09/2023	\$180,000	PTA
007 06 0081 000	261 PINWOOD CIR	01/12/2023	\$156,250	PTA

011 02 0007 002	856 COOLIDGE	01/12/2023	\$405,000	PTA
009 09 0225 000	1321 LINDEN	01/19/2023	\$635,000	PTA
006 10 0779 000	592 KELLOGG	01/20/2023	\$560,000	PTA
010 03 0015 000	906 PALMER	01/27/2023	\$345,000	PTA
011 06 0015 000	500 FORD D6	01/27/2023	\$125,000	PTA
007 05 0012 000	150 RIVER OAKS	01/30/2023	\$185,000	PTA
009 01 0076 002	1308 SHERIDAN	01/31/2023	\$429,000	PTA
011 02 0085 000	963 ROOSEVELT	02/02/2023	\$470,000	WD
009 07 0066 301	1167 MAPLE	02/03/2023	\$450,000	PTA
006 04 0025 002	195 S UNION	02/07/2023	\$389,900	PTA
010 09 0011 000	1199 SHELDON B-11	02/13/2023	\$120,000	PTA
010 09 0051 000	1199 SHELDON H-51	02/15/2023	\$103,000	PTA
006 22 0004 000	101 S UNION 104	02/17/2023	\$329,900	PTA
006 24 0013 000	730 PENNIMAN 304	02/21/2023	\$420,000	PTA
007 06 0087 000	274 PINEWOOD	02/22/2023	\$171,000	PTA
005 05 0053 000	328 FARMER	02/24/2023	\$275,000	PTA
006 23 0005 301	300 HAMILTON 105	02/24/2023	\$705,000	PTA
007 06 0041 000	141 PINEWOOD CIR	02/24/2023	\$190,000	PTA
006 21 0036 000	387 WINDMILL	03/03/2023	\$315,000	PTA
008 04 0187 000	190 BLUNK	03/03/2023	\$450,000	PTA
010 09 0006 000	1199 SHELDON A-6	03/09/2023	\$100,000	PTA
010 09 0036 000	1199 SHELDON E-36	03/15/2023	\$116,000	PTA
006 24 0015 000	730 PENNIMAN 306	03/17/2023	\$400,000	PTA
009 09 0215 000	1470 LINDEN	03/17/2023	\$850,000	PTA
006 21 0123 000	371 WINDMILL	03/23/2023	\$410,000	PTA
005 11 0127 300	777 N HARVEY	03/24/2023	\$520,000	PTA
006 25 0028 000	245 N SYDNEY CT	03/27/2023	\$458,500	PTA
011 08 0018 000	770 DEER 206	03/30/2023	\$247,500	PTA

62 Totals: \$23,746,200

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
03-ARM'S LENGTH	\$300,000	\$134,300	44.77	\$324,491	\$162,200
03-ARM'S LENGTH	\$390,000	\$152,300	39.05	\$352,344	\$176,200
03-ARM'S LENGTH	\$357,000	\$116,300	32.58	\$281,709	\$140,900
03-ARM'S LENGTH	\$616,000	\$243,800	39.58	\$547,782	\$273,900
03-ARM'S LENGTH	\$277,000	\$124,500	44.95	\$307,521	\$153,800
03-ARM'S LENGTH	\$294,000	\$134,800	45.85	\$305,197	\$152,600
03-ARM'S LENGTH	\$147,500	\$72,000	48.81	\$165,759	\$82,900
03-ARM'S LENGTH	\$445,000	\$184,800	41.53	\$424,522	\$212,300
03-ARM'S LENGTH	\$320,000	\$135,400	42.31	\$313,008	\$156,500
03-ARM'S LENGTH	\$407,920	\$188,800	46.28	\$415,932	\$208,000
03-ARM'S LENGTH	\$248,000	\$127,100	51.25	\$287,257	\$143,600
03-ARM'S LENGTH	\$613,000	\$286,900	46.80	\$633,369	\$316,700
03-ARM'S LENGTH	\$267,000	\$119,800	44.87	\$423,917	\$212,000
03-ARM'S LENGTH	\$535,000	\$186,400	34.84	\$462,998	\$231,500
03-ARM'S LENGTH	\$465,000	\$197,800	42.54	\$426,451	\$213,200
03-ARM'S LENGTH	\$940,000	\$368,100	39.16	\$859,799	\$429,900
03-ARM'S LENGTH	\$978,000	\$317,000	32.41	\$963,859	\$481,900
03-ARM'S LENGTH	\$210,000	\$104,200	49.62	\$235,563	\$117,800
03-ARM'S LENGTH	\$765,000	\$378,200	49.44	\$950,877	\$475,400
03-ARM'S LENGTH	\$1,075,000	\$408,600	38.01	\$1,045,834	\$522,900
03-ARM'S LENGTH	\$440,000	\$229,500	52.16	\$540,071	\$270,000
03-ARM'S LENGTH	\$370,000	\$165,300	44.68	\$399,284	\$199,600
03-ARM'S LENGTH	\$380,000	\$167,000	43.95	\$379,724	\$189,900
03-ARM'S LENGTH	\$89,900	\$37,900	42.16	\$102,223	\$51,100
03-ARM'S LENGTH	\$762,000	\$317,300	41.64	\$790,124	\$395,100
03-ARM'S LENGTH	\$1,295,000	\$475,600	36.73	\$1,237,906	\$619,000
03-ARM'S LENGTH	\$297,000	\$129,700	43.67	\$263,271	\$131,600
03-ARM'S LENGTH	\$170,000	\$76,100	44.76	\$175,611	\$87,800
03-ARM'S LENGTH	\$250,000	\$111,800	44.72	\$257,744	\$128,900
03-ARM'S LENGTH	\$450,000	\$203,400	45.20	\$474,187	\$237,100
03-ARM'S LENGTH	\$775,000	\$428,200	55.25	\$810,521	\$405,300
03-ARM'S LENGTH	\$299,900	\$169,100	56.39	\$393,418	\$196,700
03-ARM'S LENGTH	\$525,000	\$245,200	46.70	\$646,012	\$323,000
03-ARM'S LENGTH	\$326,000	\$145,100	44.51	\$320,911	\$160,500
03-ARM'S LENGTH	\$725,000	\$365,000	50.34	\$789,067	\$394,500
03-ARM'S LENGTH	\$856,000	\$338,200	39.51	\$821,985	\$411,000
03-ARM'S LENGTH	\$253,000	\$127,100	50.24	\$287,257	\$143,600
03-ARM'S LENGTH	\$315,000	\$166,800	52.95	\$385,410	\$192,700
03-ARM'S LENGTH	\$335,000	\$160,500	47.91	\$374,114	\$187,100
03-ARM'S LENGTH	\$430,000	\$171,000	39.77	\$414,141	\$207,100
03-ARM'S LENGTH	\$149,000	\$53,500	35.91	\$138,306	\$69,200
03-ARM'S LENGTH	\$640,000	\$225,600	35.25	\$507,569	\$253,800
03-ARM'S LENGTH	\$577,000	\$246,800	42.77	\$631,859	\$315,900
03-ARM'S LENGTH	\$115,000	\$41,400	36.00	\$111,807	\$55,900

03-ARM'S LENGTH	\$235,000	\$97,600	41.53	\$243,058	\$121,500
03-ARM'S LENGTH	\$275,000	\$115,800	42.11	\$295,503	\$147,800
03-ARM'S LENGTH	\$365,000	\$179,100	49.07	\$410,853	\$205,400
03-ARM'S LENGTH	\$250,000	\$127,100	50.84	\$287,257	\$143,600
03-ARM'S LENGTH	\$152,000	\$70,000	46.05	\$161,031	\$80,500
03-ARM'S LENGTH	\$275,000	\$129,400	47.05	\$299,089	\$149,500
03-ARM'S LENGTH	\$315,000	\$155,200	49.27	\$338,863	\$169,400
03-ARM'S LENGTH	\$190,000	\$80,800	42.53	\$187,262	\$93,600
03-ARM'S LENGTH	\$367,000	\$168,200	45.83	\$414,016	\$207,000
03-ARM'S LENGTH	\$785,000	\$337,700	43.02	\$952,935	\$476,500
03-ARM'S LENGTH	\$301,000	\$126,100	41.89	\$289,040	\$144,500
03-ARM'S LENGTH	\$339,900	\$166,800	49.07	\$369,784	\$184,900
03-ARM'S LENGTH	\$399,000	\$169,800	42.56	\$387,317	\$193,700
03-ARM'S LENGTH	\$800,000	\$352,000	44.00	\$759,294	\$379,600
03-ARM'S LENGTH	\$260,000	\$153,400	59.00	\$372,339	\$186,200
03-ARM'S LENGTH	\$380,000	\$168,900	44.45	\$382,070	\$191,000
03-ARM'S LENGTH	\$494,000	\$201,500	40.79	\$468,778	\$234,400
03-ARM'S LENGTH	\$335,000	\$166,800	49.79	\$369,784	\$184,900
03-ARM'S LENGTH	\$535,000	\$196,400	36.71	\$482,772	\$241,400
03-ARM'S LENGTH	\$305,000	\$124,600	40.85	\$273,672	\$136,800
03-ARM'S LENGTH	\$547,000	\$200,500	36.65	\$550,670	\$275,300
03-ARM'S LENGTH	\$375,000	\$171,300	45.68	\$423,908	\$212,000
03-ARM'S LENGTH	\$200,000	\$100,500	50.25	\$211,924	\$106,000
03-ARM'S LENGTH	\$399,000	\$211,000	52.88	\$462,237	\$231,100
03-ARM'S LENGTH	\$600,000	\$342,400	57.07	\$726,995	\$363,500
03-ARM'S LENGTH	\$530,000	\$264,700	49.94	\$596,658	\$298,300
08-ESTATE	\$100,000	\$41,400	41.40	\$111,807	\$55,900
03-ARM'S LENGTH	\$460,000	\$203,200	44.17	\$455,194	\$227,600
03-ARM'S LENGTH	\$399,000	\$155,800	39.05	\$396,532	\$198,300
03-ARM'S LENGTH	\$320,000	\$159,500	49.84	\$371,820	\$185,900
03-ARM'S LENGTH	\$323,000	\$140,700	43.56	\$325,741	\$162,900
03-ARM'S LENGTH	\$291,000	\$118,800	40.82	\$302,943	\$151,500
03-ARM'S LENGTH	\$375,000	\$129,200	34.45	\$386,135	\$193,100
03-ARM'S LENGTH	\$495,000	\$177,800	35.92	\$412,863	\$206,400
03-ARM'S LENGTH	\$215,000	\$102,600	47.72	\$250,388	\$125,200
03-ARM'S LENGTH	\$143,500	\$70,000	48.78	\$161,031	\$80,500
03-ARM'S LENGTH	\$765,000	\$305,700	39.96	\$685,694	\$342,800
03-ARM'S LENGTH	\$175,400	\$70,000	39.91	\$161,031	\$80,500
03-ARM'S LENGTH	\$300,000	\$126,400	42.13	\$318,449	\$159,200
03-ARM'S LENGTH	\$355,000	\$126,700	35.69	\$306,089	\$153,000
03-ARM'S LENGTH	\$389,000	\$167,700	43.11	\$375,553	\$187,800
03-ARM'S LENGTH	\$282,000	\$161,600	57.30	\$360,082	\$180,000
03-ARM'S LENGTH	\$500,000	\$186,200	37.24	\$463,801	\$231,900
03-ARM'S LENGTH	\$161,500	\$70,000	43.34	\$161,031	\$80,500
03-ARM'S LENGTH	\$535,000	\$214,200	40.04	\$481,871	\$240,900
03-ARM'S LENGTH	\$490,000	\$197,500	40.31	\$441,045	\$220,500
03-ARM'S LENGTH	\$490,000	\$209,900	42.84	\$470,903	\$235,500

03-ARM'S LENGTH	\$120,000	\$41,400	34.50	\$111,807	\$55,900
03-ARM'S LENGTH	\$88,000	\$37,900	43.07	\$102,223	\$51,100
03-ARM'S LENGTH	\$349,000	\$199,800	57.25	\$524,481	\$262,200
03-ARM'S LENGTH	\$296,000	\$169,600	57.30	\$390,507	\$195,300
03-ARM'S LENGTH	\$502,000	\$187,100	37.27	\$474,633	\$237,300
03-ARM'S LENGTH	\$290,000	\$149,000	51.38	\$331,149	\$165,600
03-ARM'S LENGTH	\$548,150	\$217,400	39.66	\$488,649	\$244,300
03-ARM'S LENGTH	\$500,000	\$194,200	38.84	\$440,999	\$220,500
03-ARM'S LENGTH	\$480,000	\$226,900	47.27	\$510,585	\$255,300
03-ARM'S LENGTH	\$252,000	\$118,600	47.06	\$302,448	\$151,200
03-ARM'S LENGTH	\$270,000	\$100,800	37.33	\$279,762	\$139,900
03-ARM'S LENGTH	\$495,000	\$217,300	43.90	\$487,709	\$243,900
03-ARM'S LENGTH	\$900,000	\$386,200	42.91	\$1,006,378	\$503,200
03-ARM'S LENGTH	\$88,500	\$37,900	42.82	\$102,223	\$51,100
03-ARM'S LENGTH	\$434,000	\$197,200	45.44	\$437,488	\$218,700
03-ARM'S LENGTH	\$425,000	\$185,800	43.72	\$396,790	\$198,400
03-ARM'S LENGTH	\$177,000	\$76,100	42.99	\$175,611	\$87,800
03-ARM'S LENGTH	\$310,000	\$156,500	50.48	\$350,729	\$175,400
03-ARM'S LENGTH	\$410,000	\$200,600	48.93	\$445,000	\$222,500
03-ARM'S LENGTH	\$395,000	\$166,600	42.18	\$379,793	\$189,900
03-ARM'S LENGTH	\$350,000	\$167,100	47.74	\$370,406	\$185,200
03-ARM'S LENGTH	\$365,000	\$150,800	41.32	\$367,720	\$183,900
03-ARM'S LENGTH	\$310,000	\$132,000	42.58	\$299,785	\$149,900
03-ARM'S LENGTH	\$330,000	\$165,100	50.03	\$366,156	\$183,100
03-ARM'S LENGTH	\$306,500	\$141,400	46.13	\$313,388	\$156,700
03-ARM'S LENGTH	\$156,000	\$70,000	44.87	\$161,031	\$80,500
03-ARM'S LENGTH	\$310,000	\$118,600	38.26	\$302,448	\$151,200
03-ARM'S LENGTH	\$460,000	\$206,200	44.83	\$497,551	\$248,800
03-ARM'S LENGTH	\$371,000	\$125,400	33.80	\$321,857	\$160,900
03-ARM'S LENGTH	\$849,000	\$368,000	43.35	\$894,339	\$447,200
03-ARM'S LENGTH	\$114,900	\$37,900	32.99	\$102,223	\$51,100
	\$49,300,570	\$21,440,100		\$50,833,691	\$25,416,900
		Sale. Ratio =>	43.49		
		Std. Dev. =>	5.84		

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
03-ARM'S LENGTH	\$395,000	\$185,400	46.94	\$455,375	\$227,700
03-ARM'S LENGTH	\$348,000	\$149,300	42.90	\$363,955	\$182,000
03-ARM'S LENGTH	\$340,000	\$126,900	37.32	\$540,174	\$270,100
03-ARM'S LENGTH	\$1,142,500	\$594,100	52.00	\$1,334,085	\$667,000
03-ARM'S LENGTH	\$137,700	\$62,000	45.03	\$140,249	\$70,100
03-ARM'S LENGTH	\$184,000	\$76,100	41.36	\$175,611	\$87,800
03-ARM'S LENGTH	\$310,000	\$128,300	41.39	\$292,342	\$146,200
03-ARM'S LENGTH	\$355,000	\$156,700	44.14	\$378,621	\$189,300
03-ARM'S LENGTH	\$100,000	\$41,400	41.40	\$111,807	\$55,900

03-ARM'S LENGTH	\$360,000	\$178,800	49.67	\$401,620	\$200,800
03-ARM'S LENGTH	\$860,000	\$453,700	52.76	\$1,083,307	\$541,700
03-ARM'S LENGTH	\$234,900	\$95,600	40.70	\$233,570	\$116,800
03-ARM'S LENGTH	\$305,000	\$179,600	58.89	\$394,633	\$197,300
03-ARM'S LENGTH	\$740,000	\$338,500	45.74	\$727,972	\$364,000
03-ARM'S LENGTH	\$378,000	\$195,200	51.64	\$430,063	\$215,000
03-ARM'S LENGTH	\$269,610	\$113,000	41.91	\$255,651	\$127,800
03-ARM'S LENGTH	\$300,000	\$146,900	48.97	\$322,837	\$161,400
03-ARM'S LENGTH	\$460,000	\$201,200	43.74	\$446,953	\$223,500
03-ARM'S LENGTH	\$457,000	\$174,500	38.18	\$404,451	\$202,200
03-ARM'S LENGTH	\$295,000	\$131,800	44.68	\$298,802	\$149,400
03-ARM'S LENGTH	\$210,000	\$81,500	38.81	\$234,869	\$117,400
03-ARM'S LENGTH	\$580,000	\$280,300	48.33	\$661,851	\$330,900
03-ARM'S LENGTH	\$370,000	\$165,700	44.78	\$379,865	\$189,900
03-ARM'S LENGTH	\$370,000	\$155,600	42.05	\$364,382	\$182,200
03-ARM'S LENGTH	\$23,000	\$13,700	59.57	\$22,970	\$11,500
03-ARM'S LENGTH	\$332,500	\$146,200	43.97	\$356,300	\$178,200
03-ARM'S LENGTH	\$464,900	\$236,700	50.91	\$545,716	\$272,900
03-ARM'S LENGTH	\$107,500	\$41,800	38.88	\$107,883	\$53,900
03-ARM'S LENGTH	\$235,900	\$121,600	51.55	\$280,662	\$140,300
03-ARM'S LENGTH	\$470,000	\$198,600	42.26	\$440,542	\$220,300
03-ARM'S LENGTH	\$230,000	\$104,600	45.48	\$220,854	\$110,400
03-ARM'S LENGTH	\$830,000	\$304,000	36.63	\$887,323	\$443,700
03-ARM'S LENGTH	\$349,000	\$149,600	42.87	\$348,610	\$174,300
03-ARM'S LENGTH	\$107,000	\$37,900	35.42	\$102,223	\$51,100
03-ARM'S LENGTH	\$855,000	\$330,700	38.68	\$979,588	\$489,800
03-ARM'S LENGTH	\$260,000	\$97,300	37.42	\$197,606	\$98,800
03-ARM'S LENGTH	\$379,900	\$171,800	45.22	\$381,028	\$190,500
03-ARM'S LENGTH	\$180,000	\$72,000	40.00	\$165,759	\$82,900
03-ARM'S LENGTH	\$166,500	\$72,000	43.24	\$165,759	\$82,900
03-ARM'S LENGTH	\$339,000	\$141,400	41.71	\$341,524	\$170,800
03-ARM'S LENGTH	\$391,000	\$183,800	47.01	\$412,180	\$206,100
03-ARM'S LENGTH	\$450,000	\$151,900	33.76	\$445,083	\$222,500
03-ARM'S LENGTH	\$330,000	\$172,000	52.12	\$379,646	\$189,800
03-ARM'S LENGTH	\$250,000	\$140,900	56.36	\$325,728	\$162,900
03-ARM'S LENGTH	\$95,000	\$37,900	39.89	\$102,223	\$51,100
03-ARM'S LENGTH	\$495,000	\$202,000	40.81	\$470,028	\$235,000
03-ARM'S LENGTH	\$552,000	\$190,800	34.57	\$473,186	\$236,600
03-ARM'S LENGTH	\$327,750	\$167,900	51.23	\$372,374	\$186,200
03-ARM'S LENGTH	\$370,000	\$171,200	46.27	\$383,694	\$191,800
03-ARM'S LENGTH	\$305,000	\$180,000	59.02	\$385,951	\$193,000
03-ARM'S LENGTH	\$90,000	\$44,400	49.33	\$95,111	\$47,600
03-ARM'S LENGTH	\$250,000	\$151,100	60.44	\$471,844	\$235,900
03-ARM'S LENGTH	\$320,000	\$141,400	44.19	\$313,388	\$156,700
03-ARM'S LENGTH	\$186,500	\$76,100	40.80	\$175,611	\$87,800
03-ARM'S LENGTH	\$280,000	\$139,400	49.79	\$321,672	\$160,800
03-ARM'S LENGTH	\$325,000	\$164,600	50.65	\$495,203	\$247,600

03-ARM'S LENGTH	\$114,000	\$41,800	36.67	\$107,883	\$53,900
03-ARM'S LENGTH	\$347,000	\$136,100	39.22	\$334,898	\$167,400
19-MULTI PARCEL ARM'S	\$445,000	\$165,900	37.28	\$348,333	\$174,200
03-ARM'S LENGTH	\$150,000	\$72,000	48.00	\$165,759	\$82,900
03-ARM'S LENGTH	\$1,249,900	\$423,700	33.90	\$1,350,633	\$675,300
03-ARM'S LENGTH	\$275,000	\$153,300	55.75	\$350,922	\$175,500
03-ARM'S LENGTH	\$220,000	\$100,300	45.59	\$239,758	\$119,900
03-ARM'S LENGTH	\$248,000	\$81,500	32.86	\$234,869	\$117,400
03-ARM'S LENGTH	\$309,000	\$129,700	41.97	\$263,271	\$131,600
03-ARM'S LENGTH	\$460,000	\$198,100	43.07	\$441,603	\$220,800
03-ARM'S LENGTH	\$415,000	\$200,600	48.34	\$445,000	\$222,500
03-ARM'S LENGTH	\$1,004,050	\$451,100	44.93	\$1,152,484	\$576,200
03-ARM'S LENGTH	\$342,000	\$136,800	40.00	\$315,028	\$157,500
03-ARM'S LENGTH	\$880,000	\$284,900	32.38	\$684,444	\$342,200
03-ARM'S LENGTH	\$186,000	\$70,000	37.63	\$161,031	\$80,500
03-ARM'S LENGTH	\$95,000	\$44,400	46.74	\$95,111	\$47,600
03-ARM'S LENGTH	\$725,000	\$374,400	51.64	\$801,949	\$401,000
03-ARM'S LENGTH	\$383,000	\$176,400	46.06	\$400,908	\$200,500
03-ARM'S LENGTH	\$380,000	\$181,400	47.74	\$423,320	\$211,700
03-ARM'S LENGTH	\$345,000	\$144,200	41.80	\$350,716	\$175,400
03-ARM'S LENGTH	\$979,000	\$361,500	36.93	\$820,817	\$410,400
03-ARM'S LENGTH	\$406,000	\$155,700	38.35	\$360,709	\$180,400
03-ARM'S LENGTH	\$420,000	\$169,800	40.43	\$387,317	\$193,700
03-ARM'S LENGTH	\$270,000	\$135,600	50.22	\$313,631	\$156,800
03-ARM'S LENGTH	\$151,000	\$67,500	44.70	\$153,582	\$76,800
03-ARM'S LENGTH	\$120,000	\$40,700	33.92	\$109,964	\$55,000
03-ARM'S LENGTH	\$312,000	\$137,500	44.07	\$332,025	\$166,000
03-ARM'S LENGTH	\$415,000	\$171,800	41.40	\$381,028	\$190,500
03-ARM'S LENGTH	\$580,000	\$166,800	28.76	\$454,980	\$227,500
03-ARM'S LENGTH	\$220,000	\$139,200	63.27	\$316,361	\$158,200
03-ARM'S LENGTH	\$340,000	\$135,600	39.88	\$309,504	\$154,800
03-ARM'S LENGTH	\$630,000	\$309,600	49.14	\$661,333	\$330,700
03-ARM'S LENGTH	\$482,500	\$233,700	48.44	\$524,767	\$262,400
03-ARM'S LENGTH	\$315,000	\$111,100	35.27	\$306,021	\$153,000
03-ARM'S LENGTH	\$97,500	\$38,600	39.59	\$104,066	\$52,000
03-ARM'S LENGTH	\$281,000	\$151,200	53.81	\$345,351	\$172,700
03-ARM'S LENGTH	\$310,000	\$91,600	29.55	\$223,830	\$111,900
03-ARM'S LENGTH	\$310,000	\$157,800	50.90	\$350,037	\$175,000
03-ARM'S LENGTH	\$233,000	\$136,600	58.63	\$315,673	\$157,800
03-ARM'S LENGTH	\$1,240,000	\$505,000	40.73	\$1,145,104	\$572,600
03-ARM'S LENGTH	\$386,000	\$146,100	37.85	\$353,247	\$176,600
03-ARM'S LENGTH	\$350,000	\$146,400	41.83	\$326,222	\$163,100
03-ARM'S LENGTH	\$330,000	\$186,400	56.48	\$965,809	\$482,900
03-ARM'S LENGTH	\$300,000	\$118,800	39.60	\$302,943	\$151,500
03-ARM'S LENGTH	\$430,000	\$188,100	43.74	\$430,875	\$215,400
	\$38,330,110	\$16,736,700		\$40,563,430	\$20,281,800

