

01C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-01-226-006	8251 OLD WHITE LAKE RD	05/10/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$161,880	56.80	\$323,760	\$91,128	\$193,872	\$213,424	0.908	1,602	\$121.02	01C	4.5720	Ranch			
Y-12-01-226-007	8205 OLD WHITE LAKE RD	02/26/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$163,030	53.28	\$326,061	\$83,558	\$222,442	\$222,480	1.000	1,768	\$125.82	01C	4.5720	Ranch			
Totals:			\$591,000			\$591,000	\$324,910		\$649,821		\$416,314	\$435,904			\$123.42		0.0950				
								Sale. Ratio =>	54.98					E.C.F. =>	0.955	Std. Deviation=>	0.064658203				
								Std. Dev. =>	2.49					Ave. E.C.F. =>	0.954	Ave. Variance=>	4.5720	Coefficient of Var=>	4.791927971		

Use .953 for 2024

04C

Y-12-04-100-012	6700 CROSBY LAKE CT	04/30/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$295,410	48.43	\$590,810	\$181,325	\$428,675	\$366,266	1.170	3,048	\$140.64	04C	3.7349	SingleFamily	
Y-12-04-100-039	6020 TRILLIUM TRL	11/23/22	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$291,260	54.24	\$582,519	\$67,081	\$469,919	\$461,036	1.019	2,580	\$182.14	04C	18.8474	Ranch	
Y-12-04-200-011	7600 CROSBY LAKE RD	08/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,690	40.43	\$315,383	\$51,026	\$338,974	\$236,455	1.434	2,582	\$131.28	04C	22.5823	CapeCod	
Totals:			\$1,537,000			\$1,537,000	\$744,360		\$1,488,712		\$1,237,568	\$1,063,757			\$151.35		4.4348		
								Sale. Ratio =>	48.43			E.C.F. =>	1.163	Std. Deviation=>		0.209658485			
								Std. Dev. =>	6.93			Ave. E.C.F. =>	1.208	Ave. Variance=>		15.0549	Coefficient of Var=>		
																	12.46528469		

Use 1.162 for 2025

04K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-04-376-002	7469 DENALI DR	02/23/22	\$410,365	WD	03-ARM'S LENGTH	\$410,365	\$254,710	62.07	\$509,415	\$60,000	\$350,365	\$408,559	0.858	2,030	\$172.59	04K	18.6372	Ranch		
Y-12-04-376-005	7423 DENALI DR	02/09/24	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$277,620	48.71	\$555,235	\$60,000	\$510,000	\$450,214	1.133	2,928	\$174.18	04K	8.8861	Colonial/2Sty		
Y-12-04-376-030	7430 DENALI DR	08/17/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$274,630	52.31	\$549,257	\$60,000	\$465,000	\$444,779	1.045	2,063	\$225.40	04K	0.1528	Ranch		
Y-12-04-376-043	5591 MESA VERDE TRL	06/26/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$248,760	49.26	\$497,516	\$60,000	\$445,000	\$397,742	1.119	2,069	\$215.08	04K	7.4882	Ranch		
Y-12-04-376-050	7399 OLYMPIC DR	05/27/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,660	49.61	\$471,319	\$71,518	\$403,482	\$363,455	1.110	2,241	\$180.05	04K	6.6193	Colonial/2Sty		
Y-12-04-376-068	5686 MESA VERDE TRL	05/25/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$229,330	54.34	\$458,662	\$60,000	\$362,000	\$362,420	0.999	2,300	\$157.39	04K	4.5093	Colonial/2Sty		
Totals:			\$2,907,365			\$2,907,365	\$1,520,710		\$3,041,404		\$2,535,847	\$2,427,169			\$187.45		0.0841			
								Sale. Ratio =>	52.31					E.C.F. =>	1.045	Std. Deviation=>		0.104551751		
								Std. Dev. =>	5.06					Ave. E.C.F. =>	1.044	Ave. Variance=>		7.7155	Coefficient of Var=>	7.390789492

Use 1.045 for 2025

05C, 05D, 05E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-05-100-010	5701 WHITE LAKE RD	11/10/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$188,530	47.73	\$377,063	\$56,708	\$338,292	\$293,904	1.151	2,139	\$158.15	05C	9.2527	Ranch		
Y-12-05-200-038	5924 RAUPP RD	06/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$146,520	40.14	\$293,039	\$83,308	\$281,692	\$192,414	1.464	1,736	\$162.26	05C	22.0434	Ranch		
Y-12-05-327-002	5700 MURLAND HOLW	09/13/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$172,760	47.33	\$345,525	\$99,722	\$265,278	\$225,507	1.176	1,817	\$146.00	05D	6.7196	TriLevel/Quad		
Y-12-05-376-001	5500 MURLAND HOLW	03/21/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$174,050	47.04	\$348,099	\$90,985	\$279,015	\$235,884	1.183	2,418	\$115.39	05D	6.0711	Colonial/2Sty		
Totals:			\$1,495,000			\$1,495,000	\$681,860		\$1,363,726		\$1,164,277	\$947,709			\$145.45		1.5040			
								Sale. Ratio =>	45.61					E.C.F. =>	1.229	Std. Deviation=>		0.147595636		
								Std. Dev. =>	3.62					Ave. E.C.F. =>	1.244	Ave. Variance=>		11.0217	Coefficient of Var=>	8.863036189

use 1.20 for 2025

05F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-05-302-005	5225 DILLON DR	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,680	48.18	\$361,353	\$87,909	\$287,091	\$288,748	0.994	1,820	\$157.74	05F	3.1222	Ranch	
Y-12-05-353-003	5355 DILLON DR	11/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,090	48.02	\$384,186	\$85,000	\$315,000	\$315,930	0.997	2,506	\$125.70	05F	3.4014	Colonial/2Sty	
Y-12-07-200-042	5389 DOGWOOD DR	09/19/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$266,580	52.27	\$533,161	\$87,316	\$422,684	\$470,797	0.898	3,222	\$131.19	05F	6.5236	Colonial/2Sty	
Totals:			\$1,285,000			\$1,285,000	\$639,350		\$1,278,700		\$1,024,775	\$1,075,475		\$138.21			1.0183		
							Sale. Ratio =>	49.75					E.C.F. =>	0.953	Std. Deviation=>		0.056513452		
							Std. Dev. =>	2.41					Ave. E.C.F. =>	0.963	Ave. Variance=>		4.3491	Coefficient of Var=>	4.515986179

Use .990 for 2025

05K

Y-12-05-176-025	5969 PINE RIDGE CT	06/21/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$183,600	43.71	\$367,192	\$77,420	\$342,580	\$289,194	1.185	1,626	\$210.69	05K	2.5698	Ranch
Y-12-05-176-040	6010 N BRYAN DR	09/30/22	\$459,925	WD	03-ARM'S LENGTH	\$459,925	\$211,300	45.94	\$422,590	\$67,352	\$392,573	\$354,529	1.107	1,890	\$207.71	05K	5.1597	Ranch
Y-12-05-176-049	5462 E ALYSSA CT	11/20/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$172,750	45.46	\$345,506	\$65,000	\$315,000	\$279,946	1.125	1,790	\$175.98	05K	3.3689	Ranch
Y-12-05-176-057	5552 E ALYSSA CT	06/24/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$203,140	48.37	\$406,270	\$68,170	\$351,830	\$337,425	1.043	2,204	\$159.63	05K	11.6215	SingleFamily
Y-12-05-176-061	5441 W ALYSSA CT	08/03/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$208,450	44.35	\$416,905	\$70,267	\$399,733	\$345,946	1.155	2,311	\$172.97	05K	0.3428	Colonial/2Sty
Y-12-05-177-018	6101 HICKORY MEADOWS DR	07/31/23	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$174,620	39.60	\$349,243	\$69,172	\$371,828	\$279,512	1.330	1,651	\$225.21	05K	17.1370	Ranch
Y-12-05-177-024	5801 HICKORY MEADOWS DR	12/04/23	\$430,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,000	\$192,560	44.78	\$378,842	\$67,409	\$362,591	\$310,765	1.167	1,906	\$190.24	05K	0.7861	Ranch
Totals:			\$3,020,925			\$3,020,925	\$1,346,420		\$2,686,548		\$2,536,135	\$2,197,317		\$191.78			0.4710	

Sale. Ratio =>	44.57	E.C.F. =>	1.154	Std. Deviation=>	0.088886489
Std. Dev. =>	2.67	Ave. E.C.F. =>	1.159	Ave. Variance=>	5.8551
				Coefficient of Var=>	5.052297948

Use 1.153 for 2025

06C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-06-100-008	4479 WHITE LAKE RD	03/02/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$116,920	50.18	\$233,845	\$40,515	\$192,485	\$178,349	1.079	1,258	\$153.01	06C	8.1521	Ranch		
Y-12-06-100-021	6201 MUNCE RD	04/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$154,880	44.25	\$309,768	\$51,968	\$298,032	\$237,823	1.253	1,950	\$152.84	06C	9.2384	CapeCod		
Y-12-06-226-009	6190 ORMOND RD	05/15/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$194,420	54.01	\$388,843	\$162,120	\$197,880	\$209,154	0.946	1,974	\$100.24	06C	21.4687	Ranch		
Y-12-06-277-014	5199 WHITE LAKE RD	03/08/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$95,370	45.85	\$190,737	\$35,000	\$173,000	\$143,669	1.204	1,304	\$132.67	06C	4.3375	Ranch		
Y-12-06-301-018	3800 COLE LN	05/26/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,670	50.37	\$317,345	\$44,085	\$270,915	\$252,085	1.075	1,652	\$163.99	06C	8.6086	Ranch		
Y-12-06-301-038	3816 WHITE LAKE RD	08/24/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$199,300	56.94	\$398,596	\$172,479	\$177,521	\$208,595	0.851	1,423	\$124.75	06C	30.9752	Ranch		
Y-12-06-329-009	4300 WHITE LAKE RD	09/27/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$150,410	36.24	\$300,825	\$48,800	\$366,200	\$232,495	1.575	1,778	\$205.96	06C	41.4301	CapeCod		
Y-12-06-401-002	4610 WHITE LAKE RD	08/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$101,580	56.43	\$203,167	\$43,013	\$136,987	\$147,744	0.927	1,212	\$113.03	06C	23.3589	Ranch		
Y-12-06-401-002	4610 WHITE LAKE RD	03/18/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$101,580	37.62	\$203,167	\$43,013	\$226,987	\$147,744	1.536	1,212	\$187.28	06C	37.5575	Ranch		
Totals:			\$2,681,000			\$2,681,000	\$1,273,130		\$2,546,293		\$2,040,007	\$1,757,657			\$148.20		0.0143			
								Sale. Ratio =>	47.49					E.C.F. =>	1.161	Std. Deviation=>		0.258305801		
								Std. Dev. =>	7.60					Ave. E.C.F. =>	1.161	Ave. Variance=>		20.5697	Coefficient of Var=>	17.72050235

Use 1.161 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECP Area	Dev. by Mean (%)	Building Style		
Y-12-06-328-011	5580 LAKE GROVE DR	08/08/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$65,690	33.52	\$131,382	\$37,448	\$158,552	\$82,471	1.923	1,056	\$150.14	06F	67.9315	Ranch		
Y-12-06-328-046	5686 LAKE GROVE DR	05/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,240	46.16	\$138,470	\$62,111	\$87,889	\$67,040	1.311	768	\$114.44	06F	6.7773	Ranch		
Y-12-06-377-031	5005 LINDHOLM DR	08/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,270	42.80	\$222,536	\$62,967	\$197,033	\$140,096	1.406	1,532	\$128.61	06F	16.3204	Ranch		
Y-12-06-377-046	5187 LINDHOLM DR	10/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,960	46.09	\$165,918	\$51,490	\$128,510	\$100,464	1.279	1,056	\$121.70	06F	3.5957	Ranch		
Y-12-06-378-038	5120 LINDHOLM DR	09/12/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$125,260	47.63	\$250,521	\$45,416	\$217,584	\$180,075	1.208	2,026	\$107.40	06F	3.4914	Colonial/2Sty		
Y-12-06-378-047	5089 LAKEBORN DR	11/03/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$71,380	39.22	\$142,763	\$45,000	\$137,000	\$85,832	1.596	1,056	\$129.73	06F	35.2922	Ranch		
Y-12-06-378-049	5121 LAKEBORN DR	04/14/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,100	49.44	\$158,191	\$50,314	\$109,686	\$94,712	1.158	1,056	\$103.87	06F	8.5113	Ranch		
Y-12-06-379-034	5075 ALLINGHAM DR	10/07/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,860	43.01	\$167,721	\$47,429	\$147,571	\$105,612	1.397	1,068	\$138.18	06F	15.4082	Ranch		
Y-12-06-379-049	5100 LAKEBORN DR	01/26/24	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$73,010	44.28	\$146,024	\$45,000	\$119,900	\$88,695	1.352	1,056	\$113.54	06F	10.8605	Ranch		
Y-12-06-379-050	5090 LAKEBORN DR	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$85,030	43.61	\$170,067	\$45,000	\$150,000	\$109,804	1.366	1,430	\$104.90	06F	12.2855	Ranch		
Y-12-06-453-002	5144 ORMOND RD	08/26/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$111,700	55.30	\$223,397	\$73,501	\$128,499	\$131,603	0.976	1,112	\$115.56	06F	26.6800	CapeCod		
Y-12-06-453-028	5011 WARMBRIAR DR	07/07/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$153,890	48.47	\$307,784	\$64,785	\$252,715	\$213,344	1.185	1,764	\$143.26	06F	5.8672	TriLevel/Quad		
Y-12-06-454-050	5170 WARMBRIAR DR	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,290	50.41	\$196,584	\$55,189	\$139,811	\$124,140	1.126	1,056	\$132.40	06F	11.6973	Ranch		
Y-12-07-126-030	4911 LAKE GROVE DR	10/24/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,640	46.13	\$175,277	\$47,682	\$142,318	\$112,024	1.270	1,056	\$134.77	06F	2.7215	Ranch		
Y-12-07-126-031	4901 LAKE GROVE DR	03/10/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,320	45.43	\$152,644	\$46,166	\$121,834	\$93,484	1.303	1,056	\$115.37	06F	6.0051	Ranch		
Y-12-07-126-032	4661 LAKE GROVE DR	06/09/22	\$0	MLC	03-ARM'S LENGTH	\$100,000	\$69,230	69.23	\$138,450	\$70,687	\$29,313	\$59,493	0.493	780	\$37.58	06F	75.0503	SingleFamily		
Y-12-07-126-038	4891 LAKE GROVE DR	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,450	46.23	\$184,908	\$43,954	\$156,046	\$123,752	1.261	1,056	\$147.77	06F	1.7740	Ranch		
Y-12-07-127-025	4640 LAKE GROVE DR	07/13/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$87,390	45.40	\$174,779	\$33,043	\$159,457	\$124,439	1.281	1,000	\$159.46	06F	3.8194	Ranch		
Y-12-07-127-050	4925 LINDHOLM DR	02/24/23	\$269,500	WD	03-ARM'S LENGTH	\$269,500	\$125,820	46.69	\$251,648	\$53,500	\$216,000	\$173,967	1.242	1,431	\$150.94	06F	0.1596	Colonial/2Sty		
Y-12-07-127-053	4914 LAKE GROVE DR	03/04/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,890	46.79	\$163,783	\$59,303	\$115,697	\$91,730	1.261	900	\$128.55	06F	1.8070	Ranch		
Y-12-07-128-069	4825 LAKEBORN DR	03/13/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$102,670	54.07	\$205,340	\$53,500	\$136,400	\$133,310	1.023	1,432	\$95.25	06F	22.0033	TriLevel/Quad		
Y-12-07-129-026	4674 LAKEBORN DR	09/27/22	\$107,500	OTH	03-ARM'S LENGTH	\$107,500	\$58,070	54.02	\$116,143	\$30,655	\$76,845	\$75,055	1.024	980	\$78.41	06F	21.9368	Ranch		
Y-12-07-129-065	4694 LAKEBORN DR	06/29/23	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$88,080	58.14	\$176,151	\$72,423	\$79,077	\$91,069	0.868	820	\$96.44	06F	37.4897	Ranch		
Y-12-07-129-082	4841 ALLINGHAM DR	01/13/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$71,250	42.92	\$142,509	\$45,000	\$121,000	\$85,609	1.413	1,056	\$114.58	06F	17.0185	Ranch		
Y-12-07-130-059	4925 ORMOND RD	05/16/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,640	40.21	\$241,272	\$53,500	\$246,500	\$164,857	1.495	1,665	\$148.05	06F	25.2023	SingleFamily		
Y-12-07-130-065	4824 ALLINGHAM DR	02/02/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$81,760	41.50	\$163,528	\$54,994	\$142,006	\$95,289	1.490	825	\$172.13	06F	24.7056	Ranch		
Y-12-07-130-069	4885 ORMOND RD	08/10/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$178,820	62.31	\$357,647	\$72,471	\$214,529	\$250,374	0.857	1,588	\$135.09	06F	38.6379	Ranch		
Totals:			\$5,254,300			\$5,354,300	\$2,532,710		\$5,065,437		\$3,931,772	\$3,198,340			\$122.89		1.3896			
									Sale. Ratio =>	47.30										
									Std. Dev. =>	7.39										
												E.C.F. =>	1.229	Std. Deviation=>		0.268581555				
												Ave. E.C.F. =>	1.243	Ave. Variance=>		18.6315	Coefficient of Var=>		14.98654056	

06J

Y-12-06-401-041	4590 BARBARA KAY CT	01/31/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$234,350	37.50	\$468,694	\$72,500	\$552,500	\$435,378	1.269	2,249	\$245.66	06J	25.7635	Ranch		
Y-12-06-401-042	4591 BARBARA KAY CT	05/12/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$213,470	53.37	\$426,945	\$85,662	\$314,338	\$375,036	0.838	2,359	\$133.25	06J	17.3224	Colonial/2Sty		
Y-12-06-401-044	4531 BARBARA KAY CT	05/06/22	\$498,210	WD	03-ARM'S LENGTH	\$498,210	\$245,210	49.22	\$490,418	\$72,500	\$425,710	\$459,251	0.927	2,981	\$142.81	06J	8.4411	Colonial/2Sty		
Totals:			\$1,523,210			\$1,523,210	\$693,030		\$1,386,057		\$1,292,548	\$1,269,665			\$173.91		0.6645			
								Sale. Ratio =>	45.50				E.C.F. =>	1.018			Std. Deviation=>	0.227494262		
								Std. Dev. =>	8.23				Ave. E.C.F. =>	1.011			Ave. Variance=>	17.1756	Coefficient of Var=>	16.98242361

Use 1.018 for 2025

06K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-06-401-028	4651 FOX CHASE DR	10/28/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,510	50.29	\$347,023	\$70,823	\$274,177	\$277,309	0.989	2,022	\$135.60	06K	0.5264	Colonial/2Sty	
Y-12-06-427-013	5500 HUNTSMAN DR	03/23/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$193,820	50.34	\$387,631	\$83,714	\$301,286	\$305,138	0.987	2,093	\$143.95	06K	0.3937	Colonial/2Sty	
Y-12-06-455-007	5080 FOX HOLLOW CT	08/08/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,060	50.87	\$300,115	\$66,000	\$229,000	\$235,055	0.974	1,898	\$120.65	06K	0.9201	Colonial/2Sty	
Totals:			\$1,025,000			\$1,025,000	\$517,390		\$1,034,769		\$804,463	\$817,502			\$133.40		0.0610		
								Sale. Ratio =>	50.48			E.C.F. =>	0.984	Std. Deviation=>		0.007996213			
								Std. Dev. =>	0.32			Ave. E.C.F. =>	0.983	Ave. Variance=>		0.6134	Coefficient of Var=>	0.623754323	

07C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-06-352-004	5070 DEERFIELD DR	10/20/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$172,550	63.91	\$345,102	\$40,865	\$229,135	\$233,669	0.981	1,832	\$125.07	07C	29.0268	Ranch		
Y-12-07-101-019	3700 BROOKFIELD DR	02/28/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,040	44.74	\$246,086	\$42,883	\$232,117	\$156,070	1.487	1,242	\$186.89	07C	21.6399	Ranch		
Y-12-07-102-012	4770 DEERFIELD DR	09/28/22	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$101,850	44.97	\$203,699	\$37,635	\$188,865	\$127,545	1.481	1,064	\$177.50	07C	20.9904	Ranch		
Y-12-07-200-018	5055 JACKSON BLVD	08/06/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$139,550	56.04	\$279,094	\$44,708	\$204,292	\$180,020	1.135	1,648	\$123.96	07C	13.6035	TriLevel/Quad		
Totals:			\$1,020,500			\$1,020,500	\$536,990		\$1,073,981		\$854,409	\$697,304			\$153.36		4.5561			
								Sale. Ratio =>	52.62					E.C.F. =>	1.225	Std. Deviation=>		0.254066086		
								Std. Dev. =>	9.30					Ave. E.C.F. =>	1.271	Ave. Variance=>		21.3151	Coefficient of Var=>	16.77214353

Use 1.271 for 2025

07D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-07-152-014	3785 NAVARRA AVE	10/06/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$178,750	56.75	\$357,500	\$56,646	\$258,354	\$254,100	1.017	1,690	\$152.87	07D	17.6497	SingleFamily			
Y-12-07-152-016	3729 NAVARRA AVE	04/18/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$133,830	46.63	\$267,665	\$74,932	\$212,068	\$162,781	1.303	1,330	\$159.45	07D	10.9539	Ranch			
Y-12-07-179-020	4465 OAKGUARD DR	07/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,000	50.80	\$254,002	\$66,684	\$183,316	\$158,208	1.159	1,272	\$144.12	07D	3.4536	Ranch			
Y-12-07-180-011	4470 OAKGUARD DR	08/18/22	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$188,570	62.86	\$377,142	\$48,262	\$251,737	\$277,770	0.906	2,033	\$123.83	07D	28.6962	Colonial/2Sty			
Y-12-07-327-015	4173 JACKSON BLVD	06/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,870	43.94	\$190,746	\$41,292	\$158,708	\$126,228	1.257	1,386	\$114.51	07D	6.4072	Colonial/2Sty			
Y-12-07-376-010	3435 DUFFIELD ST	03/05/24	\$250,400	WD	03-ARM'S LENGTH	\$250,400	\$109,580	43.76	\$219,163	\$38,942	\$211,458	\$152,214	1.389	1,596	\$132.49	07D	19.5978	Colonial/2Sty			
Y-12-07-378-052	3420 DUFFIELD ST	07/19/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$137,650	45.73	\$275,309	\$54,321	\$246,679	\$186,645	1.322	1,459	\$169.07	07D	12.8406	Colonial/2Sty			
Totals:			\$1,903,399			\$1,903,399	\$963,250		\$1,941,527		\$1,522,320	\$1,317,946			\$142.33		3.8170				
								Sale. Ratio =>	50.61					E.C.F. =>	1.155			Std. Deviation=>	0.175921806		
								Std. Dev. =>	7.27					Ave. E.C.F. =>	1.193			Ave. Variance=>	14.2284	Coefficient of Var=>	11.92420209

Use 1.155 for 2025

07H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-07-401-027	3702 N QUARRY CREEK DR	11/07/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$173,280	51.74	\$346,559	\$51,713	\$283,187	\$266,829	1.061	1,501	\$188.67	07H	1.7892	Ranch		
Y-12-07-401-038	3439 N QUARRY CREEK DR	07/19/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$179,760	51.36	\$359,528	\$53,015	\$296,985	\$277,387	1.071	1,524	\$194.87	07H	0.8547	Ranch		
Y-12-07-401-043	4651 PEBBLE CT	08/31/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$203,440	56.51	\$406,886	\$50,000	\$310,000	\$322,974	0.960	1,876	\$165.25	07H	11.9367	Colonial/2Sty		
Y-12-07-401-046	4675 PEBBLE CT	02/16/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$194,180	45.69	\$388,365	\$51,028	\$373,972	\$305,282	1.225	1,813	\$206.27	07H	14.5806	Colonial/2Sty		
Totals:			\$1,469,900			\$1,469,900	\$750,660		\$1,501,338		\$1,264,144	\$1,172,472			\$188.76		0.1011			
								Sale. Ratio =>	51.07					E.C.F. =>	1.078	Std. Deviation=>		0.109394005		
								Std. Dev. =>	4.43					Ave. E.C.F. =>	1.079	Ave. Variance=>		7.2903	Coefficient of Var=>	6.755303929

Use 1.078 for 2025

07K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-07-251-005	4335 KAREN CT	06/16/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$182,570	62.31	\$365,136	\$50,000	\$243,000	\$229,691	1.058	1,725	\$140.87	07K	16.7229	Colonial/2Sty		
Y-12-07-277-002	4195 NANCY LN	06/15/23	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$223,670	49.38	\$447,330	\$66,002	\$386,998	\$277,936	1.392	1,670	\$231.74	07K	16.7229	Ranch		
Totals:			\$746,000			\$746,000	\$406,240		\$812,466		\$629,998	\$507,627			\$186.30		1.5893			
								Sale. Ratio =>	54.46					E.C.F. =>	1.241	Std. Deviation=>		0.23649689		
								Std. Dev. =>	9.15					Ave. E.C.F. =>	1.225	Ave. Variance=>		16.7229	Coefficient of Var=>	13.64939674

Use 1.241 for 2025

07L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-07-151-006	3598 JACKSON BLVD	10/24/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,100	45.71	\$434,198	\$252,861	\$222,139	\$137,585	1.615	1,064	\$208.78	07L	44.6532	CapeCod		
Y-12-07-151-007	3604 JACKSON BLVD	12/06/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$178,760	62.72	\$357,511	\$250,483	\$34,517	\$81,205	0.425	968	\$35.66	07L	74.2966	Colonial/2Sty		
Y-12-07-158-004	3694 JACKSON BLVD	09/06/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$383,940	46.54	\$767,877	\$462,357	\$362,643	\$231,806	1.564	1,886	\$192.28	07L	39.6400	Colonial/2Sty		
Y-12-07-159-001	3782 JACKSON BLVD	02/10/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$295,110	59.02	\$590,222	\$332,676	\$167,324	\$195,407	0.856	1,862	\$89.86	07L	31.1740	Colonial/2Sty		
Y-12-07-326-004	4200 JACKSON BLVD	08/09/23	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$325,150	52.27	\$650,304	\$292,331	\$329,669	\$271,603	1.214	1,710	\$192.79	07L	4.5763	Colonial/2Sty		
Y-12-07-377-012	3273 DUFFIELD ST	02/24/23	\$596,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$596,000	\$268,720	45.09	\$592,358	\$293,067	\$302,933	\$227,080	1.334	1,865	\$162.43	07L	16.6012	Colonial/2Sty		
Totals:			\$3,303,000			\$3,303,000	\$1,668,780		\$3,392,470		\$1,419,225	\$1,144,685			\$146.97		7.1812			
								Sale. Ratio =>	50.52					E.C.F. =>	1.240	Std. Deviation=>		0.455051171		
								Std. Dev. =>	7.50					Ave. E.C.F. =>	1.168	Ave. Variance=>		35.1569	Coefficient of Var=>	30.09937994

use 1.240 for 2025

07M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-07-160-007	4438 NAVARRA AVE	09/10/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,750	50.10	\$255,497	\$82,611	\$172,389	\$112,850	1.528	798	\$216.03	07M	3.5836	Ranch		
Y-12-07-160-015	4280 LEROY ST	07/24/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$197,610	42.96	\$395,219	\$77,475	\$382,525	\$207,405	1.844	1,839	\$208.01	07M	35.2581	Colonial/2Sty		
Y-12-07-160-017	4262 LEROY ST	07/25/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,360	40.51	\$372,725	\$167,106	\$292,894	\$134,216	2.182	1,536	\$190.69	07M	69.0497	SingleFamily		
Y-12-07-176-001	4470 LAKE GROVE DR	03/02/22	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$181,640	55.80	\$363,283	\$165,150	\$160,350	\$129,330	1.240	1,243	\$129.00	07M	25.1905	Ranch		
Y-12-07-176-003	4417 NAVARRA AVE	08/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,460	52.79	\$300,925	\$61,185	\$223,815	\$156,488	1.430	1,212	\$184.67	07M	6.1525	Ranch		
Y-12-07-176-016	4259 OAKGUARD CT	07/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$99,680	61.15	\$199,351	\$79,582	\$83,418	\$78,178	1.067	825	\$101.11	07M	42.4736	Ranch		
Y-12-07-177-010	4141 NAVARRA CT	08/18/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$193,800	53.83	\$387,599	\$141,211	\$218,789	\$160,828	1.360	1,468	\$149.04	07M	13.1366	Ranch		
Y-12-07-177-015	4160 NAVARRA CT	11/16/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$201,320	56.71	\$402,637	\$110,275	\$244,725	\$190,837	1.282	1,740	\$140.65	07M	20.9382	Colonial/2Sty		
Totals:			\$2,663,500			\$2,663,500	\$1,338,620		\$2,677,236		\$1,778,905	\$1,170,131			\$164.90		2.8501			
								Sale. Ratio =>	50.26					E.C.F. =>	1.520					
								Std. Dev. =>	6.98					Ave. E.C.F. =>	1.492	Std. Deviation=>		0.36077765		
												Ave. Variance=>		26.9729	Coefficient of Var=>		18.08122605			