Sale. Ratio => 43.66
 Std. Dev. => 7.06

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
03-ARM'S LENGTH	\$550,000	\$256,300	46.60	\$632,235	\$316,100
03-ARM'S LENGTH	\$240,000	\$124,000	51.67	\$275,022	\$137,500
03-ARM'S LENGTH	\$112,000	\$44,700	39.91	\$102,223	\$51,100
03-ARM'S LENGTH	\$370,000	\$172,200	46.54	\$366,156	\$183,100
03-ARM'S LENGTH	\$890,500	\$283,900	31.88	\$722,578	\$361,300
03-ARM'S LENGTH	\$390,000	\$184,700	47.36	\$399,329	\$199,700
03-ARM'S LENGTH	\$375,000	\$171,300	45.68	\$381,896	\$190,900
03-ARM'S LENGTH	\$190,000	\$71,500	37.63	\$161,031	\$80,500
03-ARM'S LENGTH	\$535,000	\$192,000	35.89	\$432,662	\$216,300
03-ARM'S LENGTH	\$200,000	\$112,300	56.15	\$250,883	\$125,400
03-ARM'S LENGTH	\$710,000	\$233,700	32.92	\$558,175	\$279,100
03-ARM'S LENGTH	\$325,000	\$153,600	47.26	\$168,512	\$84,300
03-ARM'S LENGTH	\$565,000	\$219,700	38.88	\$488,649	\$244,300
03-ARM'S LENGTH	\$304,000	\$162,100	53.32	\$369,624	\$184,800
03-ARM'S LENGTH	\$80,000	\$48,000	60.00	\$109,964	\$55,000
03-ARM'S LENGTH	\$885,000	\$274,600	31.03	\$610,450	\$305,200
03-ARM'S LENGTH	\$345,000	\$150,200	43.54	\$359,495	\$179,700
03-ARM'S LENGTH	\$715,000	\$221,400	30.97	\$540,065	\$270,000
03-ARM'S LENGTH	\$370,000	\$172,600	46.65	\$384,930	\$192,500
03-ARM'S LENGTH	\$251,000	\$78,000	31.08	\$179,489	\$89,700
03-ARM'S LENGTH	\$705,000	\$406,500	57.66	\$880,560	\$440,300
03-ARM'S LENGTH	\$1,349,000	\$393,800	29.19	\$1,248,188	\$624,100
03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$95,111	\$47,600
03-ARM'S LENGTH	\$590,000	\$239,900	40.66	\$589,051	\$294,500
03-ARM'S LENGTH	\$520,000	\$203,000	39.04	\$451,617	\$225,800
03-ARM'S LENGTH	\$115,000	\$44,700	38.87	\$102,223	\$51,100
03-ARM'S LENGTH	\$195,000	\$71,500	36.67	\$161,031	\$80,500
03-ARM'S LENGTH	\$675,000	\$259,400	38.43	\$582,228	\$291,100
03-ARM'S LENGTH	\$302,000	\$126,000	41.72	\$302,448	\$151,200
03-ARM'S LENGTH	\$135,000	\$48,800	36.15	\$111,807	\$55,900
03-ARM'S LENGTH	\$165,000	\$86,400	52.36	\$195,552	\$97,800
03-ARM'S LENGTH	\$510,000	\$183,900	36.06	\$396,790	\$198,400
03-ARM'S LENGTH	\$415,000	\$134,800	32.48	\$310,580	\$155,300
03-ARM'S LENGTH	\$505,000	\$137,500	27.23	\$332,594	\$166,300
03-ARM'S LENGTH	\$450,000	\$199,200	44.27	\$445,257	\$222,600
03-ARM'S LENGTH	\$650,000	\$203,800	31.35	\$451,343	\$225,700
03-ARM'S LENGTH	\$1,100,000	\$450,600	40.96	\$1,026,496	\$513,200
03-ARM'S LENGTH	\$350,000	\$178,900	51.11	\$386,651	\$193,300
03-ARM'S LENGTH	\$330,000	\$138,600	42.00	\$307,743	\$153,900
03-ARM'S LENGTH	\$445,000	\$177,000	39.78	\$394,418	\$197,200
03-ARM'S LENGTH	\$480,000	\$161,200	33.58	\$372,269	\$186,100
03-ARM'S LENGTH	\$1,150,000	\$389,800	33.90	\$951,168	\$475,600

03-ARM'S LENGTH	\$380,000	\$173,900	45.76	\$369,784	\$184,900
03-ARM'S LENGTH	\$280,000	\$108,200	38.64	\$258,957	\$129,500
03-ARM'S LENGTH	\$955,000	\$361,600	37.86	\$839,354	\$419,700
03-ARM'S LENGTH	\$416,000	\$193,700	46.56	\$416,298	\$208,100
03-ARM'S LENGTH	\$605,000	\$165,300	27.32	\$461,621	\$230,800
03-ARM'S LENGTH	\$424,900	\$179,000	42.13	\$433,193	\$216,600
03-ARM'S LENGTH	\$399,000	\$189,500	47.49	\$421,269	\$210,600
03-ARM'S LENGTH	\$355,000	\$191,300	53.89	\$437,540	\$218,800
03-ARM'S LENGTH	\$210,000	\$73,500	35.00	\$165,759	\$82,900
03-ARM'S LENGTH	\$550,000	\$198,400	36.07	\$474,850	\$237,400
03-ARM'S LENGTH	\$272,500	\$144,400	52.99	\$298,293	\$149,100
03-ARM'S LENGTH	\$215,000	\$103,000	47.91	\$211,924	\$106,000
03-ARM'S LENGTH	\$300,000	\$126,000	42.00	\$302,448	\$151,200
03-ARM'S LENGTH	\$300,000	\$132,200	44.07	\$293,603	\$146,800
03-ARM'S LENGTH	\$758,000	\$317,300	41.86	\$707,211	\$353,600
03-ARM'S LENGTH	\$400,000	\$211,300	52.83	\$469,625	\$234,800
03-ARM'S LENGTH	\$505,000	\$168,500	33.37	\$377,199	\$188,600
03-ARM'S LENGTH	\$380,000	\$166,500	43.82	\$370,042	\$185,000
03-ARM'S LENGTH	\$198,500	\$77,700	39.14	\$215,809	\$107,900
03-ARM'S LENGTH	\$300,000	\$172,800	57.60	\$389,038	\$194,500
03-ARM'S LENGTH	\$835,000	\$289,500	34.67	\$644,908	\$322,500
03-ARM'S LENGTH	\$385,000	\$164,500	42.73	\$369,491	\$184,700
03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$302,943	\$151,500
03-ARM'S LENGTH	\$339,000	\$132,300	39.03	\$313,803	\$156,900
03-ARM'S LENGTH	\$275,000	\$151,000	54.91	\$344,282	\$172,100
03-ARM'S LENGTH	\$740,000	\$332,300	44.91	\$741,280	\$370,600
03-ARM'S LENGTH	\$299,900	\$131,700	43.91	\$292,647	\$146,300
03-ARM'S LENGTH	\$385,000	\$198,900	51.66	\$427,459	\$213,700
03-ARM'S LENGTH	\$180,000	\$77,800	43.22	\$175,611	\$87,800
03-ARM'S LENGTH	\$330,000	\$131,300	39.79	\$299,227	\$149,600
03-ARM'S LENGTH	\$235,000	\$106,800	45.45	\$239,758	\$119,900
03-ARM'S LENGTH	\$402,000	\$159,900	39.78	\$354,614	\$177,300
03-ARM'S LENGTH	\$410,000	\$169,700	41.39	\$414,016	\$207,000
03-ARM'S LENGTH	\$462,500	\$204,300	44.17	\$454,138	\$227,100
03-ARM'S LENGTH	\$185,888	\$110,300	59.34	\$245,503	\$122,800
03-ARM'S LENGTH	\$230,000	\$100,700	43.78	\$218,019	\$109,000
03-ARM'S LENGTH	\$500,000	\$272,200	54.44	\$606,531	\$303,300
03-ARM'S LENGTH	\$750,000	\$305,000	40.67	\$729,059	\$364,500
03-ARM'S LENGTH	\$199,900	\$73,500	36.77	\$165,759	\$82,900
03-ARM'S LENGTH	\$605,000	\$316,000	52.23	\$704,818	\$352,400
03-ARM'S LENGTH	\$455,000	\$209,300	46.00	\$465,073	\$232,500
03-ARM'S LENGTH	\$600,000	\$237,700	39.62	\$528,586	\$264,300
03-ARM'S LENGTH	\$195,000	\$71,500	36.67	\$161,031	\$80,500
03-ARM'S LENGTH	\$425,000	\$169,700	39.93	\$378,761	\$189,400
03-ARM'S LENGTH	\$330,000	\$147,600	44.73	\$335,404	\$167,700
03-ARM'S LENGTH	\$235,000	\$89,600	38.13	\$199,166	\$99,600
03-ARM'S LENGTH	\$315,000	\$126,200	40.06	\$302,943	\$151,500

03-ARM'S LENGTH	\$340,000	\$144,600	42.53	\$329,511	\$164,800
03-ARM'S LENGTH	\$465,000	\$246,200	52.95	\$457,818	\$228,900
03-ARM'S LENGTH	\$334,900	\$147,200	43.95	\$313,388	\$156,700
03-ARM'S LENGTH	\$485,000	\$242,800	50.06	\$451,669	\$225,800
03-ARM'S LENGTH	\$355,000	\$178,500	50.28	\$385,951	\$193,000
03-ARM'S LENGTH	\$285,000	\$124,500	43.68	\$293,247	\$146,600

\$40,736,488	\$16,748,000		\$38,148,724	\$19,074,000
	Sale. Ratio =>		41.11	
	Std. Dev. =>		7.47	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
03-ARM'S LENGTH	\$100,000	\$42,500	42.50	\$95,111	\$47,600
03-ARM'S LENGTH	\$490,000	\$229,800	46.90	\$501,766	\$250,900
03-ARM'S LENGTH	\$305,000	\$145,100	47.57	\$309,757	\$154,900
03-ARM'S LENGTH	\$475,000	\$182,600	38.44	\$388,473	\$194,200
03-ARM'S LENGTH	\$225,000	\$131,200	58.31	\$298,706	\$149,400
03-ARM'S LENGTH	\$982,000	\$389,100	39.62	\$950,877	\$475,400
03-ARM'S LENGTH	\$607,000	\$195,300	32.17	\$472,718	\$236,400
03-ARM'S LENGTH	\$258,000	\$121,500	47.09	\$284,569	\$142,300
03-ARM'S LENGTH	\$247,350	\$106,800	43.18	\$239,758	\$119,900
03-ARM'S LENGTH	\$215,000	\$82,900	38.56	\$187,262	\$93,600
03-ARM'S LENGTH	\$370,000	\$182,300	49.27	\$394,633	\$197,300
03-ARM'S LENGTH	\$299,000	\$145,100	48.53	\$299,681	\$149,800
03-ARM'S LENGTH	\$840,000	\$362,200	43.12	\$870,052	\$435,000
03-ARM'S LENGTH	\$595,000	\$302,600	50.86	\$719,933	\$360,000
03-ARM'S LENGTH	\$385,000	\$173,600	45.09	\$386,755	\$193,400
03-ARM'S LENGTH	\$644,500	\$251,700	39.05	\$559,329	\$279,700
03-ARM'S LENGTH	\$250,000	\$106,800	42.72	\$239,758	\$119,900
03-ARM'S LENGTH	\$289,900	\$110,700	38.19	\$260,438	\$130,200
03-ARM'S LENGTH	\$112,000	\$48,000	42.86	\$109,964	\$55,000
03-ARM'S LENGTH	\$252,500	\$106,700	42.26	\$250,388	\$125,200
03-ARM'S LENGTH	\$110,000	\$44,700	40.64	\$102,223	\$51,100
03-ARM'S LENGTH	\$432,500	\$199,500	46.13	\$469,409	\$234,700
03-ARM'S LENGTH	\$416,000	\$175,600	42.21	\$391,496	\$195,700
03-ARM'S LENGTH	\$490,000	\$178,400	36.41	\$426,597	\$213,300
03-ARM'S LENGTH	\$1,275,000	\$474,700	37.23	\$978,106	\$489,100
03-ARM'S LENGTH	\$350,000	\$139,100	39.74	\$329,535	\$164,800
03-ARM'S LENGTH	\$239,000	\$106,800	44.69	\$239,758	\$119,900
03-ARM'S LENGTH	\$400,000	\$197,300	49.33	\$415,932	\$208,000
03-ARM'S LENGTH	\$470,000	\$221,800	47.19	\$464,569	\$232,300
03-ARM'S LENGTH	\$340,000	\$126,200	37.12	\$302,943	\$151,500
03-ARM'S LENGTH	\$100,400	\$42,500	42.33	\$95,111	\$47,600
03-ARM'S LENGTH	\$670,000	\$267,700	39.96	\$639,996	\$320,000
03-ARM'S LENGTH	\$180,000	\$80,600	44.78	\$184,830	\$92,400
03-ARM'S LENGTH	\$156,250	\$71,500	45.76	\$161,031	\$80,500

03-ARM'S LENGTH	\$405,000	\$204,800	50.57	\$486,766	\$243,400
03-ARM'S LENGTH	\$635,000	\$317,400	49.98	\$674,239	\$337,100
03-ARM'S LENGTH	\$560,000	\$245,200	43.79	\$540,470	\$270,200
03-ARM'S LENGTH	\$345,000	\$120,100	34.81	\$287,761	\$143,900
03-ARM'S LENGTH	\$125,000	\$63,200	50.56	\$141,332	\$70,700
03-ARM'S LENGTH	\$185,000	\$78,400	42.38	\$180,413	\$90,200
03-ARM'S LENGTH	\$429,000	\$249,300	58.11	\$646,012	\$323,000
03-ARM'S LENGTH	\$470,000	\$236,500	50.32	\$529,566	\$264,800
03-ARM'S LENGTH	\$450,000	\$232,600	51.69	\$556,393	\$278,200
03-ARM'S LENGTH	\$389,900	\$180,100	46.19	\$397,242	\$198,600
03-ARM'S LENGTH	\$120,000	\$44,700	37.25	\$102,223	\$51,100
03-ARM'S LENGTH	\$103,000	\$48,000	46.60	\$109,964	\$55,000
03-ARM'S LENGTH	\$329,900	\$140,100	42.47	\$310,189	\$155,100
03-ARM'S LENGTH	\$420,000	\$201,900	48.07	\$433,815	\$216,900
03-ARM'S LENGTH	\$171,000	\$71,500	41.81	\$161,031	\$80,500
03-ARM'S LENGTH	\$275,000	\$101,500	36.91	\$226,226	\$113,100
03-ARM'S LENGTH	\$705,000	\$323,300	45.86	\$702,408	\$351,200
03-ARM'S LENGTH	\$190,000	\$73,500	38.68	\$165,759	\$82,900
03-ARM'S LENGTH	\$315,000	\$147,500	46.83	\$314,057	\$157,000
03-ARM'S LENGTH	\$450,000	\$239,100	53.13	\$531,781	\$265,900
03-ARM'S LENGTH	\$100,000	\$44,700	44.70	\$102,223	\$51,100
03-ARM'S LENGTH	\$116,000	\$48,800	42.07	\$111,807	\$55,900
03-ARM'S LENGTH	\$400,000	\$204,200	51.05	\$444,784	\$222,400
03-ARM'S LENGTH	\$850,000	\$437,400	51.46	\$935,430	\$467,700
03-ARM'S LENGTH	\$410,000	\$242,800	59.22	\$451,669	\$225,800
03-ARM'S LENGTH	\$520,000	\$204,900	39.40	\$468,778	\$234,400
03-ARM'S LENGTH	\$458,500	\$209,400	45.67	\$440,022	\$220,000
03-ARM'S LENGTH	\$247,500	\$106,800	43.15	\$239,758	\$119,900
	\$23,746,200	\$10,560,600		\$23,713,582	\$11,857,000
		Sale. Ratio =>	44.47		
		Std. Dev. =>	5.69		

Prev. Assessed	Land Value	Other Parcels in Sale
\$0	\$94,168	
\$165,100	\$96,863	
\$126,000	\$78,849	
\$260,900	\$102,028	
\$146,700	\$80,629	
\$147,700	\$76,885	
\$79,700	\$32,500	
\$206,800	\$72,205	
\$146,300	\$94,941	
\$202,700	\$94,600	
\$140,700	\$60,000	
\$327,400	\$110,000	
\$198,600	\$95,000	
\$217,600	\$92,620	
\$204,500	\$92,833	
\$408,000	\$99,410	
\$454,300	\$101,017	
\$115,800	\$93,553	
\$0	\$86,934	
\$463,800	\$141,403	
\$261,100	\$150,000	
\$178,700	\$105,000	
\$184,900	\$72,522	
\$48,300	\$24,700	
\$372,100	\$93,553	
\$548,100	\$105,639	
\$118,100	\$105,298	
\$84,400	\$32,500	
\$120,100	\$94,040	
\$237,100	\$145,614	
\$404,600	\$234,546	
\$184,400	\$94,282	
\$262,500	\$121,731	
\$157,800	\$64,903	
\$394,400	\$200,756	
\$363,900	\$94,168	
\$140,700	\$60,000	
\$181,000	\$101,017	
\$187,100	\$88,304	
\$184,300	\$97,300	
\$67,200	\$25,000	
\$241,500	\$97,492	
\$280,100	\$78,849	
\$52,900	\$24,700	

\$112,600	\$59,000
\$135,000	\$70,050
\$200,100	\$74,750
\$140,700	\$60,000
\$77,400	\$32,500
\$139,700	\$94,040
\$167,000	\$99,141
\$89,900	\$35,700
\$197,000	\$93,852
\$415,065	\$202,016
\$135,600	\$92,562
\$187,300	\$79,400
\$189,500	\$60,000
\$379,900	\$195,260
\$165,500	\$89,215
\$185,900	\$74,528
\$220,200	\$99,842
\$187,300	\$79,400
\$216,100	\$124,519
\$134,100	\$60,400
\$261,800	\$116,229
\$188,800	\$78,849
\$108,600	\$45,000
\$226,900	\$94,600
\$350,000	\$199,764
\$284,100	\$98,252
\$52,900	\$24,700
\$216,700	\$98,938
\$177,900	\$117,799
\$185,900	\$105,489
\$152,200	\$96,863
\$138,500	\$70,050
\$185,600	\$84,396
\$193,600	\$100,868
\$125,000	\$52,343
\$77,400	\$32,500
\$336,100	\$77,793
\$77,400	\$32,500
\$159,200	\$76,646
\$137,300	\$94,168
\$187,900	\$68,100
\$176,900	\$63,706
\$207,800	\$124,519
\$77,400	\$32,500
\$229,200	\$95,908
\$222,200	\$68,100
\$223,800	\$107,038

\$52,900	\$24,700
\$48,300	\$24,700
\$253,800	\$81,452
\$184,900	\$138,722
\$207,100	\$111,816
\$163,300	\$89,179
\$232,500	\$98,252
\$209,800	\$93,311
\$249,900	\$55,256
\$138,300	\$70,050
\$117,800	\$79,900
\$231,900	\$105,868
\$445,400	\$111,119
\$48,300	\$24,700
\$222,500	\$79,400
\$187,300	\$77,000
\$84,400	\$32,500
\$166,200	\$96,872
\$226,400	\$79,400
\$185,800	\$60,000
\$187,600	\$79,400
\$162,200	\$97,365
\$149,500	\$62,700
\$185,400	\$79,400
\$157,900	\$79,400
\$77,400	\$32,500
\$138,300	\$70,050
\$233,900	\$96,863
\$144,200	\$88,705
\$396,100	\$94,168
\$48,300	\$24,700
\$23,442,465	\$10,481,593

Prev. Assessed	Land Value	Other Parcels in Sale
\$214,400	\$93,553	
\$160,500	\$96,464	
\$240,400	\$123,820	
\$642,000	\$130,374	
\$68,400	\$47,935	
\$84,400	\$32,500	
\$142,200	\$69,282	
\$169,600	\$109,950	
\$52,900	\$24,700	

\$190,500	\$99,000
\$508,500	\$92,103
\$116,700	\$55,387
\$194,200	\$100,887
\$364,200	\$207,858
\$209,500	\$69,061
\$123,100	\$50,811
\$158,800	\$84,767
\$227,300	\$110,000
\$177,500	\$93,703
\$143,300	\$52,012
\$97,700	\$56,300
\$314,900	\$110,575
\$185,000	\$69,452
\$175,300	\$76,037
\$12,900	\$4,000
\$177,700	\$66,000
\$266,300	\$121,506
\$52,500	\$25,000
\$131,000	\$94,040
\$224,100	\$79,400
\$113,200	\$45,000
\$434,900	\$93,042
\$0	\$81,399
\$48,300	\$24,700
\$433,300	\$95,479
\$96,600	\$67,185
\$193,100	\$79,400
\$79,700	\$32,500
\$79,700	\$32,500
\$152,800	\$88,705
\$195,800	\$97,492
\$212,400	\$59,918
\$186,600	\$87,012
\$152,300	\$100,161
\$48,300	\$24,700
\$220,500	\$106,108
\$236,500	\$95,624
\$182,800	\$76,058
\$192,000	\$68,100
\$182,000	\$77,000
\$46,100	\$18,000
\$231,300	\$77,737
\$157,900	\$79,400
\$84,400	\$32,500
\$150,100	\$108,194
\$220,500	\$117,710

\$52,500	\$25,000	
\$160,200	\$84,586	
\$165,900	\$108,640	005 01 0423 301
\$79,700	\$32,500	
\$575,200	\$369,000	
\$170,800	\$69,282	
\$112,700	\$56,000	
\$97,700	\$56,300	
\$118,100	\$105,298	
\$216,500	\$79,938	
\$226,400	\$79,400	
\$540,900	\$91,865	
\$147,400	\$100,465	
\$332,200	\$121,863	
\$77,400	\$32,500	
\$46,100	\$18,000	
\$384,900	\$191,906	
\$192,100	\$69,676	
\$198,400	\$92,499	
\$155,200	\$89,215	
\$390,800	\$97,218	
\$169,100	\$94,941	
\$189,500	\$60,000	
\$146,700	\$94,040	
\$74,700	\$48,173	
\$52,000	\$24,700	
\$148,700	\$94,168	
\$193,100	\$79,400	
\$227,500	\$92,278	
\$156,300	\$150,612	
\$152,300	\$95,065	
\$312,500	\$49,133	
\$250,000	\$96,519	
\$130,300	\$79,900	
\$49,200	\$24,700	
\$168,100	\$75,270	
\$111,900	\$54,213	
\$171,800	\$71,733	
\$147,600	\$96,863	
\$572,100	\$196,548	
\$158,700	\$123,820	
\$163,400	\$68,100	
\$460,200	\$96,519	
\$138,500	\$70,050	
\$209,800	\$83,434	
\$19,152,000	\$8,303,431	

Prev. Assessed	Land Value	Other Parcels in Sale
\$280,300	\$94,168	
\$137,300	\$65,451	
\$48,300	\$24,700	
\$185,400	\$79,400	
\$320,500	\$94,168	
\$174,400	\$97,497	
\$186,000	\$72,632	
\$77,400	\$32,500	
\$203,200	\$94,941	
\$123,500	\$105,583	
\$250,000	\$148,790	
\$80,300	\$100,941	
\$232,500	\$98,252	
\$173,500	\$94,040	
\$52,000	\$24,700	
\$291,400	\$95,935	
\$161,400	\$120,339	
\$236,300	\$111,259	
\$187,400	\$74,413	
\$88,400	\$54,400	
\$439,900	\$194,676	
\$530,800	\$369,000	
\$46,100	\$18,000	
\$265,200	\$79,900	
\$214,600	\$95,761	
\$48,300	\$24,700	
\$77,400	\$32,500	
\$283,500	\$121,506	
\$138,300	\$70,050	
\$52,900	\$24,700	
\$93,900	\$35,700	
\$187,300	\$77,000	
\$145,700	\$93,553	
\$155,700	\$96,863	
\$216,800	\$74,750	
\$214,900	\$111,715	
\$512,700	\$146,049	
\$182,300	\$77,000	
\$149,700	\$74,816	
\$192,000	\$77,733	
\$183,500	\$84,844	
\$421,000	\$105,754	