Use 1.492 for 2025

08C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-08-100-026	4200 STOCKEMER	08/16/23	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$149,620	41.85	\$299,230	\$60,580	\$296,920	\$200,210	1.483	1,952	\$152.11	08C	34.0770	TriLevel/Quad		
Y-12-08-100-049	4413 FETTIG TRL	09/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$195,510	55.86	\$391,027	\$87,252	\$262,748	\$254,845	1.031	1,884	\$139.46	08C	11.1263	Ranch		
Y-12-08-251-004	4380 MCKEACHIE RD	08/02/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,810	45.92	\$353,619	\$82,327	\$302,673	\$227,594	1.330	1,664	\$181.89	08C	18.7607	Colonial/2Sty		
Y-12-08-251-005	4364 MCKEACHIE RD	05/11/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$241,160	54.81	\$482,310	\$123,702	\$316,298	\$300,846	1.051	2,648	\$119.45	08C	9.0911	Contemporary		
Y-12-08-300-006	3909 MCKEACHIE RD	03/26/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$105,790	56.88	\$211,570	\$58,875	\$127,125	\$128,100	0.992	1,219	\$104.29	08C	14.9885	Ranch		
Y-12-09-101-014	7301 BRENDEL RD	05/05/21	\$880,000	WD	03-ARM'S LENGTH	\$880,000	\$552,730	62.81	\$1,105,468	\$220,953	\$659,047	\$742,043	0.888	4,185	\$157.48	08C	25.4122	Ranch		
Y-12-09-176-014	6826 BRENDEL RD	11/13/23	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$218,140	52.82	\$436,277	\$83,893	\$329,107	\$295,624	1.113	2,325	\$141.55	08C	2.9013	CapeCod		
Y-12-09-300-033	4275 SEBRING DR	08/16/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$237,260	45.19	\$474,524	\$81,350	\$443,650	\$329,844	1.345	2,166	\$204.82	08C	20.2755	CapeCod		
Y-12-09-476-008	7774 PONTIAC LAKE RD	12/15/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$261,670	45.51	\$523,340	\$191,979	\$383,021	\$277,987	1.378	2,179	\$175.78	08C	23.5561	Colonial/2Sty		
Y-12-09-476-016	7815 HITCHCOCK RD	01/28/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$326,880	64.09	\$653,763	\$204,250	\$305,750	\$377,108	0.811	1,893	\$161.52	08C	33.1499	Ranch		
Totals:			\$4,621,500			\$4,621,500	\$2,465,570		\$4,931,128		\$3,426,339	\$3,134,200			\$153.84		4.9065			
								Sale. Ratio =>	53.35					E.C.F. =>	1.093	Std. Deviation=>		0.22763052		
								Std. Dev. =>	7.71					Ave. E.C.F. =>	1.142	Ave. Variance=>		19.3339	Coefficient of Var=>	16.92576519

Use 1.093 for 2025

08J

Y-12-08-201-006	4820 MCKEACHIE RD	12/02/21	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$215,470	54.83	\$430,938	\$90,839	\$302,161	\$341,122	0.886	2,191	\$137.91	08J	7.7614	Ranch	
Y-12-08-201-007	4780 MCKEACHIE RD	06/30/21	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$213,570	51.65	\$427,143	\$80,162	\$333,338	\$348,025	0.958	2,824	\$118.04	08J	0.5600	Colonial/2Sty	
Y-12-08-201-018	4625 MELANIE LN	04/14/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$187,790	48.15	\$375,580	\$85,799	\$304,201	\$290,653	1.047	2,143	\$141.95	08J	8.3214	Colonial/2Sty	
Totals:			\$1,196,500			\$1,196,500	\$616,830		\$1,233,661		\$939,700	\$979,800			\$132.63		0.4326		
								Sale. Ratio =>	51.55			E.C.F. =>	0.959	Std. Deviation=>		0.080559921			
								Std. Dev. =>	3.34			Ave. E.C.F. =>	0.963	Ave. Variance=>		5.5476	Coefficient of Var=>		5.75834532

Use .963 for 2025

08K

Y-12-08-400-013	3840 MCKEACHIE RD	02/18/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$233,370	53.65	\$466,735	\$58,212	\$376,788	\$404,478	0.932	2,340	\$161.02	08K	5.2239	Colonial/2Sty		
Y-12-08-451-010	3822 MICHAEL CT	11/28/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$225,760	50.73	\$451,519	\$71,826	\$373,174	\$375,934	0.993	2,150	\$173.57	08K	0.8879	Ranch		
Y-12-08-451-020	6255 TYLER WOODS TRL	08/25/22	\$506,560	WD	03-ARM'S LENGTH	\$506,560	\$249,680	49.29	\$499,360	\$75,065	\$431,495	\$420,094	1.027	2,013	\$214.35	08K	4.3359	SingleFamily		
Totals:			\$1,386,560			\$1,386,560	\$708,810		\$1,417,614		\$1,181,457	\$1,200,506			\$182.98		0.0353			
								Sale. Ratio =>	51.12				E.C.F. =>	0.984	Std. Deviation=>		0.048413678			
								Std. Dev. =>	2.22				Ave. E.C.F. =>	0.984	Ave. Variance=>		3.4826	Coefficient of Var=>		3.540007187

Use .984 for 2025

011L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-11-451-005	2734 WABUM RD	05/17/22	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$307,210	51.21	\$614,412	\$94,944	\$504,956	\$339,966	1.485	3,076	\$164.16	11L	5.2541	Colonial/2Sty			
Y-12-11-451-028	9255 CAMELOT DR	11/23/22	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$210,870	48.20	\$421,736	\$94,467	\$343,033	\$214,181	1.602	1,987	\$172.64	11L	6.3746	Ranch			
Y-12-13-104-009	8876 TACKELS DR	07/13/23	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$142,770	46.96	\$285,531	\$97,350	\$206,650	\$123,155	1.678	954	\$216.61	11L	14.0111	Ranch			
Y-12-13-104-020	8852 TACKELS DR	05/31/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$330,690	57.51	\$661,385	\$164,851	\$410,149	\$324,957	1.262	2,226	\$184.25	11L	27.5690	Colonial/2Sty			
Y-12-13-127-005	2500 GALE IS	07/08/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,210	46.21	\$226,414	\$84,681	\$160,319	\$92,757	1.728	672	\$238.57	11L	19.0518	Ranch			
Y-12-13-157-003	8886 ARLINGTON RD	06/08/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$251,640	53.54	\$503,289	\$177,032	\$292,968	\$213,519	1.372	1,736	\$168.76	11L	16.5761	Colonial/2Sty			
Y-12-13-157-006	8874 ARLINGTON RD	07/17/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$221,990	51.03	\$443,970	\$190,055	\$244,945	\$166,175	1.474	1,699	\$144.17	11L	6.3834	Ranch			
Y-12-13-176-004	8826 ARLINGTON RD	09/16/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$238,870	53.08	\$477,737	\$153,083	\$296,917	\$212,470	1.397	1,656	\$179.30	11L	14.0400	SingleFamily			
Y-12-13-202-015	2359 GALE IS	06/24/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,240	41.12	\$238,478	\$83,957	\$206,043	\$101,126	2.037	1,536	\$134.14	11L	49.9627	Other			
Y-12-13-301-008	8910 ARLINGTON RD	02/10/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$316,100	65.85	\$632,207	\$186,555	\$293,445	\$291,657	1.006	2,379	\$123.35	11L	53.1725	Ranch			
Y-12-13-327-005	8780 ARLINGTON RD	06/15/22	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$407,470	48.51	\$814,935	\$152,283	\$687,717	\$433,673	1.586	3,246	\$211.87	11L	4.7942	Colonial/2Sty			
Y-12-13-327-006	8776 ARLINGTON RD	09/16/22	\$389,500	WD	03-ARM'S LENGTH	\$389,500	\$173,360	44.51	\$346,711	\$136,096	\$253,404	\$137,837	1.838	1,445	\$175.37	11L	30.0577	Ranch			
Y-12-14-203-022	9460 BUCKINGHAM RD	05/19/23	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$513,210	59.33	\$1,026,415	\$158,928	\$706,072	\$567,727	1.244	3,917	\$180.26	11L	29.4173	Colonial/2Sty			
Y-12-14-204-016	9403 BUCKINGHAM RD	03/13/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$176,290	56.87	\$352,574	\$137,950	\$172,050	\$140,461	1.225	1,607	\$107.06	11L	31.2957	SingleFamily			
Y-12-14-206-012	9595 BONNIE BRIAR DR	08/22/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$319,590	49.55	\$639,181	\$174,490	\$470,510	\$304,117	1.547	2,682	\$175.43	11L	0.9279	Colonial/2Sty			
Y-12-14-229-019	2225 WIGGEN LN	06/26/23	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$218,470	49.32	\$436,948	\$154,251	\$288,749	\$185,011	1.561	1,674	\$172.49	11L	2.2857	Colonial/2Sty			
Y-12-14-231-003	2230 WIGGEN LN	05/01/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$193,640	44.72	\$387,289	\$148,785	\$284,215	\$156,089	1.821	1,276	\$222.74	11L	28.2997	Ranch			
Y-12-14-233-009	2260 KINGSTON RD	06/07/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$249,730	48.03	\$499,464	\$139,547	\$380,453	\$235,548	1.615	1,712	\$222.23	11L	7.7329	SingleFamily			
Y-12-14-277-003	9329 BONNIE BRIAR DR	01/06/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$152,610	57.59	\$305,224	\$209,724	\$55,276	\$62,500	0.884	675	\$81.89	11L	65.3439	Ranch			
Y-12-14-279-002	2123 HAMPTON RD	08/16/22	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$166,310	44.23	\$332,612	\$126,881	\$249,119	\$134,641	1.850	1,243	\$200.42	11L	31.2395	SingleFamily			
Y-12-14-282-006	9037 BUCKINGHAM RD	02/17/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,160	42.91	\$270,319	\$146,860	\$168,140	\$80,798	2.081	1,050	\$160.13	11L	54.3143	Ranch			
Totals:			\$9,687,900			\$9,687,900	\$4,958,430		\$9,916,831		\$6,675,130	\$4,518,365			\$173.14		6.0522				
								Sale. Ratio =>	51.18					E.C.F. =>	1.477			Std. Deviation=>	0.308687341		
								Std. Dev. =>	6.22					Ave. E.C.F. =>	1.538			Ave. Variance=>	23.7193	Coefficient of Var=>	15.42359503

Use 1.477 for 2025

011NW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-04-300-002	6760 WHITE LAKE RD	10/28/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$250,480	56.29	\$500,963	\$334,490	\$110,510	\$140,840	0.785	1,464	\$75.48	1 NW	36.9609	Ranch		
Y-12-11-426-009	9200 GALE RD	07/06/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,250	42.29	\$304,501	\$65,788	\$294,212	\$201,957	1.457	2,098	\$140.23	1 NW	30.2548	BiLevel		
Y-12-11-427-005	2930 LYNN DR	03/30/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$189,730	48.65	\$379,466	\$62,801	\$327,199	\$267,906	1.221	2,181	\$150.02	1 NW	6.7062	Colonial/2Sty		
Totals:			\$1,195,000			\$1,195,000	\$592,460		\$1,184,930		\$731,921	\$610,703			\$121.91		4.4231			
								Sale. Ratio =>	49.58			E.C.F. =>	1.198	Std. Deviation=>		0.341059886				
								Std. Dev. =>	7.01			Ave. E.C.F. =>	1.154	Ave. Variance=>		24.6406	Coefficient of Var=>	21.34759124		

Use 1.198 for 2025

013C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-14-177-009	2024 MARGIE DR	03/17/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$140,490	44.60	\$280,975	\$73,497	\$241,503	\$188,616	1.280	1,648	\$146.54	13C	21.5704	Ranch		
Y-12-14-254-004	9471 PONTIAC LAKE RD	11/08/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$144,730	56.32	\$289,464	\$147,200	\$109,800	\$129,331	0.849	1,575	\$69.71	13C	21.5704	SingleFamily		
Totals:			\$572,000			\$572,000	\$285,220		\$570,439		\$351,303	\$317,947			\$108.13		4.0221			
								Sale. Ratio =>	49.86					E.C.F. =>	1.105	Std. Deviation=>		0.305051271		
								Std. Dev. =>	8.28					Ave. E.C.F. =>	1.065	Ave. Variance=>		21.5704	Coefficient of Var=>	20.25979957

013D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-13-101-001	2472 TACKELS DR	05/12/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,980	45.39	\$167,950	\$75,904	\$109,096	\$71,743	1.521	1,190	\$91.68	13D	25.2476	Colonial/2Sty		
Y-12-13-326-033	8790 PONTIAC LAKE RD	02/28/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$114,320	55.23	\$228,637	\$51,702	\$155,298	\$137,907	1.126	1,277	\$121.61	13D	14.2073	TriLevel/Quad		
Y-12-13-326-034	8803 ARLINGTON RD	08/07/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$131,050	46.64	\$262,093	\$44,324	\$236,676	\$169,734	1.394	1,154	\$205.09	13D	12.6214	Ranch		
Y-12-13-326-035	8797 ARLINGTON RD	10/14/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$123,980	48.05	\$247,952	\$48,549	\$209,451	\$155,419	1.348	1,352	\$154.92	13D	7.9473	TriLevel/Quad		
Y-12-13-326-036	8762 PONTIAC LAKE RD	06/22/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$154,170	53.72	\$308,343	\$52,386	\$234,614	\$199,499	1.176	1,959	\$119.76	13D	9.2161	BiLevel		
Y-12-14-229-011	2205 WIGGEN LN	08/10/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,560	55.02	\$297,113	\$34,573	\$235,427	\$204,630	1.151	1,381	\$170.48	13D	11.7676	Colonial/2Sty		
Y-12-14-230-002	9347 WALTHAM RD	04/08/24	\$260,300	WD	03-ARM'S LENGTH	\$260,300	\$139,470	53.58	\$278,931	\$81,502	\$178,798	\$153,881	1.162	1,298	\$137.75	13D	10.6252	Ranch		
Totals:			\$1,748,300			\$1,748,300	\$895,530		\$1,791,019		\$1,359,360	\$1,092,813			\$143.04		2.4269			
								Sale. Ratio =>	51.22					E.C.F. =>	1.244	Std. Deviation=>		0.152646612		
								Std. Dev. =>	4.23					Ave. E.C.F. =>	1.268	Ave. Variance=>		13.0904	Coefficient of Var=>	10.32218592

Use 1.268 for 2025

013J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-13-301-011	1994 KINGSTON RD	03/24/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$137,550	41.06	\$275,097	\$67,529	\$267,471	\$182,077	1.469	976	\$274.05	13J	0.0000	0.0000	Ranch	
Totals:			\$335,000			\$335,000	\$137,550		\$275,097		\$267,471	\$182,077			\$274.05		0.0000			
							Sale. Ratio =>	41.06				E.C.F. =>	1.469	Std. Deviation=>		0				
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.469	Ave. Variance=>		0.0000	Coefficient of Var=>		0	

use 1.3 for 2025

014K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style					
Y-12-14-326-012	9680 DAVID LN	05/25/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$244,620	55.60	\$489,238	\$50,000	\$390,000	\$388,706	1.003	2,463	\$158.34	14K	8.8681	Colonial/2Sty					
Y-12-14-326-018	1967 HOWLAND BLVD	10/19/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,180	46.95	\$394,362	\$51,485	\$368,515	\$303,431	1.214	2,126	\$173.34	14K	12.2484	Colonial/2Sty					
Y-12-14-327-005	1933 MARGIE DR	06/28/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$195,730	47.05	\$391,455	\$53,497	\$362,503	\$299,078	1.212	2,268	\$159.83	14K	12.0060	Colonial/2Sty					
Y-12-14-327-019	9593 SHELBY DR	08/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$196,400	56.11	\$392,805	\$50,000	\$300,000	\$303,367	0.989	1,662	\$180.51	14K	10.3109	Ranch					
Y-12-14-328-003	1868 MARGIE DR	05/31/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$216,530	52.18	\$433,059	\$50,000	\$365,000	\$338,990	1.077	1,815	\$201.10	14K	1.5282	Ranch					
Y-12-14-328-008	1869 CRYSTAL LN	08/02/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$213,540	53.39	\$427,085	\$53,775	\$346,225	\$330,363	1.048	2,278	\$151.99	14K	4.3995	Colonial/2Sty					
Y-12-14-329-002	9612 SHELBY DR	07/08/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$240,560	51.18	\$481,115	\$54,884	\$415,116	\$377,196	1.101	2,140	\$193.98	14K	0.8523	Ranch					
Totals:			\$2,911,000			\$2,911,000	\$1,504,560		\$3,009,119		\$2,547,359	\$2,341,131			\$174.16		0.3920						
								Sale. Ratio =>	51.69					E.C.F. =>	1.088								
								Std. Dev. =>	3.70					Ave. E.C.F. =>	1.092	Std. Deviation=>		0.091427762	Ave. Variance=>		7.1733	Coefficient of Var=>	6.568941012

Use 1.08 for 2025

Y-12-15-101-003	2900 HALEY RD	06/19/23	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$114,880	48.17	\$229,765	\$61,250	\$177,250	\$126,323	1.403	1,180	\$150.21	15C	15.9977	Ranch	
Y-12-15-127-007	10545 PONTIAC LAKE RD	12/27/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$280,160	60.90	\$560,329	\$152,130	\$307,870	\$305,996	1.006	1,849	\$166.51	15C	23.7048	Ranch	
Y-12-15-151-010	2866 HALEY RD	10/14/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$144,490	45.58	\$288,973	\$77,750	\$239,250	\$158,338	1.511	1,120	\$213.62	15C	26.7836	Ranch	
Y-12-15-251-009	2011 TEGGERDINE RD	07/21/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,020	53.97	\$286,048	\$93,576	\$171,424	\$144,282	1.188	1,555	\$110.24	15C	5.5053	TriLevel/Quad	
Y-12-15-251-030	10497 PONTIAC LAKE RD	06/02/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,580	55.83	\$145,168	\$55,850	\$74,150	\$66,955	1.107	576	\$128.73	15C	13.5712	Ranch	
Totals:			\$1,410,500			\$1,410,500	\$755,130		\$1,510,283		\$969,944	\$801,894			\$153.86		3.3606		
								Sale. Ratio =>	53.54					E.C.F. =>	1.210	Std. Deviation=>	0.209146353		
								Std. Dev. =>	6.12					Ave. E.C.F. =>	1.243	Ave. Variance=>	17.1125	Coefficient of Var=>	13.76519354

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-17-176-032	2550 NORTHFIELD	04/08/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,520	52.56	\$247,048	\$56,621	\$178,379	\$181,359	0.984	1,664	\$107.20	16C	10.7874	Ranch		
Y-12-17-200-016	2800 MCKEACHIE RD	10/04/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$260,230	44.79	\$520,450	\$179,155	\$401,845	\$325,043	1.236	1,514	\$265.42	16C	14.4841	Ranch		
Y-12-17-351-003	1795 HILL RD	10/07/24	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$220,010	48.09	\$440,028	\$193,932	\$263,568	\$234,377	1.125	2,100	\$125.51	16C	3.3105	Colonial/2Sty		
Y-12-18-327-012	2131 ORMOND RD	12/27/22	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$112,630	46.45	\$225,265	\$48,983	\$193,517	\$167,888	1.153	1,616	\$119.75	16C	6.1216	Ranch		
Y-12-18-400-023	2100 ORMOND RD	09/18/23	\$0	MLC	03-ARM'S LENGTH	\$230,000	\$112,640	48.97	\$225,279	\$91,144	\$138,856	\$127,748	1.087	1,772	\$78.36	16C	0.4486	Colonial/2Sty		
Y-12-21-100-051	1385 PORTER RD	09/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,870	53.29	\$335,743	\$80,585	\$234,415	\$243,008	0.965	1,970	\$118.99	16C	12.6802	Ranch		
Totals:			\$1,831,000			\$2,061,000	\$996,900		\$1,993,813		\$1,410,580	\$1,279,422			\$135.87		1.1072			
								Sale. Ratio =>	48.37					E.C.F. =>	1.103	Std. Deviation=>		0.103496624		
								Std. Dev. =>	3.35					Ave. E.C.F. =>	1.091	Ave. Variance=>		7.9721	Coefficient of Var=>	7.304146905

16D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-16-101-015	3146 MUIRFIELD CIR	11/02/20	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$144,590	49.60	\$289,180	\$135,719	\$155,781	\$204,615	0.761	1,539	\$101.22	16D	5.4157	CapeCod		
Y-12-17-227-001	3305 MUIRFIELD CIR	07/23/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$156,110	54.02	\$312,218	\$132,652	\$156,348	\$239,421	0.653	1,690	\$92.51	16D	5.4157	CapeCod		
Totals:			\$580,500			\$580,500	\$300,700		\$601,398		\$312,129	\$444,036			\$96.87		0.4245			
								Sale. Ratio =>	51.80					E.C.F. =>	0.703	Std. Deviation=>		0.076589449		
								Std. Dev. =>	3.12					Ave. E.C.F. =>	0.707	Ave. Variance=>		5.4157	Coefficient of Var=>	7.658136237

Use .78 for 2025

16K

Y-12-16-376-017	7401 ALPINE VIEW CT	10/18/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$232,200	48.88	\$464,407	\$80,741	\$394,259	\$368,910	1.069	2,362	\$166.92	16K	0.0000	Colonial/25ty
Totals:			\$475,000			\$475,000	\$232,200		\$464,407		\$394,259	\$368,910			\$166.92		0.0000	
							Sale. Ratio =>	48.88			E.C.F. =>	1.069			Std. Deviation=>	0		
							Std. Dev. =>	0.00			Ave. E.C.F. =>	1.069			Ave. Variance=>	0.0000	Coefficient of Var=>	0

Use 1.06 for 2025

0

17D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-17-104-024	5387 WOODLAND	09/15/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$187,650	48.13	\$375,297	\$54,496	\$335,404	\$351,755	0.954	1,512	\$221.83	17D	4.4285	Ranch	
Y-12-17-151-007	5301 RAYWOOD RDG	07/22/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$48,300	45.57	\$106,597	\$34,697	\$71,303	\$78,838	0.904	685	\$104.09	17D	9.3373	Ranch	
Y-12-17-151-010	5361 GRASS LAKE RD	01/11/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$113,630	50.61	\$227,267	\$87,409	\$137,091	\$153,353	0.894	1,144	\$119.83	17D	10.3843	Ranch	
Y-12-17-151-013	5276 WAYNE RD	12/01/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,620	40.38	\$133,241	\$44,747	\$120,253	\$97,033	1.239	1,080	\$111.35	17D	24.1501	Ranch	
Totals:			\$885,400			\$885,400	\$416,200		\$842,402		\$664,051	\$680,979			\$139.28		2.2659		
								Sale. Ratio =>	47.01				E.C.F. =>	0.975	Std. Deviation=>		0.163080692		
								Std. Dev. =>	4.38				Ave. E.C.F. =>	0.998	Ave. Variance=>		12.0751	Coefficient of Var=>	12.101687

Use .974 For 2025

17K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-16-301-029	6741 TELURIDE DR	10/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$168,130	49.45	\$336,253	\$45,000	\$295,000	\$282,770	1.043	1,685	\$175.07	17K	0.4443	Ranch		
Y-12-17-428-008	6351 TELURIDE DR	08/19/22	\$508,400	WD	03-ARM'S LENGTH	\$508,400	\$215,280	42.34	\$430,560	\$45,000	\$463,400	\$374,330	1.238	2,207	\$209.97	17K	19.9137	Colonial/2Sty		
Y-12-17-428-009	2060 CRESTED BUTTE DR	12/22/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$217,890	49.52	\$435,778	\$45,000	\$395,000	\$379,396	1.041	2,259	\$174.86	17K	0.2320	Colonial/2Sty		
Y-12-17-429-008	6481 TELURIDE DR	11/09/22	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$224,970	52.08	\$449,946	\$45,000	\$387,000	\$393,151	0.984	2,418	\$160.05	17K	5.4455	Colonial/2Sty		
Y-12-17-429-012	2126 ARAPAHOE BASIN LN	08/19/22	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$208,660	49.80	\$417,312	\$49,907	\$369,093	\$356,704	1.035	2,075	\$177.88	17K	0.4076	Colonial/2Sty		
Y-12-17-430-003	6510 TELURIDE DR	12/09/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$227,590	56.90	\$455,179	\$45,000	\$355,000	\$398,232	0.891	2,118	\$167.61	17K	14.7368	Ranch		
Totals:			\$2,539,400			\$2,539,400	\$1,262,520		\$2,525,028		\$2,264,493	\$2,184,584			\$177.57		0.2229			
								Sale. Ratio =>	49.72					E.C.F. =>	1.037	Std. Deviation=>		0.113472293		
								Std. Dev. =>	4.71					Ave. E.C.F. =>	1.039	Ave. Variance=>		6.8633	Coefficient of Var=>	6.606901933

Use 1.036 for 2025

17L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-17-103-011	5335 WAYNE RD	09/02/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,400	42.00	\$226,807	\$79,745	\$190,255	\$125,159	1.520	1,009	\$188.56	17L	50.1722	Ranch			
Y-12-17-127-002	3025 MCKEACHIE RD	07/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$216,090	57.62	\$432,186	\$163,534	\$211,466	\$228,640	0.925	1,617	\$130.78	17L	9.3497	Ranch			
Y-12-18-227-002	3080 STEEPLE HILL RD	07/19/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$100,600	62.88	\$201,195	\$115,500	\$44,500	\$72,932	0.610	830	\$53.61	17L	40.8225	Colonial/2Sty			
Totals:			\$805,000			\$805,000	\$430,090		\$860,188		\$446,221	\$426,731			\$124.32		2.7290				
								Sale. Ratio =>	53.43					E.C.F. =>	1.046						
								Std. Dev. =>	10.86					Ave. E.C.F. =>	1.018	Ave. Variance=>		33.4481	Coefficient of Var=>		32.84432975

Use 1.046 for 2025

18D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-18-176-042	2315 ORMOND RD	09/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$137,780	57.41	\$275,557	\$85,267	\$154,733	\$163,199	0.948	1,346	\$114.96	18D	20.2324	Ranch		
Y-12-18-176-070	4200 WOODCROFT ST	01/13/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,590	49.90	\$399,179	\$95,502	\$304,498	\$260,443	1.169	1,896	\$160.60	18D	1.8703	Colonial/2Sty		
Y-12-18-302-003	4080 ENGLAND BEACH RD	11/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,880	42.93	\$201,751	\$68,230	\$166,770	\$114,512	1.456	1,061	\$157.18	18D	30.5905	CapeCod		
Y-12-18-302-006	4126 ENGLAND BEACH RD	03/28/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,890	44.60	\$249,788	\$71,092	\$208,908	\$153,256	1.363	1,200	\$174.09	18D	21.2686	Ranch		
Y-12-18-327-008	4276 ENGLAND BEACH RD	07/07/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$147,920	51.18	\$295,833	\$53,850	\$235,150	\$207,533	1.133	2,116	\$111.13	18D	1.7374	TriLevel/Quad		
Y-12-18-327-011	2175 ORMOND RD	06/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$130,420	62.10	\$260,849	\$82,879	\$127,121	\$152,633	0.833	1,124	\$113.10	18D	31.7595	Ranch		
Totals:			\$1,654,000			\$1,654,000	\$841,480		\$1,682,957		\$1,197,180	\$1,051,575			\$138.51		1.1986			
							Sale. Ratio =>	50.88					E.C.F. =>	1.138	Std. Deviation=>		0.237177608			
							Std. Dev. =>	7.36					Ave. E.C.F. =>	1.150	Ave. Variance=>		17.9098	Coefficient of Var=>		15.56763938

18E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-18-203-018	2859 SHADY HOLLOW DR	09/13/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,540	47.92	\$297,074	\$73,080	\$236,920	\$178,766	1.325	1,200	\$197.43	18E	13.5007	Ranch			
Y-12-18-203-023	4630 PASTURE LN	05/14/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$195,950	49.11	\$391,904	\$75,355	\$323,645	\$252,633	1.281	2,070	\$156.35	18E	9.0788	Colonial/2Sty			
Y-12-18-205-008	2765 SHADY HOLLOW DR	06/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$151,090	60.44	\$302,174	\$72,872	\$177,128	\$183,002	0.968	1,206	\$146.87	18E	22.2400	Ranch			
Y-12-18-206-005	2726 SHADY HOLLOW DR	04/22/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$172,480	55.64	\$344,962	\$72,931	\$237,069	\$217,104	1.092	1,578	\$150.23	18E	9.8338	CapeCod			
Y-12-18-206-017	2858 SHADY HOLLOW DR	11/21/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$155,060	49.07	\$310,118	\$81,539	\$234,461	\$182,425	1.285	1,540	\$152.25	18E	9.4943	Colonial/2Sty			
Totals:			\$1,585,000			\$1,585,000	\$823,120		\$1,646,232		\$1,209,223	\$1,013,931			\$160.63		0.2309				
								Sale. Ratio =>	51.93					E.C.F. =>	1.193			Std. Deviation=>	0.153798382		
								Std. Dev. =>	5.41					Ave. E.C.F. =>	1.190			Ave. Variance=>	12.8295	Coefficient of Var=>	10.77840236

Use 1.185 for 2025

18F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-18-301-019	2115 RIDGE RD	03/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$168,760	48.92	\$337,517	\$44,836	\$300,164	\$226,533	1.325	2,258	\$132.93	18F	13.8782	BiLevel		
Y-12-18-352-004	1712 RIDGE RD	12/29/23	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$146,790	44.82	\$293,585	\$50,353	\$277,147	\$188,260	1.472	1,671	\$165.86	18F	28.5899	Colonial/2Sty		
Y-12-18-352-008	1746 RIDGE RD	08/11/23	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$187,260	49.34	\$374,512	\$52,153	\$327,347	\$249,504	1.312	1,400	\$233.82	18F	12.5741	Ranch		
Y-12-18-352-021	3746 WHITE LAKE HILLS DR	06/28/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$159,560	69.37	\$319,122	\$82,428	\$147,572	\$183,200	0.806	1,308	\$112.82	18F	38.0725	Ranch		
Y-12-18-352-028	1820 RIDGE RD	08/12/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$145,170	59.25	\$290,331	\$77,704	\$167,296	\$164,572	1.017	1,368	\$122.29	18F	16.9698	Ranch		
Totals:			\$1,527,000			\$1,527,000	\$807,540		\$1,615,067		\$1,219,526	\$1,012,069			\$153.54		1.8733			
								Sale. Ratio =>	52.88					E.C.F. =>	1.205	Std. Deviation=>		0.269517553		
								Std. Dev. =>	9.94					Ave. E.C.F. =>	1.186	Ave. Variance=>		22.0169	Coefficient of Var=>	18.56010006

Use 1.205 for 2025

18G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)		
Y -12-18-302-023	226 AUDUBON DR	07/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$230,670	57.67	\$461,334	\$65,000	\$335,000	\$385,539	0.869	2,703	\$123.94	18G	22.9563		
Y -12-18-352-043	145 W WOODS CT	02/17/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$213,530	40.14	\$427,065	\$67,536	\$464,464	\$349,736	1.328	2,516	\$184.60	18G	22.9563		
Totals:			\$932,000			\$932,000	\$444,200		\$888,399		\$799,464	\$735,275			\$154.27		1.1178		
								Sale. Ratio =>	47.66				E.C.F. =>	1.087			Std. Deviation=>	0.3246516	
								Std. Dev. =>	12.40				Ave. E.C.F. =>	1.098			Ave. Variance=>	22.9563	Coefficient of Var=>

Use 1.086 for 2025

18H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-18-377-003	4261 STISON VIEW CT	08/18/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,460	47.32	\$406,928	\$73,376	\$356,624	\$300,768	1.186	1,972	\$180.84	18H	1.9455	Colonial/2Sty	
Y-12-18-377-005	4237 STISON CREST CT	06/15/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$190,060	46.93	\$380,128	\$83,731	\$321,269	\$267,265	1.202	1,979	\$162.34	18H	3.5806	Colonial/2Sty	
Y-12-18-377-012	4153 LAKE STISON DR	12/02/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,920	43.98	\$439,836	\$69,047	\$430,953	\$334,345	1.289	1,880	\$229.23	18H	12.2691	Ranch	
Y-12-18-377-013	4141 LAKE STISON DR	08/01/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$231,160	49.18	\$462,317	\$69,025	\$400,975	\$354,637	1.131	1,811	\$221.41	18H	3.5591	Ranch	
Y-12-18-378-011	4130 LAKE STISON DR	12/06/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$184,250	53.41	\$368,493	\$62,362	\$282,638	\$276,042	1.024	1,828	\$154.62	18H	14.2361	Ranch	
Totals:			\$2,150,000			\$2,150,000	\$1,028,850		\$2,057,702		\$1,792,459	\$1,533,058			\$189.69		0.2950		
								Sale. Ratio =>	47.85			E.C.F. =>	1.169	Std. Deviation=>		0.097784312			
								Std. Dev. =>	3.47			Ave. E.C.F. =>	1.166	Ave. Variance=>		7.1181	Coefficient of Var=>		

Use 1.168 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-18-276-009	2495 CANYON RIDGE DR	10/04/21	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$334,600	59.86	\$669,195	\$47,500	\$511,500	\$600,092	0.852	3,280	\$155.95	18J	12.2801	Colonial/2Sty		
Y-12-18-427-003	2377 CUMBERLAND DR	03/27/24	\$556,000	WD	03-ARM'S LENGTH	\$556,000	\$282,010	50.72	\$564,027	\$52,494	\$503,506	\$493,758	1.020	2,212	\$227.62	18J	4.4572	Ranch		
Y-12-18-427-009	2375 CANYON RIDGE DR	03/20/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$305,310	49.24	\$610,621	\$52,208	\$567,792	\$539,009	1.053	3,101	\$183.10	18J	7.8229	Colonial/2Sty		
Totals:			\$1,735,000			\$1,735,000	\$921,920		\$1,843,843		\$1,582,798	\$1,632,858			\$188.89		0.5829			
								Sale. Ratio =>	53.14			E.C.F. =>	0.969	Std. Deviation=>		0.107672335				
								Std. Dev. =>	5.75			Ave. E.C.F. =>	0.975	Ave. Variance=>		8.1868	Coefficient of Var=>	8.395199531		

use .975 for 2025

18K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-18-251-007	4606 GRASS LAKE RD	08/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$158,420	41.69	\$316,848	\$56,945	\$323,055	\$252,824	1.278	1,872	\$172.57	18K	14.5303	Colonial/2Sty	
Y-12-18-251-014	4623 SPRING RIDGE DR	07/31/24	\$319,999	WD	03-ARM'S LENGTH	\$319,999	\$204,970	64.05	\$409,942	\$60,662	\$259,337	\$339,767	0.763	2,269	\$114.30	18K	36.9203	Colonial/2Sty	
Y-12-18-251-020	4626 GRASS LAKE RD	05/17/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$191,210	39.42	\$382,423	\$61,307	\$423,693	\$312,370	1.356	2,042	\$207.49	18K	22.3900	Colonial/2Sty	
Totals:			\$1,184,999			\$1,184,999	\$554,600		\$1,109,213		\$1,006,085	\$904,960			\$164.79				
							Sale. Ratio =>	46.80				E.C.F. =>	1.112	Std. Deviation=>		0.322145392			
							Std. Dev. =>	13.61				Ave. E.C.F. =>	1.132	Ave. Variance=>		24.6136	Coefficient of Var=>	21.73414071	

Use 1.11 for 2025

18L

Y-12-07-377-016	3221 RIDGE RD	01/04/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$324,500	49.92	\$649,006	\$387,237	\$262,763	\$245,102	1.072	1,564	\$168.01	18L	20.1801	Colonial/2Sty					
Y-12-07-377-019	3191 RIDGE RD	03/30/22	\$701,999	WD	03-ARM'S LENGTH	\$701,999	\$295,050	42.03	\$590,102	\$428,319	\$273,680	\$151,482	1.807	1,080	\$253.41	18L	53.2824	Ranch					
Y-12-18-101-011	3099 RIDGE RD	08/18/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$622,470	47.88	\$1,244,937	\$435,772	\$864,228	\$757,645	1.141	3,974	\$217.47	18L	13.3180	Colonial/2Sty					
Y-12-18-101-019	2901 RIDGE RD	07/26/22	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$529,290	54.57	\$1,058,587	\$453,393	\$516,607	\$566,661	0.912	2,848	\$181.39	18L	36.2188	Colonial/2Sty					
Y-12-18-351-020	1759 RIDGE RD	06/30/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$452,920	37.74	\$905,831	\$425,596	\$774,404	\$449,658	1.722	2,497	\$310.13	18L	44.8349	Colonial/2Sty					
Y-12-18-351-023	2015 RIDGE RD	01/24/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$351,950	38.46	\$703,905	\$418,910	\$496,090	\$266,849	1.859	1,990	\$249.29	18L	58.5208	Colonial/2Sty					
Y-12-18-351-034	1929 RIDGE RD	02/14/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$256,220	64.06	\$512,439	\$328,439	\$71,561	\$172,285	0.415	1,232	\$58.09	18L	85.8492	Ranch					
Y-12-18-351-036	1801 RIDGE RD	10/06/23	\$650,000	QC	03-ARM'S LENGTH	\$650,000	\$304,130	46.79	\$608,250	\$379,748	\$270,252	\$213,953	1.263	1,229	\$219.90	18L	1.0720	Ranch					
Totals:			\$6,786,999			\$6,786,999	\$3,136,530		\$6,273,057		\$3,529,585	\$2,823,636		\$207.21			2.3842						
								Sale. Ratio =>	46.21					E.C.F. =>	1.250								
								Std. Dev. =>	8.76					Ave. E.C.F. =>	1.274	Std. Deviation=>		0.500592623	Ave. Variance=>		39.1595	Coefficient of Var=>	30.7409303

Use 1.20 for 2025

20K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-20-477-009	6344 PENNINGTON DR	10/31/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$324,410	61.21	\$648,814	\$54,257	\$475,743	\$594,557	0.800	3,395	\$140.13	20K	12.5396	Colonial/2Sty	
Y-12-20-477-012	6404 PENNINGTON DR	02/09/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$262,880	47.80	\$525,757	\$50,000	\$500,000	\$475,757	1.051	2,860	\$174.83	20K	12.5396	Colonial/2Sty	
Totals:			\$1,080,000			\$1,080,000	\$587,290		\$1,174,571		\$975,743	\$1,070,314			\$157.48		1.3918		
								Sale. Ratio =>	54.38				E.C.F. =>	0.912	Std. Deviation=>		0.177337337		
								Std. Dev. =>	9.48				Ave. E.C.F. =>	0.926	Ave. Variance=>		12.5396	Coefficient of Var=>	13.54816532

Use .929 for 2025

21D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-21-301-011	685 SUNSET ST	03/24/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$266,280	55.48	\$532,562	\$90,977	\$389,023	\$359,012	1.084	1,936	\$200.94	21D	10.3837	Ranch		
Y-12-21-301-022	6905 TAYLOR TRL	06/30/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$242,720	48.06	\$485,448	\$92,924	\$412,076	\$319,125	1.291	2,240	\$183.96	21D	10.3837	Log		
Totals:			\$985,000			\$985,000	\$509,000		\$1,018,010		\$801,099	\$678,137			\$192.45		0.6108			
								Sale. Ratio =>	51.68					E.C.F. =>	1.181	Std. Deviation=>		0.146848179		
								Std. Dev. =>	5.24					Ave. E.C.F. =>	1.187	Ave. Variance=>		10.3837	Coefficient of Var=>	8.744712191

Use 1.180 for 2025

21E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-21-252-007	1050 DOLANE BLVD	06/09/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,070	50.21	\$276,139	\$56,444	\$218,556	\$222,589	0.982	1,940	\$112.66	21E	8.7645	Ranch	
Y-12-21-276-010	7891 HIGHLAND RD	04/07/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$90,990	40.53	\$181,975	\$51,192	\$173,308	\$132,506	1.308	1,385	\$125.13	21E	23.8402	TriLevel/Quad	
Y-12-21-278-009	960 LAKE LANE DR	11/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,330	52.93	\$264,655	\$52,654	\$197,346	\$214,793	0.919	1,588	\$124.27	21E	15.0757	Ranch	
Totals:			\$749,500			\$749,500	\$361,390		\$722,769		\$589,210	\$569,888			\$120.69		3.5622		
								Sale. Ratio =>	48.22			E.C.F. =>	1.034	Std. Deviation=>		0.208859503			
								Std. Dev. =>	6.52			Ave. E.C.F. =>	1.070	Ave. Variance=>		15.8934	Coefficient of Var=>		14.86024277

Use 1.035 for 2025

21G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-21-402-003	810 HILLWOOD DR	03/21/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$80,560	44.02	\$161,121	\$39,083	\$143,917	\$97,630	1.474	912	\$157.80	21G	1.5942	Ranch	
Y-12-21-402-019	700 HILLWOOD DR	01/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$170,890	52.58	\$341,776	\$35,871	\$289,129	\$244,724	1.181	1,922	\$150.43	21G	27.6709	Ranch	
Y-12-21-403-011	796 CHARLTON BLVD	06/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,360	43.15	\$146,716	\$38,590	\$131,410	\$86,501	1.519	1,008	\$130.37	21G	6.1019	Ranch	
Y-12-21-405-025	497 ELKINFORD DR	04/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,650	38.88	\$233,300	\$44,554	\$255,446	\$150,997	1.692	1,433	\$178.26	21G	23.3573	Ranch	
Y-12-21-405-027	774 CHARLTON BLVD	10/14/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$98,630	60.51	\$197,258	\$48,535	\$114,465	\$118,978	0.962	1,376	\$83.19	21G	49.6093	Ranch	
Y-12-21-406-022	580 ELKINFORD DR	08/26/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$90,360	34.55	\$180,723	\$23,385	\$238,115	\$125,870	1.892	1,512	\$157.48	21G	43.3589	CapeCod	
Y-12-21-406-028	450 ELKINFORD DR	04/28/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,170	36.93	\$188,330	\$24,682	\$230,318	\$130,918	1.759	1,405	\$163.93	21G	30.1091	CapeCod	
Y-12-21-406-048	836 ELKINFORD DR	03/09/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$139,050	52.47	\$278,093	\$23,385	\$241,615	\$203,766	1.186	1,532	\$157.71	21G	27.2413	Ranch	
Totals:			\$1,922,500			\$1,922,500	\$863,670		\$1,727,317		\$1,644,415	\$1,159,386			\$147.40		3.9808		
								Sale. Ratio =>	44.92			E.C.F. =>	1.418	Std. Deviation=>		0.323832761			
								Std. Dev. =>	9.01			Ave. E.C.F. =>	1.458	Ave. Variance=>		26.1304	Coefficient of Var=>	17.9201135	

use 1.42 for 2025

21M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-21-327-015	650 SUNSET ST	08/31/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,200	45.22	\$384,396	\$114,107	\$310,893	\$197,291	1.576	1,200	\$259.08	21M	13.1120	Ranch	
Y-12-21-452-006	567 HILLWOOD DR	10/17/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$179,020	54.26	\$358,036	\$153,361	\$176,539	\$149,398	1.182	1,248	\$141.46	21M	26.3017	Ranch	
Y-12-21-452-022	387 HILLWOOD DR	03/07/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$293,390	45.84	\$586,783	\$233,866	\$406,134	\$257,604	1.577	1,627	\$249.62	21M	13.1897	Ranch	
Totals:			\$1,394,900			\$1,394,900	\$664,610		\$1,329,215		\$893,566	\$604,293			\$216.72			3.4010	
								Sale. Ratio =>	47.65			E.C.F. =>	1.479	Std. Deviation=>		0.227779755			
								Std. Dev. =>	5.05			Ave. E.C.F. =>	1.445	Ave. Variance=>		17.5345	Coefficient of Var=>	12.137204	

Use 1.478 for 2025

22C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Y-12-22-177-016	625 TEGGERDINE RD	07/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$149,450	55.35	\$298,896	\$65,233	\$204,767	\$173,727	1.179	1,730	\$118.36	22C	0.0000	TriLevel/Quad
Totals:			\$270,000			\$270,000	\$149,450		\$298,896		\$204,767	\$173,727			\$118.36		0.0000	
							Sale. Ratio =>	55.35				E.C.F. =>	1.179		Std. Deviation=>	0		
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.179		Ave. Variance=>	0.0000	Coefficient of Var=>	0

use 1.345 for 2025

22D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-23-453-002	100 DANFORTH DR	09/01/23	\$0	MLC	03-ARM'S LENGTH	\$250,000	\$126,070	50.43	\$252,130	\$51,668	\$198,332	\$145,897	1.359	1,146	\$173.06	22D	5.6864	Ranch			
Y-12-23-453-013	112 DANFORTH DR	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,080	48.03	\$240,157	\$50,687	\$199,313	\$137,897	1.445	1,399	\$142.47	22D	14.2843	Ranch			
Y-12-23-455-009	58 SHOTWELL AVE	05/09/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,480	51.70	\$180,950	\$47,500	\$127,500	\$97,125	1.313	1,056	\$120.74	22D	1.0202	Ranch			
Y-12-23-455-015	49 GLANDON AVE	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,920	51.17	\$255,839	\$48,730	\$201,270	\$150,734	1.335	1,002	\$200.87	22D	3.2726	Ranch			
Y-12-23-455-024	44 SHOTWELL AVE	04/21/23	\$0	MLC	03-ARM'S LENGTH	\$250,000	\$114,100	45.64	\$228,192	\$59,375	\$190,625	\$122,865	1.551	950	\$200.66	22D	24.8958	Ranch			
Y-12-26-201-004	52 DANFORTH DR	09/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,210	56.14	\$168,427	\$48,186	\$101,814	\$87,512	1.163	1,002	\$101.61	22D	13.9103	Ranch			
Y-12-26-201-019	31 MYRICK AVE	10/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$128,730	64.37	\$257,454	\$71,250	\$128,750	\$135,520	0.950	1,127	\$114.24	22D	35.2490	Ranch			
Totals:			\$1,025,000			\$1,525,000	\$791,590		\$1,583,149		\$1,147,604	\$877,550			\$150.52		0.5200				
								Sale. Ratio =>	51.91					E.C.F. =>	1.308			Std. Deviation=>	0.195955687		
								Std. Dev. =>	6.16					Ave. E.C.F. =>	1.303			Ave. Variance=>	14.0455	Coefficient of Var=>	10.78320321

Use 1.308 for 2025

22F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-22-327-002	361 DECCA DR	06/24/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$102,540	47.04	\$205,071	\$58,645	\$159,355	\$121,819	1.308	1,315	\$121.18	22F	0.5370	TriLevel/Quad		
Y-12-22-327-009	277 DECCA DR	09/27/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,980	41.45	\$227,953	\$64,658	\$210,342	\$135,853	1.548	1,324	\$158.87	22F	23.4805	TriLevel/Quad		
Y-12-22-327-009	277 DECCA DR	06/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$113,980	38.64	\$227,953	\$64,658	\$230,342	\$135,853	1.696	1,324	\$173.97	22F	38.2023	TriLevel/Quad		
Y-12-22-328-006	300 DECCA DR	05/27/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$101,940	54.51	\$203,879	\$60,905	\$126,095	\$118,947	1.060	1,315	\$95.89	22F	25.3407	TriLevel/Quad		
Y-12-22-329-016	359 TEGGERDINE TRL	06/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$102,670	57.04	\$205,343	\$57,190	\$122,810	\$123,255	0.996	1,315	\$93.39	22F	31.7117	TriLevel/Quad		
Y-12-22-329-016	359 TEGGERDINE TRL	05/26/23	\$0	MLC	03-ARM'S LENGTH	\$325,000	\$102,670	31.59	\$205,343	\$57,190	\$267,810	\$123,255	2.173	1,315	\$203.66	22F	85.9302	TriLevel/Quad		
Y-12-22-376-014	165 SERRA DR	08/23/23	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$120,700	51.38	\$241,402	\$68,695	\$166,205	\$143,683	1.157	1,530	\$108.63	22F	15.6756	TriLevel/Quad		
Y-12-22-377-017	220 SERRA DR	10/07/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$236,480	55.00	\$472,955	\$58,380	\$371,620	\$344,904	1.077	2,059	\$180.49	22F	23.6045	Colonial/2Sty		
Y-12-22-377-018	198 SERRA DR	11/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$242,170	56.98	\$484,346	\$58,380	\$366,620	\$354,381	1.035	1,871	\$195.95	22F	27.8967	Ranch		
Y-12-22-377-022	195 TEGGERDINE RD	10/03/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$237,620	54.63	\$475,236	\$61,741	\$373,259	\$344,006	1.085	1,980	\$188.51	22F	22.8467	Colonial/2Sty		
Totals:			\$2,679,900			\$3,004,900	\$1,474,750		\$2,949,481		\$2,394,458	\$1,945,956			\$152.05		8.3024			
								Sale. Ratio =>	49.08					E.C.F. =>	1.230	Std. Deviation=>		0.382185523		
								Std. Dev. =>	8.84					Ave. E.C.F. =>	1.314	Ave. Variance=>		29.5226	Coefficient of Var=>	22.47622859

Use 1.229 for 2025

22G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-22-326-021	435 TEGGERDINE RD	09/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$170,540	51.68	\$341,086	\$94,869	\$235,131	\$185,544	1.267	1,344	\$174.95	22G	3.7888	Ranch		
Y-12-22-401-028	10741 OXBOW HEIGHTS DR	04/24/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$189,580	56.59	\$379,155	\$66,782	\$268,218	\$235,398	1.139	1,658	\$161.77	22G	16.5715	Ranch		
Y-12-22-403-020	315 OXBOW CT	06/09/23	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$204,280	50.82	\$408,562	\$80,022	\$321,978	\$247,581	1.300	2,281	\$141.16	22G	0.4644	Colonial/2Sty		
Y-12-22-426-001	10251 MARY LEE AVE	12/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,920	46.80	\$177,834	\$45,198	\$144,802	\$99,952	1.449	769	\$188.30	22G	14.3580	Ranch		
Y-12-22-427-013	495 JOANNA K AVE	11/21/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,450	48.64	\$218,890	\$29,478	\$195,522	\$142,737	1.370	1,040	\$188.00	22G	6.4667	Ranch		
Totals:			\$1,482,000			\$1,482,000	\$762,770		\$1,525,527		\$1,165,651	\$911,212			\$170.84		2.5907			
								Sale. Ratio =>	51.47					E.C.F. =>	1.279	Std. Deviation=>		0.11588296		
								Std. Dev. =>	3.70					Ave. E.C.F. =>	1.305	Ave. Variance=>		8.3299	Coefficient of Var=>	6.382352064

22L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-22-380-004	10720 JACOB LN	08/04/22	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$388,220	57.43	\$776,439	\$139,448	\$536,552	\$357,860	1.499	2,516	\$213.26	22L	20.5660	CapeCod			
Y-12-22-427-006	10171 JOANNA K AVE	04/05/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$263,370	48.77	\$526,747	\$149,147	\$390,853	\$212,135	1.842	2,204	\$177.34	22L	13.7480	TriLevel/Quad			
Y-12-23-351-010	10008 LAKESIDE DR	07/28/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$167,780	44.04	\$335,555	\$105,967	\$275,033	\$128,982	2.132	1,320	\$208.36	22L	42.7342	Ranch			
Y-12-27-226-018	10094 ELIZABETH LAKE RD	12/28/22	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$183,500	46.69	\$367,005	\$92,155	\$300,845	\$154,410	1.948	1,248	\$241.06	22L	24.3356	Colonial/2Sty			
Y-12-27-228-001	10071 ELIZABETH LAKE RD	07/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$132,510	66.26	\$265,027	\$40,188	\$159,812	\$126,314	1.265	1,150	\$138.97	22L	43.9799	Colonial/2Sty			
Y-12-27-228-001	10071 ELIZABETH LAKE RD	12/22/23	\$234,999	WD	03-ARM'S LENGTH	\$234,999	\$132,510	56.39	\$265,027	\$40,188	\$194,811	\$126,314	1.542	1,150	\$169.40	22L	16.2719	Colonial/2Sty			
Totals:			\$2,424,999			\$2,424,999	\$1,267,890		\$2,535,800		\$1,857,906	\$1,106,015			\$191.40		2.5175				
								Sale. Ratio =>	52.28					E.C.F. =>	1.680			Std. Deviation=>	0.323400717		
								Std. Dev. =>	8.30					Ave. E.C.F. =>	1.705			Ave. Variance=>	26.9393	Coefficient of Var=>	15.80020442

Use 1.68 for 2025

23D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-23-128-023	699 W OXHILL DR	10/31/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,020	48.22	\$270,048	\$65,616	\$214,384	\$157,498	1.361	1,350	\$158.80	23D	11.6165	CapeCod			
Y-12-23-129-013	754 E OXHILL DR	05/25/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$126,770	44.17	\$253,537	\$65,406	\$221,594	\$144,939	1.529	1,067	\$207.68	23D	28.3853	Ranch			
Y-12-23-130-009	724 W OXHILL DR	01/11/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$147,810	55.78	\$295,626	\$65,000	\$200,000	\$177,678	1.126	1,567	\$127.63	23D	11.9392	TriLevel/Quad			
Y-12-23-130-014	810 W OXHILL DR	11/18/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,510	51.97	\$291,017	\$71,991	\$208,009	\$168,741	1.233	1,713	\$121.43	23D	1.2313	Colonial/2Sty			
Y-12-23-176-011	550 HILLTOP DR	03/03/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$263,450	67.55	\$526,901	\$210,355	\$179,645	\$243,872	0.737	2,047	\$87.76	23D	50.8388	Colonial/2Sty			
Y-12-23-177-009	655 E OXHILL DR	09/27/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,680	45.53	\$291,351	\$77,304	\$242,696	\$164,905	1.472	1,590	\$152.64	23D	22.6706	Colonial/2Sty			
Y-12-23-177-010	615 E OXHILL DR	06/21/23	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$153,500	50.49	\$306,991	\$66,000	\$238,000	\$185,663	1.282	1,128	\$210.99	23D	3.6867	Ranch			
Y-12-23-178-002	730 E OXHILL DR	10/21/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,130	52.30	\$256,269	\$65,000	\$180,000	\$147,357	1.222	976	\$184.43	23D	2.3498	Ranch			
Totals:			\$2,371,000			\$2,371,000	\$1,245,870		\$2,491,740		\$1,684,328	\$1,390,653			\$156.42			3.3846			
								Sale. Ratio =>	52.55					E.C.F. =>	1.211			Std. Deviation=>	0.245018214		
								Std. Dev. =>	7.33					Ave. E.C.F. =>	1.245			Ave. Variance=>	16.5898	Coefficient of Var=>	13.32485069