\$187,300	\$79,400
\$123,100	\$78,930
\$394,000	\$66,948
\$210,800	\$68,100
\$216,800	\$96,863
\$193,000	\$93,003
\$199,900	\$100,941
\$205,300	\$99,093
\$79,700	\$32,500
\$212,100	\$123,820
\$146,000	\$60,400
\$108,600	\$45,000
\$138,300	\$70,050
\$142,800	\$69,282
\$337,200	\$97,893
\$223,400	\$98,252
\$184,700	\$46,517
\$175,500	\$91,446
\$89,600	\$56,300
\$194,500	\$123,326
\$307,500	\$92,256
\$184,700	\$99,245
\$138,500	\$70,050
\$138,400	\$83,400
\$152,500	\$92,499
\$371,100	\$207,858
\$142,400	\$69,282
\$199,000	\$118,202
\$84,400	\$32,500
\$139,800	\$94,282
\$112,700	\$56,000
\$168,000	\$106,324
\$197,000	\$93,852
\$216,000	\$97,492
\$118,600	\$57,951
\$107,200	\$55,587
\$265,000	\$97,492
\$323,100	\$93,003
\$79,700	\$32,500
\$335,600	\$98,902
\$221,300	\$95,761
\$251,800	\$97,492
\$77,400	\$32,500
\$184,500	\$67,753
\$156,400	\$124,232
\$95,900	\$41,943
\$138,500	\$70,050

\$154,300	\$95,000
\$261,100	\$79,400
\$157,900	\$79,400
\$257,500	\$79,400
\$182,000	\$77,000
\$146,600	\$74,684
\$18,071,000	\$8,132,035

Prev. Assessed	Land Value	Other Parcels in Sale
\$46,100	\$18,000	
\$240,700	\$104,072	
\$151,600	\$60,400	
\$196,900	\$79,400	
\$139,400	\$99,762	
\$0	\$86,934	
\$223,100	\$92,499	
\$142,000	\$55,581	
\$112,700	\$56,000	
\$89,900	\$35,700	
\$194,200	\$100,887	
\$146,700	\$60,400	
\$385,300	\$94,168	
\$348,700	\$109,582	
\$188,300	\$77,888	
\$266,500	\$102,940	
\$112,700	\$56,000	
\$130,200	\$64,541	
\$52,000	\$24,700	
\$125,000	\$52,343	
\$48,300	\$24,700	
\$209,100	\$109,101	
\$190,600	\$74,750	
\$191,200	\$124,519	
\$472,600	\$340,649	
\$145,600	\$85,599	
\$112,700	\$56,000	
\$202,700	\$94,600	
\$228,100	\$94,600	
\$138,500	\$70,050	
\$46,100	\$18,000	
\$285,700	\$153,824	
\$91,500	\$54,400	
\$77,400	\$32,500	

\$235,500	\$150,000
\$337,500	\$185,143
\$264,500	\$61,559
\$129,000	\$94,168
\$68,600	\$25,000
\$88,900	\$54,400
\$262,500	\$121,731
\$258,600	\$121,506
\$249,000	\$157,718
\$194,600	\$38,652
\$48,300	\$24,700
\$52,000	\$24,700
\$151,900	\$60,000
\$219,900	\$68,100
\$77,400	\$32,500
\$110,200	\$71,902
\$329,600	\$154,000
\$79,700	\$32,500
\$158,300	\$79,400
\$253,200	\$98,855
\$48,300	\$24,700
\$52,900	\$24,700
\$222,400	\$68,100
\$467,600	\$201,778
\$257,500	\$79,400
\$220,200	\$99,842
\$215,300	\$94,600
\$112,700	\$56,000
\$10,898,200	\$5,070,743

CITY OF PLYMOUTH RESIDENTIAL 2024 ECF ANALYSIS

DONE?	ECF #	ECF Name	2023 ECF	2023 SEV	Parcel COUNT	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2024 SEV	REDUCTION / INCREASE	2024 ECF	Comments
X	C-550	MAIN STREET SQUARE	MOVED TO 750 MAIN ST SQ AND PARKSIDE											
X	R-030	BIRCH ESTATES	1.500	14,222,700	78	8	10.3%	364700	93000	1.482	\$ 14,951,900	5.13%	1.480	
X	R-040	BROOKVIEW & MAPLECROFT HOMES	1.600	30,192,300	119	6	5.0%	507400	129390	1.664	\$ 31,943,000	5.80%	1.665	
X	R-060	CENTRAL OLDER HOMES	1.845 2.150	60,984,700	264	17	6.4%	462000	117810	2.049 2.111	\$ 65,639,500	7.63%	2.050 2.115	
		100-91% Good 90-0% Good												
X	R-100	FRED GARLING/PARK ENTRANCE	1.600	9,622,200	71	10	14.1%	271000	69110	1.540	\$ 9,635,200	0.14%	1.540	
X	R-110	HOLBROOK & ROSE HOMES	1.625	15,878,400	101	6	5.9%	314400	80170	1.556	\$ 16,694,200	5.14%	1.560	
X	R-120	HOUGH PARK PROPERTIES	1.810	45,872,900	94	8	8.5%	976000	248880	1.745	\$ 46,641,100	1.67%	1.745	
X	R-130	LOWER TOWN/OLD VILLAGE	1.655	27,551,900	184	15	8.2%	299500	76370	1.680	\$ 28,843,600	4.69%	1.680	
X	R-150	NEW ENGLAND	1.170	32,237,800	175	19	10.9%	368400	93940	1.140	\$ 33,112,300	2.71%	1.140	
X	R-170	PARKLANE/ARBOR CROFT SUB	1.400	29,225,400	131	4	3.1%	446200	113780	1.530	\$ 33,467,300	14.51%	1.530	
X	R-180	PENN/ANN ABROR TRAIL CORRIDOR	2.100	63,547,800	182	6	3.3%	698300	178070	2.114	\$ 66,503,000	4.65%	2.115	
X	R-250	S HARVEY ST CORRIDOR	1.625	104,618,765	436	38	8.7%	479900	122370	1.755	\$ 117,490,100	12.30%	1.755	
X	R-260	SUNSET/BLUNK-N FARMER	1.730	64,385,200	340	37	10.9%	378700	96570	1.758	\$ 69,939,000	8.63%	1.755	1288800
X	R-265	SUNSET/BLUNK-S FARMER	1.985	109,001,400	436	37	8.5%	500000	127500	2.047	\$ 118,423,300	8.64%	2.045	
X	R-270	SYMAR	1.600	18,050,100	106	7	6.6%	340600	86850	1.600	\$ 20,357,300	12.78%	1.600	
X	R-500	ARBOR TRAIL/MARIA DR CONDOS	0.975	2,208,800	20	3	15.0%	220900	56330	0.901	\$ 2,155,200	-2.43%	0.900	
X	R-510	CARRIAGE COURT CONDOS	1.275	1,489,800	10	2	20.0%	298000	75990	1.275	\$ 1,618,400	8.63%	1.275	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD 4.1.2020 TO 10.1.2023
X	R-530	CRESTWOOD PARK CONDOS	0.785	4,953,100	100	22	22.0%	99100	25270	0.785	\$ 5,294,200	6.89%	0.785	
X	R-540	MILL TOWN SQUARE CONDOS	0.975	760,600	8	3	37.5%	190200	48500	0.920	\$ 752,200	-1.10%	0.920	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD 4.1.2020 TO 10.1.2023
X	R-560	PINEWOOD VILLAGE CONDOS	1.000	9,663,200	120	23	19.2%	161100	41080	1.003	\$ 10,051,400	4.02%		
X	R-570	PLYMOUTH PARK WEST CONDOS	1.770	2,295,800	25	3	12.0%	183700	46840	1.770	\$ 2,390,800	4.14%	1.770	
X	R-580	PLYMOUTH SQUARE & TONQUISH CONDOS	1.050	1,933,900	40	5	12.5%	96700	24660	1.045	\$ 1,998,100	3.32%	1.045	
X	R-590	PLYMOUTH TRAIL/CASA GRANDE CONDOS	1.300	4,069,200	32	3	9.4%	254300	64850	1.300	\$ 4,791,500	17.75%	1.300	
X	R-600	RIVEROAKS CONDOS	1.270	2,157,500	24	2	8.3%	179800	45850	1.069	\$ 2,185,700	1.31%	1.070	
X	R-610	ROYAL YORK CONDOS	0.950	1,379,500	11	2	18.2%	250800	63950	0.850	\$ 1,335,600	-3.18%	0.850	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD TO 4.1.2020
X	R-620	THE MEADOWS CONDOS	0.975	4,943,100	36	10	27.8%	274600	70020	0.975	\$ 5,407,600	9.40%	0.975	
X	R-630	TRAIL END CONDOS	MOVED TO 635-TRAIL END & HOME ON THE TRAIL CONDOS											
X	R-635	TRAIL END & HOME ON THE TRAIL CONDOS	0.900	1,084,400	12	4	33.3%	180700	46080	1.000	\$ 1,306,000	20.44%	1.000	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD TO 7.1.2023
X	R-640	WILLOW BROOK CONDOS	1.000	1,890,300	32	4	12.5%	118100	30120	0.990	\$ 1,943,600	2.82%	0.990	
X	R-650	YORKETOWNE/OLD VILLAGE CONDOS	1.000	2,469,900	22	3	13.6%	224500	57250	1.000	\$ 2,664,500	7.88%	1.000	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD TO 7.1.2023
X	R-680	MIDTOWN OF PLYMOUTH CONDO	1.200	2,539,000	23	6	26.1%	220800	56300	1.200	\$ 2,702,100	6.42%	1.200	
X	R-690	MAYFLOWER CENTRE CONDO-RES	1.365	6,217,100	11	2	18.2%	1130400	288250	1.500	\$ 7,312,500	17.62%	1.500	
X	R-700	CASSIDY PLACE CONDOS	1.025	4,730,500	31	4	12.9%	305200	77830	1.002	\$ 4,831,700	2.14%	1.000	
X	R-710	DAISY SQUARE TOWNHOMES	1.450 1.050	17,459,300	87	20	23.0%	401400	102360	1.158 0.959	\$ 16,948,600	-2.93%	1.160 0.960	
		2 STORY ALL ELSE												
X	R-720	DAISY SQUARE LOFTS	1.250 1.200	9,077,400	69	5	7.2%	263100	67090	1.222 1.002	\$ 9,248,900	1.89%	1.220 1.000	
		ALL ELSE GARAGE (CONDO E)												

R-030**BIRCH ESTATES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 04 0005 000	560 ROSS	11/18/2021	\$349,000	PTA	03-ARM'S LENGTH	\$349,000
011 04 0011 000	440 ROSS	05/14/2021	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
011 04 0020 000	575 BYRON	08/08/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
011 04 0022 000	595 BYRON	07/23/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000
011 04 0028 000	655 BYRON	08/04/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 04 0042 000	580 BYRON	05/28/2021	\$335,000	PTA	03-ARM'S LENGTH	\$335,000
011 04 0047 000	520 BYRON	03/08/2022	\$580,000	PTA	03-ARM'S LENGTH	\$580,000
011 04 0052 000	585 SIMPSON	12/15/2021	\$552,000	PTA	03-ARM'S LENGTH	\$552,000
8 Totals:			\$3,271,000			\$3,271,000

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 04 0017 000	545 BYRON	08/05/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$149,600	42.87	\$361,691	\$81,399	\$267,601	23%
\$203,400	45.20	\$490,271	\$145,614	\$304,386	32%
\$164,500	42.73	\$382,269	\$103,967	\$281,033	27%
\$159,500	49.84	\$384,793	\$106,160	\$213,840	33%
\$126,400	42.13	\$330,179	\$77,913	\$222,087	26%
\$160,500	47.91	\$388,105	\$88,304	\$246,696	26%
\$166,800	28.76	\$471,814	\$93,766	\$486,234	16%
\$190,800	34.57	\$491,391	\$98,424	\$453,576	18%
\$1,321,500		\$3,300,513		\$2,475,453	25%
Sale. Ratio =>	40.40				
Std. Dev. =>	6.95				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$172,800	57.60	\$402,023	\$123,780	\$176,220	41%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$186,861	1.432	1,152	\$232.29	'R-030	2.1878
\$229,771	1.325	1,838	\$165.61	'R-030	12.9227
\$185,681	1.514	1,138	\$246.95	'R-030	5.9562
\$185,776	1.151	1,136	\$188.24	'R-030	30.2900
\$168,207	1.320	1,040	\$213.55	'R-030	13.3644
\$199,867	1.234	1,274	\$193.64	'R-030	21.9663
\$252,597	1.925	2,040	\$238.35	'R-030	47.0976
\$262,071	1.731	1,636	\$277.25	'R-030	27.6773
\$1,670,831			\$219.48		2.7606
E.C.F. =>	1.482		Std. Deviation=>	0.261044302	
Ave. E.C.F. =>	1.454		Ave. Variance=>	20.1828	Coefficient of Var=>

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$185,495	0.950	1,110	\$158.76	'R-030	50.3965

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.00 STORY		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76
QUAD/TRI-LEVEL		BIRCH ESTATES	401	76
1.00 STORY		BIRCH ESTATES	401	76

13.88122451

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.00 STORY		BIRCH ESTATES	401	76

R-040

BROOKVIEW & MAPLECROFT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 02 0007 002	856 COOLIDGE	01/12/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000
011 02 0050 000	627 BURROUGHS	02/04/2022	\$880,000	PTA	03-ARM'S LENGTH	\$880,000
011 02 0076 000	1052 HARDING	11/12/2021	\$464,900	PTA	03-ARM'S LENGTH	\$464,900
011 02 0082 000	1029 ROOSEVELT	06/03/2022	\$675,000	PTA	03-ARM'S LENGTH	\$675,000
011 02 0085 000	963 ROOSEVELT	02/02/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000
011 03 0034 000	1182 ROOSEVELT	03/15/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
6 Totals:			\$3,234,900			\$3,234,900

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 02 0025 000	660 BURROUGHS	04/29/2021	\$440,000	PTA	03-ARM'S LENGTH	\$440,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$204,800	50.57	\$486,766	\$150,000	\$255,000	37%
\$284,900	32.38	\$690,770	\$123,850	\$756,150	14%
\$236,700	50.91	\$552,111	\$121,506	\$343,394	26%
\$259,400	38.43	\$588,623	\$121,506	\$553,494	18%
\$236,500	50.32	\$535,835	\$124,379	\$345,621	26%
\$135,600	39.88	\$314,418	\$97,078	\$242,922	29%
\$1,357,900		\$3,168,523		\$2,496,581	25%
Sale. Ratio =>	41.98				
Std. Dev. =>	7.92				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$229,500	52.16	\$535,654	\$156,594	\$283,406	36%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$210,478	1.212	1,172	\$217.58	'R-040	41.8727	1.00 STORY
\$350,371	2.158	2,944	\$256.84	'R-040	52.7886	1.75 STORY
\$265,131	1.295	1,851	\$185.52	'R-040	33.5068	2.00 STORY
\$287,951	1.922	2,077	\$266.49	'R-040	29.1927	2.00 STORY
\$253,241	1.365	1,899	\$182.00	'R-040	26.5464	1.75 STORY
\$132,766	1.830	930	\$261.21	'R-040	19.9446	1.25 STORY
\$1,499,938			\$228.27		3.4202	
E.C.F. =>	1.664		Std. Deviation=>	0.39031719		
Ave. E.C.F. =>	1.630		Ave. Variance=>	33.9753	Coefficient of Var=>	20.84048178

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$239,673	1.182	1,960	\$144.59	'R-040	44.7785	2.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	BROOKVIEW & MAPLECROFT HOMES	401	79
	BROOKVIEW & MAPLECROFT HOMES	401	79
	BROOKVIEW & MAPLECROFT HOMES	401	73
	BROOKVIEW & MAPLECROFT HOMES	401	79
	BROOKVIEW & MAPLECROFT HOMES	401	73
	BROOKVIEW & MAPLECROFT HOMES	401	73

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	BROOKVIEW & MAPLECROFT HOMES	401	73

R-060**CENTRAL OLDER HOMES**

100-91% Good

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 07 0685 000	412 W ANN ARBOR TRL	10/14/2022	\$982,000	PTA	03-ARM'S LENGTH
006 12 0829 301	302 MAPLE	07/15/2022	\$955,000	PTA	03-ARM'S LENGTH
2 Totals:			\$1,937,000		

90-0% Good

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 04 0025 002	195 S UNION	02/07/2023	\$389,900	PTA	03-ARM'S LENGTH
006 07 0676 002	508 ROE	08/31/2021	\$480,000	PTA	03-ARM'S LENGTH
006 10 0724 000	452 MAPLE	06/30/2022	\$480,000	PTA	03-ARM'S LENGTH
006 10 0764 001	673 WING	08/09/2021	\$282,000	PTA	03-ARM'S LENGTH
006 10 0771 000	693 MAPLE	11/18/2021	\$830,000	PTA	03-ARM'S LENGTH
006 10 0779 000	592 KELLOGG	01/20/2023	\$560,000	PTA	03-ARM'S LENGTH
006 11 0027 000	741 KELLOGG	11/01/2021	\$300,000	PTA	03-ARM'S LENGTH
006 11 0041 000	709 HARDING	08/03/2021	\$765,000	PTA	03-ARM'S LENGTH
006 12 0796 000	529 KELLOGG	07/29/2022	\$505,000	PTA	03-ARM'S LENGTH
006 12 0814 005	585 HAMILTON	01/31/2022	\$460,000	WD	03-ARM'S LENGTH
006 13 0019 000	353 JOY	12/22/2021	\$327,750	PTA	03-ARM'S LENGTH
006 14 0005 000	599 VIRGINIA	03/24/2022	\$310,000	PTA	03-ARM'S LENGTH
006 14 0022 000	237 MAPLE	05/21/2021	\$326,000	PTA	03-ARM'S LENGTH
007 02 0881 002	173 E ANN ARBOR TRL	10/27/2022	\$370,000	PTA	03-ARM'S LENGTH
007 02 0882 000	191 E ANN ARBOR TRL	06/16/2021	\$315,000	PTA	03-ARM'S LENGTH
15 Totals:			\$6,700,650		

RESALE IN SAME PERIOD - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 07 0685 000	412 W ANN ARBOR TRL	04/29/2021	\$765,000	PTA	03-ARM'S LENGTH
006 07 0699 301	288 W ANN ARBOR TRL	10/19/2021	\$860,000	PTA	03-ARM'S LENGTH
007 02 0881 002	173 E ANN ARBOR TRL	10/21/2021	\$305,000	PTA	03-ARM'S LENGTH
006 13 0009 000	580 FAIRGROUND	01/04/2022	\$250,000	PTA	03-ARM'S LENGTH
006 14 0006 301	585 VIRGINIA	11/12/2021	\$370,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$982,000	\$389,100	39.62	\$934,793	\$86,934	\$895,066
\$955,000	\$361,600	37.86	\$825,111	\$74,305	\$880,695
\$1,937,000	\$750,700		\$1,759,904		\$1,775,761
	Sale. Ratio =>	38.76			
	Std. Dev. =>	1.24			

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$389,900	\$180,100	46.19	\$405,780	\$38,652	\$351,248
\$480,000	\$226,900	47.27	\$521,326	\$59,477	\$420,523
\$480,000	\$161,200	33.58	\$379,112	\$84,844	\$395,156
\$282,000	\$161,600	57.30	\$367,041	\$67,791	\$214,209
\$830,000	\$304,000	36.63	\$906,170	\$95,777	\$734,223
\$560,000	\$245,200	43.79	\$551,873	\$61,559	\$498,441
\$300,000	\$146,900	48.97	\$328,498	\$85,090	\$214,910
\$765,000	\$305,700	39.96	\$700,023	\$83,891	\$681,109
\$505,000	\$168,500	33.37	\$384,863	\$55,330	\$449,670
\$460,000	\$198,100	43.07	\$450,144	\$82,885	\$377,115
\$327,750	\$167,900	51.23	\$379,429	\$76,058	\$251,692
\$310,000	\$157,800	50.90	\$356,647	\$72,413	\$237,587
\$326,000	\$145,100	44.51	\$326,975	\$66,217	\$259,783
\$370,000	\$182,300	49.27	\$401,592	\$102,361	\$267,639
\$315,000	\$155,200	49.27	\$344,514	\$101,506	\$213,494
\$6,700,650	\$2,906,500		\$6,803,987		\$5,566,799
	Sale. Ratio =>	43.38			
	Std. Dev. =>	6.82			

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$765,000	\$378,200	49.44	\$934,793	\$86,934	\$678,066
\$860,000	\$453,700	52.76	\$1,064,853	\$92,103	\$767,897
\$305,000	\$179,600	58.89	\$401,592	\$102,361	\$202,639
\$250,000	\$151,100	60.44	\$481,228	\$77,737	\$172,263
\$370,000	\$155,600	42.05	\$364,382	\$77,570	\$292,430

% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
9%	\$459,544	1.948	2,836	\$315.61	'R-060	10.8231
8%	\$406,940	2.164	2,797	\$314.87	'R-060	10.8231
8%	\$866,484			\$315.24		0.6571
	E.C.F. =>	2.049		Std. Deviation=>	0.153062018	
	Ave. E.C.F. =>	2.056		Ave. Variance=>	10.8231	Coefficient of Var=>

% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
10%	\$170,757	2.057	1,440	\$243.92	'R-060	4.4707
12%	\$214,813	1.958	1,777	\$236.65	'R-060	14.4088
18%	\$136,868	2.887	1,439	\$274.60	'R-060	78.5420
24%	\$139,186	1.539	1,521	\$140.83	'R-060	56.2699
12%	\$376,926	1.948	3,700	\$198.44	'R-060	15.3788
11%	\$228,053	2.186	2,099	\$237.47	'R-060	8.3925
28%	\$113,213	1.898	1,062	\$202.36	'R-060	20.3432
11%	\$286,573	2.377	3,232	\$210.74	'R-060	27.5026
11%	\$153,271	2.934	1,116	\$402.93	'R-060	83.2111
18%	\$170,818	2.208	1,440	\$261.89	'R-060	10.5989
23%	\$141,102	1.784	1,067	\$235.89	'R-060	31.7953
23%	\$132,201	1.797	1,092	\$217.57	'R-060	30.4547
20%	\$121,282	2.142	1,144	\$227.08	'R-060	4.0263
28%	\$139,177	1.923	1,152	\$232.33	'R-060	17.8700
32%	\$113,026	1.889	1,226	\$174.14	'R-060	21.2819
19%	\$2,637,266			\$233.12		0.9110
	E.C.F. =>	2.111		Std. Deviation=>	0.385479852	
	Ave. E.C.F. =>	2.102		Ave. Variance=>	28.3031	Coefficient of Var=>

% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
11%	\$459,544	1.476	2,836	\$239.09	'R-060	48.2104
11%	\$527,235	1.456	3,595	\$213.60	'R-060	#REF!
34%	\$139,177	1.456	1,152	\$175.90	'R-060	145.5981
31%	\$187,670	0.918	1,398	\$123.22	'R-060	118.3808
21%	\$286,812	1.020	1,576	\$185.55	'R-060	108.2124

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.00 STORY		CENTRAL OLDER HOMES	401	97
2.00 STORY		CENTRAL OLDER HOMES	401	96

5.264271466

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.00 STORY		CENTRAL OLDER HOMES	401	68
2.00 STORY		CENTRAL OLDER HOMES	401	74
1.25 STORY		CENTRAL OLDER HOMES	401	52
1.25 STORY		CENTRAL OLDER HOMES	401	61
2.00 STORY		CENTRAL OLDER HOMES	401	64
2.00 STORY		CENTRAL OLDER HOMES	401	77
1.00 STORY		CENTRAL OLDER HOMES	401	67
1.00 STORY		CENTRAL OLDER HOMES	401	66
2.00 STORY		CENTRAL OLDER HOMES	401	72
1.75 STORY		CENTRAL OLDER HOMES	401	76
1.00 STORY		CENTRAL OLDER HOMES	401	71
1.00 STORY		CENTRAL OLDER HOMES	401	72
1.25 STORY		CENTRAL OLDER HOMES	401	61
1.00 STORY		CENTRAL OLDER HOMES	401	62
1.75 STORY		CENTRAL OLDER HOMES	401	58

13.46669763

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.00 STORY		CENTRAL OLDER HOMES	401	97
2.00 STORY		CENTRAL OLDER HOMES	401	97
1.00 STORY		CENTRAL OLDER HOMES	401	62
1.50 STORY		CENTRAL OLDER HOMES	401	74
1.00 STORY		CENTRAL OLDER HOMES	401	86

R-100**FRED GARLING/PARK ENTRANCE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 03 0049 000	340 PARKVIEW	11/12/2021	\$332,500	PTA	03-ARM'S LENGTH	\$332,500
007 03 0062 000	600 PARKVIEW	11/28/2022	\$289,900	PTA	03-ARM'S LENGTH	\$289,900
007 03 0066 000	680 PARKVIEW	11/29/2022	\$252,500	PTA	03-ARM'S LENGTH	\$252,500
007 03 0066 000	680 PARKVIEW	07/28/2021	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
007 03 0070 000	760 PARKVIEW	10/20/2021	\$234,900	PTA	03-ARM'S LENGTH	\$234,900
007 03 0071 000	780 PARKVIEW	09/30/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000
007 03 0077 000	195 GARLING	10/17/2022	\$258,000	PTA	03-ARM'S LENGTH	\$258,000
007 03 0090 000	505 PARKVIEW	03/23/2022	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
007 04 0045 000	225 RIVER OAKS	09/17/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
007 04 0046 000	450 LINDSAY	04/04/2022	\$240,000	PTA	03-ARM'S LENGTH	\$240,000
10 Totals:			\$2,727,800			\$2,727,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$146,200	43.97	\$368,964	\$67,763	\$264,737	20%
\$110,700	38.19	\$269,498	\$65,573	\$224,327	23%
\$106,700	42.26	\$259,249	\$52,888	\$199,612	21%
\$102,600	47.72	\$259,273	\$52,888	\$162,112	25%
\$95,600	40.70	\$241,771	\$55,387	\$179,513	24%
\$124,500	43.68	\$303,459	\$74,684	\$210,316	26%
\$121,500	47.09	\$294,585	\$57,798	\$200,202	22%
\$91,600	29.55	\$231,671	\$54,213	\$255,787	17%
\$132,000	42.58	\$310,272	\$64,789	\$245,211	21%
\$124,000	51.67	\$284,674	\$65,451	\$174,549	27%
\$1,155,400		\$2,823,416		\$2,116,366	23%
Sale. Ratio =>	42.36				
Std. Dev. =>	6.01				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$187,361	1.413	1,716	\$154.28	'R-100	14.8150
\$126,536	1.773	1,334	\$168.16	'R-100	21.1703
\$128,246	1.556	952	\$209.68	'R-100	0.4651
\$128,246	1.264	952	\$170.29	'R-100	29.7058
\$115,703	1.551	1,072	\$167.46	'R-100	0.9630
\$141,923	1.482	998	\$210.74	'R-100	7.9226
\$147,253	1.360	1,080	\$185.37	'R-100	20.1550
\$110,141	2.322	1,080	\$236.84	'R-100	76.1231
\$152,595	1.607	1,300	\$188.62	'R-100	4.5812
\$136,085	1.283	918	\$190.14	'R-100	27.8481
\$1,374,089			\$188.16		2.0933
E.C.F. =>	1.540		Std. Deviation=>	0.309326697	
Ave. E.C.F. =>	1.561		Ave. Variance=>	20.3749	Coefficient of Var=>

Building Style	Other Parcels in Sale	Land Table	Property Class
2.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401
1.25 STORY		FRED GARLING/PARK ENTRANCE	401
1.25 STORY		FRED GARLING/PARK ENTRANCE	401
QUAD/TRI-LEVEL		FRED GARLING/PARK ENTRANCE	401
1.00 STORY		FRED GARLING/PARK ENTRANCE	401

13.05140774

Building Depr.