Use 1.211 for 2025

23E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-23-228-006	919 SUNNYBEACH BLVD	06/14/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,630	49.69	\$283,269	\$44,624	\$240,376	\$182,033	1.321	1,686	\$142.57	23E	4.9990	Ranch		
Y-12-23-401-004	9450 W SHADY GROVE CT	08/01/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$150,070	55.60	\$300,137	\$46,160	\$223,740	\$193,728	1.155	1,596	\$140.19	23E	11.5599	Ranch		
Y-12-23-401-013	9532 STEEP HOLLOW DR	01/18/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$177,580	47.37	\$355,158	\$49,198	\$325,702	\$233,379	1.396	2,250	\$144.76	23E	12.5072	Colonial/2Sty		
Y-12-24-101-004	952 SUNNYBEACH BLVD	01/09/23	\$279,750	WD	03-ARM'S LENGTH	\$279,750	\$149,550	53.46	\$299,103	\$45,241	\$234,509	\$193,640	1.211	1,483	\$158.13	23E	5.9463	Ranch		
Totals:			\$1,209,550			\$1,209,550	\$618,830		\$1,237,667		\$1,024,327	\$802,780			\$146.41		0.5456			
								Sale. Ratio =>	51.16					E.C.F. =>	1.276	Std. Deviation=>		0.10807582		
								Std. Dev. =>	3.70					Ave. E.C.F. =>	1.271	Ave. Variance=>		8.7531	Coefficient of Var=>	6.889394487

Use 1.271 for 2025

23L

Y-12-23-230-016	687 SUNNYBEACH DR	10/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,920	49.98	\$499,847	\$158,167	\$341,833	\$265,074	1.290	1,734	\$197.14	23L	1.3950	Ranch		
Y-12-23-253-005	9271 STEEP HOLLOW DR	11/15/23	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$266,600	50.79	\$533,199	\$190,771	\$334,129	\$265,654	1.258	2,129	\$156.94	23L	1.7867	TriLevel/Quad		
Y-12-23-253-015	9393 STEEP HOLLOW DR	12/20/23	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$232,670	48.22	\$465,346	\$213,077	\$269,423	\$195,709	1.377	1,972	\$136.62	23L	10.1023	Colonial/2Sty		
Y-12-23-276-009	9110 SANDY RIDGE DR	09/22/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$278,690	58.67	\$557,370	\$185,660	\$289,340	\$288,371	1.003	2,796	\$103.48	23L	27.2266	TriLevel/Quad		
Y-12-23-403-007	9527 STEEP HOLLOW DR	11/02/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$244,050	44.37	\$488,093	\$169,450	\$380,550	\$247,202	1.539	2,317	\$164.24	23L	26.3804	Colonial/2Sty		
Y-12-23-403-009	9545 STEEP HOLLOW DR	08/03/22	\$355,828	WD	03-ARM'S LENGTH	\$355,828	\$214,900	60.39	\$429,805	\$143,433	\$212,395	\$222,166	0.956	1,797	\$118.19	23L	31.9608	Ranch		
Y-12-23-405-009	227 SHOTWELL AVE	10/09/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,690	42.69	\$307,380	\$172,277	\$187,723	\$104,812	1.791	1,013	\$185.31	23L	51.5413	Ranch		
Y-12-23-406-002	378 SHOTWELL AVE	03/14/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$274,250	68.56	\$548,501	\$193,446	\$206,554	\$275,450	0.750	2,151	\$96.03	23L	52.5749	TriLevel/Quad		
Y-12-23-426-003	489 BERRY PATCH LN	09/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$176,020	45.13	\$352,047	\$153,193	\$236,807	\$154,270	1.535	1,764	\$134.24	23L	25.9390	Ranch		
Y-12-23-426-005	463 BERRY PATCH LN	04/04/22	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$214,760	50.77	\$429,514	\$162,648	\$260,352	\$207,033	1.258	2,528	\$102.99	23L	1.8091	Ranch		
Totals:			\$4,461,228			\$4,461,228	\$2,305,550		\$4,611,102	\$2,719,106	\$2,225,741	\$139.52					5.3964			
								Sale. Ratio =>	51.68					E.C.F. =>	1.222					
								Std. Dev. =>	8.18					Ave. E.C.F. =>	1.276	Std. Deviation=>		0.310244179		
														Ave. Variance=>	23.0716	Coefficient of Var=>		18.08648407		

Use 1.270 for 2025

23R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Y-12-23-178-035	552 CROWN RIDGE CT	08/26/20	\$340,550	WD	03-ARM'S LENGTH	\$340,550	\$216,610	63.61	\$433,213	\$74,748	\$265,802	\$335,014	0.793	2,279	\$116.63	23R	0.0000	Colonial/2Sty
Totals:			\$340,550			\$340,550	\$216,610		\$433,213		\$265,802	\$335,014	0.793		\$116.63		0.0000	
							Sale. Ratio =>	63.61				E.C.F. =>	0.793		Std. Deviation=>	0		
							Std. Dev. =>	0.00				Ave. E.C.F. =>	0.793		Ave. Variance=>	0.0000	Coefficient of Var=>	0

U+A1:R8se 1.07 for 2025 4.2% average increase home are worth \$500,000 - per sales in township

24E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-24-351-021	8812 SANDY CREST CT	01/17/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$272,050	52.32	\$544,092	\$83,352	\$436,648	\$373,674	1.169	2,156	\$202.53	24E	4.6858	Colonial/2Sty	
Y-12-24-353-007	8888 WOODSHIRE DR	09/12/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$163,740	47.19	\$327,471	\$77,284	\$269,716	\$202,909	1.329	1,853	\$145.56	24E	11.3861	Colonial/2Sty	
Y-12-24-353-008	8866 WOODSHIRE DR	02/26/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$142,730	47.59	\$285,451	\$56,583	\$243,317	\$185,619	1.311	1,667	\$145.96	24E	9.5458	TriLevel/Quad	
Y-12-24-353-009	8844 WOODSHIRE DR	06/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,140	46.84	\$262,277	\$59,211	\$220,789	\$164,693	1.341	1,556	\$141.90	24E	12.5228	Colonial/2Sty	
Y-12-24-376-002	8596 SANDY CREST DR	06/23/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$159,060	44.81	\$318,114	\$80,583	\$274,417	\$192,645	1.424	1,885	\$145.58	24E	20.9087	Colonial/2Sty	
Y-12-24-377-002	290 HORIZON RD	06/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,980	49.20	\$309,950	\$60,350	\$254,650	\$202,433	1.258	1,682	\$151.40	24E	4.2562	Ranch	
Y-12-24-378-013	216 ALLEN LAKE DR	09/29/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$201,450	46.42	\$402,905	\$96,897	\$337,103	\$248,182	1.358	2,695	\$125.08	24E	14.2907	SingleFamily	
Y-12-24-380-005	490 HURONDALE DR	06/09/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$182,360	63.99	\$364,719	\$144,765	\$140,235	\$178,389	0.786	1,650	\$84.99	24E	42.9266	TriLevel/Quad	
Y-12-24-381-013	8672 ELIZABETH LAKE RD	09/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,060	55.69	\$334,116	\$57,637	\$242,363	\$224,233	1.081	2,437	\$99.45	24E	13.4530	Colonial/2Sty	
Y-12-24-381-022	8620 ELIZABETH LAKE RD	11/30/22	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$176,210	52.37	\$352,411	\$53,997	\$282,503	\$242,023	1.167	1,603	\$176.23	24E	4.8126	Ranch	
Y-12-24-381-026	8564 ELIZABETH LAKE RD	09/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,080	52.36	\$314,152	\$72,350	\$227,650	\$196,109	1.161	1,311	\$173.65	24E	5.4548	Ranch	
Y-12-24-426-024	8198 RENE DR	11/21/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$203,290	60.68	\$406,575	\$76,246	\$258,754	\$267,907	0.966	2,067	\$125.18	24E	24.9548	Ranch	
Y-12-24-427-011	8134 RENE CT	09/08/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$137,810	46.72	\$275,628	\$61,853	\$233,147	\$173,378	1.345	1,377	\$169.32	24E	12.9349	Colonial/2Sty	
Y-12-24-428-005	8197 VANDEN DR	03/07/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,280	48.57	\$252,563	\$56,495	\$203,505	\$159,017	1.280	1,386	\$146.83	24E	6.4384	Ranch	
Y-12-24-428-022	8182 E HURON CT	05/06/22	\$0	WD	03-ARM'S LENGTH	\$313,000	\$151,640	48.45	\$303,281	\$79,311	\$233,689	\$181,646	1.287	1,616	\$144.61	24E	7.1121	Colonial/2Sty	
Y-12-24-451-008	8352 FOX BAY DR	02/17/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,510	52.59	\$305,010	\$62,306	\$227,694	\$196,840	1.157	1,669	\$136.43	24E	5.8639	Ranch	
Y-12-24-451-020	8371 VANDEN DR	11/21/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$127,870	48.62	\$255,735	\$61,747	\$201,253	\$157,330	1.279	1,288	\$156.25	24E	6.3793	Ranch	
Y-12-24-452-013	8516 HURON RIVER DR	05/31/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,730	43.24	\$259,464	\$57,557	\$242,443	\$163,753	1.481	1,453	\$166.86	24E	26.5160	Colonial/2Sty	
Y-12-24-452-025	8423 VANDEN DR	04/12/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$134,610	47.57	\$269,227	\$54,581	\$228,419	\$174,084	1.312	1,532	\$149.10	24E	9.6733	Colonial/2Sty	
Y-12-24-453-009	8262 FOX BAY DR	05/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,560	54.62	\$273,114	\$64,743	\$185,257	\$168,995	1.096	1,308	\$141.63	24E	11.9157	Ranch	
Y-12-24-454-015	8345 FOX BAY DR	02/16/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$140,340	51.50	\$280,678	\$59,504	\$212,996	\$179,379	1.187	1,524	\$139.76	24E	2.7975	Ranch	
Y-12-24-454-044	8300 ELIZABETH LAKE RD	09/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$170,930	64.50	\$341,862	\$67,703	\$197,297	\$222,351	0.887	1,664	\$118.57	24E	32.8063	Ranch	
Y-12-24-476-008	8205 E HURON CT	09/09/22	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$152,390	48.39	\$304,774	\$94,763	\$220,137	\$170,325	1.292	1,446	\$152.24	24E	7.7067	Colonial/2Sty	
Totals:			\$6,900,800			\$7,213,800	\$3,671,820		\$7,343,569		\$5,573,982	\$4,625,913			\$145.18		1.0437		
								Sale. Ratio =>	50.90			E.C.F. =>	1.205	Std. Deviation=>		0.167534874			
								Std. Dev. =>	5.68			Ave. E.C.F. =>	1.215	Ave. Variance=>		13.0149	Coefficient of Var=>	10.70843856	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-24-303-001	490 BERRY PATCH LN	06/10/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$362,420	54.50	\$724,835	\$251,293	\$413,707	\$468,853	0.882	2,287	\$180.90	24J	12.7514	Colonial/2Sty		
Y-12-24-303-002	470 BERRY PATCH LN	11/30/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$283,550	46.48	\$567,092	\$226,951	\$383,049	\$336,773	1.137	1,721	\$222.57	24J	12.7514	Ranch		
Totals:			\$1,275,000			\$1,275,000	\$645,970		\$1,291,927		\$796,756	\$805,627			\$201.73		2.0906			
								Sale. Ratio =>	50.66					E.C.F. =>	0.989	Std. Deviation=>		0.180332702		
								Std. Dev. =>	5.67					Ave. E.C.F. =>	1.010	Ave. Variance=>		12.7514	Coefficient of Var=>	12.62651286

24K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-23-476-002	9155 HURON BLUFFS DR	07/18/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$255,340	52.11	\$510,679	\$52,301	\$437,699	\$486,601	0.900	2,306	\$189.81	24K	12.1633	Colonial/2Sty			
Y-12-23-476-012	9105 HURON BLUFFS DR	09/26/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$263,790	56.73	\$527,588	\$74,559	\$390,441	\$480,923	0.812	2,421	\$161.27	24K	20.9277	Colonial/2Sty			
Y-12-24-153-008	8990 TWIN LAKES DR	07/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$152,530	39.62	\$305,056	\$50,048	\$334,952	\$270,709	1.237	1,700	\$197.03	24K	21.6178	Ranch			
Y-12-24-176-011	8690 SCENIC BLUFF LN	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$164,130	39.55	\$328,252	\$64,929	\$350,071	\$279,536	1.252	2,201	\$159.05	24K	23.1193	Colonial/2Sty			
Y-12-24-176-014	8689 SCENIC BLUFF LN	12/19/23	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$198,010	42.63	\$396,014	\$67,293	\$397,207	\$348,961	1.138	2,377	\$167.10	24K	11.7121	Colonial/2Sty			
Y-12-24-302-022	9025 HURON BLUFFS DR	06/30/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$277,580	49.13	\$555,154	\$54,711	\$510,289	\$531,256	0.961	2,771	\$184.15	24K	6.0602	Colonial/2Sty			
Y-12-24-302-023	9015 HURON BLUFFS DR	10/14/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$318,440	58.97	\$636,871	\$56,573	\$483,427	\$616,028	0.785	3,120	\$154.94	24K	23.6387	Colonial/2Sty			
Y-12-24-305-003	8930 HURON BLUFFS DR	05/17/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$159,920	44.42	\$319,842	\$54,456	\$305,544	\$281,726	1.085	2,018	\$151.41	24K	6.3407	Colonial/2Sty			
Totals:			\$3,684,500			\$3,684,500	\$1,789,740		\$3,579,456		\$3,209,630	\$3,295,739			\$170.60			4.7263			
								Sale. Ratio =>	48.57					E.C.F. =>	0.974			Std. Deviation=>	0.183639194		
								Std. Dev. =>	7.54					Ave. E.C.F. =>	1.021			Ave. Variance=>	15.6975	Coefficient of Var=>	15.37255838

Use .973 for 2025

24P

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-24-102-006	967 SLOANE CT	07/12/24	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$162,410	47.78	\$324,811	\$40,218	\$299,682	\$235,201	1.274	1,447	\$207.11	24P	8.5557	Colonial/2Sty		
Y-12-24-102-030	928 SLOANE CT	09/11/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$165,060	54.12	\$330,115	\$46,000	\$259,000	\$234,806	1.103	1,547	\$167.42	24P	8.5557	Colonial/2Sty		
Totals:			\$644,900			\$644,900	\$327,470		\$654,926		\$558,682	\$470,007			\$187.26		0.0072			
								Sale. Ratio =>	50.78					E.C.F. =>	1.189	Std. Deviation=>		0.12099615		
								Std. Dev. =>	4.48					Ave. E.C.F. =>	1.189	Ave. Variance=>		8.5557	Coefficient of Var=>	7.198170264

Use 1.189 for 2025 most recent sales show they are better indicator of TCV

25C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-25-201-001	8415 ELIZABETH LAKE RD	04/27/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$116,450	54.16	\$232,890	\$39,195	\$175,805	\$146,850	1.197	1,192	\$147.49	25C	6.4015	Ranch		
Y-12-26-226-003	9003 ELIZABETH LAKE RD	05/31/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,560	49.13	\$275,125	\$48,150	\$231,850	\$172,081	1.347	1,365	\$169.85	25C	8.6140	Ranch		
Y-12-26-226-016	31 ALISON LN	03/10/23	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$225,080	53.21	\$450,155	\$68,617	\$354,383	\$289,263	1.225	2,042	\$173.55	25C	3.6067	CapeCod		
Y-12-26-432-001	591 UNION LAKE RD	02/17/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$116,690	51.18	\$233,382	\$71,558	\$156,442	\$122,687	1.275	1,720	\$90.95	25C	1.3942	Ranch		
Totals:			\$1,146,000			\$1,146,000	\$595,780		\$1,191,552		\$918,480	\$730,881			\$145.46		0.4515			
								Sale. Ratio =>	51.99					E.C.F. =>	1.257	Std. Deviation=>		0.065861333		
								Std. Dev. =>	2.24					Ave. E.C.F. =>	1.261	Ave. Variance=>		5.0041	Coefficient of Var=>	3.9677488

Use 1.261 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-25-153-009	8909 GLASGOW DR	03/02/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,370	49.81	\$328,734	\$70,000	\$260,000	\$195,714	1.328	1,792	\$145.09	25D	3.1285	Colonial/2Sty		
Y-12-25-153-021	8898 SUSSEX ST	09/21/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$154,130	51.39	\$308,260	\$70,000	\$229,900	\$180,227	1.276	1,822	\$126.18	25D	2.1570	TriLevel/Quad		
Y-12-25-154-011	8847 SUSSEX ST	04/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,690	50.65	\$339,384	\$70,444	\$264,556	\$203,434	1.300	1,603	\$165.04	25D	0.3266	Ranch		
Y-12-25-155-003	9043 SATELITE DR	12/16/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$172,690	59.57	\$345,372	\$77,888	\$212,012	\$202,333	1.048	1,899	\$111.64	25D	24.9346	Colonial/2Sty		
Y-12-26-205-001	108 MCCATTY ST	08/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$151,530	55.10	\$303,053	\$80,000	\$195,000	\$168,724	1.156	1,503	\$129.74	25D	14.1450	TriLevel/Quad		
Y-12-26-205-025	118 WILLARDS WAY	07/12/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,300	50.70	\$334,600	\$85,517	\$244,483	\$188,414	1.298	1,719	\$142.22	25D	0.0402	Colonial/2Sty		
Y-12-26-206-002	109 MCCATTY ST	04/20/23	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$129,440	45.34	\$258,876	\$80,000	\$205,500	\$135,307	1.519	1,003	\$204.89	25D	22.1583	Ranch		
Y-12-26-276-007	9120 GLASGOW DR	07/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,170	56.06	\$308,347	\$73,504	\$201,496	\$177,642	1.134	1,386	\$145.38	25D	16.2904	Ranch		
Y-12-26-276-008	9108 GLASGOW DR	07/31/23	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$166,320	49.21	\$332,632	\$92,043	\$245,957	\$181,989	1.351	1,592	\$154.50	25D	5.4313	TriLevel/Quad		
Y-12-26-278-003	9163 GLASGOW DR	11/16/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$151,730	44.50	\$303,451	\$70,000	\$271,000	\$176,589	1.535	1,596	\$169.80	25D	23.7451	CapeCod		
Y-12-26-278-015	9120 SATELITE DR	11/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,820	49.94	\$299,644	\$81,050	\$218,950	\$165,351	1.324	1,616	\$135.49	25D	2.6969	TriLevel/Quad		
Totals:			\$3,399,300			\$3,399,300	\$1,731,190		\$3,462,353		\$2,548,854	\$1,975,724			\$148.18		0.7098			
								Sale. Ratio =>	50.93					E.C.F. =>	1.290	Std. Deviation=>		0.148098992		
								Std. Dev. =>	4.43					Ave. E.C.F. =>	1.297	Ave. Variance=>		10.4594	Coefficient of Var=>	8.063186909

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-25-102-002	30 GRANADA DR	02/12/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,010	49.43	\$346,021	\$88,521	\$261,479	\$231,357	1.130	1,831	\$142.81	25E	2.4489	Colonial/2Sty			
Y-12-25-103-008	114 GRANADA DR	07/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,010	54.00	\$324,015	\$82,500	\$217,500	\$216,995	1.002	1,558	\$139.60	25E	10.3381	Ranch			
Y-12-25-126-017	8666 BRAZOS CT	07/26/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$151,520	45.92	\$303,048	\$83,566	\$246,434	\$197,199	1.250	1,418	\$173.79	25E	14.3964	Ranch			
Y-12-25-126-028	8670 ANDORRA CT	11/03/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$143,130	48.03	\$286,258	\$82,500	\$215,500	\$183,071	1.177	1,372	\$157.07	25E	7.1429	Ranch			
Y-12-25-176-013	252 GRANADA DR	10/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$212,030	53.01	\$424,050	\$82,500	\$317,500	\$306,873	1.035	2,540	\$125.00	25E	7.1081	Colonial/2Sty			
Y-12-25-176-023	8724 SUSSEX ST	07/14/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$200,830	48.39	\$401,665	\$82,500	\$332,500	\$286,761	1.160	2,013	\$165.18	25E	5.3792	SingleFamily			
Y-12-25-177-015	235 ROSARIO LN	07/12/22	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$169,520	53.83	\$339,035	\$82,500	\$232,400	\$230,490	1.008	1,686	\$137.84	25E	9.7422	Ranch			
Y-12-25-326-007	404 ROSARIO LN	06/30/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$224,850	51.10	\$449,691	\$102,215	\$337,785	\$312,198	1.082	2,365	\$142.83	25E	2.3751	Colonial/2Sty			
Y-12-25-328-018	8697 ROSARIO CT	04/28/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,370	50.20	\$446,735	\$84,327	\$360,673	\$325,614	1.108	2,372	\$152.05	25E	0.1962	Colonial/2Sty			
Totals:			\$3,292,900			\$3,292,900	\$1,660,270		\$3,320,518		\$2,521,771	\$2,290,556			\$148.46		0.4767				
								Sale. Ratio =>	50.42					E.C.F. =>	1.101			Std. Deviation=>	0.083006235		
								Std. Dev. =>	2.80					Ave. E.C.F. =>	1.106			Ave. Variance=>	6.5697	Coefficient of Var=>	5.941590089

25F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-25-278-007	8095 WILDWOOD LN	08/31/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,110	49.67	\$412,229	\$49,727	\$365,273	\$328,056	1.113	2,167	\$168.56	25T	1.7404	Colonial/2Sty		
Y-12-25-278-018	336 DAKOTA LN	06/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,670	52.98	\$397,338	\$49,733	\$325,267	\$314,575	1.034	2,368	\$137.36	25T	6.2053	Colonial/2Sty		
Y-12-25-278-020	325 DAKOTA LN	07/28/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$195,120	48.79	\$390,237	\$48,000	\$351,900	\$309,717	1.136	1,887	\$186.49	25T	4.0157	Colonial/2Sty		
Y-12-25-279-009	8190 SAWMILL TRL	08/21/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$205,730	50.18	\$411,469	\$48,000	\$362,000	\$328,931	1.101	1,729	\$209.37	25T	0.4492	Ranch		
Totals:			\$1,599,900			\$1,599,900	\$805,630		\$1,611,273		\$1,404,440	\$1,281,279			\$175.44		0.0081			
								Sale. Ratio =>	50.36					E.C.F. =>	1.096	Std. Deviation=>		0.043917328		
								Std. Dev. =>	1.81					Ave. E.C.F. =>	1.096	Ave. Variance=>		3.1026	Coefficient of Var=>	2.830760596

Use 1.095 for 2025

25H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-25-328-025	8644 NEWPORT DR	10/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$227,670	50.59	\$455,342	\$106,089	\$343,911	\$312,112	1.102	2,541	\$135.34	25H	0.6770	Colonial/2Sty			
Y-12-25-328-026	8640 NEWPORT DR	06/21/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$278,730	56.31	\$557,463	\$127,317	\$367,683	\$384,402	0.957	2,785	\$132.02	25H	15.2149	Colonial/2Sty			
Y-12-25-376-012	460 ROSARIO LN	07/13/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$193,720	48.43	\$387,435	\$70,000	\$330,000	\$283,677	1.163	2,409	\$136.99	25H	5.4639	Colonial/2Sty			
Y-12-25-376-022	8767 TOWNSEND DR	07/13/23	\$345,600	WD	03-ARM'S LENGTH	\$345,600	\$192,490	55.70	\$384,977	\$70,818	\$274,782	\$280,750	0.979	2,183	\$125.87	25H	12.9911	SingleFamily			
Y-12-25-376-028	8772 TRENTON DR	06/02/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$204,330	49.24	\$408,661	\$70,000	\$345,000	\$302,646	1.140	2,369	\$145.63	25H	3.1290	Colonial/2Sty			
Y-12-25-379-005	8735 TOWNSEND DR	04/19/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,990	48.73	\$345,974	\$70,000	\$285,000	\$246,626	1.156	2,208	\$129.08	25H	4.6943	Colonial/2Sty			
Y-12-25-379-007	8736 TRENTON DR	10/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$192,010	53.34	\$384,025	\$70,000	\$290,000	\$280,630	1.033	2,144	\$135.26	25H	7.5266	SingleFamily			
Y-12-25-380-008	8564 NEWPORT DR	08/04/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$211,140	46.82	\$422,284	\$70,000	\$381,000	\$314,820	1.210	2,399	\$158.82	25H	10.1559	Colonial/2Sty			
Y-12-36-126-011	496 WILLIAMSPORT CT	08/12/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,940	47.43	\$407,889	\$72,408	\$357,592	\$299,804	1.193	2,211	\$161.73	25H	8.4097	SingleFamily			
Y-12-36-126-016	504 JAMESTOWN DR	01/13/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$204,870	53.91	\$409,730	\$70,710	\$309,290	\$302,967	1.021	2,272	\$136.13	25H	8.7784	SingleFamily			
Y-12-36-126-035	8773 WILLIAMSPORT DR	06/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$174,650	45.96	\$349,298	\$70,000	\$310,000	\$249,596	1.242	2,179	\$142.27	25H	13.3352	Colonial/2Sty			
Totals:			\$4,461,600			\$4,461,600	\$2,256,540		\$4,513,078		\$3,594,258	\$3,258,030			\$139.92		0.5455				
								Sale. Ratio =>	50.58					E.C.F. =>	1.103			Std. Deviation=>	0.097355245		
								Std. Dev. =>	3.65					Ave. E.C.F. =>	1.109			Ave. Variance=>	8.2160	Coefficient of Var=>	7.410788757

Use 1.109 for 2025

25K

Y-12-25-401-002	8020 HIGH POINT TRL	05/10/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$259,150	57.59	\$518,307	\$58,000	\$392,000	\$478,988	0.818	2,527	\$155.12	25K	14.7389	Colonial/2Sty					
Y-12-25-401-002	8020 HIGH POINT TRL	11/15/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$259,150	52.89	\$518,307	\$58,000	\$432,000	\$478,988	0.902	2,527	\$170.95	25K	6.3879	Colonial/2Sty					
Y-12-25-401-010	8130 HIGH POINT TRL	07/02/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$282,760	53.35	\$565,518	\$59,309	\$470,691	\$526,752	0.894	2,581	\$182.37	25K	7.2210	Colonial/2Sty					
Y-12-25-401-011	8140 HIGH POINT TRL	10/02/23	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$219,820	48.96	\$439,645	\$58,000	\$391,000	\$397,133	0.985	2,160	\$181.02	25K	1.8774	Ranch					
Y-12-25-401-012	8150 HIGH POINT TRL	06/14/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$245,900	55.63	\$491,803	\$58,997	\$383,003	\$450,370	0.850	2,016	\$189.98	25K	11.5364	Ranch					
Y-12-25-401-013	8160 HIGH POINT TRL	06/25/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$251,760	55.33	\$503,517	\$58,000	\$397,000	\$463,597	0.856	3,156	\$125.79	25K	10.9435	Colonial/2Sty					
Y-12-25-401-017	381 WOODSEEDGE	12/28/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,080	48.88	\$430,165	\$60,960	\$379,040	\$384,188	0.987	2,540	\$149.23	25K	2.0817	Colonial/2Sty					
Y-12-25-401-021	390 WOODSEEDGE	08/07/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$208,050	44.74	\$416,103	\$58,000	\$407,000	\$372,636	1.092	2,270	\$179.30	25K	12.6437	Colonial/2Sty					
Y-12-25-401-026	8183 HIGH POINT TRL	08/18/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$220,650	44.22	\$441,300	\$58,000	\$441,000	\$398,855	1.106	2,448	\$180.15	25K	13.9882	Colonial/2Sty					
Y-12-25-401-028	8159 HIGH POINT TRL	10/20/23	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$265,500	45.78	\$530,999	\$58,000	\$521,900	\$492,195	1.060	3,479	\$150.01	25K	9.4571	Colonial/2Sty					
Y-12-25-401-029	8149 HIGH POINT TRL	09/12/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$283,680	45.39	\$567,363	\$75,355	\$549,645	\$511,975	1.074	3,968	\$138.52	25K	10.7796	Colonial/2Sty					
Totals:			\$5,424,900			\$5,424,900	\$2,711,500		\$5,423,027		\$4,764,279	\$4,955,677			\$163.86			0.4404					
								Sale. Ratio =>	49.98					E.C.F. =>	0.961					Std. Deviation=>	0.106398426		
								Std. Dev. =>	4.89					Ave. E.C.F. =>	0.966					Ave. Variance=>	9.2414	Coefficient of Var=>	9.568847973

Use .961 for 2025

25N

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Y-12-25-203-047	232 QUARTZ WAY	06/25/24	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$219,890	50.56	\$439,780	\$30,000	\$404,900	\$394,019	1.028	2,587	\$156.51	25N	1.8237	Colonial/2Sty
Y-12-25-203-058	358 QUARTZ WAY	08/06/24	\$441,305	WD	03-ARM'S LENGTH	\$441,305	\$224,340	50.84	\$448,683	\$30,000	\$411,305	\$402,580	1.022	2,655	\$154.92	25N	2.4179	Colonial/2Sty
Y-12-25-203-061	357 QUARTZ WAY	06/26/24	\$445,685	WD	03-ARM'S LENGTH	\$445,685	\$229,230	51.43	\$458,453	\$30,000	\$415,685	\$411,974	1.009	2,740	\$151.71	25N	3.6844	Colonial/2Sty
Y-12-25-203-066	291 QUARTZ WAY	06/28/24	\$426,510	WD	03-ARM'S LENGTH	\$426,510	\$208,980	49.00	\$417,950	\$30,000	\$396,510	\$373,029	1.063	2,445	\$162.17	25N	1.7095	Colonial/2Sty
Y-12-25-203-071	241 QUARTZ WAY	06/24/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$224,140	49.82	\$448,278	\$30,000	\$419,900	\$402,190	1.044	2,698	\$155.63	25N	0.1819	Colonial/2Sty
Y-12-25-203-075	236 SADDLEBACK CT	11/05/24	\$436,955	WD	03-ARM'S LENGTH	\$436,955	\$223,560	51.16	\$447,111	\$30,000	\$406,955	\$401,068	1.015	2,647	\$153.74	25N	3.1175	Colonial/2Sty
Y-12-25-203-079	284 SADDLEBACK CT	12/10/24	\$452,155	WD	03-ARM'S LENGTH	\$452,155	\$226,210	50.03	\$452,427	\$30,000	\$422,155	\$406,180	1.039	2,677	\$157.70	25N	0.6522	Colonial/2Sty
Y-12-25-203-087	297 SADDLEBACK CT	11/26/24	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$222,690	51.31	\$445,373	\$30,000	\$404,000	\$399,397	1.012	2,616	\$154.43	25N	3.4328	Colonial/2Sty
Y-12-25-203-092	237 SADDLEBACK CT	08/28/24	\$477,425	WD	03-ARM'S LENGTH	\$477,425	\$230,270	48.23	\$460,530	\$30,000	\$447,425	\$413,971	1.081	2,721	\$164.43	25N	3.4960	Colonial/2Sty
Y-12-25-203-093	225 SADDLEBACK CT	08/23/24	\$406,460	WD	03-ARM'S LENGTH	\$406,460	\$197,630	48.62	\$395,255	\$30,000	\$376,460	\$351,207	1.072	2,180	\$172.69	25N	2.6052	SingleFamily
Y-12-25-203-100	304 SANDHILL CT	06/28/24	\$420,030	WD	03-ARM'S LENGTH	\$420,030	\$208,740	49.70	\$417,486	\$30,000	\$390,030	\$372,583	1.047	2,482	\$157.14	25N	0.0976	SingleFamily
Y-12-25-203-101	316 SANDHILL CT	06/10/24	\$393,165	WD	03-ARM'S LENGTH	\$393,165	\$192,000	48.83	\$384,001	\$30,000	\$363,165	\$340,386	1.067	2,181	\$166.51	25N	2.1070	Colonial/2Sty
Y-12-25-203-104	346 SANDHILL CT	08/05/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$194,980	48.02	\$389,952	\$30,000	\$376,000	\$346,108	1.086	2,179	\$172.56	25N	4.0515	Colonial/2Sty
Y-12-25-203-125	8243 CAPSTONE DR	10/21/24	\$439,410	WD	03-ARM'S LENGTH	\$439,410	\$214,810	48.89	\$429,629	\$30,000	\$409,410	\$384,259	1.065	2,525	\$162.14	25N	1.9602	Colonial/2Sty
Y-12-25-203-127	8213 CAPSTONE DR	10/30/24	\$467,245	WD	03-ARM'S LENGTH	\$467,245	\$233,900	50.06	\$467,798	\$30,000	\$437,245	\$420,960	1.039	2,774	\$157.62	25N	0.7166	Colonial/2Sty
Totals:			\$6,531,145			\$6,531,145	\$3,251,370		\$6,502,706		\$6,081,145	\$5,819,910			\$159.99		0.0966	
								Sale. Ratio =>	49.78									
								Std. Dev. =>	1.13	E.C.F. =>	1.045	Std. Deviation=>	0.025615176					
										Ave. E.C.F. =>	1.046	Ave. Variance=>	2.1369	Coefficient of Var=>	2.043246343			

Use 1.035 for 2025 current sales are best indicator of value.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-25-204-002	8288 SILICA DR	06/07/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$194,170	49.80	\$388,344	\$25,000	\$364,900	\$333,343	1.095	1,876	\$194.51	250	4.4753	Ranch			
Y-12-25-204-018	205 COPPICE WAY	06/13/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$197,620	49.42	\$395,230	\$27,247	\$372,653	\$337,599	1.104	1,817	\$205.09	250	3.5588	Ranch			
Y-12-25-204-019	217 COPPICE WAY	09/26/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$180,960	44.90	\$361,920	\$25,000	\$378,000	\$309,101	1.223	1,574	\$240.15	250	8.3481	Ranch			
Y-12-25-204-035	135 SADDLEBACK CT	05/31/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$180,060	47.40	\$360,114	\$25,000	\$354,900	\$307,444	1.154	1,557	\$227.94	250	1.4936	Ranch			
Y-12-25-204-037	161 SADDLEBACK CT	03/15/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$194,910	51.31	\$389,823	\$25,000	\$354,900	\$334,700	1.060	1,913	\$185.52	250	7.9068	Ranch			
Y-12-25-204-039	201 SADDLEBACK CT	05/31/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$198,260	48.36	\$396,525	\$25,000	\$385,000	\$340,849	1.130	1,835	\$209.81	250	0.9887	Ranch			
Y-12-25-204-040	215 SADDLEBACK CT	09/19/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$183,160	45.34	\$366,329	\$25,000	\$379,000	\$313,146	1.210	1,593	\$237.92	250	7.0878	Ranch			
Totals:			\$2,766,600			\$2,766,600	\$1,329,140		\$2,658,285		\$2,589,353	\$2,276,182			\$214.42		0.1834				
								Sale. Ratio =>	48.04					E.C.F. =>	1.138			Std. Deviation=>	0.060325013		
								Std. Dev. =>	2.36					Ave. E.C.F. =>	1.139			Ave. Variance=>	4.8370	Coefficient of Var=>	4.245142002

Use 1.137 for 2025

25P

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-25-451-004	453 WOODSEdge	07/15/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$229,520	41.73	\$459,040	\$82,800	\$467,200	\$445,782	1.048	2,851	\$163.87	25P	13.2208	Colonial/2Sty	
Y-12-25-451-005	467 WOODSEdge	04/14/22	\$619,000	WD	03-ARM'S LENGTH	\$619,000	\$284,050	45.89	\$568,109	\$118,585	\$500,415	\$532,611	0.940	3,307	\$151.32	25P	2.3712	Colonial/2Sty	
Y-12-25-452-007	468 WOODSEdge	11/09/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$265,830	42.88	\$531,652	\$124,861	\$495,139	\$481,980	1.027	2,841	\$174.28	25P	11.1465	Colonial/2Sty	
Y-12-25-452-016	642 PLAINFIELD DR	06/14/22	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$220,500	46.23	\$441,001	\$72,000	\$405,000	\$437,205	0.926	2,714	\$149.23	25P	1.0501	Colonial/2Sty	
Y-12-25-452-018	650 PLAINFIELD DR	03/09/23	\$379,700	WD	03-ARM'S LENGTH	\$379,700	\$196,970	51.88	\$393,939	\$73,907	\$305,793	\$379,185	0.806	2,173	\$140.72	25P	10.9389	Ranch	
Y-12-25-476-012	635 WOODSEdge	05/26/23	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$259,730	47.05	\$519,456	\$72,000	\$480,000	\$530,161	0.905	2,722	\$176.34	25P	1.0452	Colonial/2Sty	
Y-12-25-476-028	634 RUMSON CT	08/08/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$250,330	47.68	\$500,655	\$72,000	\$453,000	\$507,885	0.892	2,643	\$171.40	25P	2.3903	Colonial/2Sty	
Y-12-25-477-001	8305 TRENTON DR	01/24/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$247,850	53.30	\$495,707	\$79,737	\$385,263	\$492,855	0.782	2,765	\$139.34	25P	13.4142	Colonial/2Sty	
Totals:			\$4,187,700			\$4,187,700	\$1,954,780		\$3,909,559		\$3,491,810	\$3,807,665			\$158.31		0.1210		
								Sale. Ratio =>	46.68			E.C.F. =>	0.917	Std. Deviation=>		0.093515958			
								Std. Dev. =>	3.97			Ave. E.C.F. =>	0.916	Ave. Variance=>		6.9472	Coefficient of Var=>		7.585594628

Use .916 for 2025

25Q

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-25-104-034	18 WILDROSE DR	09/12/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$212,290	53.74	\$424,583	\$50,844	\$344,156	\$404,479	0.851	2,310	\$148.99	25Q	4.1017	Colonial/2Sty			
Y-12-25-104-035	10 WILDROSE DR	04/18/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,330	48.62	\$398,652	\$51,269	\$358,731	\$375,956	0.954	2,150	\$166.85	25Q	6.2306	Colonial/2Sty			
Y-12-25-104-044	67 WILDROSE DR	07/19/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,300	49.01	\$416,603	\$51,381	\$373,619	\$395,262	0.945	2,229	\$167.62	25Q	5.3366	Colonial/2Sty			
Y-12-26-227-001	25 ACORN CT	09/29/23	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$193,620	55.08	\$387,235	\$78,000	\$273,500	\$334,670	0.817	1,697	\$161.17	25Q	7.4655	Ranch			
Totals:			\$1,581,500			\$1,581,500	\$813,540		\$1,627,073		\$1,350,006	\$1,510,367			\$161.16		0.1948				
								Sale. Ratio =>	51.44					E.C.F. =>	0.894			Std. Deviation=>	0.068278177		
								Std. Dev. =>	3.28					Ave. E.C.F. =>	0.892			Ave. Variance=>	5.7836	Coefficient of Var=>	6.48473681

Use .894 for 2025

25R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Y-12-25-355-010	629 AKEHURST LN	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$267,130	48.57	\$534,252	\$66,858	\$483,142	\$474,512	1.018	2,465	\$196.00	25R	4.5774	Colonial/2Sty
Y-12-25-356-006	612 KENT LN	04/14/22	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$299,920	52.99	\$599,842	\$67,084	\$498,916	\$540,871	0.922	3,201	\$155.86	25R	4.9984	Colonial/2Sty
Y-12-25-356-008	628 KENT LN	12/04/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$277,080	50.38	\$554,168	\$64,000	\$486,000	\$497,633	0.977	3,128	\$155.37	25R	0.4210	Colonial/2Sty
Totals:			\$1,666,000			\$1,666,000	\$844,130		\$1,688,262		\$1,468,058	\$1,513,015		\$169.08			0.2128	
							Sale. Ratio =>	50.67			E.C.F. =>	0.970	Std. Deviation=>	0.048017232				
							Std. Dev. =>	2.22			Ave. E.C.F. =>	0.972	Ave. Variance=>	3.3322	Coefficient of Var=>	3.426773826		

Use .970 for 2025

255

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-25-277-001	8037 BRIDGESTONE BLVD	04/11/23	\$445,375	WD	03-ARM'S LENGTH	\$445,375	\$206,930	46.46	\$413,851	\$52,000	\$393,375	\$296,114	1.328	1,541	\$255.27	255	14.3037	Ranch			
Y-12-25-277-003	8057 BRIDGESTONE BLVD	09/08/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$194,780	45.31	\$389,565	\$52,811	\$377,089	\$275,576	1.368	1,541	\$244.70	255	18.2944	Ranch			
Y-12-25-277-048	8126 SEQUOIA LN	08/18/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$168,810	54.28	\$337,616	\$52,000	\$259,000	\$233,728	1.108	1,394	\$185.80	255	7.7298	Ranch			
Y-12-25-277-051	8098 SEQUOIA LN	04/04/22	\$334,200	WD	03-ARM'S LENGTH	\$334,200	\$191,130	57.19	\$382,255	\$52,000	\$282,200	\$270,258	1.044	1,542	\$183.01	255	14.1234	Ranch			
Y-12-25-277-052	8092 SEQUOIA LN	05/25/22	\$359,703	WD	03-ARM'S LENGTH	\$359,703	\$191,000	53.10	\$382,004	\$52,000	\$307,703	\$270,052	1.139	1,541	\$199.68	255	4.6002	Ranch			
Y-12-25-277-053	8086 SEQUOIA LN	07/14/22	\$374,815	WD	03-ARM'S LENGTH	\$374,815	\$191,050	50.97	\$382,103	\$52,000	\$322,815	\$270,133	1.195	1,541	\$209.48	255	0.9599	Ranch			
Y-12-25-277-054	8080 SEQUOIA LN	07/21/22	\$430,225	WD	03-ARM'S LENGTH	\$430,225	\$203,020	47.19	\$406,034	\$52,000	\$378,225	\$289,717	1.305	1,541	\$245.44	255	12.0077	SingleFamily			
Y-12-25-277-057	8057 TIMBER TRL	06/07/22	\$422,375	WD	03-ARM'S LENGTH	\$422,375	\$207,440	49.11	\$414,870	\$52,000	\$370,375	\$296,948	1.247	1,541	\$240.35	255	6.1852	Ranch			
Y-12-25-277-057	8057 TIMBER TRL	03/24/23	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$207,440	46.36	\$414,870	\$52,000	\$395,500	\$296,948	1.332	1,541	\$256.65	255	14.6463	Ranch			
Y-12-25-277-058	8063 TIMBER TRL	06/03/22	\$360,100	WD	03-ARM'S LENGTH	\$360,100	\$191,000	53.04	\$382,004	\$52,000	\$308,100	\$270,052	1.141	1,541	\$199.94	255	4.4532	Ranch			
Y-12-25-277-070	8122 TIMBER TRL	10/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$168,580	63.62	\$337,151	\$52,000	\$213,000	\$233,348	0.913	1,394	\$152.80	255	27.2621	Ranch			
Y-12-25-277-074	8156 TIMBER TRL	12/05/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$172,780	54.16	\$345,557	\$52,000	\$267,000	\$240,227	1.111	1,682	\$158.74	255	7.3972	Colonial/2Sty			
Y-12-25-277-079	8188 TIMBER TRL	10/30/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$170,300	51.61	\$340,602	\$52,000	\$278,000	\$236,172	1.177	1,682	\$165.28	255	0.8313	Colonial/2Sty			
Totals:			\$4,829,193			\$4,829,193	\$2,464,260		\$4,928,482		\$4,152,382	\$3,479,272			\$207.47		0.8041				
								Sale. Ratio =>	51.03					E.C.F. =>	1.193			Std. Deviation=>	0.130256268		
								Std. Dev. =>	5.11					Ave. E.C.F. =>	1.185			Ave. Variance=>	10.2150	Coefficient of Var=>	8.617142926

Use 1.193 for 2025

25T

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-25-278-006	8079 WILDWOOD LN	04/28/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$182,150	46.11	\$364,308	\$50,268	\$344,732	\$300,229	1.148	2,127	\$162.07	25T	4.1749	Colonial/2Sty		
Y-12-25-278-007	8095 WILDWOOD LN	08/31/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$196,440	47.33	\$392,874	\$49,727	\$365,273	\$328,056	1.113	2,167	\$168.56	25T	0.6966	Colonial/2Sty		
Y-12-25-278-018	336 DAKOTA LN	06/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,390	50.50	\$378,778	\$49,733	\$325,267	\$314,575	1.034	2,368	\$137.36	25T	7.2489	Colonial/2Sty		
Y-12-25-278-020	325 DAKOTA LN	07/28/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$185,980	46.51	\$371,964	\$48,000	\$351,900	\$309,717	1.136	1,887	\$186.49	25T	2.9719	Colonial/2Sty		
Y-12-25-279-009	8190 SAWMILL TRL	08/21/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$196,030	47.81	\$392,062	\$48,000	\$362,000	\$328,931	1.101	1,729	\$209.37	25T	0.5945	Ranch		
Totals:			\$1,994,900			\$1,994,900	\$949,990		\$1,899,986		\$1,749,172	\$1,581,509			\$172.77		0.0465			
								Sale. Ratio =>	47.62					E.C.F. =>	1.106	Std. Deviation=>		0.04462279		
								Std. Dev. =>	1.73					Ave. E.C.F. =>	1.106	Ave. Variance=>		3.1374	Coefficient of Var=>	2.835458861

Use 1.105 for 2025

26D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-27-202-002	10451 ELIZABETH LAKE RD	10/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,550	46.86	\$267,098	\$69,580	\$215,420	\$169,253	1.273	1,731	\$124.45	26D	11.1615	TriLevel/Quad			
Y-12-27-202-005	10421 ELIZABETH LAKE RD	12/12/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$182,230	57.85	\$364,464	\$71,742	\$243,258	\$250,833	0.970	2,478	\$98.17	26D	19.1355	TriLevel/Quad			
Y-12-27-227-010	10211 ELIZABETH LAKE RD	07/18/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$187,180	47.99	\$374,357	\$59,022	\$330,978	\$270,210	1.225	2,171	\$152.45	26D	6.3736	CapeCod			
Y-12-27-227-020	10200 MILL ST	12/22/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$95,550	49.64	\$191,091	\$59,747	\$132,753	\$112,548	1.180	902	\$147.18	26D	1.8363	Ranch			
Y-12-27-276-027	105 MILL ST	05/27/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$145,170	55.86	\$290,339	\$88,308	\$171,592	\$173,120	0.991	1,228	\$139.73	26D	16.9982	Ranch			
Y-12-27-276-037	225 OXBOW LAKE RD	05/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,440	45.57	\$268,886	\$80,509	\$214,491	\$161,420	1.329	1,484	\$144.54	26D	16.7621	TriLevel/Quad			
Totals:			\$1,737,400			\$1,737,400	\$878,120		\$1,756,235		\$1,308,492	\$1,137,384			\$134.42		1.0716				
								Sale. Ratio =>	50.54					E.C.F. =>	1.150			Std. Deviation=>	0.14863698		
								Std. Dev. =>	5.04					Ave. E.C.F. =>	1.161			Ave. Variance=>	12.0445	Coefficient of Var=>	10.37289393

Use 1.15 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style				
Y-12-26-129-039	9661 ELIZABETH LAKE RD	08/14/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,000	44.25	\$354,003	\$38,902	\$361,098	\$256,388	1.408	1,944	\$185.75	26E	13.2073	CapeCod				
Y-12-26-179-028	236 BRAMBLEBRAE DR	07/13/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$122,840	53.41	\$245,675	\$61,149	\$168,851	\$150,143	1.125	1,090	\$154.91	26E	15.1731	Ranch				
Y-12-26-184-026	9664 LOG CABIN TRL	05/26/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$124,910	37.07	\$249,822	\$94,084	\$242,916	\$126,719	1.917	1,918	\$126.65	26E	64.0631	Colonial/2Sty				
Y-12-26-186-018	65 OAK PL	07/14/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$164,440	62.05	\$328,889	\$85,285	\$179,715	\$198,213	0.907	2,033	\$88.40	26E	36.9656	BiLevel				
Y-12-26-252-005	9505 LONE PINE RD	12/19/23	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$76,800	37.93	\$153,593	\$55,711	\$146,789	\$79,644	1.843	875	\$167.76	26E	56.6742	Bungalow				
Y-12-26-253-017	318 RUSTIC CIR	11/29/22	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$105,900	41.55	\$211,808	\$43,773	\$211,127	\$136,725	1.544	1,358	\$155.47	26E	26.7842	TriLevel/Quad				
Y-12-26-253-018	336 RUSTIC CIR	06/21/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$112,180	41.86	\$224,367	\$52,587	\$215,413	\$139,772	1.541	1,358	\$158.63	26E	26.4841	TriLevel/Quad				
Y-12-26-256-014	289 RUSTIC CIR	11/07/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,250	33.31	\$196,496	\$86,713	\$208,287	\$89,327	2.332	1,344	\$154.98	26E	105.5403	Mobile/Modular				
Y-12-26-256-020	190 UNION LAKE RD	01/04/24	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$76,460	49.33	\$174,200	\$59,717	\$95,283	\$93,151	1.023	1,104	\$86.31	26E	25.3447	Ranch				
Y-12-26-256-047	288 TOWER RD	03/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$121,800	47.76	\$243,591	\$98,769	\$156,231	\$117,837	1.326	960	\$162.74	26E	4.9489	Ranch				
Y-12-26-256-052	326 TOWER RD	05/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,990	54.33	\$325,973	\$101,677	\$198,323	\$182,503	1.087	1,551	\$127.87	26E	18.9646	Colonial/2Sty				
Y-12-26-257-027	315 TOWER RD	05/02/22	\$155,000	OTH	03-ARM'S LENGTH	\$155,000	\$88,000	56.77	\$176,001	\$70,033	\$84,967	\$86,223	0.985	1,098	\$77.38	26E	29.0897	Ranch				
Y-12-26-258-001	282 UNION LAKE RD	06/16/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,830	52.94	\$317,655	\$85,011	\$214,989	\$189,295	1.136	1,484	\$144.87	26E	14.0598	Other				
Y-12-26-326-002	355 VISTA TER	06/26/23	\$195,000	MLC	03-ARM'S LENGTH	\$195,000	\$89,360	45.83	\$178,715	\$81,389	\$113,611	\$79,191	1.435	933	\$121.77	26E	15.8311	CapeCod				
Y-12-26-327-010	405 LAKE VIEW DR	08/23/22	\$208,596	WD	03-ARM'S LENGTH	\$208,596	\$113,290	54.31	\$226,583	\$72,343	\$136,253	\$125,500	1.086	1,080	\$126.16	26E	19.0653	CapeCod				
Y-12-26-328-012	410 TIMBERLOST TRL	09/15/23	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$97,750	60.53	\$195,499	\$100,420	\$61,080	\$77,363	0.790	792	\$77.12	26E	48.6805	Ranch				
Y-12-26-403-013	410 RUSTIC CIR	04/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,830	52.92	\$211,657	\$84,232	\$115,768	\$103,682	1.117	1,152	\$100.49	26E	15.9761	Ranch				
Y-12-26-408-022	434 FARNSWORTH RD	11/15/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$111,800	55.90	\$223,609	\$74,383	\$125,617	\$121,421	1.035	1,044	\$120.32	26E	24.1771	Ranch				
Y-12-26-408-022	434 FARNSWORTH RD	03/21/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$111,800	42.67	\$223,609	\$74,383	\$187,617	\$121,421	1.545	1,044	\$179.71	26E	26.8851	Ranch				
Y-12-26-428-007	510 UNION LAKE RD	09/15/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,110	48.04	\$240,225	\$73,329	\$176,671	\$135,798	1.301	1,110	\$159.16	26E	2.4651	Ranch				
Y-12-26-429-034	574 UNION LAKE RD	06/29/22	\$223,150	WD	03-ARM'S LENGTH	\$223,150	\$146,310	65.57	\$292,618	\$79,227	\$143,923	\$173,630	0.829	1,606	\$89.62	26E	44.7424	Ranch				
Y-12-26-452-009	592 OVERLOOK LN	02/27/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$72,730	55.52	\$145,459	\$29,944	\$101,056	\$93,991	1.075	976	\$103.54	26E	20.1165	Ranch				
Y-12-26-452-012	558 OVERLOOK LN	03/18/24	\$242,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,500	\$100,710	41.53	\$229,161	\$79,866	\$162,634	\$121,477	1.339	1,080	\$150.59	26E	6.2476	CapeCod				
Y-12-26-453-003	571 OVERLOOK LN	05/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$122,580	62.86	\$245,166	\$55,703	\$139,297	\$154,160	0.904	1,976	\$70.49	26E	37.2745	Colonial/2Sty				
Y-12-26-453-007	611 OVERLOOK LN	12/04/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$103,400	46.31	\$206,084	\$61,739	\$160,761	\$117,449	1.369	1,088	\$147.76	26E	9.2440	Ranch				
Y-12-26-453-012	576 FARNSWORTH RD	08/04/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$119,750	58.99	\$239,509	\$86,577	\$116,423	\$124,436	0.936	1,557	\$74.77	26E	34.0726	Ranch				
Y-12-26-456-002	618 LAKE VIEW DR	04/29/22	\$161,900	WD	03-ARM'S LENGTH	\$161,900	\$71,970	44.45	\$143,930	\$33,041	\$128,859	\$90,227	1.428	922	\$139.76	26E	15.1833	Ranch				
Y-12-26-458-015	655 OVERLOOK LN	03/21/24	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$108,240	35.72	\$216,480	\$61,739	\$241,261	\$125,908	1.916	1,008	\$239.35	26E	63.9837	Ranch				
Y-12-26-478-005	9211 HALF ACRE DR	08/12/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,250	50.87	\$264,500	\$114,256	\$145,744	\$122,249	1.192	1,112	\$131.06	26E	8.4141	Ranch				
Y-12-26-478-016	681 FARNSWORTH RD	12/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$114,560	60.29	\$229,125	\$55,885	\$134,115	\$140,960	0.951	2,024	\$66.26	26E	32.4892	Colonial/2Sty				
Y-12-26-478-021	9228 SANDISON DR	12/02/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,180	50.44	\$272,363	\$57,775	\$212,225	\$174,604	1.215	2,081	\$101.98	26E	6.0864	Colonial/2Sty				
Y-12-26-479-003	761 FARNSWORTH RD	10/16/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$233,430	50.75	\$466,855	\$68,814	\$391,186	\$323,874	1.208	2,724	\$143.61	26E	6.8497	Colonial/2Sty				
Totals:			\$7,756,546			\$7,756,546	\$3,802,090		\$7,653,220		\$5,478,090	\$4,373,282		\$129.23			2.3704					
								Sale. Ratio =>	49.02									E.C.F. =>	1.253			
								Std. Dev. =>	8.41									Ave. E.C.F. =>	1.276	Std. Deviation=>	0.354163174	
																		Ave. Variance=>	27.3464	Coefficient of Var=>	21.42577111	

26F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-26-157-023	9955 PALMOOR AVE	04/06/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,330	51.19	\$286,651	\$48,248	\$231,752	\$167,066	1.387	1,344	\$172.43	26F	4.0299	Colonial/2Sty	
Y-12-26-163-001	9925 PALMOOR AVE	10/06/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$144,710	53.80	\$289,423	\$47,382	\$221,618	\$169,615	1.307	1,412	\$156.95	26F	4.0299	Ranch	
Totals:			\$549,000			\$549,000	\$288,040		\$576,074		\$453,370	\$336,681			\$164.69		0.0305		
								Sale. Ratio =>	52.47				E.C.F. =>	1.347	Std. Deviation=>		0.056990795		
								Std. Dev. =>	1.84				Ave. E.C.F. =>	1.347	Ave. Variance=>		4.0299	Coefficient of Var=>	2.991970761

Use 1.307 for 2025

26K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-26-204-022	9483 MARINA DR	10/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,480	49.69	\$168,959	\$19,639	\$150,361	\$125,796	1.195	994	\$151.27	26K	1.7249	Ranch		
Y-12-26-204-032	9474 MARINA DR	08/19/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$87,160	48.45	\$174,326	\$19,641	\$160,259	\$130,316	1.230	994	\$161.23	26K	1.7249	Ranch		
Totals:			\$349,900			\$349,900	\$171,640		\$343,285		\$310,620	\$256,112			\$156.25		0.0304			
								Sale. Ratio =>	49.05				E.C.F. =>	1.213			Std. Deviation=>	0.024393552		
								Std. Dev. =>	0.88				Ave. E.C.F. =>	1.213			Ave. Variance=>	1.7249	Coefficient of Var=>	1.422556898