68

68

68

68

68

68

68

68

74

74

R-110**HOLBROOK & ROSE HOMES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
004 03 0005 000	292 N HOLBROOK	01/14/2022	\$347,000	PTA	03-ARM'S LENGTH
004 03 0006 000	276 N HOLBROOK	07/28/2021	\$375,000	PTA	03-ARM'S LENGTH
004 04 0012 002	225 N HOLBROOK	11/17/2022	\$595,000	PTA	03-ARM'S LENGTH
005 01 0396 000	183 ROSE	04/12/2021	\$277,000	PTA	03-ARM'S LENGTH
005 01 0408 000	201 N MILL	07/15/2022	\$280,000	PTA	03-ARM'S LENGTH
005 01 0422 300	172 N MILL	01/18/2022	\$445,000	PTA	19-MULTI PARCEL ARM'S LENGTH
6 Totals:			\$2,319,000		

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
005 01 0372 000	197 AMELIA	08/24/2021	\$349,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$347,000	\$136,100	39.22	\$332,044	\$86,190	\$260,810	25%
\$375,000	\$129,200	34.45	\$385,386	\$87,659	\$287,341	23%
\$595,000	\$302,600	50.86	\$727,712	\$122,303	\$472,697	21%
\$277,000	\$124,500	44.95	\$304,198	\$84,893	\$192,107	31%
\$280,000	\$108,200	38.64	\$254,125	\$78,930	\$201,070	28%
\$445,000	\$165,900	37.28	\$348,333	\$88,491	\$356,509	20%
\$2,319,000	\$966,500		\$2,351,798		\$1,770,534	25%
	Sale. Ratio =>	41.68				
	Std. Dev. =>	5.97				

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$349,000	\$199,800	57.25	\$530,214	\$81,452	\$267,548	23%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$159,428	1.636	1,218	\$214.13	'R-110	1.5462	1.25 STORY
\$191,331	1.502	1,360	\$211.28	'R-110	14.9573	1.50 STORY
\$383,096	1.234	2,914	\$162.22	'R-110	41.7487	2.00 STORY
\$142,710	1.346	1,157	\$166.04	'R-110	30.5238	1.00 STORY
\$115,401	1.742	1,168	\$172.15	'R-110	9.0986	1.25 STORY
\$145,624	2.448	1,841	\$193.65	'R-110	79.6774	2.00 STORY
\$1,137,590			\$186.58		9.4983	
E.C.F. =>	1.556		Std. Deviation=>	0.432019354		
Ave. E.C.F. =>	1.651		Ave. Variance=>	29.5920	Coefficient of Var=>	17.91962765

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$283,993	0.942	1,694	\$157.94	'R-110	94.2094	2.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	HOLBROOK & ROSE HOMES	401	67
	HOLBROOK & ROSE HOMES	401	69
	HOLBROOK & ROSE HOMES	401	85
	HOLBROOK & ROSE HOMES	401	71
	HOLBROOK & ROSE HOMES	401	56
005 01 0423 301	HOLBROOK & ROSE HOMES	401	62

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	HOLBROOK & ROSE HOMES	401	94

R-120**HOUGH PARK PROPERTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
009 02 0044 000	1354 ELM	03/24/2022	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000
009 02 0144 000	576 S EVERGREEN	06/23/2021	\$800,000	PTA	03-ARM'S LENGTH	\$800,000
009 09 0192 000	1325 ELM	10/22/2021	\$740,000	PTA	03-ARM'S LENGTH	\$740,000
009 09 0193 000	1339 ELM	08/18/2022	\$740,000	PTA	03-ARM'S LENGTH	\$740,000
009 09 0215 000	1470 LINDEN	03/17/2023	\$850,000	PTA	03-ARM'S LENGTH	\$850,000
009 09 0216 000	1440 LINDEN	05/17/2021	\$775,000	PTA	03-ARM'S LENGTH	\$775,000
009 09 0225 000	1321 LINDEN	01/19/2023	\$635,000	PTA	03-ARM'S LENGTH	\$635,000
009 13 0002 000	1230 SHERIDAN	06/24/2022	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000
8 Totals:			\$6,880,000			\$6,880,000

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
009 99 0002 000	1490 MAPLE	05/19/2022	\$705,000	PTA	03-ARM'S LENGTH	\$705,000
009 09 0204 000	1320 WOODLAND PL	05/21/2021	\$725,000	PTA	03-ARM'S LENGTH	\$725,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$505,000	40.73	\$1,190,578	\$222,239	\$1,017,761	18%
\$352,000	44.00	\$786,809	\$200,887	\$599,113	25%
\$338,500	45.74	\$753,591	\$208,043	\$531,957	28%
\$332,300	44.91	\$767,564	\$207,858	\$532,142	28%
\$437,400	51.46	\$971,516	\$203,088	\$646,912	24%
\$428,200	55.25	\$838,902	\$234,546	\$540,454	30%
\$317,400	49.98	\$698,340	\$185,143	\$449,857	29%
\$450,600	40.96	\$1,069,880	\$146,049	\$953,951	13%
\$3,161,400		\$7,077,180		\$5,272,147	24%
Sale. Ratio =>	45.95				
Std. Dev. =>	5.16				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$406,500	57.66	\$913,559	\$210,870	\$494,130	30%
\$365,000	50.34	\$817,797	\$206,026	\$518,974	28%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$534,993	1.902	3,427	\$296.98	'R-120	17.2765	1.00 STORY
\$323,713	1.851	2,120	\$282.60	'R-120	12.1137	1.00 STORY
\$301,407	1.765	2,070	\$256.98	'R-120	3.5296	2.00 STORY
\$309,229	1.721	1,714	\$310.47	'R-120	0.8750	1.00 STORY
\$424,545	1.524	2,823	\$229.16	'R-120	20.5840	1.00 STORY
\$333,898	1.619	4,741	\$114.00	'R-120	11.0997	2.00 STORY
\$283,534	1.587	2,200	\$204.48	'R-120	14.3010	2.00 STORY
\$510,403	1.869	3,326	\$286.82	'R-120	13.9398	1.50 STORY
\$3,021,722			\$247.69		1.5132	
E.C.F. =>	1.745		Std. Deviation=>	0.141632435		
Ave. E.C.F. =>	1.730		Ave. Variance=>	11.7149	Coefficient of Var=>	6.773119358

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$388,225	1.273	2,600	\$190.05	'R-120	127.2793	2.00 STORY
\$337,995	1.535	2,082	\$249.27	'R-120	19.4168	1.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	HOUGH PARK PROPERTIES	401	77
	HOUGH PARK PROPERTIES	401	71
	HOUGH PARK PROPERTIES	401	74
	HOUGH PARK PROPERTIES	401	70
	HOUGH PARK PROPERTIES	401	81
	HOUGH PARK PROPERTIES	401	98
	HOUGH PARK PROPERTIES	401	71
	HOUGH PARK PROPERTIES	401	88

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	HOUGH PARK PROPERTIES	401	80
	HOUGH PARK PROPERTIES	401	80

R-130**LOWER TOWN/OLD VILLAGE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002 01 0574 001	1101 N MILL	10/07/2021	\$137,700	PTA	03-ARM'S LENGTH	\$137,700
002 01 0587 001	958 STARKWEATHER	09/27/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
002 01 0593 000	253 W PEARL	05/02/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000
003 01 0524 000	259 E PEARL	11/24/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
003 01 0532 000	1032 N HOLBROOK	04/21/2021	\$940,000	PTA	03-ARM'S LENGTH	\$940,000
003 01 0554 000	1040 N MILL	04/14/2021	\$294,000	PTA	03-ARM'S LENGTH	\$294,000
004 01 0454 000	291 E LIBERTY	04/28/2021	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
004 01 0457 301	784 N HOLBROOK	10/25/2021	\$269,610	PTA	03-ARM'S LENGTH	\$269,610
004 01 0462 302	797 N HOLBROOK	03/16/2022	\$630,000	PTA	03-ARM'S LENGTH	\$630,000
004 01 0474 000	790 N MILL	02/28/2022	\$151,000	PTA	03-ARM'S LENGTH	\$151,000
005 03 0081 000	308 FARMER	12/03/2021	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
005 05 0004 000	297 W LIBERTY	09/09/2022	\$185,888	PTA	03-ARM'S LENGTH	\$185,888
005 05 0017 000	304 W LIBERTY	02/15/2022	\$383,000	PTA	03-ARM'S LENGTH	\$383,000
005 05 0053 000	328 FARMER	02/24/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
005 07 0033 000	405 STARKWEATHER	11/05/2021	\$295,000	PTA	03-ARM'S LENGTH	\$295,000
15 Totals:			\$4,916,198			\$4,916,198

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002 01 0574 002	1103 N MILL	03/10/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$62,000	45.03	\$140,793	\$49,852	\$87,848	36%
\$89,600	38.13	\$198,525	\$45,012	\$189,988	19%
\$112,300	56.15	\$252,945	\$109,807	\$90,193	55%
\$97,300	37.42	\$198,366	\$70,827	\$189,173	27%
\$368,100	39.16	\$852,795	\$125,937	\$814,063	13%
\$134,800	45.85	\$304,875	\$79,960	\$214,040	27%
\$104,200	49.62	\$237,192	\$97,295	\$112,705	46%
\$113,000	41.91	\$254,644	\$53,434	\$216,176	20%
\$309,600	49.14	\$654,188	\$51,098	\$578,902	8%
\$67,500	44.70	\$154,017	\$55,270	\$95,730	37%
\$151,900	33.76	\$441,806	\$66,144	\$383,856	15%
\$110,300	59.34	\$245,107	\$65,415	\$120,473	35%
\$176,400	46.06	\$398,766	\$72,463	\$310,537	19%
\$101,500	36.91	\$226,830	\$76,429	\$198,571	28%
\$131,800	44.68	\$297,210	\$54,092	\$240,908	18%
\$2,130,300		\$4,858,059		\$3,843,163	\$0
Sale. Ratio =>	43.33				
Std. Dev. =>	7.11				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$139,200	63.27	\$319,930	\$157,318	\$62,682	72%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$54,949	1.599	485	\$181.13	'R-130	7.3176	1.00 STORY
\$92,757	2.048	1,026	\$185.17	'R-130	37.6339	1.50 STORY
\$86,488	1.043	1,034	\$87.23	'R-130	62.9056	1.00 STORY
\$77,062	2.455	872	\$216.94	'R-130	78.2921	1.50 STORY
\$439,189	1.854	2,773	\$293.57	'R-130	18.1665	2.00 STORY
\$135,900	1.575	1,677	\$127.63	'R-130	9.6913	1.50 STORY
\$84,529	1.333	1,173	\$96.08	'R-130	33.8565	2.00 STORY
\$121,577	1.778	1,550	\$139.47	'R-130	10.6205	2.00 STORY
\$364,404	1.589	2,396	\$241.61	'R-130	8.3268	2.00 STORY
\$59,665	1.604	528	\$181.31	'R-130	6.7436	1.00 STORY
\$226,986	1.691	1,610	\$238.42	'R-130	1.9205	1.50 STORY
\$108,575	1.110	866	\$139.11	'R-130	56.2311	1.00 STORY
\$197,161	1.575	1,457	\$213.13	'R-130	9.6852	1.25 STORY
\$90,876	2.185	768	\$258.56	'R-130	51.3182	1.00 STORY
\$146,899	1.640	1,543	\$156.13	'R-130	3.1938	2.00 STORY
\$2,287,017			\$183.70		0.8531	
E.C.F. =>	1.680		Std. Deviation=>	0.370883398		
Ave. E.C.F. =>	1.672		Ave. Variance=>	26.3936	Coefficient of Var=>	15.78661103

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$98,254	0.638	832	\$75.34	'R-130	63.7959	1.25 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LOWER TOWN/OLD VILLAGE-RES	401	66
	LOWER TOWN/OLD VILLAGE-RES	401	61
	LOWER TOWN/OLD VILLAGE-RES	401	56
	LOWER TOWN/OLD VILLAGE-RES	401	51
	LOWER TOWN/OLD VILLAGE-RES	401	96
	LOWER TOWN/OLD VILLAGE-RES	401	56
	LOWER TOWN/OLD VILLAGE-RES	401	51
	LOWER TOWN/OLD VILLAGE-RES	401	56
	LOWER TOWN/OLD VILLAGE-RES	401	89
	LOWER TOWN/OLD VILLAGE-RES	401	61
	LOWER TOWN/OLD VILLAGE-RES	401	66
	LOWER TOWN/OLD VILLAGE-RES	401	61
	LOWER TOWN/OLD VILLAGE-RES	401	66
	LOWER TOWN/OLD VILLAGE-RES	401	56
	LOWER TOWN/OLD VILLAGE-RES	401	61

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LOWER TOWN/OLD VILLAGE-RES	401	66

R-150**NEW ENGLAND**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 01 0007 000	529 N SHELDON	10/12/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
012 01 0020 000	500 PROVINCETOWN	08/23/2022	\$299,900	PTA	03-ARM'S LENGTH	\$299,900
012 01 0039 000	549 PROVINCETOWN	07/26/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
012 01 0046 000	1553 LEXINGTON	06/29/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
012 02 0004 000	1767 LEXINGTON	06/16/2022	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
012 02 0007 000	1799 LEXINGTON	03/31/2022	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
012 02 0010 000	477 LEICESTER	03/22/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000
012 02 0014 000	565 LEICESTER	11/30/2022	\$416,000	PTA	03-ARM'S LENGTH	\$416,000
012 02 0026 000	1740 NANTUCKET	06/04/2021	\$365,000	PTA	03-ARM'S LENGTH	\$365,000
012 02 0049 000	1767 NANTUCKET	11/18/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
012 02 0057 000	1684 GLOUCESTER	06/24/2021	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
012 02 0058 000	1670 GLOUCESTER	05/17/2022	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
012 02 0067 000	1641 GLOUCESTER	10/23/2021	\$378,000	PTA	03-ARM'S LENGTH	\$378,000
012 02 0069 000	1669 GLOUCESTER	11/10/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
012 02 0079 000	1628 OLD SALEM	04/15/2021	\$445,000	PTA	03-ARM'S LENGTH	\$445,000
012 02 0081 000	1600 OLD SALEM	05/03/2021	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
012 02 0098 000	1767 GLOUCESTER	09/23/2022	\$425,000	PTA	03-ARM'S LENGTH	\$425,000
012 02 0120 000	1627 LEXINGTON	04/15/2022	\$375,000	PTA	03-ARM'S LENGTH	\$375,000
012 02 0123 000	1669 LEXINGTON	06/29/2022	\$445,000	PTA	03-ARM'S LENGTH	\$445,000
19 Totals:			\$7,134,900			\$7,134,900

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 01 0004 000	619 N SHELDON	01/24/2022	\$275,000	PTA	03-ARM'S LENGTH	\$275,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$128,300	41.39	\$292,342	\$69,282	\$240,718	22%
\$131,700	43.91	\$292,647	\$69,592	\$230,308	23%
\$132,200	44.07	\$293,603	\$69,282	\$230,718	23%
\$138,600	42.00	\$307,743	\$74,816	\$255,184	23%
\$199,200	44.27	\$445,257	\$83,540	\$366,460	19%
\$188,100	43.74	\$430,875	\$83,434	\$346,566	19%
\$151,200	53.81	\$345,351	\$76,448	\$204,552	27%
\$175,600	42.21	\$391,496	\$74,750	\$341,250	18%
\$179,100	49.07	\$410,853	\$74,750	\$290,250	20%
\$173,600	45.09	\$386,755	\$78,627	\$306,373	20%
\$168,900	44.45	\$382,070	\$82,027	\$297,973	22%
\$172,600	46.65	\$384,930	\$78,318	\$291,682	21%
\$195,200	51.64	\$430,063	\$75,489	\$302,511	20%
\$165,700	44.78	\$379,865	\$69,452	\$300,548	19%
\$184,800	41.53	\$424,522	\$75,760	\$369,240	17%
\$167,000	43.95	\$379,724	\$74,446	\$305,554	20%
\$169,700	39.93	\$378,761	\$67,753	\$357,247	16%
\$171,300	45.68	\$381,896	\$72,632	\$302,368	19%
\$177,000	39.78	\$394,418	\$77,733	\$367,267	17%
\$3,169,800		\$7,133,171		\$5,706,769	20%
Sale. Ratio =>	44.43				
Std. Dev. =>	3.65				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$153,300	55.75	\$350,922	\$71,028	\$203,972	26%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$195,666	1.230	1,112	\$216.47	'R-150	8.7019	1.00 STORY
\$195,662	1.177	1,065	\$216.25	'R-150	3.3841	1.00 STORY
\$196,772	1.173	1,044	\$220.99	'R-150	2.9284	1.00 STORY
\$204,321	1.249	1,128	\$226.23	'R-150	10.5707	1.00 STORY
\$317,295	1.155	2,218	\$165.22	'R-150	1.1720	2.00 STORY
\$304,772	1.137	2,199	\$157.60	'R-150	0.6098	2.00 STORY
\$235,879	0.867	1,385	\$147.69	'R-150	27.6040	1.00 STORY
\$277,847	1.228	1,891	\$180.46	'R-150	8.4964	2.00 STORY
\$294,827	0.984	1,603	\$181.07	'R-150	15.8754	1.00 STORY
\$270,287	1.134	1,870	\$163.84	'R-150	0.9720	2.00 STORY
\$263,195	1.132	1,900	\$156.83	'R-150	1.1092	2.00 STORY
\$268,957	1.084	1,587	\$183.79	'R-150	5.8737	1.00 STORY
\$311,029	0.973	2,174	\$139.15	'R-150	17.0617	2.00 STORY
\$272,292	1.104	1,728	\$173.93	'R-150	3.9459	1.00 STORY
\$305,931	1.207	2,199	\$167.91	'R-150	6.3709	2.00 STORY
\$267,787	1.141	1,891	\$161.58	'R-150	0.2196	2.00 STORY
\$272,814	1.309	1,833	\$194.90	'R-150	16.6259	2.00 STORY
\$271,284	1.115	1,893	\$159.73	'R-150	2.8649	2.00 STORY
\$277,793	1.322	1,891	\$194.22	'R-150	17.8859	2.00 STORY
\$5,004,410			\$179.36		0.2882	
E.C.F. =>	1.140		Std. Deviation=>	0.112643701		
Ave. E.C.F. =>	1.143		Ave. Variance=>	8.0143	Coefficient of Var=>	7.010259716

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$245,521	0.831	1,386	\$147.17	'R-150	83.0772	1.00 STORY

R-170**PARKLANE/ARBOR CROFT SUB**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010 07 0017 000	1298 BEECH	11/03/2021	\$457,000	PTA	03-ARM'S LENGTH	\$457,000
010 07 0036 000	1457 CAROL	08/26/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
010 07 0060 000	1377 BEECH	04/15/2022	\$390,000	PTA	03-ARM'S LENGTH	\$390,000
010 08 0011 000	1400 PALMER	08/24/2021	\$502,000	PTA	03-ARM'S LENGTH	\$502,000
4 Totals:			\$1,734,000			\$1,734,000

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010 08 0014 000	1448 PALMER	05/13/2022	\$715,000	PTA	03-ARM'S LENGTH	\$715,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$174,500	38.18	\$379,379	\$109,372	\$347,628	24%
\$198,900	51.66	\$427,313	\$119,016	\$265,984	31%
\$184,700	47.36	\$373,891	\$99,942	\$290,058	26%
\$187,100	37.27	\$443,805	\$111,816	\$390,184	22%
\$745,200		\$1,624,388		\$1,293,854	26%
Sale. Ratio =>	42.98				
Std. Dev. =>	7.04				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$221,400	30.97	\$505,016	\$127,562	\$587,438	18%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$192,862	1.802	2,016	\$172.43	'R-170	26.7954
\$220,212	1.208	1,417	\$187.71	'R-170	32.6662
\$195,677	1.482	1,238	\$234.30	'R-170	5.2185
\$237,135	1.645	1,746	\$223.47	'R-170	11.0893
\$845,886			\$204.48		0.4932
E.C.F. =>	1.530		Std. Deviation=>	0.253986777	
Ave. E.C.F. =>	1.535		Ave. Variance=>	18.9424	Coefficient of Var=>

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$269,610	2.179	1,944	\$302.18	'R-170	217.8844

Building Style	Other Parcels in Sale	Land Table	Property Class
QUAD/TRI-LEVEL		PARKLANE/ARBOR CROFT SUB	401
1.00 STORY		PARKLANE/ARBOR CROFT SUB	401
1.00 STORY		PARKLANE/ARBOR CROFT SUB	401
2.00 STORY		PARKLANE/ARBOR CROFT SUB	401

12.34418708

Building Style	Other Parcels in Sale	Land Table	Property Class
2.00 STORY		PARKLANE/ARBOR CROFT SUB	401

Building Depr.

61

71

73

73

Building Depr.

73

R-180

PENN/ANN ABROR TRAIL CORRIDOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 01 0053 000	1482 SHERIDAN	07/15/2021	\$600,000	PTA	03-ARM'S LENGTH
009 01 0057 000	1456 SHERIDAN	10/05/2022	\$490,000	PTA	03-ARM'S LENGTH
009 01 0063 000	1414 SHERIDAN	04/20/2021	\$465,000	PTA	03-ARM'S LENGTH
009 01 0076 002	1308 SHERIDAN	05/20/2021	\$525,000	PTA	03-ARM'S LENGTH
009 11 0238 000	1455 W ANN ARBOR TRL	02/10/2022	\$725,000	PTA	03-ARM'S LENGTH
009 99 0010 000	1325 W ANN ARBOR TRL	12/07/2022	\$1,275,000	PTA	03-ARM'S LENGTH
6 Totals:			\$4,080,000		

OUTLIER - SOLD PRIOR FOR MORE \$ IN AN APPRECIATING MARKTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 01 0076 002	1308 SHERIDAN	01/31/2023	\$429,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$600,000	\$342,400	57.07	\$723,256	\$199,764	\$400,236	33%
\$490,000	\$229,800	46.90	\$498,946	\$104,072	\$385,928	21%
\$465,000	\$197,800	42.54	\$424,085	\$92,833	\$372,167	20%
\$525,000	\$245,200	46.70	\$642,294	\$121,731	\$403,269	23%
\$725,000	\$374,400	51.64	\$797,638	\$194,174	\$530,826	27%
\$1,275,000	\$474,700	37.23	\$973,734	\$361,624	\$913,376	28%
\$4,080,000	\$1,864,300		\$4,059,953		\$3,005,802	25%
	Sale. Ratio =>	45.69				
	Std. Dev. =>	6.90				

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$429,000	\$249,300	58.11	\$642,294	\$121,731	\$307,269	28%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$249,281	1.606	2,500	\$160.09	'R-180	49.8607	2.00 STORY
\$188,035	2.052	1,218	\$316.85	'R-180	5.1742	1.25 STORY
\$157,739	2.359	1,164	\$319.73	'R-180	25.5216	1.25 STORY
\$247,887	1.627	1,727	\$233.51	'R-180	47.7343	1.00 STORY
\$287,363	1.847	2,160	\$245.75	'R-180	25.6937	2.00 STORY
\$291,480	3.134	1,788	\$510.84	'R-180	102.9412	2.00 STORY
\$1,421,785			\$297.80		0.9936	
E.C.F. =>	2.114		Std. Deviation=>	0.577924343		
Ave. E.C.F. =>	2.104		Ave. Variance=>	42.8209	Coefficient of Var=>	20.35052976

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$247,887	1.240	1,727	\$177.92	'R-180	123.9553	1.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	PENN/ANN ARBOR TRAIL CORRIDOR	401	66
	PENN/ANN ARBOR TRAIL CORRIDOR	401	66
	PENN/ANN ARBOR TRAIL CORRIDOR	401	70
	PENN/ANN ARBOR TRAIL CORRIDOR	401	71
	PENN/ANN ARBOR TRAIL CORRIDOR	401	74
	PENN/ANN ARBOR TRAIL CORRIDOR	401	71

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	PENN/ANN ARBOR TRAIL CORRIDOR	401	71

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S HARVEY ST CORRIDOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
009 07 0044 000	669 HERALD	04/08/2021	\$357,000	PTA	03-ARM'S LENGTH	\$357,000
009 07 0066 301	1167 MAPLE	02/03/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
009 07 0076 002	570 JENER	12/01/2021	\$339,000	PTA	03-ARM'S LENGTH	\$339,000
009 07 0078 002	590 JENER	09/30/2021	\$371,000	PTA	03-ARM'S LENGTH	\$371,000
009 07 0093 000	692 JENER	06/30/2021	\$375,000	PTA	03-ARM'S LENGTH	\$375,000
009 07 0094 000	698 JENER	06/01/2021	\$577,000	PTA	03-ARM'S LENGTH	\$577,000
009 07 0158 000	915 LINDEN	06/22/2021	\$785,000	PTA	03-ARM'S LENGTH	\$785,000
010 01 0010 000	889 FOREST	05/10/2021	\$1,295,000	PTA	03-ARM'S LENGTH	\$1,295,000
010 02 0010 000	1032 BEECH	06/30/2022	\$1,150,000	PTA	03-ARM'S LENGTH	\$1,150,000
010 02 0016 000	761 S HARVEY	10/13/2021	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
010 02 0020 000	774 S HARVEY	05/12/2021	\$297,000	PTA	03-ARM'S LENGTH	\$297,000
010 02 0020 000	774 S HARVEY	01/28/2022	\$309,000	PTA	03-ARM'S LENGTH	\$309,000
010 02 0027 000	1117 BEECH	01/06/2023	\$670,000	PTA	03-ARM'S LENGTH	\$670,000
010 03 0015 000	906 PALMER	01/27/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
010 03 0026 000	980 PALMER	09/30/2021	\$849,000	PTA	03-ARM'S LENGTH	\$849,000
010 03 0060 000	1133 SUTHERLAND	04/01/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000
010 03 0081 000	969 SUTHERLAND	03/04/2022	\$312,000	PTA	03-ARM'S LENGTH	\$312,000
010 03 0138 002	1085 CAROL	01/11/2022	\$325,000	PTA	03-ARM'S LENGTH	\$325,000
010 03 0145 000	1029 CAROL	10/31/2022	\$840,000	PTA	03-ARM'S LENGTH	\$840,000
010 04 0053 003	1133 S HARVEY	05/03/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
010 04 0087 000	1076 HARTSOUGH	08/05/2021	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
010 04 0090 000	1128 HARTSOUGH	04/02/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
010 04 0100 300	1117 PALMER	04/13/2022	\$890,500	PTA	03-ARM'S LENGTH	\$890,500
010 04 0103 000	1061 PALMER	05/25/2021	\$856,000	PTA	03-ARM'S LENGTH	\$856,000
010 04 0116 002	849 PALMER	09/02/2021	\$900,000	PTA	03-ARM'S LENGTH	\$900,000
010 05 0001 000	845 HARTSOUGH	12/01/2022	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
010 05 0013 000	1121 HARTSOUGH	04/29/2021	\$1,075,000	PTA	03-ARM'S LENGTH	\$1,075,000
010 05 0017 000	1190 ROSS	05/02/2022	\$710,000	PTA	03-ARM'S LENGTH	\$710,000
010 05 0038 000	881 ROSS	06/28/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
010 05 0070 000	844 SIMPSON	08/09/2021	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
010 05 0081 000	1312 S HARVEY	07/23/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000
010 06 0003 000	1251 ROSS	05/13/2022	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
010 06 0015 000	1340 ROSS	10/05/2021	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
010 06 0020 000	1250 ROSS	07/22/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000
010 06 0023 000	1251 HARTSOUGH	03/29/2022	\$386,000	PTA	03-ARM'S LENGTH	\$386,000
010 99 0005 000	798 S HARVEY	11/19/2021	\$855,000	PTA	03-ARM'S LENGTH	\$855,000
010 99 0006 000	1030 CAROL	07/15/2022	\$424,900	PTA	03-ARM'S LENGTH	\$424,900
010 99 0009 000	1134 CAROL	09/13/2022	\$750,000	PTA	03-ARM'S LENGTH	\$750,000
38 Totals:			\$21,582,400			\$21,582,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$116,300	32.58	\$266,809	\$80,568	\$276,432	23%
\$232,600	51.69	\$527,019	\$159,842	\$290,158	36%
\$141,400	41.71	\$322,856	\$89,504	\$249,496	26%
\$125,400	33.80	\$304,841	\$92,143	\$278,857	25%
\$171,300	45.68	\$398,532	\$81,330	\$293,670	22%
\$246,800	42.77	\$590,956	\$79,671	\$497,329	14%
\$337,700	43.02	\$897,663	\$206,767	\$578,233	26%
\$475,600	36.73	\$1,155,408	\$124,188	\$1,170,812	10%
\$389,800	33.90	\$888,586	\$106,313	\$1,043,687	9%
\$156,700	44.14	\$358,720	\$109,950	\$245,050	31%
\$129,700	43.67	\$251,570	\$105,298	\$191,702	35%
\$129,700	41.97	\$251,570	\$105,298	\$203,702	34%
\$267,700	39.96	\$603,983	\$153,824	\$516,176	23%
\$120,100	34.81	\$273,586	\$96,401	\$248,599	28%
\$368,000	43.35	\$835,757	\$103,473	\$745,527	12%
\$256,300	46.60	\$592,378	\$94,168	\$455,832	17%
\$137,500	44.07	\$314,406	\$94,168	\$217,832	30%
\$164,600	50.65	\$467,240	\$117,710	\$207,290	36%
\$362,200	43.12	\$813,059	\$100,641	\$739,359	12%
\$165,300	44.68	\$377,583	\$106,327	\$263,673	29%
\$126,700	35.69	\$290,675	\$98,000	\$257,000	28%
\$134,300	44.77	\$307,430	\$94,168	\$205,832	31%
\$283,900	31.88	\$676,275	\$97,491	\$793,009	11%
\$338,200	39.51	\$768,153	\$95,257	\$760,743	11%
\$386,200	42.91	\$940,062	\$111,119	\$788,881	12%
\$178,400	36.41	\$404,365	\$126,467	\$363,533	26%
\$408,600	38.01	\$979,713	\$153,194	\$921,806	14%
\$233,700	32.92	\$528,373	\$155,848	\$554,152	22%
\$196,400	36.71	\$456,235	\$124,519	\$410,481	23%
\$186,200	37.24	\$439,217	\$131,915	\$368,085	26%
\$155,800	39.05	\$375,999	\$119,332	\$279,668	30%
\$150,200	43.54	\$341,870	\$121,561	\$223,439	35%
\$126,900	37.32	\$509,333	\$123,820	\$216,180	36%
\$198,400	36.07	\$448,968	\$125,447	\$424,553	23%
\$146,100	37.85	\$336,345	\$125,064	\$260,936	32%
\$330,700	38.68	\$914,236	\$97,344	\$757,656	11%
\$179,000	42.13	\$408,099	\$94,420	\$330,480	22%
\$305,000	40.67	\$682,260	\$97,263	\$652,737	13%
\$8,559,400		\$20,300,130		\$17,282,587	23%
Sale. Ratio =>	39.66				
Std. Dev. =>	4.80				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$114,609	2.412	988	\$279.79	'R-250	61.4658
\$225,955	1.284	1,760	\$164.86	'R-250	51.3158
\$143,601	1.737	1,161	\$214.90	'R-250	5.9874
\$130,891	2.130	910	\$306.44	'R-250	33.3153
\$195,201	1.504	1,196	\$245.54	'R-250	29.2850
\$314,636	1.581	1,868	\$266.24	'R-250	21.6650
\$425,166	1.360	3,380	\$171.07	'R-250	43.7282
\$634,596	1.845	4,398	\$266.21	'R-250	4.7673
\$481,398	2.168	3,272	\$318.98	'R-250	37.0734
\$153,089	1.601	1,361	\$180.05	'R-250	19.6596
\$90,013	2.130	2,298	\$83.42	'R-250	33.2416
\$90,013	2.263	2,298	\$88.64	'R-250	46.5730
\$277,020	1.863	2,119	\$243.59	'R-250	6.6018
\$109,036	2.280	864	\$287.73	'R-250	48.2673
\$450,636	1.654	2,953	\$252.46	'R-250	14.2911
\$306,590	1.487	1,902	\$239.66	'R-250	31.0519
\$135,531	1.607	1,391	\$156.60	'R-250	19.0051
\$215,095	0.964	2,856	\$72.58	'R-250	83.3585
\$438,411	1.686	2,952	\$250.46	'R-250	11.0847
\$166,926	1.580	1,160	\$227.30	'R-250	21.7719
\$118,569	2.168	1,044	\$246.17	'R-250	37.0215
\$131,238	1.568	1,140	\$180.55	'R-250	22.8912
\$356,174	2.226	2,282	\$347.51	'R-250	42.9166
\$414,089	1.837	2,673	\$284.60	'R-250	3.9850
\$510,118	1.546	3,239	\$243.56	'R-250	25.0831
\$171,014	2.126	1,429	\$254.40	'R-250	32.8451
\$508,627	1.812	3,325	\$277.23	'R-250	1.5043
\$229,246	2.417	2,061	\$268.88	'R-250	61.9982
\$204,132	2.011	2,038	\$201.41	'R-250	21.3562
\$189,108	1.946	1,517	\$242.64	'R-250	14.9128
\$157,948	1.771	1,353	\$206.70	'R-250	2.6666
\$135,574	1.648	900	\$248.27	'R-250	14.9203
\$237,238	0.911	3,132	\$69.02	'R-250	88.6062
\$199,089	2.132	1,654	\$256.68	'R-250	33.5179
\$130,019	2.007	1,072	\$243.41	'R-250	20.9608
\$502,702	1.507	3,211	\$235.96	'R-250	29.0132
\$193,033	1.712	1,139	\$290.15	'R-250	8.5260
\$359,998	1.813	2,188	\$298.33	'R-250	1.5869
\$9,846,329			\$229.26		4.2068
E.C.F. =>	1.755		Std. Deviation=>	0.359608734	
Ave. E.C.F. =>	1.797		Ave. Variance=>	28.6269	Coefficient of Var=>

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.00 STORY		S HARVEY ST CORRIDOR	401	74
1.00 STORY		S HARVEY ST CORRIDOR	401	71
1.25 STORY		S HARVEY ST CORRIDOR	401	66
1.25 STORY		S HARVEY ST CORRIDOR	401	66
1.00 STORY		S HARVEY ST CORRIDOR	401	77
2.00 STORY		S HARVEY ST CORRIDOR	401	90
2.00 STORY		S HARVEY ST CORRIDOR	401	73
2.00 STORY		S HARVEY ST CORRIDOR	401	96
2.00 STORY		S HARVEY ST CORRIDOR	401	96
1.50 STORY		S HARVEY ST CORRIDOR	401	66
2.00 STORY		S HARVEY ST CORRIDOR	401	98
2.00 STORY		S HARVEY ST CORRIDOR	401	98
2.00 STORY		S HARVEY ST CORRIDOR	401	75
1.00 STORY		S HARVEY ST CORRIDOR	401	74
2.00 STORY		S HARVEY ST CORRIDOR	401	96
2.00 STORY		S HARVEY ST CORRIDOR	401	96
1.00 STORY		S HARVEY ST CORRIDOR	401	64
2.00 STORY		S HARVEY ST CORRIDOR	401	98
2.00 STORY		S HARVEY ST CORRIDOR	401	96
1.00 STORY		S HARVEY ST CORRIDOR	401	66
1.50 STORY		S HARVEY ST CORRIDOR	401	66
1.25 STORY		S HARVEY ST CORRIDOR	401	66
OVER 2.00 STORY		S HARVEY ST CORRIDOR	401	87
2.00 STORY		S HARVEY ST CORRIDOR	401	96
2.00 STORY		S HARVEY ST CORRIDOR	401	96
1.00 STORY		S HARVEY ST CORRIDOR	401	66
2.00 STORY		S HARVEY ST CORRIDOR	401	97
1.00 STORY		S HARVEY ST CORRIDOR	401	66
1.50 STORY		S HARVEY ST CORRIDOR	401	61
1.75 STORY		S HARVEY ST CORRIDOR	401	66
1.50 STORY		S HARVEY ST CORRIDOR	401	61
1.00 STORY		S HARVEY ST CORRIDOR	401	66
2.00 STORY		S HARVEY ST CORRIDOR	401	98
1.00 STORY		S HARVEY ST CORRIDOR	401	77
1.25 STORY		S HARVEY ST CORRIDOR	401	66
2.00 STORY		S HARVEY ST CORRIDOR	401	96
1.25 STORY		S HARVEY ST CORRIDOR	401	84
2.00 STORY		S HARVEY ST CORRIDOR	401	96

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SUNSET/BLUNK-N FARMER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
005 08 0006 300	581 KARMADA	04/23/2021	\$978,000	PTA	03-ARM'S LENGTH	\$978,000
005 08 0008 300	625 KARMADA	05/28/2021	\$315,000	PTA	03-ARM'S LENGTH	\$315,000
005 08 0012 000	695 KARMADA	07/20/2022	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
005 08 0026 000	610 KARMADA	09/26/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
005 11 0025 300	628 ADAMS	09/29/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
005 11 0033 000	796 ADAMS	06/23/2021	\$301,000	WD	03-ARM'S LENGTH	\$301,000
005 11 0043 000	761 ADAMS	08/18/2022	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
005 11 0055 000	543 ADAMS	10/17/2022	\$607,000	PTA	03-ARM'S LENGTH	\$607,000
005 11 0111 000	546 N HARVEY	02/17/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
005 11 0115 000	610 N HARVEY	04/29/2022	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
005 11 0120 000	696 N HARVEY	02/25/2022	\$406,000	PTA	03-ARM'S LENGTH	\$406,000
005 11 0121 000	702 N HARVEY	04/16/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000
005 11 0126 300	799 N HARVEY	10/14/2022	\$225,000	PTA	03-ARM'S LENGTH	\$225,000
005 11 0127 300	777 N HARVEY	03/24/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000
005 11 0127 300	777 N HARVEY	06/28/2021	\$494,000	PTA	03-ARM'S LENGTH	\$494,000
005 11 0131 300	679 N HARVEY	12/06/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
005 11 0135 300	609 N HARVEY	02/04/2022	\$342,000	PTA	03-ARM'S LENGTH	\$342,000
005 11 0140 300	521 N HARVEY	07/28/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 01 0032 000	662 BLUNK	05/10/2021	\$762,000	PTA	03-ARM'S LENGTH	\$762,000
008 01 0044 000	595 ANN	06/15/2022	\$415,000	PTA	03-ARM'S LENGTH	\$415,000
008 01 0052 000	697 ANN	10/01/2021	\$395,000	PTA	03-ARM'S LENGTH	\$395,000
008 01 0072 000	678 ANN	04/20/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
008 02 0058 000	1440 JUNCTION	05/11/2022	\$304,000	PTA	03-ARM'S LENGTH	\$304,000
008 02 0062 000	1400 JUNCTION	11/16/2021	\$235,900	PTA	03-ARM'S LENGTH	\$235,900
008 02 0070 000	1320 JUNCTION	05/14/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
008 02 0075 000	1270 JUNCTION	02/25/2022	\$270,000	PTA	03-ARM'S LENGTH	\$270,000
008 02 0081 000	1210 JUNCTION	06/10/2021	\$275,000	WD	03-ARM'S LENGTH	\$275,000
008 02 0088 000	898 ARTHUR	05/20/2021	\$299,900	PTA	03-ARM'S LENGTH	\$299,900
008 03 0036 000	799 SUNSET	01/10/2022	\$280,000	PTA	03-ARM'S LENGTH	\$280,000
008 03 0063 300	575 AUBURN	04/05/2021	\$390,000	PTA	03-ARM'S LENGTH	\$390,000
008 03 0078 000	674 AUBURN	03/24/2022	\$233,000	PTA	03-ARM'S LENGTH	\$233,000
008 03 0098 001	551 N EVERGREEN	12/15/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 03 0098 002	575 N EVERGREEN	06/16/2022	\$505,000	PTA	03-ARM'S LENGTH	\$505,000
008 03 0110 000	774 N EVERGREEN	07/26/2021	\$323,000	PTA	03-ARM'S LENGTH	\$323,000
008 03 0114 000	674 N EVERGREEN	07/15/2022	\$605,000	PTA	03-ARM'S LENGTH	\$605,000
008 03 0153 300	600 PACIFIC	09/30/2021	\$460,000	PTA	03-ARM'S LENGTH	\$460,000
008 03 0201 000	775 IRVIN	08/31/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
37 Totals:			\$14,830,800			\$14,830,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$317,000	32.41	\$961,384	\$104,885	\$873,115	11%
\$166,800	52.95	\$384,615	\$109,408	\$205,592	35%
\$191,300	53.89	\$436,579	\$104,089	\$250,911	29%
\$147,600	44.73	\$334,821	\$133,205	\$196,795	40%
\$144,600	42.53	\$328,835	\$95,000	\$245,000	28%
\$126,100	41.89	\$288,474	\$92,562	\$208,438	31%
\$151,000	54.91	\$343,559	\$93,526	\$181,474	34%
\$195,300	32.17	\$471,671	\$109,553	\$497,447	18%
\$181,400	47.74	\$422,367	\$92,499	\$287,501	24%
\$192,000	35.89	\$431,689	\$94,941	\$440,059	18%
\$155,700	38.35	\$359,945	\$95,630	\$310,370	24%
\$135,400	42.31	\$312,380	\$94,941	\$225,059	30%
\$131,200	58.31	\$298,132	\$99,762	\$125,238	44%
\$204,900	39.40	\$467,716	\$100,394	\$419,606	19%
\$201,500	40.79	\$467,716	\$100,394	\$393,606	20%
\$140,900	56.36	\$325,078	\$100,161	\$149,839	40%
\$136,800	40.00	\$314,421	\$104,508	\$237,492	31%
\$177,800	35.92	\$411,968	\$102,315	\$392,685	21%
\$317,300	41.64	\$788,127	\$97,456	\$664,544	13%
\$134,800	32.48	\$309,966	\$97,549	\$317,451	24%
\$185,400	46.94	\$454,332	\$93,553	\$301,447	24%
\$186,400	34.84	\$461,946	\$98,075	\$436,925	18%
\$162,100	53.32	\$368,830	\$94,040	\$209,960	31%
\$121,600	51.55	\$280,124	\$94,040	\$141,860	40%
\$111,800	44.72	\$257,272	\$94,040	\$155,960	38%
\$135,600	50.22	\$313,004	\$95,898	\$174,102	36%
\$129,400	47.05	\$298,502	\$95,341	\$179,659	35%
\$169,100	56.39	\$392,556	\$94,282	\$205,618	31%
\$139,400	49.79	\$321,057	\$108,194	\$171,806	39%
\$152,300	39.05	\$351,609	\$97,266	\$292,734	25%
\$136,600	58.63	\$315,045	\$97,728	\$135,272	42%
\$202,000	40.81	\$468,979	\$106,108	\$388,892	21%
\$137,500	27.23	\$331,933	\$102,974	\$402,026	20%
\$140,700	43.56	\$325,081	\$96,863	\$226,137	30%
\$165,300	27.32	\$460,576	\$98,902	\$506,098	16%
\$206,200	44.83	\$496,405	\$100,102	\$359,898	22%
\$131,300	39.79	\$298,637	\$94,282	\$235,718	29%
\$6,162,100		\$14,655,331		\$11,146,334	28%
Sale. Ratio =>	41.55				
Std. Dev. =>	8.50				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$495,086	1.764	3,162	\$276.13	'R-260	2.3396	2.00 STORY
\$159,079	1.292	1,260	\$163.17	'R-260	44.7777	1.00 STORY
\$192,190	1.306	1,768	\$141.92	'R-260	43.4631	1.00 STORY
\$116,541	1.689	864	\$227.77	'R-260	5.1534	1.00 STORY
\$135,164	1.813	1,239	\$197.74	'R-260	7.2446	1.50 STORY
\$113,243	1.841	1,560	\$133.61	'R-260	10.0459	1.00 STORY
\$144,527	1.256	1,313	\$138.21	'R-260	48.4526	1.00 STORY
\$209,316	2.377	2,094	\$237.56	'R-260	63.6369	2.00 STORY
\$190,675	1.508	1,264	\$227.45	'R-260	23.2360	1.00 STORY
\$194,652	2.261	1,560	\$282.09	'R-260	52.0581	1.50 STORY
\$152,783	2.031	1,192	\$260.38	'R-260	29.1277	1.00 STORY
\$125,687	1.791	928	\$242.52	'R-260	5.0464	1.25 STORY
\$114,664	1.092	928	\$134.95	'R-260	64.7950	1.25 STORY
\$212,324	1.976	1,624	\$258.38	'R-260	23.6086	2.00 STORY
\$212,324	1.854	1,624	\$242.37	'R-260	11.3632	2.00 STORY
\$130,009	1.153	1,050	\$142.70	'R-260	58.7639	1.25 STORY
\$121,336	1.957	984	\$241.35	'R-260	21.7142	1.00 STORY
\$178,990	2.194	1,643	\$239.00	'R-260	45.3727	2.00 STORY
\$399,231	1.665	2,290	\$290.19	'R-260	7.5607	2.00 STORY
\$122,784	2.585	3,456	\$91.86	'R-260	84.5276	1.25 STORY
\$208,542	1.445	1,959	\$153.88	'R-260	29.4669	1.50 STORY
\$210,330	2.077	1,559	\$280.26	'R-260	33.7164	1.50 STORY
\$158,838	1.322	1,815	\$115.68	'R-260	41.8317	2.00 STORY
\$107,563	1.319	912	\$155.55	'R-260	42.1312	1.00 STORY
\$94,353	1.653	783	\$199.18	'R-260	8.7225	1.00 STORY
\$125,494	1.387	1,044	\$166.76	'R-260	35.2834	1.50 STORY
\$117,434	1.530	988	\$181.84	'R-260	21.0295	1.25 STORY
\$172,412	1.193	1,330	\$154.60	'R-260	54.7570	1.00 STORY
\$123,042	1.396	916	\$187.56	'R-260	34.3847	1.25 STORY
\$147,019	1.991	1,040	\$281.48	'R-260	25.0964	1.25 STORY
\$125,616	1.077	948	\$142.69	'R-260	66.3298	1.25 STORY
\$209,752	1.854	1,266	\$307.18	'R-260	11.3889	1.00 STORY
\$132,346	3.038	1,057	\$380.35	'R-260	129.7522	1.25 STORY
\$131,917	1.714	910	\$248.50	'R-260	2.5930	1.25 STORY
\$209,060	2.421	1,392	\$363.58	'R-260	68.0660	1.50 STORY
\$229,076	1.571	1,698	\$211.95	'R-260	16.9081	2.00 STORY
\$118,124	1.996	910	\$259.03	'R-260	25.5346	1.25 STORY
\$6,341,523			\$215.12		1.7508	
E.C.F. =>	1.758		Std. Deviation=>	0.44633481		
Ave. E.C.F. =>	1.740		Ave. Variance=>	35.1157	Coefficient of Var=>	20.17948701