Use 1.213 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-26-302-018	9921 BURGESS CT	04/07/22	\$1	WD	03-ARM'S LENGTH	\$591,000	\$328,700	55.62	\$657,394	\$215,467	\$375,533	\$255,597	1.469	2,354	\$159.53	26L	23.3009	Colonial/2Sty			
Y-12-26-303-009	10030 CEDAR SHORES DR	01/19/24	\$447,800	WD	03-ARM'S LENGTH	\$447,800	\$265,230	59.23	\$530,451	\$181,817	\$265,983	\$201,639	1.319	1,424	\$186.79	26L	38.3144	Ranch			
Y-12-26-307-011	9802 COLEDALE CT	09/23/22	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$311,090	47.49	\$622,183	\$212,170	\$442,830	\$237,139	1.867	2,291	\$193.29	26L	16.5139	Colonial/2Sty			
Y-12-26-307-020	9899 COLEDALE CT	10/03/23	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$379,430	53.82	\$758,853	\$187,448	\$517,552	\$330,483	1.566	2,373	\$218.10	26L	13.6201	Colonial/2Sty			
Y-12-26-334-011	386 LAKE VIEW DR	02/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,520	47.63	\$381,047	\$123,025	\$276,975	\$149,232	1.856	1,196	\$231.58	26L	15.3755	Colonial/2Sty			
Y-12-26-352-001	9981 CEDAR SHORES DR	05/31/22	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$198,560	43.07	\$397,127	\$165,173	\$295,827	\$134,155	2.205	1,193	\$247.97	26L	50.2865	Ranch			
Y-12-26-352-017	678 RANVEEN DR	06/30/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$299,750	47.20	\$599,502	\$286,275	\$348,725	\$181,161	1.925	1,944	\$179.39	26L	22.2699	Colonial/2Sty			
Y-12-27-429-001	10075 CEDAR SHORES DR	05/05/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$264,540	51.37	\$529,089	\$186,993	\$328,007	\$197,858	1.658	1,888	\$173.73	26L	4.4456	Ranch			
Y-12-27-451-012	10365 DEGRAND DR	09/06/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$197,340	53.34	\$394,684	\$131,760	\$238,240	\$152,067	1.567	1,024	\$232.66	26L	13.5571	Ranch			
Y-12-27-453-001	765 OXBOW LAKE RD	06/27/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$263,950	54.31	\$527,898	\$220,288	\$265,712	\$177,912	1.494	1,814	\$146.48	26L	20.8747	TriLevel/Quad			
Y-12-27-476-001	614 ISLAND DR	05/24/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$490,050	54.45	\$980,098	\$251,942	\$648,058	\$421,143	1.539	3,374	\$192.07	26L	16.3440	Colonial/2Sty			
Y-12-27-478-004	739 RACHELLE DR	04/12/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$359,360	48.89	\$718,729	\$240,866	\$494,134	\$276,381	1.788	2,392	\$206.58	26L	8.5623	BiLevel			
Y-12-27-478-006	775 RACHELLE DR	02/10/23	\$521,000	WD	03-ARM'S LENGTH	\$521,000	\$286,680	55.02	\$573,364	\$202,227	\$318,773	\$214,654	1.485	1,962	\$162.47	26L	21.7194	Ranch			
Y-12-35-126-017	9628 MANDON RD	08/01/22	\$999,000	WD	03-ARM'S LENGTH	\$999,000	\$497,370	49.79	\$994,749	\$247,555	\$751,445	\$432,154	1.739	3,080	\$243.98	26L	3.6588	Contemporary			
Y-12-35-201-029	9422 BEECHCREST DR	08/11/22	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$320,640	44.17	\$641,270	\$195,093	\$530,907	\$258,055	2.057	1,946	\$272.82	26L	35.5093	Colonial/2Sty			
Totals:			\$8,555,801			\$9,146,800	\$4,653,210		\$9,306,438		\$6,098,701	\$3,619,629			\$203.16		1.7352				
								Sale. Ratio =>	50.87					E.C.F. =>	1.685			Std. Deviation=>	0.245764274		
								Std. Dev. =>	4.59					Ave. E.C.F. =>	1.702			Ave. Variance=>	20.2902	Coefficient of Var=>	11.91962957

Use 1.684 for 2025

26S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-26-204-048	46 GRANDVIEW CIR	05/06/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$119,210	43.19	\$238,422	\$28,000	\$248,000	\$247,555	1.002	1,850	\$134.05	265	0.0000	Colonial/2Sty	
Totals:			\$276,000			\$276,000	\$119,210		\$238,422		\$248,000	\$247,555			\$134.05		0.0000		
							Sale. Ratio =>	43.19				E.C.F. =>	1.002	Std. Deviation=>		0			
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.002	Ave. Variance=>		0.0000	Coefficient of Var=>		0

Use 1.00 for 2025

27D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-26-301-005	9924 BURGESS CT	03/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,950	49.58	\$247,908	\$32,293	\$217,707	\$157,613	1.381	1,139	\$191.14	27D	0.6225	Ranch		
Y-12-27-403-002	531 OXBOW LAKE RD	02/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,650	53.71	\$279,304	\$45,376	\$214,624	\$171,000	1.255	1,290	\$166.38	27D	13.2387	Ranch		
Y-12-27-403-004	665 OXBOW LAKE RD	05/05/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$106,970	43.31	\$213,937	\$46,207	\$200,793	\$122,610	1.638	864	\$232.40	27D	25.0162	Ranch		
Y-12-27-403-018	500 WASHINGTON BLVD	12/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$172,380	61.56	\$344,750	\$27,808	\$252,192	\$231,683	1.089	2,149	\$117.35	27D	29.8975	Colonial/2Sty		
Y-12-27-403-021	495 LINCOLN ST	04/12/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$115,200	53.33	\$230,390	\$42,748	\$173,252	\$137,165	1.263	1,080	\$160.42	27D	12.4408	Ranch		
Y-12-27-426-013	10026 BURGESS CT	09/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,720	41.35	\$289,432	\$40,341	\$309,659	\$182,084	1.701	1,424	\$217.46	27D	31.3139	Ranch		
Y-12-27-426-023	10040 BURGESS CT	10/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,850	49.42	\$365,700	\$42,357	\$327,643	\$236,362	1.386	1,950	\$168.02	27D	0.1306	Colonial/2Sty		
Totals:			\$1,973,000			\$1,973,000	\$985,720		\$1,971,421		\$1,695,870	\$1,238,517			\$179.02		1.8223			
								Sale. Ratio =>	49.96					E.C.F. =>	1.369	Std. Deviation=>		0.217204937		
								Std. Dev. =>	6.81					Ave. E.C.F. =>	1.387	Ave. Variance=>		16.0943	Coefficient of Var=>	11.59953518

Use 1.368 for 2025

27J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-27-251-003	10380 NORTHRIDGE CT	12/30/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$235,520	54.77	\$471,035	\$45,250	\$384,750	\$473,094	0.813	2,764	\$139.20	27J	1.9356	Colonial/2Sty		
Y-12-27-252-009	10398 RIVERWOOD CT	11/19/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$246,840	52.52	\$493,675	\$50,000	\$420,000	\$492,972	0.852	2,384	\$176.17	27J	1.9356	Colonial/2Sty		
Totals:			\$900,000			\$900,000	\$482,360		\$964,710		\$804,750	\$966,067			\$157.69		0.0398			
								Sale. Ratio =>	53.60					E.C.F. =>	0.833	Std. Deviation=>		0.02737381		
								Std. Dev. =>	1.59					Ave. E.C.F. =>	0.833	Ave. Variance=>		1.9356	Coefficient of Var=>	2.324738196

Use .850 for 2025 the sales are older in an increasing market

28D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-28-154-003	1033 FOXWOOD CT	07/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,160	51.60	\$268,315	\$74,292	\$185,708	\$180,823	1.027	1,248	\$148.80	28D	0.8712	Ranch	
Y-12-28-154-007	6736 ELLINWOOD DR	02/26/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$172,980	44.35	\$345,965	\$81,216	\$308,784	\$246,737	1.251	2,094	\$147.46	28D	23.3165	Colonial/2Sty	
Y-12-28-154-009	6814 ELLINWOOD DR	10/16/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$147,820	62.90	\$295,646	\$75,341	\$159,659	\$205,317	0.778	1,790	\$89.19	28D	24.0682	TriLevel/Quad	
Y-12-28-154-015	1272 DUCKWOOD CT	07/22/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$144,710	54.81	\$289,412	\$78,683	\$185,317	\$196,392	0.944	1,377	\$134.58	28D	7.4698	Ranch	
Y-12-28-253-009	1040 BEACHWAY DR	09/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$202,270	50.57	\$404,538	\$104,097	\$295,903	\$280,001	1.057	2,319	\$127.60	28D	3.8489	Colonial/2Sty	
Y-12-28-351-015	1470 LYNNWOOD LN	07/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,120	50.71	\$304,247	\$72,715	\$227,285	\$215,780	1.053	1,673	\$135.85	28D	3.5014	Ranch	
Totals:			\$1,849,000			\$1,849,000	\$954,060		\$1,908,123		\$1,362,656	\$1,325,050		\$130.58			1.0077		
								Sale. Ratio =>	51.60				E.C.F. =>	1.028	Std. Deviation=>		0.155342669		
								Std. Dev. =>	6.13				Ave. E.C.F. =>	1.018	Ave. Variance=>		10.5127	Coefficient of Var=>	10.32369182

Use 1.027 for 2025

28K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-28-326-002	7011 CEDAR CREEK DR	07/28/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$203,270	40.65	\$406,535	\$60,000	\$440,000	\$293,674	1.498	2,448	\$179.74	28K	34.5933	Contemporary		
Y-12-28-376-012	7100 CEDAR CREEK DR	08/12/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$257,900	57.32	\$515,796	\$60,000	\$389,900	\$386,268	1.009	2,900	\$134.45	28K	14.2925	Colonial/2Sty		
Y-12-28-451-007	7527 KOBAY CT	08/12/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,970	57.04	\$695,945	\$156,424	\$453,576	\$457,221	0.992	2,601	\$174.39	28K	16.0301	Colonial/2Sty		
Y-12-28-451-015	7450 CEDAR CREEK DR	10/08/21	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$224,020	52.72	\$448,044	\$60,000	\$364,900	\$328,851	1.110	2,751	\$132.64	28K	4.2707	Colonial/2Sty		
Totals:			\$1,984,800			\$1,984,800	\$1,033,160		\$2,066,320		\$1,648,376	\$1,466,014			\$155.30		2.7935			
								Sale. Ratio =>	52.05					E.C.F. =>	1.124	Std. Deviation=>		0.236373613		
								Std. Dev. =>	7.81					Ave. E.C.F. =>	1.152	Ave. Variance=>		17.2966	Coefficient of Var=>	15.01017039

Use 1.12 for 2025

28L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-28-102-016	7196 BISCAYNE AVE	10/03/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$225,670	43.40	\$451,349	\$121,597	\$398,403	\$273,880	1.455	2,750	\$144.87	28L	30.3596	Colonial/2Sty		
Y-12-28-105-007	7139 CAPRI DR	09/21/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$202,820	42.70	\$405,638	\$126,659	\$348,341	\$231,710	1.503	2,029	\$171.68	28L	35.2283	Ranch		
Y-12-28-152-002	6522 ELLINWOOD DR	05/01/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$189,610	66.53	\$379,224	\$96,658	\$188,342	\$234,689	0.803	1,897	\$99.28	28L	34.8549	TriLevel/Quad		
Y-12-28-153-013	6733 ELLINWOOD DR	03/13/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$202,760	54.07	\$405,516	\$161,264	\$213,736	\$202,867	1.054	1,701	\$125.65	28L	9.7489	TriLevel/Quad		
Y-12-28-303-002	6733 THOMPSON LN	06/16/23	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$213,880	52.49	\$427,760	\$161,055	\$246,445	\$221,516	1.113	1,980	\$124.47	28L	3.8526	Colonial/2Sty		
Y-12-29-232-014	701 ARTTDALE DR	05/06/22	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$247,940	54.14	\$495,881	\$184,797	\$273,203	\$258,375	1.057	2,357	\$115.91	28L	9.3677	Ranch		
Y-12-29-277-005	6347 ELLINWOOD DR	05/17/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$193,280	53.69	\$386,561	\$141,646	\$218,354	\$203,418	1.073	1,600	\$136.47	28L	7.7639	TriLevel/Quad		
Totals:			\$2,880,500			\$2,880,500	\$1,475,960		\$2,951,929		\$1,886,824	\$1,626,456			\$131.19		0.9018			
								Sale. Ratio =>	51.24					E.C.F. =>	1.160	Std. Deviation=>		0.246154216		
								Std. Dev. =>	7.98					Ave. E.C.F. =>	1.151	Ave. Variance=>		18.7394	Coefficient of Var=>	16.28004886

Use 1.151 for 2025

28M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-28-130-011	7537 BISCAYNE AVE	03/08/24	\$390,000	OTH	03-ARM'S LENGTH	\$390,000	\$194,390	49.84	\$388,781	\$165,126	\$224,874	\$162,422	1.385	1,700	\$132.28	28M	15.0181	TriLevel/Quad		
Y-12-28-202-010	854 BEACHWAY CT	01/13/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$241,690	51.42	\$483,384	\$106,892	\$363,108	\$273,415	1.328	2,726	\$133.20	28M	20.6638	TriLevel/Quad		
Y-12-28-254-016	7791 BISCAYNE AVE	08/18/22	\$596,000	WD	03-ARM'S LENGTH	\$596,000	\$249,800	41.91	\$499,596	\$173,695	\$422,305	\$236,675	1.784	2,574	\$164.07	28M	24.9641	TriLevel/Quad		
Y-12-28-278-014	1033 SCHUYLER DR	12/27/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$260,030	43.70	\$520,065	\$130,486	\$464,514	\$282,919	1.642	2,337	\$198.77	28M	10.7178	TriLevel/Quad		
Totals:			\$2,051,000			\$2,051,000	\$945,910		\$1,891,826		\$1,474,801	\$955,430			\$157.08		0.8913			
								Sale. Ratio =>	46.12					E.C.F. =>	1.544	Std. Deviation=>		0.215299075		
								Std. Dev. =>	4.62					Ave. E.C.F. =>	1.535	Ave. Variance=>		17.8409	Coefficient of Var=>	11.62513437

use 1.544 for 2025

31H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-31-426-008	2642 RIPPLE WAY	12/04/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$214,470	63.27	\$428,940	\$47,622	\$291,378	\$262,616	1.110	2,064	\$141.17	31H	22.3385	CapeCod	
Y-12-31-426-022	5142 ONA LAKE DR	09/05/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$155,200	44.99	\$310,403	\$47,777	\$297,223	\$180,872	1.643	1,721	\$172.70	31H	31.0372	TriLevel/Quad	
Y-12-31-476-011	3260 LAKELAND CT	06/29/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$152,070	56.34	\$304,144	\$62,867	\$207,033	\$166,169	1.246	1,424	\$145.39	31H	8.6987	TriLevel/Quad	
Totals:			\$953,900			\$953,900	\$521,740		\$1,043,487		\$795,634	\$609,656			\$153.09		2.7854		
								Sale. Ratio =>	54.70			E.C.F. =>	1.305	Std. Deviation=>		0.277306784			
								Std. Dev. =>	9.23			Ave. E.C.F. =>	1.333	Ave. Variance=>		20.6914	Coefficient of Var=>		15.52354739

use 1.333 for 2025

31L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-31-427-011	2693 RIPPLE CT	04/26/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$170,040	47.90	\$340,076	\$97,041	\$257,959	\$188,545	1.368	1,793	\$143.87	31L	4.8339	BiLevel			
Y-12-31-477-007	2981 RIPPLE WAY	12/06/23	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$188,260	39.97	\$376,523	\$95,197	\$375,803	\$218,251	1.722	1,708	\$220.03	31L	30.5390	Ranch			
Y-12-31-477-011	3057 RIPPLE WAY	08/26/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$207,710	47.75	\$415,417	\$93,060	\$341,940	\$250,083	1.367	1,762	\$194.06	31L	4.9186	TriLevel/Quad			
Y-12-31-477-025	3277 RIPPLE WAY	06/30/23	\$374,500	WD	03-ARM'S LENGTH	\$374,500	\$175,400	46.84	\$350,792	\$116,403	\$258,097	\$181,838	1.419	1,553	\$166.19	31L	0.2888	Ranch			
Y-12-31-477-031	3019 RIPPLE WAY	10/20/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$187,510	52.09	\$375,027	\$142,388	\$217,612	\$180,480	1.206	1,562	\$139.32	31L	21.0753	TriLevel/Quad			
Totals:			\$1,995,500			\$1,995,500	\$928,920		\$1,857,835		\$1,451,411	\$1,019,198			\$172.69		0.7580				
								Sale. Ratio =>	46.55					E.C.F. =>	1.424			Std. Deviation=>	0.188708744		
								Std. Dev. =>	4.38					Ave. E.C.F. =>	1.416			Ave. Variance=>	12.3311	Coefficient of Var=>	8.70538444

Use 1.423 for 2025

32D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-32-101-009	1950 REIDSVIEW DR	07/13/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$227,180	61.40	\$454,359	\$73,800	\$296,200	\$288,302	1.027	2,268	\$130.60	32D	19.6561	Other	
Y-12-32-101-010	5165 MARSHALL LN	08/28/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,170	45.65	\$342,331	\$74,940	\$300,060	\$202,569	1.481	1,841	\$162.99	32D	25.7318	Colonial/2Sty	
Y-12-32-103-004	1975 REIDSVIEW DR	05/04/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$242,220	54.43	\$484,432	\$152,484	\$292,516	\$251,476	1.163	1,896	\$154.28	32D	6.0757	Colonial/2Sty	
Totals:			\$1,190,000			\$1,190,000	\$640,570		\$1,281,122		\$888,776	\$742,347			\$149.29			2.6704	
								Sale. Ratio =>	53.83			E.C.F. =>	1.197	Std. Deviation=>		0.232959806			
								Std. Dev. =>	7.89			Ave. E.C.F. =>	1.224	Ave. Variance=>		17.1546	Coefficient of Var=>	14.0156837	

Use 1.224 for 2025

32E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-32-227-002	1861 CARLA HILLS DR	09/22/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$259,740	50.43	\$519,481	\$123,756	\$391,244	\$350,820	1.115	2,378	\$164.53	32E	2.4456	Colonial/2Sty			
Y-12-32-227-007	2019 MAYFAIR DR	12/21/23	\$434,500	WD	03-ARM'S LENGTH	\$434,500	\$235,130	54.12	\$470,250	\$76,307	\$358,193	\$349,240	1.026	2,094	\$171.06	32E	6.5137	SingleFamily			
Y-12-32-228-007	6248 HIGH VALLEY DR	04/24/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$204,760	46.96	\$409,524	\$81,081	\$354,919	\$291,173	1.219	2,191	\$161.99	32E	12.8157	Colonial/2Sty			
Y-12-32-254-003	6057 HIGH VALLEY DR	11/02/22	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$209,520	51.35	\$419,045	\$83,009	\$324,991	\$297,904	1.091	2,092	\$155.35	32E	0.0153	Colonial/2Sty			
Y-12-32-276-005	2032 CARLTON CT	10/16/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$221,890	47.21	\$443,780	\$91,885	\$378,115	\$311,964	1.212	1,998	\$189.25	32E	12.1277	Ranch			
Y-12-32-278-001	2168 MAYFAIR DR	06/21/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$237,470	47.02	\$474,937	\$88,225	\$416,775	\$342,830	1.216	2,611	\$159.62	32E	12.4919	SingleFamily			
Y-12-32-278-008	6348 GLENDALE DR	11/22/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$309,390	69.53	\$618,787	\$90,476	\$354,524	\$468,361	0.757	3,024	\$117.24	32E	33.3825	SingleFamily			
Totals:			\$3,213,500			\$3,213,500	\$1,677,900		\$3,355,804		\$2,578,761	\$2,412,292			\$159.86		2.1763				
								Sale. Ratio =>	52.21					E.C.F. =>	1.069			Std. Deviation=>	0.164831871		
								Std. Dev. =>	8.03					Ave. E.C.F. =>	1.091			Ave. Variance=>	11.3989	Coefficient of Var=>	10.4503158

Use1.067 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code		
Y-12-32-126-005	1843 TEAKWOOD DR	03/15/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$272,370	52.38	\$544,741	\$81,468	\$438,532	\$402,846	1.089	2,189	\$200.33	32J	6.6147	Ranch			
Y-12-32-126-006	1883 TEAKWOOD DR	04/19/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$225,250	53.00	\$450,494	\$55,000	\$370,000	\$343,908	1.076	2,406	\$153.78	32J	7.8862	Colonial/2Sty			
Y-12-32-126-013	2275 REIDSVIEW E	09/08/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,960	48.46	\$411,924	\$66,163	\$358,837	\$300,662	1.193	2,111	\$169.98	32J	3.8759	Colonial/2Sty			
Y-12-32-128-002	1913 SANDLEWOOD DR	05/05/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$231,500	53.22	\$462,992	\$57,177	\$377,823	\$352,883	1.071	2,455	\$153.90	32J	8.4056	Colonial/2Sty			
Y-12-32-128-003	1933 SANDLEWOOD DR	10/26/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$205,190	44.61	\$410,387	\$55,000	\$405,000	\$309,032	1.311	2,104	\$192.49	32J	15.5811	Colonial/2Sty			
Y-12-32-176-009	1982 SANDLEWOOD DR	11/27/23	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$240,330	47.50	\$480,653	\$57,707	\$448,293	\$367,779	1.219	2,553	\$175.59	32J	6.4187	Colonial/2Sty			
Y-12-32-176-023	2282 SANDLEWOOD DR	09/15/23	\$727,500	WD	03-ARM'S LENGTH	\$727,500	\$405,780	55.78	\$811,556	\$55,000	\$672,500	\$657,875	1.022	4,406	\$152.63	32J	13.2501	Colonial/2Sty			
Y-12-32-177-002	2103 SANDLEWOOD DR	07/05/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$194,980	49.74	\$389,967	\$55,852	\$336,148	\$290,535	1.157	2,455	\$136.92	32J	0.2266	Colonial/2Sty			
Y-12-32-253-002	2342 SANDLEWOOD DR	08/01/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$267,730	50.52	\$535,464	\$55,000	\$475,000	\$417,795	1.137	2,156	\$220.32	32J	1.7810	Ranch			
Y-12-32-427-003	2497 HAVENWOOD DR	06/03/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$200,410	47.04	\$400,826	\$60,834	\$365,166	\$295,645	1.235	2,086	\$175.06	32J	8.0418	Colonial/2Sty			
Y-12-32-427-007	2297 HAVENWOOD DR	07/21/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$222,920	45.96	\$445,836	\$55,000	\$430,000	\$339,857	1.265	2,542	\$169.16	32J	11.0505	Colonial/2Sty			
Y-12-32-451-005	2856 HAVENWOOD DR	08/04/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$231,540	50.33	\$463,089	\$55,000	\$405,000	\$354,860	1.141	2,780	\$145.68	32J	1.3437	SingleFamily			
Y-12-32-451-013	3176 HAVENWOOD DR	10/10/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$211,190	52.15	\$422,379	\$55,000	\$350,000	\$319,460	1.096	2,321	\$150.80	32J	5.9133	Colonial/2Sty			
Totals:			\$6,196,500			\$6,196,500	\$3,115,150		\$6,230,308		\$5,432,299	\$4,753,137			\$168.97		1.1845				
								Sale. Ratio =>	50.27					E.C.F. =>	1.143			Std. Deviation=>	0.085534491		
								Std. Dev. =>	3.24					Ave. E.C.F. =>	1.155			Ave. Variance=>	6.9530	Coefficient of Var=>	6.021317278

32K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-32-376-005	2981 MYSTIC VALLEY DR	08/10/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$269,730	51.38	\$539,463	\$60,000	\$465,000	\$487,755	0.953	3,525	\$131.91	32K	11.5657	Colonial/2Sty	
Y-12-32-376-006	2955 MYSTIC VALLEY DR	06/09/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,450	41.73	\$358,902	\$62,371	\$367,629	\$301,659	1.219	1,879	\$195.65	32K	14.9685	Ranch	
Y-12-32-376-034	3270 PINE NEEDLE DR	05/12/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$227,510	47.90	\$455,025	\$77,248	\$397,752	\$384,310	1.035	2,670	\$148.97	32K	3.4028	Colonial/2Sty	
Totals:			\$1,430,000			\$1,430,000	\$676,690		\$1,353,390		\$1,230,381	\$1,173,724			\$158.85		2.0734		
							Sale. Ratio =>	47.32					E.C.F. =>	1.048	Std. Deviation=>		0.135904518		
							Std. Dev. =>	4.88					Ave. E.C.F. =>	1.069	Ave. Variance=>		9.9790	Coefficient of Var=>	9.334863077

Use 1.048 for 2025

33D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-33-201-007	11498 FOX N HOUNDS DR	10/01/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,500	48.83	\$292,994	\$66,437	\$233,563	\$223,871	1.043	1,535	\$152.16	33D	5.6522	Ranch		
Y-12-33-201-011	11485 CEDAR ISLAND RD	01/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,600	41.41	\$211,203	\$52,379	\$202,621	\$156,941	1.291	1,344	\$150.76	33D	19.1250	Contemporary		
Y-12-33-201-013	11445 CEDAR ISLAND RD	10/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,400	48.71	\$272,797	\$64,835	\$215,165	\$205,496	1.047	1,460	\$147.37	33D	5.2765	Ranch		
Y-12-33-226-002	815 SUGDEN LAKE RD	07/30/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$221,470	49.77	\$442,937	\$86,377	\$358,623	\$352,332	1.018	1,868	\$191.98	33D	8.1962	Ranch		
Totals:			\$1,280,000			\$1,280,000	\$609,970		\$1,219,931		\$1,009,972	\$938,639			\$160.57		2.3821			
								Sale. Ratio =>	47.65					E.C.F. =>	1.076	Std. Deviation=>		0.128157784		
								Std. Dev. =>	3.88					Ave. E.C.F. =>	1.100	Ave. Variance=>		9.5625	Coefficient of Var=>	8.694619763

Use 1.076 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-33-201-031	11424 LAKEHAVEN DR	07/11/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$188,590	63.50	\$377,175	\$84,544	\$212,456	\$244,266	0.870	2,534	\$83.84	33G	29.1930	Colonial/2Sty			
Y-12-33-201-031	11424 LAKEHAVEN DR	03/08/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$188,590	48.36	\$377,175	\$84,544	\$305,456	\$244,266	1.251	2,534	\$120.54	33G	8.8802	Colonial/2Sty			
Y-12-33-201-048	11308 LAKEHAVEN DR	05/26/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,740	49.35	\$345,470	\$77,391	\$272,609	\$223,772	1.218	1,475	\$184.82	33G	5.6541	Ranch			
Y-12-33-201-050	11278 LAKEHAVEN DR	06/23/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$179,380	46.59	\$358,755	\$67,637	\$317,363	\$243,003	1.306	1,683	\$188.57	33G	14.4300	Ranch			
Y-12-33-202-009	11351 LAKEHAVEN DR	05/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$178,800	48.99	\$357,601	\$69,798	\$295,202	\$240,236	1.229	1,912	\$154.39	33G	6.7096	SingleFamily			
Y-12-33-202-030	2317 BOGIE LAKE RD	07/18/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$157,700	49.28	\$315,409	\$66,304	\$253,696	\$207,934	1.220	1,698	\$149.41	33G	5.8376	Colonial/2Sty			
Y-12-33-251-031	11139 FIELDCREST MEADOWS CT	06/21/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,830	47.62	\$347,650	\$70,036	\$294,964	\$231,731	1.273	1,777	\$165.99	33G	11.1169	Colonial/2Sty			
Y-12-33-251-036	11153 FIELDCREST MEADOWS CT	08/10/22	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$195,000	61.22	\$389,993	\$73,539	\$244,961	\$264,152	0.927	1,718	\$142.58	33G	23.4354	Colonial/2Sty			
Totals:			\$2,790,500			\$2,790,500	\$1,434,630		\$2,869,228		\$2,196,707	\$1,899,361			\$148.77			0.5152			
								Sale. Ratio =>	51.41					E.C.F. =>	1.157			Std. Deviation=>	0.165752966		
								Std. Dev. =>	6.57					Ave. E.C.F. =>	1.162			Ave. Variance=>	13.1571	Coefficient of Var=>	11.32570633

Use 1.156 for 2025

33H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-33-176-016	1322 RIDGEFIELD CT	06/06/23	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$234,360	51.39	\$468,723	\$50,000	\$406,000	\$380,657	1.067	2,475	\$164.04	33H	1.7607	Colonial/2Sty	
Y-12-33-176-020	1282 RIDGEFIELD CT	05/16/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$248,980	52.97	\$497,951	\$50,000	\$420,000	\$407,228	1.031	2,491	\$168.61	33H	1.7607	Colonial/2Sty	
Totals:			\$926,000			\$926,000	\$483,340		\$966,674		\$826,000	\$787,885			\$166.32		0.0594		
								Sale. Ratio =>	52.20				E.C.F. =>	1.048	Std. Deviation=>		0.024899647		
								Std. Dev. =>	1.12				Ave. E.C.F. =>	1.049	Ave. Variance=>		1.7607	Coefficient of Var=>	1.678476742

use 1.047 for 2025

33K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-33-301-010	2640 TOWERING OAKS DR	03/15/24	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$304,400	48.39	\$608,795	\$83,031	\$545,969	\$521,591	1.047	2,842	\$192.11	33K	5.4180	Colonial/2Sty		
Y-12-33-301-013	2501 TOWERING OAKS DR	07/07/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$265,430	50.56	\$530,851	\$100,000	\$425,000	\$427,432	0.994	2,857	\$148.76	33K	0.1754	CapeCod		
Y-12-33-301-017	2849 TOWERING OAKS DR	05/23/22	\$567,500	WD	03-ARM'S LENGTH	\$567,500	\$278,670	49.10	\$557,344	\$98,411	\$469,089	\$455,291	1.030	2,174	\$215.77	33K	3.7749	Ranch		
Y-12-33-301-026	2992 VALLEY OAKS DR	06/29/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$308,750	54.65	\$617,493	\$132,608	\$432,392	\$481,037	0.899	2,805	\$154.15	33K	9.3682	Colonial/2Sty		
Totals:			\$2,286,500			\$2,286,500	\$1,157,250		\$2,314,483		\$1,872,450	\$1,885,350		\$177.70			0.0600			
								Sale. Ratio =>	50.61					E.C.F. =>	0.993	Std. Deviation=>		0.066181253		
								Std. Dev. =>	2.80					Ave. E.C.F. =>	0.993	Ave. Variance=>		4.6841	Coefficient of Var=>	4.719238652

use .993 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-33-253-009	1235 PINECREST DR	11/18/21	\$431,900	WD	03-ARM'S LENGTH	\$431,900	\$215,140	49.81	\$430,280	\$172,296	\$259,604	\$206,387	1.258	1,604	\$161.85	33L	6.7542	Ranch			
Y-12-33-276-038	1135 PINECREST DR	08/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$180,660	51.62	\$361,318	\$140,923	\$209,077	\$176,316	1.186	926	\$225.79	33L	13.9583	Ranch			
Y-12-33-403-016	11281 BRITNEY LN	12/09/22	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$531,190	56.81	\$1,062,385	\$233,234	\$701,766	\$663,321	1.058	4,228	\$165.98	33L	26.7433	Colonial/2Sty			
Y-12-33-476-003	11000 WINDHURST DR	07/25/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$148,190	39.52	\$296,382	\$117,688	\$257,312	\$142,955	1.800	1,434	\$179.44	33L	47.4557	Ranch			
Totals:			\$2,091,900			\$2,091,900	\$1,075,180		\$2,150,365		\$1,427,759	\$1,188,979			\$183.26		12.4564				
								Sale. Ratio =>	51.40					E.C.F. =>	1.201			Std. Deviation=>	0.326991348		
								Std. Dev. =>	7.25					Ave. E.C.F. =>	1.325			Ave. Variance=>	23.7279	Coefficient of Var=>	17.90253509

34C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-25-476-001	8085 HIGH POINT TRL	11/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,580	48.23	\$241,161	\$80,274	\$169,726	\$144,035	1.178	1,376	\$123.35	34C	11.5553	Ranch	
Y-12-34-451-006	10266 COOLEY LAKE RD	09/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,280	57.01	\$370,550	\$70,799	\$254,201	\$268,354	0.947	2,034	\$124.98	34C	11.5553	CapeCod	
Totals:			\$575,000			\$575,000	\$305,860		\$611,711		\$423,927	\$412,389			\$124.16		3.4835		
								Sale. Ratio =>	53.19			E.C.F. =>	1.028	Std. Deviation=>		0.163416423			
								Std. Dev. =>	6.21			Ave. E.C.F. =>	1.063	Ave. Variance=>		11.5553	Coefficient of Var=>	10.87234879	

Use 1.06 for 2025

34D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-34-204-003	888 FULLER LN	05/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,090	48.03	\$288,182	\$60,913	\$239,087	\$192,601	1.241	1,514	\$157.92	34D	2.6915	Colonial/2Sty			
Y-12-34-230-005	10211 CEDAR ISLAND RD	04/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,540	47.24	\$307,088	\$48,259	\$276,741	\$219,347	1.262	1,468	\$188.52	34D	4.7216	Ranch			
Y-12-34-276-007	985 MERIT DR	04/16/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$223,280	48.02	\$446,555	\$69,284	\$395,716	\$319,721	1.238	2,524	\$156.78	34D	2.3246	CapeCod			
Y-12-34-278-004	1145 LAKE JASON DR	11/29/21	\$382,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$382,500	\$161,810	42.30	\$370,921	\$76,598	\$305,902	\$249,426	1.226	2,151	\$142.21	34D	1.1978	Colonial/2Sty			
Y-12-34-426-002	10000 MCPHERSON DR	07/13/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$302,030	52.53	\$604,050	\$146,454	\$428,546	\$387,793	1.105	2,516	\$170.33	34D	10.9356	SingleFamily			
Totals:			\$2,047,500			\$2,047,500	\$984,750		\$2,016,796		\$1,645,992	\$1,368,888		\$163.15			1.2015				
								Sale. Ratio =>	48.10					E.C.F. =>	1.202			Std. Deviation=>	0.062442624		
								Std. Dev. =>	3.63					Ave. E.C.F. =>	1.214			Ave. Variance=>	4.3742	Coefficient of Var=>	3.601833743

Use 1.200 for 2025

34E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-34-353-008	1469 SUGDEN LAKE RD	02/10/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$258,230	63.92	\$516,450	\$49,728	\$354,272	\$377,607	0.938	3,263	\$108.57	34E	31.0791	Colonial/2Sty			
Y-12-34-354-005	1465 LANGFIELD AVE	01/29/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,280	40.16	\$144,553	\$27,704	\$152,296	\$94,538	1.611	858	\$177.50	34E	36.1955	SingleFamily			
Y-12-34-355-007	1470 HILLWAY DR	07/05/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,260	47.39	\$208,515	\$32,123	\$187,877	\$142,712	1.316	1,060	\$177.24	34E	6.7482	Ranch			
Y-12-34-355-010	10850 BOGIE LAKE RD	11/16/22	\$189,770	WD	03-ARM'S LENGTH	\$189,770	\$103,710	54.65	\$207,415	\$29,676	\$160,094	\$143,802	1.113	1,496	\$107.01	34E	13.5698	SingleFamily			
Y-12-34-355-011	1480 HILLWAY DR	10/21/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,140	49.07	\$196,286	\$43,510	\$156,490	\$123,605	1.266	1,198	\$130.63	34E	1.7053	Ranch			
Totals:			\$1,193,770			\$1,193,770	\$636,620		\$1,273,219		\$1,011,029	\$882,264			\$140.19		10.3046				
								Sale. Ratio =>	53.33					E.C.F. =>	1.146			Std. Deviation=>	0.25043026		
								Std. Dev. =>	8.87					Ave. E.C.F. =>	1.249			Ave. Variance=>	17.8596	Coefficient of Var=>	14.29916699

Use 1.145 for 2025

34L

Y-12-34-351-018	10964 HILLWAY DR	03/15/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$177,010	41.65	\$354,022	\$112,154	\$312,846	\$177,844	1.759	1,544	\$202.62	34L	17.8260	Colonial/2Sty	
Y-12-34-352-013	10830 HILLWAY DR	08/14/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,640	49.06	\$299,276	\$116,461	\$188,539	\$134,423	1.403	1,578	\$119.48	34L	17.8260	CapeCod	
Totals:			\$730,000			\$730,000	\$326,650		\$653,298		\$501,385	\$312,267		\$161.05			17.8260	2.4787	
								Sale. Ratio =>	44.75			E.C.F. =>	1.606	Std. Deviation=>		0.25209786			
								Std. Dev. =>	5.24			Ave. E.C.F. =>	1.581	Ave. Variance=>		17.8260	Coefficient of Var=>		11.27627494

Use 1.825 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-35-127-002	9809 MANDON RD	06/23/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,570	40.98	\$131,136	\$19,123	\$140,877	\$80,124	1.758	885	\$159.18	35D	27.5221	CapeCod	
Y-12-35-127-018	920 OLREANA RD	09/09/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$85,830	49.33	\$171,658	\$33,600	\$140,400	\$98,754	1.422	1,080	\$130.00	35D	6.1306	CapeCod	
Y-12-35-127-026	960 OLREANA RD	10/06/23	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$194,770	53.22	\$389,536	\$63,576	\$302,424	\$233,162	1.297	2,472	\$122.34	35D	18.5965	Ranch	
Y-12-35-128-039	904 MALLOCK RD	07/01/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,660	41.79	\$171,311	\$44,357	\$160,643	\$90,811	1.769	912	\$176.14	35D	28.5957	Ranch	
Y-12-35-201-036	832 FARNSWORTH RD	12/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,750	55.10	\$275,501	\$44,241	\$205,759	\$165,422	1.244	1,406	\$146.34	35D	23.9179	Other	
Y-12-35-202-003	9475 BEECHCREST DR	09/06/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$143,510	48.48	\$287,024	\$19,855	\$276,145	\$191,108	1.445	1,258	\$219.51	35D	3.8054	Colonial/2Sty	
Y-12-35-202-045	9461 BEECHCREST DR	06/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,990	47.14	\$329,976	\$34,018	\$315,982	\$211,701	1.493	1,496	\$211.22	35D	0.9564	Colonial/2Sty	
Y-12-35-202-061	890 FARNSWORTH RD	08/24/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,230	46.45	\$190,458	\$49,844	\$155,156	\$100,582	1.543	1,203	\$128.97	35D	5.9556	Ranch	
Y-12-35-204-026	927 FARNSWORTH RD	09/13/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,830	46.59	\$209,660	\$33,600	\$191,400	\$125,937	1.520	1,381	\$138.60	35D	3.6785	CapeCod	
Y-12-35-204-071	800 ROUND LAKE RD	10/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,830	44.25	\$225,653	\$36,638	\$218,362	\$135,204	1.615	1,248	\$174.97	35D	13.2036	Ranch	
Y-12-35-204-078	845 FARNSWORTH RD	04/14/22	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$122,990	53.13	\$245,971	\$38,813	\$192,687	\$148,182	1.300	1,040	\$185.28	35D	18.2679	Ranch	
Y-12-35-204-082	910 ROUND LAKE RD	07/28/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,410	50.71	\$344,812	\$33,600	\$306,400	\$222,612	1.376	1,472	\$208.15	35D	10.6638	Colonial/2Sty	
Y-12-35-253-001	9526 CEDAR ISLAND RD	10/17/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,640	47.09	\$141,273	\$18,931	\$131,069	\$87,512	1.498	1,000	\$131.07	35D	1.4701	Bungalow	
Totals:			\$3,207,500			\$3,207,500	\$1,557,010		\$3,113,969		\$2,737,304	\$1,891,111			\$163.98			3.5564	
								Sale. Ratio =>	48.54										
								Std. Dev. =>	4.29										
												E.C.F. =>	1.447	Std. Deviation=>	0.163782943				
												Ave. E.C.F. =>	1.483	Ave. Variance=>	12.5203	Coefficient of Var=>	8.442435553		

Use 1.446 for 2025

35E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECP Area	Dev. by Mean (%)	Building Style	
Y-12-35-226-014	9180 BLONDELL AVE	03/20/23	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$125,630	49.95	\$251,258	\$54,372	\$197,128	\$156,881	1.257	1,201	\$164.14	35E	2.0224	Ranch	
Y-12-35-227-023	790 ENNEST BLVD	04/14/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$69,650	43.56	\$139,301	\$32,159	\$127,741	\$85,372	1.496	853	\$149.75	35E	25.9966	Ranch	
Y-12-35-228-033	9146 MILLWARD AVE	06/27/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,930	55.44	\$171,864	\$53,648	\$101,352	\$94,196	1.076	940	\$107.82	35E	16.0350	Ranch	
Y-12-35-232-033	9085 HUTCHINS RD	05/03/22	\$237,250	WD	03-ARM'S LENGTH	\$237,250	\$118,090	49.77	\$236,188	\$92,113	\$145,137	\$114,801	1.264	1,512	\$95.99	35E	2.7932	Mobile/Modular	
Y-12-35-235-011	9045 MILLWARD AVE	01/30/24	\$174,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$174,000	\$76,110	43.74	\$168,052	\$51,013	\$122,987	\$93,258	1.319	896	\$137.26	35E	8.2461	Ranch	
Y-12-35-236-016	9001 ASHDOWN AVE	08/31/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$77,680	59.80	\$155,366	\$35,006	\$94,894	\$95,904	0.989	916	\$103.60	35E	24.6854	Ranch	
Y-12-35-236-023	9024 MANDON RD	08/25/23	\$195,260	WD	03-ARM'S LENGTH	\$195,260	\$87,870	45.00	\$175,733	\$70,613	\$124,647	\$83,761	1.488	884	\$141.00	35E	25.1809	CapeCod	
Y-12-35-276-028	1036 ENNEST BLVD	10/19/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$113,920	51.32	\$227,842	\$53,428	\$168,572	\$138,975	1.213	1,026	\$164.30	35E	2.3355	Ranch	
Y-12-35-276-041	979 ROUND LAKE RD	08/07/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$148,140	56.98	\$296,276	\$52,284	\$207,716	\$194,416	1.068	1,296	\$160.27	35E	16.7909	Colonial/2Sty	
Y-12-35-277-029	9204 GLADYS AVE	05/31/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$115,940	45.47	\$231,878	\$50,625	\$204,375	\$144,425	1.415	1,021	\$200.17	35E	17.8778	Ranch	
Y-12-35-279-025	1160 ENNEST BLVD	09/12/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$101,150	42.15	\$223,355	\$51,335	\$188,665	\$137,068	1.376	1,492	\$126.45	35E	14.0117	CapeCod	
Y-12-35-284-030	9066 CEDAR ISLAND RD	04/03/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$218,220	55.25	\$436,447	\$45,168	\$349,832	\$311,776	1.122	1,977	\$176.95	35E	11.4257	Colonial/2Sty	
Y-12-35-284-031	9056 CEDAR ISLAND RD	04/26/23	\$407,407	WD	03-ARM'S LENGTH	\$407,407	\$238,490	58.54	\$476,984	\$49,910	\$357,497	\$340,298	1.051	1,864	\$191.79	35E	18.5778	Ranch	
Y-12-35-284-032	9046 CEDAR ISLAND RD	01/19/24	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$255,890	53.14	\$511,779	\$45,316	\$436,184	\$371,684	1.174	2,269	\$192.24	35E	6.2783	Colonial/2Sty	
Totals:			\$3,563,717			\$3,563,717	\$1,832,710		\$3,702,323		\$2,826,727	\$2,362,815			\$150.84		3.9980		
								Sale. Ratio =>	51.43					E.C.F. =>	1.196	Std. Deviation=>	0.16582459		
								Std. Dev. =>	5.99					Ave. E.C.F. =>	1.236	Ave. Variance=>	13.7327	Coefficient of Var=>	11.10770542

Use 1.195 for 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-36-301-018	1170 FAIRVIEW DR	01/26/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$115,400	46.91	\$230,805	\$54,887	\$191,113	\$163,950	1.166	1,581	\$120.88	36F	23.0362	TriLevel/Quad			
Y-12-36-306-008	1150 CASA LOMA DR	06/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,990	40.00	\$199,983	\$47,702	\$202,298	\$141,921	1.425	1,384	\$146.17	36F	2.9387	TriLevel/Quad			
Y-12-36-328-010	8580 COOLEY BEACH DR	07/08/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,760	42.50	\$263,520	\$98,779	\$211,221	\$153,533	1.376	1,499	\$140.91	36F	2.0306	Colonial/2Sty			
Y-12-36-352-004	8806 COOLEY LAKE RD	03/30/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$105,370	43.01	\$210,734	\$70,948	\$174,052	\$130,276	1.336	1,306	\$133.27	36F	6.0016	TriLevel/Quad			
Y-12-36-354-034	9015 COOLEY LAKE RD	12/09/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,640	44.19	\$203,270	\$66,174	\$163,826	\$127,769	1.282	1,000	\$163.83	36F	11.3837	Ranch			
Y-12-36-401-019	8250 ATHA DR	09/29/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$116,040	37.19	\$232,077	\$55,070	\$256,930	\$164,965	1.557	1,463	\$175.62	36F	16.1443	Ranch			
Y-12-36-403-018	8396 COOLEY BEACH DR	07/10/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,930	34.86	\$163,859	\$45,801	\$189,199	\$110,026	1.720	858	\$220.51	36F	32.3541	Ranch			
Y-12-36-427-010	8156 KENWICK DR	01/12/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$128,330	44.25	\$256,663	\$55,660	\$234,340	\$187,328	1.251	1,570	\$149.26	36F	14.5082	TriLevel/Quad			
Y-12-36-428-004	8153 KENWICK DR	05/04/22	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$99,830	39.77	\$199,652	\$54,000	\$197,000	\$135,743	1.451	1,208	\$163.08	36F	5.5232	Ranch			
Totals:			\$2,369,000			\$2,369,000	\$980,290		\$1,960,563		\$1,819,979	\$1,315,510			\$157.06		1.2564				
								Sale. Ratio =>	41.38					E.C.F. =>	1.383						
								Std. Dev. =>	3.79					Ave. E.C.F. =>	1.396	Std. Deviation=>	0.167982445	Ave. Variance=>	12.6578	Coefficient of Var=>	9.066937259

35L

Y-12-35-179-007	9555 CEDAR ISLAND RD	08/03/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,590	36.05	\$263,171	\$90,726	\$274,274	\$111,255	2.465	854	\$321.16	35L	81.1664	Ranch	
Y-12-35-377-003	9590 ROUND LAKE BLVD	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,070	47.69	\$286,137	\$91,441	\$208,559	\$125,610	1.660	1,312	\$158.96	35L	0.6753	CapeCod	
Y-12-35-377-013	9500 ROUND LAKE BLVD	11/02/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,520	53.68	\$263,036	\$80,821	\$164,179	\$117,558	1.397	1,392	\$117.94	35L	25.7035	Ranch	
Y-12-35-401-005	1122 CLEARWATER BLVD	07/10/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,180	42.77	\$252,353	\$125,485	\$169,515	\$81,850	2.071	728	\$232.85	35L	41.7424	Ranch	
Y-12-35-401-009	1142 CLEARWATER BLVD	09/02/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$358,540	52.34	\$717,080	\$126,091	\$558,909	\$381,283	1.466	2,415	\$231.43	35L	18.7750	Colonial/2Sty	
Y-12-35-401-010	1152 CLEARWATER BLVD	08/21/23	\$774,900	WD	03-ARM'S LENGTH	\$774,900	\$399,270	51.53	\$798,549	\$121,965	\$652,935	\$436,506	1.496	2,639	\$247.42	35L	15.7791	Colonial/2Sty	
Y-12-35-401-015	1204 CLEARWATER BLVD	08/21/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$152,090	49.38	\$304,180	\$127,556	\$180,444	\$113,951	1.584	1,584	\$113.92	35L	7.0089	Ranch	
Y-12-35-451-011	9450 COOLEY LAKE RD	06/30/22	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$405,530	64.90	\$811,066	\$183,172	\$441,728	\$405,093	1.090	2,134	\$207.00	35L	56.3176	Ranch	
Totals:			\$3,597,800			\$3,597,800	\$1,847,790		\$3,695,572		\$2,650,543	\$1,773,106			\$203.84		15.8754		
								Sale. Ratio =>	51.36					E.C.F. =>	1.495	Std. Deviation=>	0.427848808		
								Std. Dev. =>	8.41					Ave. E.C.F. =>	1.654	Ave. Variance=>	30.8960	Coefficient of Var=>	18.68395193

Use 1.494 for 2025

35M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-35-129-034	9531 MANDON RD	07/02/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$162,970	59.26	\$325,938	\$129,610	\$145,390	\$127,403	1.141	702	\$207.11	35M	22.6387	Ranch		
Y-12-35-129-038	9501 MANDON RD	09/20/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$207,380	53.31	\$414,760	\$139,528	\$249,472	\$178,606	1.397	2,176	\$114.65	35M	2.9203	Colonial/2Sty		
Y-12-35-251-004	9518 GARFORTH DR	10/13/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$158,990	55.59	\$317,980	\$139,121	\$146,879	\$116,067	1.265	1,116	\$131.61	35M	10.2100	CapeCod		
Y-12-35-252-025	9495 GARFORTH DR	05/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,090	49.36	\$296,184	\$86,953	\$213,047	\$135,776	1.569	1,224	\$174.06	35M	20.1536	Ranch		
Y-12-35-253-019	9480 CEDAR ISLAND RD	07/27/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,460	42.94	\$334,926	\$68,171	\$321,829	\$173,105	1.859	1,430	\$225.06	35M	49.1585	TriLevel/Quad		
Y-12-35-253-024	9470 CEDAR ISLAND RD	10/20/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$163,420	53.06	\$326,833	\$86,312	\$221,688	\$156,081	1.420	1,018	\$217.77	35M	5.2770	Ranch		
Y-12-35-255-003	966 ROUND LAKE RD	10/05/22	\$224,600	WD	03-ARM'S LENGTH	\$224,600	\$139,170	61.96	\$278,345	\$144,771	\$79,829	\$86,680	0.921	978	\$81.62	35M	44.6607	Ranch		
Totals:			\$2,172,600			\$2,172,600	\$1,147,480		\$2,294,966		\$1,378,134	\$973,718			\$164.55		4.7762			
								Sale. Ratio =>	52.82					E.C.F. =>	1.415	Std. Deviation=>		0.301950152		
								Std. Dev. =>	6.30					Ave. E.C.F. =>	1.368	Ave. Variance=>		22.1455	Coefficient of Var=>	16.19336342

Use 1.368 for 2025

36F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-36-301-018	1170 FAIRVIEW DR	01/26/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$140,730	57.21	\$281,466	\$54,887	\$191,113	\$163,950	1.166	1,581	\$120.88	36F	4.2642	TriLevel/Quad		
Y-12-36-427-010	8156 KENWICK DR	01/12/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$157,270	54.23	\$314,547	\$55,660	\$234,340	\$187,328	1.251	1,570	\$149.26	36F	4.2642	TriLevel/Quad		
Totals:			\$536,000			\$536,000	\$298,000		\$596,013		\$425,453	\$351,278			\$135.07		0.2838			
								Sale. Ratio =>	55.60					E.C.F. =>	1.211	Std. Deviation=>		0.060305133		
								Std. Dev. =>	2.10					Ave. E.C.F. =>	1.208	Ave. Variance=>		4.2642	Coefficient of Var=>	3.529045489

Use 1.211 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
Y-12-36-429-002	8033 IVY GLEN PARK LN	07/06/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$267,130	58.07	\$534,260	\$49,425	\$410,575	\$473,010	0.868	1,957	\$209.80	36J	10.6030	Ranch	
Y-12-36-429-004	8053 IVY GLEN PARK LN	08/14/23	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$210,350	50.99	\$420,700	\$47,000	\$365,500	\$364,585	1.003	1,928	\$189.57	36J	2.8473	Colonial/2Sty	
Y-12-36-429-012	8102 IVY GLEN PARK LN	04/22/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,100	48.89	\$430,192	\$52,151	\$387,849	\$368,821	1.052	1,964	\$197.48	36J	7.7557	Colonial/2Sty	
Totals:			\$1,312,500			\$1,312,500	\$692,580		\$1,385,152		\$1,163,924	\$1,206,416			\$198.95			0.9257	
								Sale. Ratio =>	52.77			E.C.F. =>	0.965	Std. Deviation=>		0.095048024			
								Std. Dev. =>	4.81			Ave. E.C.F. =>	0.974	Ave. Variance=>		7.0687	Coefficient of Var=>	7.257110602	

Use .964 for 2024

36K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-36-251-015	935 AGLAIA DR	11/30/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,350	47.58	\$280,707	\$50,000	\$245,000	\$209,734	1.168	1,444	\$169.67	36K	11.0107	Ranch		
Y-12-36-251-028	943 ROMAN DR	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$175,740	56.69	\$351,474	\$51,462	\$258,538	\$272,738	0.948	1,850	\$139.75	36K	11.0107	Ranch		
Totals:			\$605,000			\$605,000	\$316,090		\$632,181		\$503,538	\$482,472			\$154.71		1.4379			
								Sale. Ratio =>	52.25					E.C.F. =>	1.044	Std. Deviation=>		0.155714523		
								Std. Dev. =>	6.44					Ave. E.C.F. =>	1.058	Ave. Variance=>		11.0107	Coefficient of Var=>	10.40666106

Use 1.043 for 2025

36L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-36-307-007	8855 LAKEVIEW DR	02/24/23	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$147,780	34.78	\$295,551	\$124,838	\$300,062	\$117,733	2.549	1,008	\$297.68	36L	85.5176	Ranch		
Y-12-36-376-007	8786 CHARBANE AVE	06/10/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$362,720	62.00	\$725,441	\$216,540	\$368,460	\$350,966	1.050	2,108	\$174.79	36L	64.3642	Ranch		
Y-12-36-452-013	8395 COOLEY BEACH DR	07/21/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,200	45.22	\$384,398	\$152,705	\$272,295	\$159,788	1.704	1,932	\$140.94	36L	1.0612	BiLevel		
Y-12-36-453-011	8420 CASCADE ST	10/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,140	48.06	\$240,287	\$116,799	\$133,201	\$85,164	1.564	884	\$150.68	36L	12.9437	Ranch		
Y-12-36-453-023	8454 CASCADE ST	10/04/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$370,210	46.28	\$740,424	\$167,496	\$632,504	\$395,123	1.601	3,401	\$185.98	36L	9.2709	CapeCod		
Totals:			\$2,484,900			\$2,484,900	\$1,193,050		\$2,386,101		\$1,706,522	\$1,108,774			\$190.01		15.4381			
								Sale. Ratio =>	48.01					E.C.F. =>	1.539	Std. Deviation=>		0.541078282		
								Std. Dev. =>	9.73					Ave. E.C.F. =>	1.693	Ave. Variance=>		34.6315	Coefficient of Var=>	20.44982052

use 1.50 for2025

36M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Y-12-36-151-009	8787 CEDAR ISLAND RD	08/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,500	39.17	\$234,995	\$62,560	\$237,440	\$164,224	1.446	1,384	\$171.56	36P	0.0000	TriLevel/Quad
Totals:			\$300,000			\$300,000	\$117,500		\$234,995		\$237,440	\$164,224			\$171.56		0.0000	
							Sale. Ratio =>	39.17				E.C.F. =>	1.446		Std. Deviation=>	0		
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.446		Ave. Variance=>	0.0000	Coefficient of Var=>	0

use 1.105 for unit move

0

36Q

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-36-104-048	900 PRESERVE LN	10/06/23	\$125,000	WD	03-ARM'S LENGTH	\$504,855	\$217,960	43.17	\$435,921	\$75,000	\$429,855	\$371,700	1.156	2,216	\$193.98	36Q	0.9574	Colonial/2Sty		
Y-12-36-104-061	8676 SAWGRASS LN	04/12/24	\$125,000	WD	03-ARM'S LENGTH	\$444,500	\$178,860	40.24	\$357,712	\$75,000	\$369,500	\$291,156	1.269	1,457	\$253.60	36Q	12.2199	Ranch		
Y-12-36-104-070	828 PRESERVE LN	11/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,560	42.81	\$291,113	\$41,146	\$298,854	\$257,433	1.161	1,424	\$209.87	36Q	1.4020	Ranch		
Y-12-36-104-072	832 PRESERVE LN	06/09/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,990	41.60	\$311,971	\$41,146	\$333,854	\$278,914	1.197	1,424	\$234.45	36Q	5.0098	Ranch		
Y-12-36-104-084	708 ANDER LN	07/21/23	\$471,925	WD	03-ARM'S LENGTH	\$471,925	\$181,830	38.53	\$363,651	\$41,158	\$430,767	\$332,125	1.297	1,934	\$222.73	36Q	15.0122	Ranch		
Y-12-36-404-002	8424 COLONY RIDGE DR	06/14/23	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$272,340	48.59	\$544,683	\$28,000	\$532,500	\$532,114	1.001	2,669	\$199.51	36Q	14.6158	Colonial/2Sty		
Y-12-36-404-011	8305 COLONY RIDGE DR	06/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$243,160	51.19	\$486,315	\$28,000	\$447,000	\$472,003	0.947	2,308	\$193.67	36Q	19.9855	Colonial/2Sty		
Totals:			\$2,472,425			\$3,171,780	\$1,395,700		\$2,791,366		\$2,842,330	\$2,535,444			\$215.40		2.5844			
								Sale. Ratio =>	44.00					E.C.F. =>	1.121	Std. Deviation=>		0.130109604		
								Std. Dev. =>	4.55					Ave. E.C.F. =>	1.147	Ave. Variance=>		9.8861	Coefficient of Var=>	8.619944135