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	SUNSET/BLUNK-N OF FARMER	401	96
	SUNSET/BLUNK-N OF FARMER	401	57
	SUNSET/BLUNK-N OF FARMER	401	74
	SUNSET/BLUNK-N OF FARMER	401	57
	SUNSET/BLUNK-N OF FARMER	401	61
	SUNSET/BLUNK-N OF FARMER	401	47
	SUNSET/BLUNK-N OF FARMER	401	64
	SUNSET/BLUNK-N OF FARMER	401	61
	SUNSET/BLUNK-N OF FARMER	401	86
	SUNSET/BLUNK-N OF FARMER	401	71
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	73
	SUNSET/BLUNK-N OF FARMER	401	73
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	56
	SUNSET/BLUNK-N OF FARMER	401	71
	SUNSET/BLUNK-N OF FARMER	401	96
	SUNSET/BLUNK-N OF FARMER	401	56
	SUNSET/BLUNK-N OF FARMER	401	61
	SUNSET/BLUNK-N OF FARMER	401	75
	SUNSET/BLUNK-N OF FARMER	401	62
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	77
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	65
	SUNSET/BLUNK-N OF FARMER	401	66
	SUNSET/BLUNK-N OF FARMER	401	76
	SUNSET/BLUNK-N OF FARMER	401	61
	SUNSET/BLUNK-N OF FARMER	401	71
	SUNSET/BLUNK-N OF FARMER	401	74
	SUNSET/BLUNK-N OF FARMER	401	73
	SUNSET/BLUNK-N OF FARMER	401	66

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SUNSET/BLUNK-S FARMER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
005 10 0089 000	169 ADAMS	06/30/2021	\$547,000	PTA	03-ARM'S LENGTH	\$547,000
005 11 0004 000	328 ADAMS	10/19/2021	\$360,000	PTA	03-ARM'S LENGTH	\$360,000
005 11 0064 000	399 ADAMS	07/23/2021	\$460,000	PTA	03-ARM'S LENGTH	\$460,000
005 11 0088 000	228 N HARVEY	08/12/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
005 11 0100 000	368 N HARVEY	02/25/2022	\$979,000	PTA	03-ARM'S LENGTH	\$979,000
005 11 0107 002	492 N HARVEY	09/06/2022	\$410,000	PTA	03-ARM'S LENGTH	\$410,000
005 11 0107 002	492 N HARVEY	06/22/2021	\$367,000	PTA	03-ARM'S LENGTH	\$367,000
005 11 0153 000	335 N HARVEY	09/02/2022	\$402,000	PTA	03-ARM'S LENGTH	\$402,000
005 11 0155 000	311 N HARVEY	04/09/2021	\$616,000	PTA	03-ARM'S LENGTH	\$616,000
005 11 0168 000	173 N HARVEY	08/08/2022	\$835,000	PTA	03-ARM'S LENGTH	\$835,000
008 03 0087 000	448 AUBURN	07/19/2022	\$399,000	WD	03-ARM'S LENGTH	\$399,000
008 03 0095 002	465 N EVERGREEN	09/16/2022	\$605,000	PTA	03-ARM'S LENGTH	\$605,000
008 04 0008 002	333 ARTHUR	11/10/2021	\$580,000	PTA	03-ARM'S LENGTH	\$580,000
008 04 0009 002	331 ARTHUR	09/01/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 04 0016 301	1251 WILLIAM	10/06/2021	\$1,142,500	PTA	03-ARM'S LENGTH	\$1,142,500
008 04 0026 300	272 ARTHUR	08/27/2021	\$548,150	WD	03-ARM'S LENGTH	\$548,150
008 04 0026 300	272 ARTHUR	05/10/2022	\$565,000	PTA	03-ARM'S LENGTH	\$565,000
008 04 0043 000	492 ARTHUR	07/28/2022	\$758,000	PTA	03-ARM'S LENGTH	\$758,000
008 04 0057 300	325 IRVIN	07/28/2022	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
008 04 0100 000	335 BLUNK	07/21/2021	\$530,000	PTA	03-ARM'S LENGTH	\$530,000
008 04 0120 000	298 BLUNK	09/09/2022	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
008 04 0136 000	465 ANN	12/02/2021	\$391,000	PTA	03-ARM'S LENGTH	\$391,000
008 04 0145 000	341 ANN	06/01/2021	\$640,000	PTA	03-ARM'S LENGTH	\$640,000
008 04 0149 000	299 ANN	09/08/2022	\$462,500	PTA	03-ARM'S LENGTH	\$462,500
008 04 0155 000	229 ANN	09/22/2022	\$600,000	PTA	03-ARM'S LENGTH	\$600,000
008 04 0176 000	424 ANN	03/21/2022	\$482,500	PTA	03-ARM'S LENGTH	\$482,500
008 04 0183 000	911 WILLIAM	07/29/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
008 04 0187 000	190 BLUNK	03/03/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
008 05 0125 000	405 BLUNK	05/13/2022	\$885,000	PTA	03-ARM'S LENGTH	\$885,000
008 08 0016 300	333 N EVERGREEN	11/21/2022	\$644,500	PTA	03-ARM'S LENGTH	\$644,500
008 08 0024 000	261 N EVERGREEN	08/27/2021	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
008 09 0001 004	1285 WILLIAM	06/17/2022	\$650,000	PTA	03-ARM'S LENGTH	\$650,000
008 12 0054 000	324 N SHELDON	08/24/2021	\$296,000	WD	03-ARM'S LENGTH	\$296,000
008 12 0066 002	361 SUNSET	09/09/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
008 12 0070 000	325 SUNSET	08/17/2021	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
008 12 0105 000	356 AUBURN	05/31/2022	\$520,000	PTA	03-ARM'S LENGTH	\$520,000
008 12 0123 000	397 PACIFIC	09/19/2022	\$455,000	PTA	03-ARM'S LENGTH	\$455,000
37 Totals:			\$20,190,150			\$20,190,150

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
008 04 0174 000	396 ANN	03/30/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$200,500	36.65	\$553,940	\$121,287	\$425,713	22%
\$178,800	49.67	\$403,924	\$99,000	\$261,000	28%
\$203,200	44.17	\$457,898	\$100,078	\$359,922	22%
\$214,200	40.04	\$484,803	\$96,876	\$438,124	18%
\$361,500	36.93	\$826,250	\$107,315	\$871,685	11%
\$169,700	41.39	\$416,454	\$93,852	\$316,148	23%
\$168,200	45.83	\$416,454	\$93,852	\$273,148	26%
\$159,900	39.78	\$356,498	\$107,212	\$294,788	27%
\$243,800	39.58	\$551,176	\$102,028	\$513,972	17%
\$289,500	34.67	\$649,110	\$92,975	\$742,025	11%
\$189,500	47.49	\$423,708	\$100,941	\$298,059	25%
\$316,000	52.23	\$709,417	\$100,895	\$504,105	17%
\$280,300	48.33	\$666,047	\$110,749	\$469,251	19%
\$217,300	43.90	\$490,603	\$107,601	\$387,399	22%
\$594,100	52.00	\$1,343,122	\$147,146	\$995,354	13%
\$217,400	39.66	\$491,562	\$106,053	\$442,097	19%
\$219,700	38.88	\$491,562	\$106,053	\$458,947	19%
\$317,300	41.86	\$711,833	\$100,199	\$657,801	13%
\$211,300	52.83	\$472,444	\$99,389	\$300,611	25%
\$264,700	49.94	\$600,453	\$98,252	\$431,748	19%
\$272,200	54.44	\$610,368	\$102,587	\$397,413	21%
\$183,800	47.01	\$414,576	\$97,492	\$293,508	25%
\$225,600	35.25	\$510,681	\$98,843	\$541,157	15%
\$204,300	44.17	\$456,831	\$100,525	\$361,975	22%
\$237,700	39.62	\$531,825	\$103,107	\$496,893	17%
\$233,700	48.44	\$528,028	\$96,519	\$385,981	20%
\$166,500	43.82	\$372,156	\$92,485	\$287,515	24%
\$239,100	53.13	\$535,068	\$100,079	\$349,921	22%
\$274,600	31.03	\$614,342	\$99,377	\$785,623	11%
\$251,700	39.05	\$562,798	\$103,739	\$540,761	16%
\$194,200	38.84	\$443,617	\$97,252	\$402,748	19%
\$203,800	31.35	\$453,904	\$114,916	\$535,084	18%
\$169,600	57.30	\$392,319	\$152,505	\$143,495	52%
\$156,500	50.48	\$352,659	\$97,334	\$212,666	31%
\$209,900	42.84	\$473,673	\$107,038	\$382,962	22%
\$203,000	39.04	\$454,314	\$97,393	\$422,607	19%
\$209,300	46.00	\$467,876	\$97,016	\$357,984	21%
\$8,652,400		\$19,692,293		\$16,340,190	21%
Sale. Ratio =>	42.85				
Std. Dev. =>	6.57				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$186,400	56.48	\$972,428	\$96,519	\$233,481	29%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$217,961	1.953	1,912	\$222.65	'R-265	9.5606
\$153,614	1.699	1,324	\$197.13	'R-265	34.9704
\$180,261	1.997	1,731	\$207.93	'R-265	5.2096
\$195,429	2.242	1,522	\$287.86	'R-265	19.3090
\$362,183	2.407	2,416	\$360.80	'R-265	35.7986
\$162,519	1.945	1,272	\$248.54	'R-265	10.3469
\$162,519	1.681	1,272	\$214.74	'R-265	36.8053
\$125,584	2.347	1,104	\$267.02	'R-265	29.8570
\$226,271	2.271	2,064	\$249.02	'R-265	22.2721
\$280,168	2.649	2,329	\$318.60	'R-265	59.9733
\$162,603	1.833	1,328	\$224.44	'R-265	21.5720
\$306,560	1.644	2,189	\$230.29	'R-265	40.4375
\$279,747	1.677	1,907	\$246.07	'R-265	37.1355
\$192,948	2.008	1,769	\$218.99	'R-265	4.0978
\$602,506	1.652	3,709	\$268.36	'R-265	39.6744
\$194,211	2.276	1,755	\$251.91	'R-265	22.7607
\$194,211	2.363	1,755	\$261.51	'R-265	31.4369
\$308,127	2.135	2,182	\$301.47	'R-265	8.6070
\$187,937	1.600	1,691	\$177.77	'R-265	44.9237
\$252,997	1.707	2,047	\$210.92	'R-265	34.2233
\$255,809	1.554	1,897	\$209.50	'R-265	49.5214
\$159,740	1.837	1,200	\$244.59	'R-265	21.1357
\$207,475	2.608	1,714	\$315.73	'R-265	55.9532
\$179,499	2.017	1,796	\$201.55	'R-265	3.2182
\$215,978	2.301	2,086	\$238.20	'R-265	25.1897
\$217,384	1.776	1,545	\$249.83	'R-265	27.3195
\$140,892	2.041	1,015	\$283.27	'R-265	0.8091
\$219,138	1.597	2,203	\$158.84	'R-265	45.1961
\$259,428	3.028	2,684	\$292.71	'R-265	97.9522
\$231,263	2.338	1,997	\$270.79	'R-265	28.9527
\$174,491	2.308	1,514	\$266.02	'R-265	25.9363
\$170,774	3.133	2,076	\$257.75	'R-265	108.4520
\$120,813	1.188	1,252	\$114.61	'R-265	86.1023
\$128,627	1.653	980	\$217.01	'R-265	39.5413
\$184,702	2.073	1,662	\$230.42	'R-265	2.4637
\$179,809	2.350	1,596	\$264.79	'R-265	30.1543
\$186,831	1.916	1,100	\$325.44	'R-265	13.2683
\$7,981,009			\$246.14		0.1383
E.C.F. =>	2.047		Std. Deviation=>	0.413932324	
Ave. E.C.F. =>	2.049		Ave. Variance=>	32.7064	Coefficient of Var=>

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$441,263	0.529	2,489	\$93.81	'R-265	151.9648

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	69
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	71
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	61
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	71
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	96
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	61
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	61
1.50 STORY		SUNSET/BLUNK-S OF FARMER	401	61
1.50 STORY		SUNSET/BLUNK-S OF FARMER	401	65
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	74
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	71
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	85
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	81
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	66
OVER 2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	78
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	76
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	66
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	76
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	75
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	66
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	71
1.50 STORY		SUNSET/BLUNK-S OF FARMER	401	66
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	71
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	69
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	64
1.50 STORY		SUNSET/BLUNK-S OF FARMER	401	66
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	64
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	52
1.00 STORY		SUNSET/BLUNK-S OF FARMER	401	47
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	66
1.75 STORY		SUNSET/BLUNK-S OF FARMER	401	71
1.25 STORY		SUNSET/BLUNK-S OF FARMER	401	66

15.9639493

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.00 STORY		SUNSET/BLUNK-S OF FARMER	401	98

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SYMAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 05 0022 000	1165 FAIRGROUND	02/17/2022	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
011 05 0034 000	1100 FAIRGROUND	05/28/2021	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
011 05 0038 000	1020 FAIRGROUND	08/16/2022	\$339,000	PTA	03-ARM'S LENGTH	\$339,000
011 05 0044 000	900 FAIRGROUND	11/30/2022	\$432,500	PTA	03-ARM'S LENGTH	\$432,500
011 05 0069 000	255 BURROUGHS	12/09/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
011 05 0075 000	345 BURROUGHS	09/16/2021	\$365,000	PTA	03-ARM'S LENGTH	\$365,000
011 05 0080 000	975 FAIRGROUND	10/04/2021	\$348,000	PTA	03-ARM'S LENGTH	\$348,000
7 Totals:			\$2,609,500			\$2,609,500

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 05 0021 000	1145 FAIRGROUND	06/24/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$144,200	41.80	\$322,475	\$89,215	\$255,785	26%
\$171,000	39.77	\$383,341	\$99,282	\$330,718	23%
\$132,300	39.03	\$287,403	\$88,070	\$250,930	26%
\$199,500	46.13	\$434,873	\$114,839	\$317,661	27%
\$139,100	39.74	\$302,439	\$87,402	\$262,598	25%
\$150,800	41.32	\$336,900	\$97,365	\$267,635	27%
\$149,300	42.90	\$333,420	\$96,464	\$251,536	28%
\$1,086,200		\$2,400,851		\$1,936,863	26%
Sale. Ratio =>	41.62				
Std. Dev. =>	2.44				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$153,400	59.00	\$344,098	\$90,001	\$169,999	35%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$163,438	1.565	1,026	\$249.30	'R-270	4.6599	1.00 STORY
\$196,786	1.681	1,482	\$223.16	'R-270	6.8970	1.00 STORY
\$141,083	1.779	952	\$263.58	'R-270	16.6971	1.00 STORY
\$221,606	1.433	2,286	\$138.96	'R-270	17.8178	QUAD/TRI-LEVEL
\$151,333	1.735	1,420	\$184.93	'R-270	12.3606	QUAD/TRI-LEVEL
\$168,971	1.584	1,548	\$172.89	'R-270	2.7716	QUAD/TRI-LEVEL
\$167,181	1.505	1,026	\$245.16	'R-270	10.7054	1.00 STORY
\$1,210,398			\$211.14		1.1440	
E.C.F. =>	1.600		Std. Deviation=>	0.125208		
Ave. E.C.F. =>	1.612		Ave. Variance=>	10.2728	Coefficient of Var=>	6.374167504

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$176,461	0.963	1,188	\$143.10	'R-270	96.3380	1.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	SYMAR	401	76
	SYMAR	401	76
	SYMAR	401	76
	SYMAR	401	76
	SYMAR	401	76
	SYMAR	401	76

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	SYMAR	401	76

R-500

ARBOR TRAIL/MARIA DR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 07 0003 000	498 MARIA	07/06/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000
007 07 0017 000	497 MARIA	07/25/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
007 07 0020 000	485 MARIA	11/17/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000
3 Totals:			\$645,000			\$645,000
						\$215,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$100,500	50.25	\$225,834	\$45,000	\$155,000	23%
\$103,000	47.91	\$225,834	\$45,000	\$170,000	21%
\$104,600	45.48	\$235,508	\$45,000	\$185,000	20%
\$308,100		\$687,176		\$510,000	21%
Sale. Ratio =>	47.77				
Std. Dev. =>	2.39				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$185,470	0.836	1,300	\$119.23	'R-500	6.3992	2.00 STORY
\$185,470	0.917	1,300	\$130.77	'R-500	1.6884	2.00 STORY
\$195,392	0.947	1,250	\$148.00	'R-500	4.7108	1.00 STORY
\$566,332			\$132.67		0.0825	
E.C.F. =>	0.901		Std. Deviation=>	0.057442102		
Ave. E.C.F. =>	0.900		Ave. Variance=>	4.2661	Coefficient of Var=>	4.741683267

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	ARBOR TRAIL/MARIA DR CONDOS	401	85
	ARBOR TRAIL/MARIA DR CONDOS	401	85
	ARBOR TRAIL/MARIA DR CONDOS	401	85

R-510

CARRIAGE COURT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 18 0007 000	383 HAMILTON	09/25/2020	\$265,000	WD	03-ARM'S LENGTH	\$265,000
006 18 0008 000	385 HAMILTON	07/18/2023	\$380,750	PTA	03-ARM'S LENGTH	\$380,750
2 Totals:			\$645,750			\$645,750
						\$322,875

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$152,200	57.43	\$305,094	\$76,400	\$188,600	29%
\$150,500	39.53	\$312,905	\$76,400	\$304,350	20%
\$302,700		\$617,999		\$492,950	24%
Sale. Ratio =>	46.88				
Std. Dev. =>	12.66				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$190,269	0.991	1,360	\$138.68	'R-510	27.9223	2.00 STORY
\$196,396	1.550	1,375	\$221.35	'R-510	27.9223	2.00 STORY
\$386,665			\$180.01		0.4425	
E.C.F. =>	1.275		Std. Deviation=>	0.394881617		
Ave. E.C.F. =>	1.270		Ave. Variance=>	27.9223	Coefficient of Var=>	21.9782833

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	CARRIAGE COURT CONDOS	401	85
	CARRIAGE COURT CONDOS	401	85

R-530

CRESTWOOD PARK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010 09 0001 000	1199 SHELDON A-1	04/07/2022	\$112,000	PTA	03-ARM'S LENGTH	\$112,000
010 09 0006 000	1199 SHELDON A-6	03/09/2023	\$100,000	PTA	03-ARM'S LENGTH	\$100,000
010 09 0010 000	1199 SHELDON B-10	07/22/2021	\$100,000	PTA	08-ESTATE	\$100,000
010 09 0010 000	1199 SHELDON B-10	10/15/2021	\$100,000	PTA	03-ARM'S LENGTH	\$100,000
010 09 0011 000	1199 SHELDON B-11	02/13/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0029 000	1199 SHELDON E-29	08/18/2021	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0031 000	1199 SHELDON E-31	08/19/2021	\$88,000	PTA	03-ARM'S LENGTH	\$88,000
010 09 0031 000	1199 SHELDON E-31	11/29/2022	\$110,000	PTA	03-ARM'S LENGTH	\$110,000
010 09 0032 000	1199 SHELDON E-32	05/31/2022	\$115,000	PTA	03-ARM'S LENGTH	\$115,000
010 09 0036 000	1199 SHELDON E-36	03/15/2023	\$116,000	PTA	03-ARM'S LENGTH	\$116,000
010 09 0049 000	1199 SHELDON H-49	11/28/2022	\$112,000	PTA	03-ARM'S LENGTH	\$112,000
010 09 0051 000	1199 SHELDON H-51	02/15/2023	\$103,000	PTA	03-ARM'S LENGTH	\$103,000
010 09 0051 000	1199 SHELDON H-51	05/12/2022	\$80,000	PTA	03-ARM'S LENGTH	\$80,000
010 09 0052 000	1199 SHELDON H-52	05/07/2021	\$89,900	PTA	03-ARM'S LENGTH	\$89,900
010 09 0053 000	1199 SHELDON H-53	09/02/2021	\$88,500	PTA	03-ARM'S LENGTH	\$88,500
010 09 0056 000	1199 SHELDON H-56	06/02/2021	\$115,000	PTA	03-ARM'S LENGTH	\$115,000
010 09 0069 000	1199 SHELDON J-69	03/22/2022	\$97,500	PTA	03-ARM'S LENGTH	\$97,500
010 09 0071 000	1199 SHELDON J-71	03/01/2022	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0072 000	1199 SHELDON J-72	06/13/2022	\$135,000	PTA	03-ARM'S LENGTH	\$135,000
010 09 0077 000	1199 SHELDON K-77	12/10/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000
010 09 0090 000	1199 SHELDON M-90	09/30/2021	\$114,900	PTA	03-ARM'S LENGTH	\$114,900
010 09 0095 000	1199 SHELDON M-95	11/19/2021	\$107,000	PTA	03-ARM'S LENGTH	\$107,000
22 Totals:			\$2,338,800			\$2,338,800
						\$106,309

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$44,700	39.91	\$100,023	\$24,700	\$87,300	22%
\$44,700	44.70	\$100,023	\$24,700	\$75,300	25%
\$41,400	41.40	\$109,607	\$24,700	\$75,300	25%
\$41,400	41.40	\$109,607	\$24,700	\$75,300	25%
\$44,700	37.25	\$100,023	\$24,700	\$95,300	21%
\$41,400	34.50	\$109,607	\$24,700	\$95,300	21%
\$37,900	43.07	\$100,023	\$24,700	\$63,300	28%
\$44,700	40.64	\$100,023	\$24,700	\$85,300	22%
\$44,700	38.87	\$100,023	\$24,700	\$90,300	21%
\$48,800	42.07	\$109,607	\$24,700	\$91,300	21%
\$48,000	42.86	\$107,764	\$24,700	\$87,300	22%
\$48,000	46.60	\$107,764	\$24,700	\$78,300	24%
\$48,000	60.00	\$107,764	\$24,700	\$55,300	31%
\$37,900	42.16	\$100,023	\$24,700	\$65,200	27%
\$37,900	42.82	\$100,023	\$24,700	\$63,800	28%
\$41,400	36.00	\$109,607	\$24,700	\$90,300	21%
\$38,600	39.59	\$101,866	\$24,700	\$72,800	25%
\$40,700	33.92	\$107,764	\$24,700	\$95,300	21%
\$48,800	36.15	\$109,607	\$24,700	\$110,300	18%
\$37,900	39.89	\$100,023	\$24,700	\$70,300	26%
\$37,900	32.99	\$100,023	\$24,700	\$90,200	21%
\$37,900	35.42	\$100,023	\$24,700	\$82,300	23%
\$937,400		\$2,290,817		\$1,795,400	24%
Sale. Ratio =>	40.08				
Std. Dev. =>	5.67				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$98,755	0.884	770	\$113.38	'R-530	9.8854	1.00 STORY
\$98,755	0.762	770	\$97.79	'R-530	2.2659	1.00 STORY
\$110,964	0.679	874	\$86.16	'R-530	10.6554	1.00 STORY
\$110,964	0.679	874	\$86.16	'R-530	10.6554	1.00 STORY
\$98,755	0.965	770	\$123.77	'R-530	17.9862	1.00 STORY
\$110,964	0.859	874	\$109.04	'R-530	7.3685	1.00 STORY
\$98,755	0.641	770	\$82.21	'R-530	14.4172	1.00 STORY
\$98,755	0.864	770	\$110.78	'R-530	7.8601	1.00 STORY
\$98,755	0.914	770	\$117.27	'R-530	12.9232	1.00 STORY
\$110,964	0.823	874	\$104.46	'R-530	3.7637	1.00 STORY
\$108,616	0.804	874	\$99.89	'R-530	1.8597	1.00 STORY
\$108,616	0.721	874	\$89.59	'R-530	6.4264	1.00 STORY
\$108,616	0.509	874	\$63.27	'R-530	27.6019	1.00 STORY
\$98,755	0.660	770	\$84.68	'R-530	12.4933	1.00 STORY
\$98,755	0.646	770	\$82.86	'R-530	13.9109	1.00 STORY
\$110,964	0.814	874	\$103.32	'R-530	2.8625	1.00 STORY
\$101,103	0.720	770	\$94.55	'R-530	6.5095	1.00 STORY
\$108,616	0.877	874	\$109.04	'R-530	9.2251	1.00 STORY
\$110,964	0.994	874	\$126.20	'R-530	20.8864	1.00 STORY
\$98,755	0.712	770	\$91.30	'R-530	7.3290	1.00 STORY
\$98,755	0.913	770	\$117.14	'R-530	12.8219	1.00 STORY
\$98,755	0.833	770	\$106.88	'R-530	4.8223	1.00 STORY
\$2,287,656			\$99.99		0.0332	
E.C.F. =>	0.785		Std. Deviation=>	0.122046766		
Ave. E.C.F. =>	0.785		Ave. Variance=>	10.2059	Coefficient of Var=>	12.9986199