Use 1.12 for 2025

36R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
Y-12-36-201-040	8735 EASTWAY DR	06/29/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$230,120	41.84	\$460,245	\$50,000	\$500,000	\$517,986	0.965	3,031	\$164.96	36R	6.5793	Colonial/2Sty			
Y-12-36-202-017	8940 EASTWAY DR	02/21/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$248,630	41.44	\$497,265	\$50,000	\$550,000	\$564,729	0.974	3,477	\$158.18	36R	7.4436	Colonial/2Sty			
Y-12-36-204-015	870 PEMBROKE DR	11/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$278,210	50.58	\$556,425	\$50,955	\$499,045	\$638,220	0.782	3,409	\$146.39	36R	11.7551	Colonial/2Sty			
Y-12-36-226-001	950 PEMBROKE DR	06/17/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$219,210	45.67	\$438,410	\$50,000	\$430,000	\$490,417	0.877	2,908	\$147.87	36R	2.2678	Colonial/2Sty			
Totals:			\$2,180,000			\$2,180,000	\$976,170		\$1,952,345		\$1,979,045	\$2,211,351			\$154.35		0.4535				
								Sale. Ratio =>	44.78					E.C.F. =>	0.895			Std. Deviation=>	0.089818082		
								Std. Dev. =>	4.25					Ave. E.C.F. =>	0.899			Ave. Variance=>	7.0114	Coefficient of Var=>	7.794962418

Use .894 for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
Y-12-36-477-003	1311 WAVERLY DR	05/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,000	52.29	\$366,001	\$47,000	\$303,000	\$271,029	1.118	1,728	\$175.35	365	3.8100	Colonial/2Sty		
Y-12-36-477-009	1325 WAVERLY DR	04/13/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,740	52.05	\$291,486	\$46,000	\$234,000	\$208,569	1.122	1,586	\$147.54	365	3.4132	Colonial/2Sty		
Y-12-36-477-037	1397 WAVERLY DR	06/22/22	\$349,999	WD	03-ARM'S LENGTH	\$349,999	\$173,180	49.48	\$346,351	\$47,000	\$302,999	\$254,334	1.191	1,460	\$207.53	365	3.5282	Ranch		
Y-12-36-477-042	8028 SPRINGDALE DR	09/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,070	52.28	\$324,139	\$47,000	\$263,000	\$235,462	1.117	1,455	\$180.76	365	3.9109	Ranch		
Y-12-36-477-043	8022 SPRINGDALE DR	12/22/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$139,810	52.17	\$279,624	\$46,000	\$222,000	\$198,491	1.118	1,376	\$161.34	365	3.7623	Colonial/2Sty		
Y-12-36-477-048	8025 SPRINGDALE DR	05/26/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$144,540	45.31	\$289,085	\$46,000	\$273,000	\$206,529	1.322	1,586	\$172.13	365	16.5785	Colonial/2Sty		
Y-12-36-477-054	8073 SPRINGDALE DR	05/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$164,040	51.26	\$328,073	\$47,000	\$273,000	\$238,805	1.143	1,461	\$186.86	365	1.2868	Ranch		
Y-12-36-477-059	8109 SPRINGDALE DR	06/01/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$132,400	46.95	\$264,798	\$46,000	\$236,000	\$185,895	1.270	1,351	\$174.69	365	11.3475	Colonial/2Sty		
Y-12-36-477-074	8094 SPRINGDALE DR	01/09/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$153,890	50.13	\$307,778	\$47,000	\$260,000	\$221,562	1.173	1,460	\$178.08	365	1.7427	Ranch		
Y-12-36-477-092	1354 WAVERLY DR	03/29/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$149,260	46.94	\$298,515	\$46,000	\$272,000	\$214,541	1.268	1,576	\$172.59	365	11.1760	Colonial/2Sty		
Y-12-36-477-095	1346 WAVERLY DR	10/16/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$185,400	54.55	\$370,800	\$47,000	\$292,900	\$275,106	1.065	1,726	\$169.70	365	9.1382	Colonial/2Sty		
Y-12-36-477-097	1342 WAVERLY DR	06/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$141,730	59.05	\$283,461	\$46,000	\$194,000	\$201,751	0.962	1,586	\$122.32	365	19.4481	Colonial/2Sty		
Y-12-36-477-112	8196 SPRINGDALE DR	07/17/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$131,680	45.88	\$263,366	\$46,000	\$241,000	\$184,678	1.305	1,354	\$177.99	365	14.8912	Colonial/2Sty		
Y-12-36-477-123	8217 SPRINGDALE DR	08/30/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,300	57.02	\$370,609	\$47,000	\$278,000	\$274,944	1.011	1,874	\$148.35	365	14.4946	Colonial/2Sty		
Totals:			\$4,295,899			\$4,295,899	\$2,192,040		\$4,384,086		\$3,644,899	\$3,171,696			\$169.66		0.6866			
								Sale. Ratio =>	51.03					E.C.F. =>	1.149	Std. Deviation=>		0.107232602		
								Std. Dev. =>	4.06					Ave. E.C.F. =>	1.156	Ave. Variance=>		8.4663	Coefficient of Var=>	7.323394922

Residential Land Sales Ratios

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
Y-12-04-400-006		04/01/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$50,830	59.80	\$101,655	\$85,000	\$101,655	0.0	0.0	5.01	5.01	#DIV/0!	\$16,966	\$0.39	0.00	04C 59274:842		Northwest Quarter	
Y-12-06-100-038		10/13/23	\$1	WD	03-ARM'S LENGTH	\$345,000	\$213,070	61.76	\$426,143	\$345,000	\$426,143	0.0	0.0	53.69	53.69	#DIV/0!	\$6,426	\$0.15	0.00	1 NW 58857:690		RECREATIONAL/OP	
Y-12-05-401-040	4570 BARBARA KAY CT	04/05/22	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$36,250	51.42	\$72,500	\$70,500	\$72,500	185.8	297.7	1.35	1.35	\$380	\$52,261	\$1.20	162.57	06I 57729:071		Pondview/Crosswir	
Y-12-06-401-040	4570 BARBARA KAY CT	05/16/24	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,250	46.47	\$72,500	\$78,000	\$72,500	185.8	297.7	1.35	1.35	\$420	\$57,821	\$1.33	162.57	06I 59377:756		Pondview/Crosswir	
Y-12-07-200-003	4944 ORMOND RD	05/06/24	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$17,500	63.64	\$35,000	\$27,500	\$35,000	162.5	66.0	0.40	0.40	\$169	\$69,270	\$1.59	262.00	07C 59342:762		Northwest Quarter	
Y-12-08-251-014	6220 BRENDEL RD	10/31/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,630	32.51	\$55,250	\$85,000	\$55,250	170.0	548.0	2.14	2.14	\$500	\$39,738	\$0.91	170.00	08C 58243:857		Northwest Quarter	
Y-12-08-251-014	6220 BRENDEL RD	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,630	30.70	\$55,250	\$90,000	\$55,250	170.0	548.0	2.14	2.14	\$529	\$42,076	\$0.97	170.00	08C 58694:692		Northwest Quarter	
Y-12-08-251-021	4419 CLARE LN	10/13/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$29,850	31.42	\$59,697	\$95,000	\$59,697	0.0	0.0	2.30	2.30	#DIV/0!	\$41,251	\$0.95	0.00	08C 58950:414		Northwest Quarter	
Y-12-13-202-014		09/08/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,120	67.07	\$40,240	\$30,000	\$40,240	0.0	0.0	0.10	0.10	#DIV/0!	\$315,789	\$7.25	0.00	11I 58029:068		Pontiac Lake	
Y-12-14-232-015		03/26/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,960	45.31	\$135,928	\$150,000	\$135,928	54.5	111.0	0.14	0.14	\$2,751	\$1,071,429	\$24.60	60.00	11I 59252:811		Pontiac Lake	
Y-12-14-232-008	1958 MARGIE DR	07/14/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$211,410	52.85	\$422,823	\$27,177	\$50,000	85.9	194.0	0.38	0.38	\$316	\$70,958	\$1.63	85.91	14K 58761:706		Cranberry Meadow	
Y-12-15-426-034	1920 LAFHAMME CT	04/14/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$37,500	47.47	\$75,000	\$79,000	\$75,000	0.0	0.0	1.17	1.17	#DIV/0!	\$67,521	\$1.55	0.00	15C 57705:481		Northwest Quarter	
Y-12-21-278-010		08/02/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$12,640	56.18	\$25,288	\$22,500	\$25,288	85.0	200.0	0.39	0.39	\$265	\$57,692	\$1.32	85.00	21E 58796:272		Brookvale/Dolane	
Y-12-23-427-001		05/31/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,640	44.16	\$247,279	\$280,000	\$247,279	0.0	0.0	0.52	0.52	#DIV/0!	\$538,462	\$12.36	0.00	24I 57848:340		Twin Lakes Site Cor	
Y-12-24-302-021	9035 HURON BLUFFS DR	05/06/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$26,160	37.42	\$52,317	\$69,900	\$52,317	94.8	179.7	0.41	0.41	\$738	\$169,660	\$3.89	100.00	24K 57792:815		Twin Lakes Site Cor	
Y-12-26-159-006		11/18/22	\$9,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$9,000	\$4,220	46.89	\$8,434	\$9,000	\$8,434	0.0	0.0	0.65	0.65	#DIV/0!	\$13,953	\$0.32	0.00	26F 58317:475	Y-12-26-107-029	Carlton Heights	
Y-12-26-177-017	9731 PORTAGE TRL	08/25/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$17,970	35.24	\$35,940	\$51,000	\$33,985	102.0	108.5	0.52	0.52	\$500	\$98,837	\$2.27	120.00	26E 58126:588		Cedar Crest/Sunset	
Y-12-26-408-025	9303 NORTHEASTERN ST	08/30/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,570	47.61	\$17,136	\$18,000	\$17,136	68.5	52.7	0.13	0.13	\$263	\$135,338	\$3.11	110.13	26E 58888:767		Cedar Crest/Sunset	
Y-12-33-326-024	7287 N MISTWOOD DR	08/18/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,250	35.42	\$42,500	\$60,000	\$42,500	0.0	0.0	0.87	0.87	#DIV/0!	\$68,966	\$1.58	0.00	33H 58875:430		Walnut Ridge/Bogi	
Y-12-34-151-004	10697 CASTLEWOOD DR	04/28/23	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$58,400	52.85	\$116,805	\$110,500	\$116,805	62.2	181.0	0.25	0.25	\$1,775	\$451,020	\$10.35	52.00	34I 58582:863		Suggden Lake	
Y-12-34-376-001	10760 BOGIE LAKE RD	12/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$62,820	69.80	\$125,636	\$90,000	\$125,636	79.0	215.0	0.38	0.75	\$1,139	\$239,362	\$5.49	66.00	34I 58325:468		Suggden Lake	
Y-12-35-403-030	1143 CLEARWATER BLVD	10/11/23	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$28,940	30.46	\$57,886	\$95,000	\$57,886	120.1	178.9	0.45	0.45	\$791	\$212,054	\$4.87	112.00	35F 58966:486	Y-12-35-401-007	Multiple Subdiv	
Y-12-36-327-004	8795 COOLEY BEACH DR	08/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$82,850	57.14	\$165,703	\$145,000	\$165,703	73.8	160.0	0.26	0.26	\$1,965	\$549,242	\$12.61	70.00	36I 58018:598		Cooley Lake	
Y-12-36-327-004	8795 COOLEY BEACH DR	04/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$82,850	49.32	\$165,703	\$168,000	\$165,703	73.8	160.0	0.26	0.26	\$2,277	\$636,364	\$14.61	70.00	36I 58567:518		Cooley Lake	
Totals:						\$2,308,901	\$2,653,900	\$1,306,310	\$2,612,613	\$2,281,077	\$2,237,835	1,773.8		75.24	75.62								
								49.22			Average			Average			Average						
								11.80			per FF=>			per Net Acre=>			per SqFt=>						
											\$1,286			30,315.73			\$0.70						

White Lake Township Auto Service ECF

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes	SqFt
W -13-30-101-001	W AUT	7981 ELIZABETH LAKE RD	09/22/22	\$480,000	\$215,830	44.96	\$85,818	\$394,182	\$367,734	1.072	1,006	W -13-30-101-002	201		1,006
LM-16-11-301-013	L CAS	115 E HURON ST	11/04/23	\$300,000	\$156,640	52.21	\$135,501	\$164,499	\$149,850	1.098	2,410		201		2,410
IH-01-33-426-011	I CAS	101 CIVIC DR	06/14/22	\$230,000	\$114,820	49.92	\$187,476	\$42,524	\$38,271	1.111	1,988		201		1,988
EW-17-23-101-015	E CAS	3031 S COMMERCE RD	10/31/22	\$775,000	\$333,120	42.98	\$282,134	\$492,866	\$359,987	1.369	6,161		201		6,161
W -13-27-183-024	W AUT	4460 ELIZABETH LAKE RD	03/10/23	\$220,000	\$91,790	41.72	\$14,855	\$205,145	\$126,854	1.617	3,191		201		3,191
W -13-25-429-001	W AUT	525 ELIZABETH LAKE RD	08/24/22	\$450,000	\$294,400	65.42	\$76,337	\$373,663	\$622,274	0.600	9,400		201		9,400
Y -12-22-251-017	Y AUT	10290 HIGHLAND RD	11/11/22	\$405,000	\$177,430	43.81	\$200,376	\$204,624	\$162,618	1.258	2,746		201		2,746
				\$2,860,000	\$1,384,030	0.483926573		\$1,877,503	\$1,827,588	1.027311954					

less weight given to 525 Elizabeth lake rd Determination 1.05 ECF for 2025

White Lake Township BANK ECF													
Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
50-22-02-200-039	50MIS	31260 WAKEFIELD	06/02/22	\$815,000	\$471,400	57.84	\$631,126	\$183,874	\$552,331	0.333	10,376		201
Y -12-32-426-008	Y MIS	2450 HAVENWOOD DR	08/18/23	\$980,000	\$558,050	56.94	\$332,019	\$647,981	\$1,123,546	0.577	21,283	Y -12-32-401-010, Y -12	201
								831855.00	\$1,675,877	0.49636996			

Determination use .43 for 2025

White Lake Twp CC-BB ECF

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale
X -18-17-302-023	X CRL	4292 GREEN LAKE	06/29/22	\$450,000	\$268,830	59.74	\$219,835	\$230,165	\$283,683	0.811	3,888	X-18-17-302-024, X-18-17-302-025
X -18-26-301-045	X CRL	6199 ORCHARD LAKE	04/25/22	\$1,475,000	\$938,310	63.61	\$323,242	\$1,151,758	\$1,546,937	0.745	10,329	
X -18-29-226-049	X CRL	5520 DRAKE	10/24/22	\$2,600,000	\$1,584,270	60.93	\$792,083	\$1,807,917	\$2,567,790	0.704	29,441	
Y -12-13-455-017	Y CRL	8431 HIGHLAND RD	01/11/24	\$425,000	\$256,120	60.26	\$178,103	\$246,897	\$327,719	0.753	5,400	
								\$3,436,737	\$4,726,129	0.727178006		

Determination .73 for 2025

White Lake Township FF ECF

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated EC	SqFt	Other Parcels in Sale	Class
28-25-25-452-040	28MIS	1221 E 9 MILE RD	08/18/23	\$500,000	\$227,680	45.54	\$97,333	\$402,667	\$335,117	1.202	2,160		201
44-25-12-478-194	44MIS	1611 E 12 MILE RD	08/18/23	\$500,000	\$312,630	62.53	\$221,239	\$278,761	\$345,403	0.807	2,242		201
64-14-17-131-015	64MIS	1375 BALDWIN AVE	12/07/23	\$425,000	\$135,790	31.95	\$154,655	\$270,345	\$148,459	1.821	2,094	64-14-17-131-016	201
64-14-21-405-006	64MIS	630 MARTIN LUTHER KING JR BLV	09/01/22	\$250,000	\$95,510	38.20	\$49,957	\$200,043	\$184,083	1.087	1,220		201
92-17-34-229-018	92MIS	1113 E WEST MAPLE RD	11/01/23	\$940,000	\$423,690	45.07	\$451,006	\$488,994	\$346,590	1.411	2,628		201
W -13-03-352-034	W MIS	4922 DIXIE HWY	11/30/23	\$550,000	\$304,090	55.29	\$176,032	\$373,968	\$476,473	0.785	3,908		201
W -13-25-404-038	W MIS	2299 ELIZABETH LAKE RD	09/12/22	\$165,000	\$88,500	53.64	\$75,736	\$89,264	\$111,352	0.802	566		201
								2104042.00	\$1,947,477	1.080394			

Determination 1.08 ECF for 2025

White Lake Township Gas Station ECF

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes	SqFt
20-23-28-477-005	20AUT	22145 FARMINGTON RD	08/02/23	\$1,200,000	\$708,680	59.06	\$292,791	\$907,209	\$1,055,976	0.859	3,740		201	Gas Station	3,740
22-23-36-355-019	22AUT	29250 EIGHT MILE	04/20/23	\$525,000	\$217,700	41.47	\$162,184	\$362,816	\$229,856	1.578	1,475		201	Gas Station	1,475
Y -12-22-251-017	Y AUT	10290 HIGHLAND RD	11/11/22	\$405,000	\$177,430	43.81	\$200,376	\$204,624	\$162,618	1.258	2,746		201		2,746
W -13-30-101-001	W AUT	7981 ELIZABETH LAKE RD	09/22/22	\$480,000	\$215,830	44.96	\$85,818	\$394,182	\$367,734	1.072	1,006	W -13-30-101-002	201		1,006
W -13-04-127-021	W AUT	5676 DIXIE HWY	12/22/22	\$500,000	\$429,460	85.89	\$170,637	\$329,363	\$733,447	0.449	2,268		201		2,268
									2198194.00	\$2,549,631	0.862161623				

Determination Use .86 ECF for 2025

Industrial

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes	# of Units/Sq Ft	\$ per Unit
PO-04-27-228-001	P IND	60 E BURDICK ST	04/25/24	\$390,000	\$139,730	35.83	\$108,630	\$281,370	\$316,850	0.888	13,322	PO-04-27-228-011, PO-(301		13,322	\$29.27
W -13-09-226-015	W IND	5085 WILLIAMS LAKE RD	03/03/23	\$2,450,000	\$828,360	33.81	\$348,029	\$2,101,971	\$1,828,183	1.150	39,604		301		39,604	\$61.86
W -13-13-151-018	W IND	2260 SCOTT LAKE RD	09/29/23	\$2,000,000	\$1,029,390	51.47	\$433,324	\$1,566,676	\$2,319,977	0.675	78,517		301		78,517	\$25.47
O -09-35-400-042	O IND	269 KAY INDUSTRIAL DR	03/01/24	\$3,500,000	\$2,342,850	66.94	\$715,026	\$2,784,974	\$3,440,813	0.809	60,465		301		60,465	\$57.88
				\$8,340,000				\$6,734,991	\$7,905,823	0.85						

White Lake M-59 Commercial Ecf

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes	# of Units/Sq Ft	\$ per Unit
20-23-27-329-020	20CRL	32617 GRAND RIVER AVE	03/28/22	\$500,000	\$253,340	50.67	\$99,608	\$400,392	\$422,243	0.948	4,672		201		4,672	\$107.02
PO-04-27-226-005	P CRL	18 S WASHINGTON ST	02/12/24	\$225,000	\$117,510	52.23	\$64,504	\$160,496	\$168,992	0.950	2,201		201		2,201	\$102.23
H -11-13-455-011	H CRL	2961 E HIGHLAND RD	04/28/23	\$125,000	\$76,900	61.52	\$22,504	\$102,496	\$107,350	0.955	2,237		201		2,237	\$55.88
PO-04-27-276-002	P CRL	65 S WASHINGTON ST	02/08/24	\$260,000	\$162,600	62.54	\$57,828	\$202,172	\$209,046	0.967	3,088	PO-04-27-276-001	201		3,088	\$84.20
72-25-15-102-002	72CRL	1700 ROCHESTER	04/25/22	\$275,000	\$146,880	53.41	\$70,360	\$204,640	\$211,271	0.969	1,600		201		1,600	\$171.88
PO-04-27-279-043	P CRL	150 S WASHINGTON ST	10/03/23	\$418,000	\$229,400	54.88	\$106,216	\$311,784	\$311,112	1.002	5,090		201		5,090	\$82.12
88-20-04-100-059	88CRL	1981 W SOUTH BOULEVARD	09/23/22	\$1,985,000	\$823,420	41.48	\$1,080,275	\$904,725	\$894,982	1.011	10,981		201		10,981	\$180.77
76-24-12-480-026	76CRL	29095 GREENFIELD RD	11/07/23	\$420,000	\$147,250	35.06	\$136,207	\$283,793	\$278,816	1.018	12,564		201	VACANT RETAIL (M	12,564	\$33.43
DO-03-07-453-005	D CRL	470 MILL ST	09/20/23	\$215,000	\$109,770	51.06	\$61,515	\$153,485	\$149,761	1.025	2,724		201		2,724	\$78.93
80-21-29-101-005	80CRL	116 E LAKE ST	08/19/22	\$245,000	\$123,990	50.61	\$35,785	\$209,215	\$204,000	1.026	3,506		201		3,506	\$69.88
64-14-08-454-035	64CRL	1502 BALDWIN AVE	04/09/24	\$282,000	\$99,180	35.17	\$44,275	\$237,725	\$231,410	1.027	4,698	64-14-08-454-038, 64-	201			
16-25-04-127-022	16CRL	809 W 14 MILE RD	10/04/23	\$1,575,000	\$845,020	53.65	\$635,538	\$939,462	\$913,210	1.029	12,056		201		12,056	\$130.64
50-22-25-106-001	50CRL	24100 MEADOWBROOK	04/28/23	\$765,000	\$273,220	35.72	\$292,020	\$472,980	\$450,661	1.050	6,017		201		6,017	\$127.15
X -18-34-200-226	X CRL	6644 ORCHARD LAKE	09/13/22	\$2,350,000	\$1,226,550	52.19	\$447,709	\$1,902,291	\$1,811,686	1.050	21,916		201	1 STY RETAIL	21,916	\$107.23
64-14-21-406-001	64CRL	635 MARTIN LUTHER KING JR	12/15/22	\$1,121,133	\$393,380	35.09	\$183,898	\$937,235	\$889,937	1.053	10,931		201			
								\$7,422,891	\$7,254,477	1.023215218						

Determination Use 1.02 for 2025

White Lake Market / Store ECF

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residu:	RCNLD	Indicated EC	SqFt	Other Parcels in Sale	Class	Notes	# of Units/Sq Ft	\$ per Unit
20-23-27-153-015	20CRL	33250 GRAND RIVER AVE	08/08/22	\$295,000	\$89,790	30.44	\$69,099	\$225,901	\$107,675	2.098	1,776		201		1,776	\$166.10
W-13-26-302-005	W CRL	3867 ELIZABETH LAKE RD	11/15/23	\$90,000	\$23,040	25.60	\$17,055	\$72,945	\$34,651	2.105	480	W-13-26-302-004	201		480	\$187.50
68-15-15-227-005	68CRL	415 WALNUT BLVD	02/21/24	\$675,000	\$241,870	35.83	\$276,630	\$398,370	\$183,977	2.165	2,924		201		2,924	\$230.85
04-25-07-477-025	04CRL	2790 12 MILE RD	02/20/23	\$300,000	\$93,760	31.25	\$57,943	\$242,057	\$111,095	2.179	1,157		201		1,157	\$259.29
64-14-09-452-055	64CRL	547 E WALTON BLVD	10/27/22	\$400,000	\$109,600	27.40	\$110,191	\$289,809	\$132,648	2.185	2,246		201			
TH-24-02-427-007	T CRL	31645 SOUTHFIELD RD	02/04/23	\$750,000	\$221,800	29.57	\$97,527	\$652,473	\$288,842	2.259	2,604		201		2,604	\$288.02
52-25-19-427-025	52CRL	25651 COOLIDGE	05/16/23	\$365,000	\$60,500	16.58	\$18,869	\$346,131	\$148,983	2.323	1,960		201		1,960	\$186.22
P-04-23-353-006	P CRL	509 LAKEVILLE RD	03/14/24	\$250,000	\$71,600	28.64	\$46,104	\$203,896	\$87,556	2.329	1,289		201		1,289	\$193.95
44-25-01-102-009	44CRL	456 E 14 MILE RD	07/27/23	#####	\$406,110	30.65	\$256,850	#####	\$445,747	2.396	6,971	44-25-01-102-024	201		6,971	\$190.07
88-20-01-101-001	88CRL	6990 JOHN R	02/23/24	\$850,000	\$349,800	41.15	\$571,516	\$278,484	\$115,446	2.412	2,064		201		2,064	\$411.82
TF-24-06-226-010	T CRL	32652 FRANKLIN RD	03/01/24	#####	\$346,600	26.66	\$145,567	#####	\$471,560	2.448	6,316	TF-24-06-226-009	201		6,316	\$205.83
14-08-20-402-032	14CRL	3 E WASHINGTON ST	05/22/22	\$330,000	\$92,640	28.07	\$39,844	\$290,156	\$117,761	2.464	1,259		201		1,259	\$262.11

Determination use 1.22 ECF for 2025

White Lake Township Medical Office ECF

Y -12-13-455-009	Y COF	8355 HIGHLAND RD	04/28/23	\$575,000	\$254,690	44.29	\$191,457	\$383,543	\$396,756	0.967	4,182	201	4,182	\$137.49
H -11-22-302-008	H COF	210 W HIGHLAND RD	10/29/23	\$356,000	\$184,180	51.74	\$33,388	\$322,612	\$362,175	0.891	1,940	201	1,940	\$183.51
H -11-22-301-012	H COF	192 W HIGHLAND RD	02/21/23	\$875,000	\$274,850	31.41	\$117,573	\$757,427	\$466,533	1.624	3,435	201	3,435	\$254.73
X -18-34-200-240	X COF	6745 DALY	08/12/22	\$1,250,000	\$495,500	39.64	\$180,456	\$1,069,544	\$952,941	1.122	4,698	201 1 STY OFFICE	4,698	\$266.07
76-24-29-101-014	76COF	25775 W 10 MILE RD	04/05/23	\$900,000	\$505,320	56.15	\$191,187	\$708,813	\$1,647,282	0.430	8,545	201 MEDICAL OFFICE	8,545	\$105.32
								\$3,241,939	\$3,825,687	0.847414				

Determination use .90 ECF for 2025 between the average and the White Lake Sale