R-540

MILL TOWN SQUARE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 05 0002 000	344 N MILL	03/01/2021	\$179,900	WD	03-ARM'S LENGTH	\$179,900
004 05 0007 000	314 N MILL	07/29/2020	\$180,000	WD	03-ARM'S LENGTH	\$180,000
004 05 0008 000	308 N MILL	11/23/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000
3 Totals:			\$564,900			\$564,900
			\$188,300			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$87,300	48.53	\$196,091	\$46,400	\$133,500	26%
\$87,300	48.50	\$196,091	\$46,400	\$133,600	26%
\$88,900	43.37	\$199,898	\$46,400	\$158,600	23%
\$263,500		\$592,080		\$425,700	25%
Sale. Ratio =>	46.65				
Std. Dev. =>	2.97				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$152,913	0.873	1,232	\$108.36	'R-540	4.6324	2.00 STORY
\$152,913	0.874	1,232	\$108.44	'R-540	4.5670	2.00 STORY
\$156,818	1.011	1,238	\$128.11	'R-540	9.1994	2.00 STORY
\$462,644			\$114.97		0.0776	
E.C.F. =>	0.920		Std. Deviation=>	0.079669841		
Ave. E.C.F. =>	0.919		Ave. Variance=>	6.1329	Coefficient of Var=>	6.670806329

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	MILL TOWN SQUARE CONDOS	401	78
	MILL TOWN SQUARE CONDOS	401	78
	MILL TOWN SQUARE CONDOS	401	78

R-560**PINEWOOD VILLAGE CONDOS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 06 0008 000	203 PINEWOOD CIR	09/24/2021	\$156,000	PTA	03-ARM'S LENGTH	\$156,000
007 06 0012 000	303 PINEWOOD CIR	01/10/2022	\$186,500	PTA	03-ARM'S LENGTH	\$186,500
007 06 0025 000	221 PINEWOOD CIR	09/23/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000
007 06 0026 000	222 PINEWOOD	08/10/2021	\$161,500	PTA	03-ARM'S LENGTH	\$161,500
007 06 0028 000	223 PINEWOOD CIR	06/08/2021	\$152,000	PTA	03-ARM'S LENGTH	\$152,000
007 06 0033 000	321 PINEWOOD CIR	05/13/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000
007 06 0037 000	131 PINEWOOD CIR	09/14/2022	\$199,900	PTA	03-ARM'S LENGTH	\$199,900
007 06 0039 000	134 PINEWOOD	01/20/2022	\$150,000	PTA	03-ARM'S LENGTH	\$150,000
007 06 0041 000	141 PINEWOOD CIR	02/24/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
007 06 0042 000	142 PINEWOOD CIR	11/24/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
007 06 0046 000	232 PINEWOOD	07/30/2021	\$143,500	PTA	03-ARM'S LENGTH	\$143,500
007 06 0050 000	242 PINEWOOD	04/27/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
007 06 0051 000	244 PINEWOOD	02/08/2022	\$186,000	PTA	03-ARM'S LENGTH	\$186,000
007 06 0052 000	243 PINEWOOD CIR	08/03/2021	\$175,400	PTA	03-ARM'S LENGTH	\$175,400
007 06 0058 000	342 PINEWOOD	09/09/2021	\$177,000	PTA	03-ARM'S LENGTH	\$177,000
007 06 0059 000	344 PINEWOOD	10/08/2021	\$184,000	PTA	03-ARM'S LENGTH	\$184,000
007 06 0060 000	343 PINEWOOD CIR	08/29/2022	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
007 06 0076 000	163 PINEWOOD CIR	04/14/2021	\$147,500	PTA	03-ARM'S LENGTH	\$147,500
007 06 0079 000	174 PINEWOOD	11/30/2021	\$166,500	PTA	03-ARM'S LENGTH	\$166,500
007 06 0081 000	261 PINEWOOD CIR	01/12/2023	\$156,250	PTA	03-ARM'S LENGTH	\$156,250
007 06 0086 000	272 PINEWOOD	06/03/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000
007 06 0087 000	274 PINEWOOD	02/22/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000
007 06 0104 000	193 PINEWOOD CIR	07/20/2022	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
23 Totals:			\$4,023,050			\$4,023,050
						\$174,915

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$70,000	44.87	\$161,031	\$41,800	\$114,200	27%
\$76,100	40.80	\$175,611	\$41,800	\$144,700	22%
\$71,500	36.67	\$161,031	\$41,800	\$153,200	21%
\$70,000	43.34	\$161,031	\$41,800	\$119,700	26%
\$70,000	46.05	\$161,031	\$41,800	\$110,200	28%
\$76,100	44.76	\$175,611	\$41,800	\$128,200	25%
\$73,500	36.77	\$165,759	\$41,800	\$158,100	21%
\$72,000	48.00	\$165,759	\$41,800	\$108,200	28%
\$73,500	38.68	\$165,759	\$41,800	\$148,200	22%
\$72,000	40.00	\$165,759	\$41,800	\$138,200	23%
\$70,000	48.78	\$161,031	\$41,800	\$101,700	29%
\$71,500	37.63	\$161,031	\$41,800	\$148,200	22%
\$70,000	37.63	\$161,031	\$41,800	\$144,200	22%
\$70,000	39.91	\$161,031	\$41,800	\$133,600	24%
\$76,100	42.99	\$175,611	\$41,800	\$135,200	24%
\$76,100	41.36	\$175,611	\$41,800	\$142,200	23%
\$77,800	43.22	\$175,611	\$41,800	\$138,200	23%
\$72,000	48.81	\$165,759	\$41,800	\$105,700	28%
\$72,000	43.24	\$165,759	\$41,800	\$124,700	25%
\$71,500	45.76	\$161,031	\$41,800	\$114,450	27%
\$71,500	36.67	\$161,031	\$41,800	\$153,200	21%
\$71,500	41.81	\$161,031	\$41,800	\$129,200	24%
\$73,500	35.00	\$165,759	\$32,500	\$177,500	15%
\$1,668,200		\$3,809,709		\$3,070,950	24%
Sale. Ratio =>	41.47				
Std. Dev. =>	4.12				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$128,531	0.889	919	\$124.27	'R-560	11.5054	1.00 STORY
\$143,111	1.011	995	\$145.43	'R-560	0.7548	1.00 STORY
\$128,531	1.192	919	\$166.70	'R-560	18.8375	1.00 STORY
\$128,531	0.931	919	\$130.25	'R-560	7.2263	1.00 STORY
\$128,531	0.857	919	\$119.91	'R-560	14.6175	1.00 STORY
\$143,111	0.896	995	\$128.84	'R-560	10.7748	1.00 STORY
\$133,259	1.186	1,009	\$156.69	'R-560	18.2856	1.00 STORY
\$133,259	0.812	1,009	\$107.23	'R-560	19.1603	1.00 STORY
\$133,259	1.112	1,009	\$146.88	'R-560	10.8564	1.00 STORY
\$133,259	1.037	1,009	\$136.97	'R-560	3.3522	1.00 STORY
\$128,531	0.791	919	\$110.66	'R-560	21.2307	1.00 STORY
\$128,531	1.153	919	\$161.26	'R-560	14.9474	1.00 STORY
\$128,531	1.122	919	\$156.91	'R-560	11.8353	1.00 STORY
\$128,531	1.039	919	\$145.38	'R-560	3.5882	1.00 STORY
\$143,111	0.945	995	\$135.88	'R-560	5.8834	1.00 STORY
\$143,111	0.994	995	\$142.91	'R-560	0.9921	1.00 STORY
\$143,111	0.966	995	\$138.89	'R-560	3.7872	1.00 STORY
\$133,259	0.793	1,009	\$104.76	'R-560	21.0364	1.00 STORY
\$133,259	0.936	1,009	\$123.59	'R-560	6.7784	1.00 STORY
\$128,531	0.890	919	\$124.54	'R-560	11.3109	1.00 STORY
\$128,531	1.192	919	\$166.70	'R-560	18.8375	1.00 STORY
\$128,531	1.005	919	\$140.59	'R-560	0.1649	1.00 STORY
\$133,259	1.332	1,009	\$175.92	'R-560	32.8437	1.00 STORY
\$3,062,209			\$138.75		0.0701	
E.C.F. =>	1.003		Std. Deviation=>	0.145029963		
Ave. E.C.F. =>	1.004		Ave. Variance=>	11.6786	Coefficient of Var=>	11.6371759

R-570

PLYMOUTH PARK WEST CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 16 0019 000	740 KELLOGG	06/14/2022	\$165,000	PTA	03-ARM'S LENGTH	\$165,000
006 16 0021 000	741 DEER	06/17/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
006 16 0022 000	737 DEER	10/27/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
3 Totals:			\$570,000			\$570,000
						\$190,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$86,400	52.36	\$194,852	\$35,700	\$129,300	22%
\$80,800	42.53	\$186,562	\$35,700	\$154,300	19%
\$82,900	38.56	\$186,562	\$35,700	\$179,300	17%
\$250,100		\$567,976		\$462,900	19%
Sale. Ratio =>	43.88				
Std. Dev. =>	7.11				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$90,311	1.432	900	\$143.67	'R-570	34.4161	1.50 STORY
\$85,628	1.802	900	\$171.44	'R-570	2.6100	1.50 STORY
\$85,628	2.094	900	\$199.22	'R-570	31.8061	1.50 STORY
\$261,567			\$171.44		0.6162	
E.C.F. =>	1.770		Std. Deviation=>	0.331881601		
Ave. E.C.F. =>	1.776		Ave. Variance=>	22.9441	Coefficient of Var=>	12.91983073

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	PLYMOUTH PARK WEST CONDOS	401	66
	PLYMOUTH PARK WEST CONDOS	401	66
	PLYMOUTH PARK WEST CONDOS	401	66

R-580

PLYMOUTH SQUARE & TONQUISH CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
010 10 0016 000	1450 W ANN ARBOR RD 17	02/09/2022	\$95,000	PTA	03-ARM'S LENGTH
010 10 0019 000	1450 W ANN ARBOR RD 20	01/03/2022	\$90,000	PTA	03-ARM'S LENGTH
010 10 0028 000	1450 W ANN ARBOR RD 29	01/05/2023	\$100,400	PTA	03-ARM'S LENGTH
010 10 0030 000	1450 W ANN ARBOR RD 31	05/20/2022	\$90,000	PTA	03-ARM'S LENGTH
010 10 0032 000	1450 W ANN ARBOR RD 33	10/03/2022	\$100,000	PTA	03-ARM'S LENGTH
5 Totals:			\$475,400		
			\$95,080		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$95,000	\$44,400	46.74	\$95,480	\$18,000	\$77,000	19%
\$90,000	\$44,400	49.33	\$95,480	\$18,000	\$72,000	20%
\$100,400	\$42,500	42.33	\$95,480	\$18,000	\$82,400	18%
\$90,000	\$42,500	47.22	\$95,480	\$18,000	\$72,000	20%
\$100,000	\$42,500	42.50	\$95,480	\$18,000	\$82,000	18%
\$475,400	\$216,300		\$477,400		\$385,400	\$0
	Sale. Ratio =>	45.50				
	Std. Dev. =>	3.09				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$73,790	1.044	792	\$97.22	'R-580	0.1084	1.00 STORY
\$73,790	0.976	792	\$90.91	'R-580	6.8844	1.00 STORY
\$73,790	1.117	792	\$104.04	'R-580	7.2096	1.00 STORY
\$73,790	0.976	792	\$90.91	'R-580	6.8844	1.00 STORY
\$73,790	1.111	792	\$103.54	'R-580	6.6676	1.00 STORY
\$368,950			\$97.32		0.0000	
E.C.F. =>	1.045		Std. Deviation=>	0.06914428		
Ave. E.C.F. =>	1.045		Ave. Variance=>	5.5509	Coefficient of Var=>	5.313959523

Other Parcels in Sale	Land Table	Property Class	Building Depr.
PLYMOUTH SQUARE & TONQUISH CONDOS		401	61
PLYMOUTH SQUARE & TONQUISH CONDOS		401	61
PLYMOUTH SQUARE & TONQUISH CONDOS		401	61
PLYMOUTH SQUARE & TONQUISH CONDOS		401	61
PLYMOUTH SQUARE & TONQUISH CONDOS		401	61

R-590

PLYMOUTH TRAIL/CASA GRANDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 11 0019 333	685 DEER	05/27/2022	\$590,000	PTA	03-ARM'S LENGTH
006 17 0009 000	308 ANN ARBOR TRL CT	09/01/2021	\$270,000	PTA	03-ARM'S LENGTH
006 17 0025 000	349 ANN ARBOR TRL CT	03/22/2022	\$315,000	PTA	03-ARM'S LENGTH
3 Totals:			\$1,175,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$590,000	\$239,900	40.66	\$554,151	\$80,892	\$509,108	14%
\$270,000	\$100,800	37.33	\$244,862	\$79,900	\$190,100	30%
\$315,000	\$111,100	35.27	\$271,121	\$79,900	\$235,100	25%
\$1,175,000	\$451,800		\$1,070,134		\$934,308	23%
\$391,667	Sale. Ratio =>	38.45				
	Std. Dev. =>	2.72				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$390,891	1.302	2,956	\$172.23	'R-590	0.5578	1.00 STORY
\$153,740	1.237	979	\$194.18	'R-590	6.0349	1.00 STORY
\$173,939	1.352	979	\$240.14	'R-590	5.4771	1.00 STORY
\$718,570			\$202.18		0.3380	
E.C.F. =>	1.300		Std. Deviation=>	0.057762361		
Ave. E.C.F. =>	1.297		Ave. Variance=>	4.0233	Coefficient of Var=>	3.10232388

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	PLYMOUTH TRAIL/CASA GRANDE CONDOS	401	77
	PLYMOUTH TRAIL/CASA GRANDE CONDOS	401	77
	PLYMOUTH TRAIL/CASA GRANDE CONDOS	401	77

R-600**RIVEROAKS CONDOS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 05 0012 000	150 RIVER OAKS	01/30/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000
007 05 0024 000	145 RIVER OAKS	01/09/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
2 Totals:			\$365,000			\$365,000
			\$182,500			

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 05 0003 000	222 RIVER OAKS	05/19/2022	\$251,000	PTA	03-ARM'S LENGTH	\$251,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$78,400	42.38	\$184,567	\$54,400	\$130,600	29%
\$80,600	44.78	\$189,809	\$54,400	\$125,600	30%
\$159,000		\$374,376		\$256,200	30%

Sale. Ratio => **43.56**

Std. Dev. => **1.70**

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$78,000	31.08	\$183,471	\$54,400	\$196,600	22%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$117,769	1.109	1,068	\$122.28	'R-600	3.9282	2.00 STORY
\$121,896	1.030	1,082	\$116.08	'R-600	3.9282	2.00 STORY
\$239,665			\$119.18		0.0676	
E.C.F. =>	1.069		Std. Deviation=>	0.055553147		
Ave. E.C.F. =>	1.070		Ave. Variance=>	3.9282	Coefficient of Var=>	3.67235311

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$116,906	1.682	1,084	\$181.37	'R-600	168.1693	2.00 STORY

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RIVEROAKS CONDOS	401	69
	RIVEROAKS CONDOS	401	69

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RIVEROAKS CONDOS	401	69

R-610

ROYAL YORK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
003 02 0002 000	1086 YORK	02/10/2021	\$289,000	WD	03-ARM'S LENGTH	\$289,000
003 02 0005 000	1070 YORK	07/02/2020	\$268,500	WD	03-ARM'S LENGTH	\$268,500
2 Totals:			\$557,500			\$557,500
			\$278,750			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$153,900	53.25	\$325,501	\$51,300	\$237,700	18%
\$130,200	48.49	\$276,901	\$51,300	\$217,200	19%
\$284,100		\$602,402		\$454,900	18%
Sale. Ratio =>	50.96				
Std. Dev. =>	3.37				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$293,158	0.811	1,500	\$158.47	'R-610	4.3346	2.00 STORY
\$242,001	0.898	1,050	\$206.86	'R-610	4.3346	2.00 STORY
\$535,159			\$182.66		0.4144	
E.C.F. =>	0.850		Std. Deviation=>	0.06130007		
Ave. E.C.F. =>	0.854		Ave. Variance=>	4.3346	Coefficient of Var=>	5.074590725

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	ROYAL YORK CONDOS	401	84
	ROYAL YORK CONDOS	401	84

R-620

THE MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 07 0103 000	777 DEER CT	08/31/2021	\$252,000	PTA	03-ARM'S LENGTH	\$252,000
011 07 0104 000	775 DEER CT	06/04/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
011 07 0105 000	773 DEER CT	07/26/2021	\$291,000	PTA	03-ARM'S LENGTH	\$291,000
011 07 0201 000	786 DEER CT	06/08/2022	\$302,000	PTA	03-ARM'S LENGTH	\$302,000
011 07 0203 000	787 DEER CT	09/29/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
011 07 0301 000	796 DEER CT	07/26/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 07 0302 000	799 DEER CT	09/28/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000
011 07 0305 000	793 DEER CT	03/30/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 07 0402 000	817 DEER CT	08/08/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000
011 07 0402 000	817 DEER CT	12/27/2022	\$340,000	WD	03-ARM'S LENGTH	\$340,000
10 Totals:			\$3,020,000			\$3,020,000
			\$302,000			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$118,600	47.06	\$287,398	\$70,050	\$181,950	28%
\$115,800	42.11	\$280,453	\$70,050	\$204,950	25%
\$118,800	40.82	\$287,893	\$70,050	\$220,950	24%
\$126,000	41.72	\$287,398	\$70,050	\$231,950	23%
\$118,600	38.26	\$287,398	\$70,050	\$239,950	23%
\$126,000	42.00	\$287,398	\$70,050	\$229,950	23%
\$126,200	40.06	\$287,893	\$70,050	\$244,950	22%
\$118,800	39.60	\$287,893	\$70,050	\$229,950	23%
\$126,200	37.67	\$287,893	\$70,050	\$264,950	21%
\$126,200	37.12	\$287,893	\$70,050	\$269,950	21%
\$1,221,200		\$2,869,510		\$2,319,500	23%
Sale. Ratio =>	40.44				
Std. Dev. =>	2.88				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$238,356	0.763	1,650	\$110.27	'R-620	21.1321	1.00 STORY
\$231,233	0.886	1,650	\$124.21	'R-620	8.8339	1.00 STORY
\$238,864	0.925	1,650	\$133.91	'R-620	4.9671	1.00 STORY
\$238,356	0.973	1,650	\$140.58	'R-620	0.1551	1.00 STORY
\$238,356	1.007	1,650	\$145.42	'R-620	3.2013	1.00 STORY
\$238,356	0.965	1,650	\$139.36	'R-620	0.9941	1.00 STORY
\$238,864	1.025	1,650	\$148.45	'R-620	5.0804	1.00 STORY
\$238,864	0.963	1,650	\$139.36	'R-620	1.1993	1.00 STORY
\$238,864	1.109	1,650	\$160.58	'R-620	13.4534	1.00 STORY
\$238,864	1.130	1,650	\$163.61	'R-620	15.5466	1.00 STORY
\$2,378,977			\$140.58		0.0324	
E.C.F. =>	0.975		Std. Deviation=>	0.105959956		
Ave. E.C.F. =>	0.975		Ave. Variance=>	7.4563	Coefficient of Var=>	7.650074738

R-635

TRAIL END & HOME ON THE TRAIL CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 09 0001 000	211 E ANN ARBOR TRL	08/05/2022	\$198,500	PTA	03-ARM'S LENGTH	\$198,500
007 09 0002 000	207 E ANN ARBOR TRL	06/16/2023	\$264,000	PTA	03-ARM'S LENGTH	\$264,000
007 09 0004 000	219 E ANN ARBOR TRL	01/26/2022	\$248,000	PTA	03-ARM'S LENGTH	\$248,000
007 09 0006 000	227 E ANN ARBOR TRL	11/08/2021	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
4 Totals:			\$920,500			\$920,500
			\$230,125			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$77,700	39.14	\$186,058	\$56,300	\$142,200	28%
\$97,700	37.01	\$203,212	\$56,300	\$207,700	21%
\$81,500	32.86	\$203,212	\$56,300	\$191,700	23%
\$81,500	38.81	\$203,212	\$56,300	\$153,700	27%
\$338,400		\$795,694		\$695,300	25%
Sale. Ratio =>	36.76				
Std. Dev. =>	2.89				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$159,509	0.891	1,100	\$129.27	'R-635	10.5736	1.00 STORY
\$178,569	1.163	1,100	\$188.82	'R-635	16.5914	1.00 STORY
\$178,569	1.074	1,100	\$174.27	'R-635	7.6313	1.00 STORY
\$178,569	0.861	1,100	\$139.73	'R-635	13.6490	1.00 STORY
\$695,216			\$158.02		0.2899	
E.C.F. =>	1.000		Std. Deviation=>	0.14509855		
Ave. E.C.F. =>	0.997		Ave. Variance=>	12.1113	Coefficient of Var=>	12.14506352

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	TRAIL END & HOME ON THE TRAIL CONDO	401	88
	TRAIL END & HOME ON THE TRAIL CONDO	401	88
	TRAIL END & HOME ON THE TRAIL CONDO	401	88
	TRAIL END & HOME ON THE TRAIL CONDO	401	88

R-640

WILLOW BROOK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 06 0008 000	500 FORD B7	05/28/2021	\$149,000	PTA	03-ARM'S LENGTH	\$149,000
011 06 0014 000	500 FORD D5	11/12/2021	\$107,500	PTA	03-ARM'S LENGTH	\$107,500
011 06 0015 000	500 FORD D6	01/27/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000
011 06 0023 000	500 FORD B5	01/11/2022	\$114,000	PTA	03-ARM'S LENGTH	\$114,000
4 Totals:			\$495,500			\$495,500
			\$123,875			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$53,500	35.91	\$139,451	\$25,000	\$124,000	17%
\$41,800	38.88	\$108,720	\$25,000	\$82,500	23%
\$63,200	50.56	\$142,507	\$25,000	\$100,000	20%
\$41,800	36.67	\$108,720	\$25,000	\$89,000	22%
\$200,300		\$499,398		\$395,500	\$0
Sale. Ratio =>	40.42				
Std. Dev. =>	6.82				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$114,451	1.083	970	\$127.84	'R-640	8.7698	2.00 STORY
\$83,720	0.985	688	\$119.91	'R-640	1.0308	1.00 STORY
\$117,507	0.851	1,118	\$89.45	'R-640	14.4722	2.00 STORY
\$83,720	1.063	688	\$129.36	'R-640	6.7332	1.00 STORY
\$399,398			\$116.64		0.5495	
E.C.F. =>	0.990		Std. Deviation=>	0.105317399		
Ave. E.C.F. =>	0.996		Ave. Variance=>	7.7515	Coefficient of Var=>	7.78469201

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	WILLOW BROOK CONDOS	401	66
	WILLOW BROOK CONDOS	401	66
	WILLOW BROOK CONDOS	401	66
	WILLOW BROOK CONDOS	401	66

R-650

YORKETOWNE/OLD VILLAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 06 0007 000	780 YORK	06/13/2023	\$237,460	PTA	03-ARM'S LENGTH	\$237,460
004 06 0009 000	784 YORK	06/28/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
004 06 0011 000	788 YORK	06/04/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
3 Totals:			\$732,460			\$732,460
			\$244,153			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$110,900	46.70	\$230,503	\$59,000	\$178,460	25%
\$115,900	44.58	\$240,920	\$59,000	\$201,000	23%
\$97,600	41.53	\$234,058	\$59,000	\$176,000	25%
\$324,400		\$705,481		\$555,460	24%
Sale. Ratio =>	44.29				
Std. Dev. =>	2.60				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$180,503	0.989	1,101	\$162.09	'R-650	1.0551	1.00 STORY
\$190,920	1.053	1,133	\$177.41	'R-650	5.3564	1.00 STORY
\$184,058	0.956	1,145	\$153.71	'R-650	4.3013	2.00 STORY
\$555,481			\$164.40		0.0729	
E.C.F. =>	1.000		Std. Deviation=>	0.049145306		
Ave. E.C.F. =>	0.999		Ave. Variance=>	3.5709	Coefficient of Var=>	3.573674769

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	YORKETOWNE/OLD VILLAGE CONDOS	401	86
	YORKETOWNE/OLD VILLAGE CONDOS	401	86
	YORKETOWNE/OLD VILLAGE CONDOS	401	86

R-680

MIDTOWN OF PLYMOUTH CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 08 0009 000	770 DEER 303	11/23/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
011 08 0009 000	770 DEER 303	08/31/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
011 08 0013 000	770 DEER 201	01/25/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000
011 08 0014 000	770 DEER 202	12/19/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000
011 08 0018 000	770 DEER 206	03/30/2023	\$247,500	PTA	03-ARM'S LENGTH	\$247,500
011 08 0020 000	770 DEER 102	10/26/2022	\$247,350	PTA	03-ARM'S LENGTH	\$247,350
6 Totals:			\$1,438,850			\$1,438,850
			\$239,808			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$106,800	42.72	\$233,758	\$56,000	\$194,000	22%
\$106,800	45.45	\$233,758	\$56,000	\$179,000	24%
\$100,300	45.59	\$233,758	\$56,000	\$164,000	25%
\$106,800	44.69	\$233,758	\$56,000	\$183,000	23%
\$106,800	43.15	\$233,758	\$56,000	\$191,500	23%
\$106,800	43.18	\$233,758	\$56,000	\$191,350	23%
\$634,300		\$1,402,548		\$1,102,850	23%
Sale. Ratio =>	44.08				
Std. Dev. =>	1.27				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$153,131	1.267	1,097	\$176.85	'R-680	6.6555	1.00 STORY
\$153,131	1.169	1,097	\$163.17	'R-680	3.1400	1.00 STORY
\$153,131	1.071	1,097	\$149.50	'R-680	12.9355	1.00 STORY
\$153,131	1.195	1,097	\$166.82	'R-680	0.5279	1.00 STORY
\$153,131	1.251	1,097	\$174.57	'R-680	5.0229	1.00 STORY
\$153,131	1.250	1,097	\$174.43	'R-680	4.9250	1.00 STORY
\$918,786			\$167.56		0.0000	
E.C.F. =>	1.200		Std. Deviation=>	0.073654319		
Ave. E.C.F. =>	1.200		Ave. Variance=>	5.5345	Coefficient of Var=>	4.610781158

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 12 0003 000	801 W ANN ARBOR TRL STE 303	05/20/2022	\$1,349,000	PTA	03-ARM'S LENGTH
009 12 0006 000	801 W ANN ARBOR TRL STE 306	01/21/2022	\$1,249,900	PTA	03-ARM'S LENGTH
2 Totals:			\$2,598,900		
			\$1,299,450		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$1,349,000	\$393,800	29.19	\$1,100,061	\$369,000	\$980,000	27%
\$1,249,900	\$423,700	33.90	\$1,193,286	\$369,000	\$880,900	30%
\$2,598,900	\$817,500		\$2,293,347		\$1,860,900	\$0
	Sale. Ratio =>	31.46				
	Std. Dev. =>	3.33				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$586,125	1.672	3,237	\$302.75	'R-690	16.2961	2.00 STORY
\$654,421	1.346	3,692	\$238.60	'R-690	16.2961	2.00 STORY
\$1,240,546			\$270.67		0.8972	
E.C.F. =>	1.500		Std. Deviation=>	0.2304623		
Ave. E.C.F. =>	1.509		Ave. Variance=>	16.2961	Coefficient of Var=>	10.79903749

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	MAYFLOWER CENTRE CONDO	401	87
	MAYFLOWER CENTRE CONDO	401	87

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 03 0001 000	1650 CASSADY PL	06/28/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000
012 03 0010 000	1670 CASSADY PL	07/22/2022	\$272,500	PTA	03-ARM'S LENGTH	\$272,500
012 03 0017 000	1690 CASSADY PL	10/27/2022	\$299,000	PTA	03-ARM'S LENGTH	\$299,000
012 03 0021 000	1700 CASSADY PL	10/05/2022	\$305,000	PTA	03-ARM'S LENGTH	\$305,000

4 Totals: **\$1,181,500** **\$1,181,500**

\$295,375

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$124,600	40.85	\$278,604	\$60,000	\$245,000	20%
\$144,400	52.99	\$303,840	\$60,000	\$212,500	22%
\$145,100	48.53	\$305,263	\$60,000	\$239,000	20%
\$145,100	47.57	\$315,591	\$60,000	\$245,000	20%
\$559,200		\$1,203,298		\$941,500	20%
Sale. Ratio =>	47.33				
Std. Dev. =>	5.01				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$213,272	1.149	1,352	\$181.21	'R-700	14.2921	1.00 STORY
\$237,892	0.893	1,336	\$159.06	'R-700	11.2584	1.00 STORY
\$239,280	0.999	1,352	\$176.78	'R-700	0.7017	1.00 STORY
\$249,357	0.983	1,352	\$181.21	'R-700	2.3320	1.00 STORY
\$939,801			\$174.56		0.4039	
E.C.F. =>	1.002		Std. Deviation=>	0.105979053		
Ave. E.C.F. =>	1.006		Ave. Variance=>	7.1460	Coefficient of Var=>	7.104510712

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	CASSIDY PLACE CONDOS	401	82
	CASSIDY PLACE CONDOS	401	92
	CASSIDY PLACE CONDOS	401	92
	CASSIDY PLACE CONDOS	401	92

R-710**DAISY SQUARE TOWNHOMES**

2 STORY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 21 0118 000	360 DAISY SQUARE PKWY	09/29/2022	\$465,000	PTA	03-ARM'S LENGTH
006 21 0120 000	364 DAISY SQUARE PKWY	09/30/2022	\$485,000	PTA	03-ARM'S LENGTH
006 21 0123 000	371 WINDMILL	03/23/2023	\$410,000	PTA	03-ARM'S LENGTH
3 Totals:			\$1,360,000		

ALL ELSE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 21 0007 000	355 RED RYDER	09/15/2021	\$350,000	PTA	03-ARM'S LENGTH
006 21 0010 000	349 RED RYDER	09/10/2021	\$410,000	PTA	03-ARM'S LENGTH
006 21 0010 000	349 RED RYDER	01/31/2022	\$415,000	PTA	03-ARM'S LENGTH
006 21 0016 000	309 RED RYDER	09/21/2021	\$330,000	PTA	03-ARM'S LENGTH
006 21 0019 000	303 RED RYDER	11/17/2021	\$470,000	PTA	03-ARM'S LENGTH
006 21 0020 000	187 HAMILTON	06/23/2021	\$339,900	PTA	03-ARM'S LENGTH
006 21 0020 000	187 HAMILTON	07/08/2022	\$380,000	PTA	03-ARM'S LENGTH
006 21 0031 000	397 WINDMILL	09/03/2021	\$434,000	PTA	03-ARM'S LENGTH
006 21 0034 000	391 WINDMILL	11/24/2021	\$379,900	PTA	03-ARM'S LENGTH
006 21 0035 000	389 WINDMILL	06/28/2021	\$335,000	PTA	03-ARM'S LENGTH
006 21 0036 000	387 WINDMILL	03/03/2023	\$315,000	PTA	03-ARM'S LENGTH
006 21 0042 000	328 RED RYDER	04/11/2022	\$370,000	PTA	03-ARM'S LENGTH
006 21 0052 000	376 RED RYDER	09/30/2022	\$334,900	PTA	03-ARM'S LENGTH
006 21 0102 000	126 HAMILTON	09/21/2021	\$306,500	PTA	03-ARM'S LENGTH
006 21 0104 000	143 S UNION	01/06/2022	\$320,000	PTA	03-ARM'S LENGTH
006 21 0110 000	124 HAMILTON	03/08/2022	\$415,000	WD	03-ARM'S LENGTH
006 21 0122 000	373 WINDMILL	10/12/2022	\$475,000	PTA	03-ARM'S LENGTH
17 Totals:			\$6,380,200		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$465,000	\$246,200	52.95	\$545,335	\$80,650	\$384,350	17%
\$485,000	\$242,800	50.06	\$537,664	\$80,087	\$404,913	17%
\$410,000	\$242,800	59.22	\$537,664	\$80,087	\$329,913	20%
\$1,360,000	\$731,800		\$1,620,663		\$1,119,176	18%
	Sale. Ratio =>	53.81				
	Std. Dev. =>	4.68				

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$350,000	\$167,100	47.74	\$390,788	\$79,400	\$270,600	23%
\$410,000	\$200,600	48.93	\$472,375	\$79,400	\$330,600	19%
\$415,000	\$200,600	48.34	\$472,375	\$79,400	\$335,600	19%
\$330,000	\$165,100	50.03	\$386,139	\$79,400	\$250,600	24%
\$470,000	\$198,600	42.26	\$467,500	\$79,400	\$390,600	17%
\$339,900	\$166,800	49.07	\$390,107	\$79,400	\$260,500	23%
\$380,000	\$173,900	45.76	\$390,107	\$79,400	\$300,600	21%
\$434,000	\$197,200	45.44	\$464,158	\$79,400	\$354,600	18%
\$379,900	\$171,800	45.22	\$402,406	\$79,400	\$300,500	21%
\$335,000	\$166,800	49.79	\$390,107	\$79,400	\$255,600	24%
\$315,000	\$147,500	46.83	\$329,093	\$80,069	\$234,931	25%
\$370,000	\$172,200	46.54	\$386,139	\$79,400	\$290,600	21%
\$334,900	\$147,200	43.95	\$328,424	\$79,400	\$255,500	24%
\$306,500	\$141,400	46.13	\$328,424	\$79,400	\$227,100	26%
\$320,000	\$141,400	44.19	\$328,424	\$79,400	\$240,600	25%
\$415,000	\$171,800	41.40	\$402,406	\$79,400	\$335,600	19%
\$475,000	\$182,600	38.44	\$410,224	\$82,866	\$392,134	17%
\$6,380,200	\$2,912,600		\$6,739,196		\$5,026,265	22%
	Sale. Ratio =>	45.65				
	Std. Dev. =>	3.15				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$325,575	1.181	1,812	\$212.11	'R-710	2.2358	2.00 STORY
\$320,328	1.264	1,812	\$223.46	'R-710	10.5889	2.00 STORY
\$320,328	1.030	1,812	\$182.07	'R-710	12.8246	2.00 STORY
\$966,231			\$205.88		0.0121	
E.C.F. =>	1.158		Std. Deviation=>	0.118657939		
Ave. E.C.F. =>	1.158		Ave. Variance=>	8.5498	Coefficient of Var=>	7.382138009

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$303,131	0.893	1,738	\$155.70	'R-710	6.7913	CONDO B
\$380,833	0.868	2,615	\$126.42	'R-710	9.2499	CONDO D
\$380,833	0.881	2,615	\$128.34	'R-710	7.9370	CONDO D
\$298,703	0.839	1,732	\$144.69	'R-710	12.1636	CONDO B
\$376,190	1.038	2,607	\$149.83	'R-710	7.7709	CONDO D
\$302,482	0.861	1,732	\$150.40	'R-710	9.9388	CONDO B
\$302,482	0.994	1,732	\$173.56	'R-710	3.3182	CONDO B
\$373,007	0.951	2,607	\$136.02	'R-710	0.9944	CONDO D
\$314,196	0.956	1,944	\$154.58	'R-710	0.4187	CONDO A
\$302,482	0.845	1,732	\$147.58	'R-710	11.5587	CONDO B
\$243,737	0.964	1,221	\$192.41	'R-710	0.3275	CONDO C
\$298,703	0.973	1,732	\$167.78	'R-710	1.2276	CONDO B
\$243,737	1.048	1,221	\$209.25	'R-710	8.7665	CONDO C
\$243,737	0.932	1,221	\$186.00	'R-710	2.8854	CONDO C
\$243,737	0.987	1,221	\$197.05	'R-710	2.6533	CONDO C
\$314,196	1.068	1,944	\$172.63	'R-710	10.7527	CONDO A
\$318,340	1.232	1,766	\$222.05	'R-710	27.1212	CONDO D
\$5,240,526			\$165.55		0.1482	
E.C.F. =>	0.959		Std. Deviation=>	0.099768179		
Ave. E.C.F. =>	0.961		Ave. Variance=>	7.2868	Coefficient of Var=>	7.585714692

R-720**DAISY SQUARE LOFTS**

ALL ELSE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 22 0004 000	101 S UNION 104	02/17/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900
006 22 0007 000	101 S UNION 107	09/10/2021	\$395,000	PTA	03-ARM'S LENGTH	\$395,000
006 22 0012 000	101 S UNION 112	06/23/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000
006 22 0012 000	101 S UNION 112	02/25/2022	\$420,000	PTA	03-ARM'S LENGTH	\$420,000
4 Totals:			\$1,543,900			\$1,543,900
			\$385,975			

GARAGE (CONDO E)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 22 0067 000	S UNION	11/12/2021	\$23,000	PTA	03-ARM'S LENGTH	\$23,000
1 Totals:			\$23,000			\$23,000
			\$23,000			

OUTLIERS - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 22 0016 000	101 S UNION 117	04/19/2021	\$248,000	PTA	03-ARM'S LENGTH	\$248,000
006 22 0035 000	101 S UNION 217	06/08/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
006 22 0054 000	101 S UNION 317	05/27/2021	\$253,000	PTA	03-ARM'S LENGTH	\$253,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$140,100	42.47	\$316,341	\$79,300	\$250,600	24%
\$166,600	42.18	\$387,656	\$79,300	\$315,700	20%
\$169,800	42.56	\$395,366	\$79,300	\$319,700	20%
\$169,800	40.43	\$395,366	\$79,300	\$340,700	19%
\$646,300		\$1,494,729		\$1,226,700	21%
Sale. Ratio =>	41.86				
Std. Dev. =>	1.00				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$13,700	59.57	\$26,964	\$4,000	\$19,000	17%
\$13,700		\$26,964		\$19,000	17%
Sale. Ratio =>	59.57				
Std. Dev. =>	#DIV/0!				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$127,100	51.25	\$292,845	\$79,300	\$168,700	32%
\$127,100	50.84	\$292,845	\$79,300	\$170,700	32%
\$127,100	50.24	\$292,845	\$79,300	\$173,700	31%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$205,072	1.222	1,025	\$244.49	'R-720	0.0035	CONDO A
\$262,124	1.204	1,355	\$232.99	'R-720	1.7583	CONDO B
\$268,292	1.192	1,393	\$229.50	'R-720	3.0363	CONDO C
\$268,292	1.270	1,393	\$244.58	'R-720	4.7910	CONDO C
\$1,003,780			\$237.89		0.0106	
E.C.F. =>	1.222		Std. Deviation=>	0.034285307		
Ave. E.C.F. =>	1.222		Ave. Variance=>	2.3973	Coefficient of Var=>	1.961802938

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$18,970	1.002	0	#DIV/0!	'R-720	0.0000	CONDO E
\$18,970			#DIV/0!		0.0000	
E.C.F. =>	1.002		Std. Deviation=>	#DIV/0!		
Ave. E.C.F. =>	1.002		Ave. Variance=>	0.0000	Coefficient of Var=>	0

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$186,276	0.906	910	\$185.38	'R-720	90.5645	CONDO A
\$186,276	0.916	910	\$187.58	'R-720	91.6382	CONDO A
\$186,276	0.932	910	\$190.88	'R-720	93.2487	CONDO A

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DAISY SQUARE LOFTS	401	95
	DAISY SQUARE LOFTS	401	95
	DAISY SQUARE LOFTS	401	95
	DAISY SQUARE LOFTS	401	95

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DAISY SQUARE LOFTS	401	95

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DAISY SQUARE LOFTS	401	95
	DAISY SQUARE LOFTS	401	95
	DAISY SQUARE LOFTS	401	95

R-730

PENNIMAN PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 15 0002 000	855 PENNIMAN STE 202	11/03/2021	\$460,000	WD	03-ARM'S LENGTH
009 15 0005 000	855 PENNIMAN STE 203	04/19/2021	\$613,000	WD	03-ARM'S LENGTH
009 15 0008 000	855 PENNIMAN STE 303	10/30/2020	\$420,000	WD	03-ARM'S LENGTH
3 Totals:			\$1,493,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$460,000	\$201,200	43.74	\$473,158	\$110,000	\$350,000	24%
\$613,000	\$286,900	46.80	\$683,754	\$110,000	\$503,000	18%
\$420,000	\$182,000	43.33	\$432,342	\$110,000	\$310,000	26%
\$1,493,000	\$670,100		\$1,589,254		\$1,163,000	23%
	Sale. Ratio =>	44.88				
	Std. Dev. =>	1.90				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$281,968	1.241	1,426	\$245.44	'R-730	3.4200	1.00 STORY
\$437,965	1.148	2,455	\$204.89	'R-730	5.8582	2.00 STORY
\$251,734	1.231	1,291	\$240.12	'R-730	2.4383	1.00 STORY
\$971,667			\$230.15		1.0164	
E.C.F. =>	1.197		Std. Deviation=>	0.050970687		
Ave. E.C.F. =>	1.207		Ave. Variance=>	3.9055	Coefficient of Var=>	3.235495729

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	PENNIMAN PLACE CONDOS	401	95
	PENNIMAN PLACE CONDOS	401	95
	PENNIMAN PLACE CONDOS	401	95

R-750

MAIN ST SQ & PARKSIDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 24 0002 000	730 PENNIMAN 201	08/06/2021	\$389,000	PTA	03-ARM'S LENGTH	\$389,000
006 24 0004 000	730 PENNIMAN 203	03/30/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
006 24 0006 000	730 PENNIMAN 205	12/29/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
006 24 0010 000	730 PENNIMAN 301	07/15/2022	\$416,000	PTA	03-ARM'S LENGTH	\$416,000
006 24 0013 000	730 PENNIMAN 304	02/21/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000
006 24 0015 000	730 PENNIMAN 306	03/17/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
006 24 0019 000	730 PENNIMAN 310	08/16/2021	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
7 Totals:			\$2,835,000			\$2,835,000
			\$405,000			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$167,700	43.11	\$391,589	\$68,100	\$320,900	18%
\$146,400	41.83	\$339,990	\$68,100	\$281,900	19%
\$171,200	46.27	\$400,104	\$68,100	\$301,900	18%
\$193,700	46.56	\$439,589	\$68,100	\$347,900	16%
\$201,900	48.07	\$458,736	\$68,100	\$351,900	16%
\$204,200	51.05	\$464,003	\$68,100	\$331,900	17%
\$197,500	40.31	\$463,671	\$68,100	\$421,900	14%
\$1,282,600		\$2,957,682		\$2,358,300	17%
Sale. Ratio =>	45.24				
Std. Dev. =>	3.77				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$176,697	1.816	934	\$343.58	'R-750	6.9634	1.00 STORY
\$148,346	1.900	762	\$369.95	'R-750	15.3818	1.00 STORY
\$181,375	1.665	963	\$313.50	'R-750	8.1962	1.00 STORY
\$203,070	1.713	1,013	\$343.44	'R-750	3.3267	2.00 STORY
\$213,591	1.648	1,087	\$323.74	'R-750	9.8928	2.00 STORY
\$216,485	1.533	1,088	\$305.06	'R-750	21.3338	2.00 STORY
\$216,302	1.951	1,138	\$370.74	'R-750	20.4044	2.00 STORY
\$1,355,866			\$338.57		0.7138	
E.C.F. =>	1.739		Std. Deviation=>	0.149034165		
Ave. E.C.F. =>	1.746		Ave. Variance=>	12.2142	Coefficient of Var=>	6.993627886

R-760**HAMILTON GARDEN LOFTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 23 0001 000	300 HAMILTON 101	12/30/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000
006 23 0005 301	300 HAMILTON 105	02/24/2023	\$705,000	PTA	03-ARM'S LENGTH	\$705,000
006 23 0007 000	300 HAMILTON 107	06/29/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
006 23 0008 000	300 HAMILTON 108	09/30/2022	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
006 23 0020 000	300 HAMILTON 302	06/15/2022	\$510,000	PTA	03-ARM'S LENGTH	\$510,000
006 23 0021 000	300 HAMILTON 303	09/09/2021	\$425,000	PTA	03-ARM'S LENGTH	\$425,000
6 Totals:			\$2,650,000			\$2,650,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$180,000	59.02	\$379,514	\$79,637	\$225,363	26%
\$323,300	45.86	\$686,959	\$164,421	\$540,579	23%
\$178,900	51.11	\$380,237	\$79,637	\$270,363	23%
\$178,500	50.28	\$379,514	\$79,637	\$275,363	22%
\$183,900	36.06	\$390,817	\$77,000	\$433,000	15%
\$185,800	43.72	\$390,817	\$77,000	\$348,000	18%
\$1,230,400		\$2,607,858		\$2,092,668	21%
Sale. Ratio =>	46.43				
Std. Dev. =>	7.76				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$264,064	0.853	1,152	\$195.63	'R-760	29.9283	MULTI/MIXED
\$463,781	1.166	2,244	\$240.90	'R-760	1.2868	1.00 STORY
\$264,666	1.022	1,118	\$241.83	'R-760	13.1198	1.00 STORY
\$264,064	1.043	1,152	\$239.03	'R-760	10.9935	1.00 STORY
\$275,680	1.571	1,155	\$374.89	'R-760	41.7938	1.00 STORY
\$275,680	1.262	1,155	\$301.30	'R-760	10.9610	1.00 STORY
\$1,807,935			\$265.60		0.4767	
E.C.F. =>	1.157		Std. Deviation=>	0.247273474		
Ave. E.C.F. =>	1.153		Ave. Variance=>	18.0138	Coefficient of Var=>	15.62720734

R-770**TOWNES AT MILL STREET**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 25 0003 000	174 S MILL	12/22/2022	\$470,000	PTA	03-ARM'S LENGTH	\$470,000
006 25 0004 000	168 S MILL	04/16/2021	\$407,920	PTA	03-ARM'S LENGTH	\$407,920
006 25 0018 000	232 N SYDNEY CT	12/20/2022	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
006 25 0028 000	245 N SYDNEY CT	03/27/2023	\$458,500	PTA	03-ARM'S LENGTH	\$458,500
4 Totals:			\$1,736,420			\$1,736,420
			\$434,105			

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 25 0008 000	144 S MILL	07/07/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$221,800	47.19	\$476,241	\$94,600	\$375,400	20%
\$188,800	46.28	\$422,835	\$94,600	\$313,320	23%
\$197,300	49.33	\$422,835	\$94,600	\$305,400	24%
\$209,400	45.67	\$449,287	\$94,600	\$363,900	21%
\$817,300		\$1,771,198		\$1,358,020	22%
Sale. Ratio =>	47.07				
Std. Dev. =>	1.60				

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$211,000	52.88	\$473,680	\$94,600	\$304,400	24%

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$290,172	1.294	2,417	\$155.32	'R-770	2.0736
\$252,025	1.243	2,000	\$156.66	'R-770	2.9769
\$252,025	1.212	2,000	\$152.70	'R-770	6.1194
\$270,919	1.343	2,020	\$180.15	'R-770	7.0227
\$1,065,141			\$161.21		0.1988
E.C.F. =>	1.275		Std. Deviation=>	0.057714161	
Ave. E.C.F. =>	1.273		Ave. Variance=>	4.5482	Coefficient of Var=>

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$288,342	1.056	2,397	\$126.99	'R-770	21.7288

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
OVER 2.00 STORY		TOWNES AT MILL STREET	401	97
OVER 2.00 STORY		TOWNES AT MILL STREET	401	97
OVER 2.00 STORY		TOWNES AT MILL STREET	401	97
OVER 2.00 STORY		TOWNES AT MILL STREET	401	97

3.572855755

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
OVER 2.00 STORY		TOWNES AT MILL STREET	401	97

R-780

STARKWEATHER CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 08 0002 000	323 E SPRING	09/19/2023	\$781,000	PTA	03-ARM'S LENGTH	\$781,000
004 08 0017 000	544 DOWNING	09/14/2023	\$880,000	PTA	03-ARM'S LENGTH	\$880,000
004 08 0018 000	526 DOWNING	10/13/2023	\$773,500	WD	03-ARM'S LENGTH	\$773,500
3 Totals:			\$2,434,500			\$2,434,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND
\$410,600	52.57	\$853,335	\$200,000	\$581,000	26%
\$451,000	51.25	\$938,403	\$200,000	\$680,000	23%
\$405,900	52.48	\$843,378	\$200,000	\$573,500	26%
\$1,267,500		\$2,635,116		\$1,834,500	\$0
Sale. Ratio =>	52.06				
Std. Dev. =>	0.74				

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$544,445	1.067	2,710	\$214.39	'R-780	1.3491	2.00 STORY
\$615,335	1.105	3,168	\$214.65	'R-780	2.4456	2.00 STORY
\$536,148	1.070	2,727	\$210.30	'R-780	1.0965	2.00 STORY
\$1,695,928			\$213.11		0.1076	
E.C.F. =>	1.082		Std. Deviation=>	0.021217445		
Ave. E.C.F. =>	1.081		Ave. Variance=>	1.6304	Coefficient of Var=>	1.508768264

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	STARKWEATHER CONDO	401	98
	STARKWEATHER CONDO	401	98
	STARKWEATHER CONDO	401	98

R-790

SAXTONS TOWN LOFTS

NEW SUB. NO SALES OR LISTINGS. USE TOWNES AT MILL UNTIL SALES

R-770

TOWNES AT MILL STREET

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OVER 2.00 STORY		TOWNES AT MILL STREET	401	97

3.572855755

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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