

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W -13-01-101-026	2750 NEWBERRY RD	09/16/19	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$159,850	67.45	\$319,709	\$114,960	\$122,040	\$141,695	0.861	1,397	\$87.36	01A	39.6401	TriLevel/Quad		\$74,271	No	/ /		Land Table 01A	401	72					
W -13-01-101-028	2948 NEWBERRY RD	07/10/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$130,860	59.75	\$261,727	\$19,161	\$199,839	\$167,866	1.190	1,569	\$127.37	01A	6.7220	Colonial/2Sty		\$18,837	No	/ /		Land Table 01A	401	74					
W -13-01-126-024	2583 MANN RD	07/15/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$73,170	44.89	\$146,345	\$15,817	\$147,183	\$90,331	1.629	1,032	\$142.62	01A	37.1689	Ranch		\$14,521	No	/ /		Land Table 01A	401	62					
W -13-01-127-004	4420 SUNBURST AVE	03/18/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$75,460	53.14	\$150,911	\$15,909	\$126,091	\$93,427	1.350	1,564	\$80.62	01A	9.1932	Ranch		\$15,909	No	/ /		Land Table 01A	401	45					
Totals:						\$761,000	\$439,340		\$878,692		\$595,153	\$493,318			\$109.49		5.1261														
								Sale. Ratio =>	57.73									E.C.F. =>	1.206									Std. Deviation=>	0.320549803		
								Std. Dev. =>	9.60									Ave. E.C.F. =>	1.258									Ave. Variance=>	23.1810	Coefficient of Var=>	18.43145963

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W -13-01-301-002	3954 CLINTONVILLE RD	04/17/19	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$68,900	38.82	\$137,790	\$35,004	\$142,496	\$80,998	1.759	1,030	\$138.35	01C	43.0070	Ranch		\$33,431	No	/ /		Land Table 01C	401	45
W -13-01-301-015	2802 COSTA MESA RD	12/12/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$118,160	57.64	\$236,321	\$33,828	\$171,172	\$159,569	1.073	1,346	\$127.17	01C	25.6477	Ranch		\$32,174	No	/ /		Land Table 01C	401	65
W -13-01-301-016	2790 COSTA MESA RD	08/31/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$94,490	46.32	\$188,977	\$33,329	\$170,671	\$122,654	1.391	1,253	\$136.21	01C	6.2291	Ranch		\$33,077	No	/ /		Land Table 01C	401	55
W -13-01-301-018	2754 COSTA MESA RD	06/20/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,830	44.61	\$209,667	\$30,673	\$204,327	\$141,051	1.449	1,690	\$120.90	01C	11.9410	TriLevel/Quad		\$27,835	No	/ /		Land Table 01C	401	55
W -13-01-302-003	3838 CLINTONVILLE RD	08/07/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,960	39.98	\$135,910	\$33,431	\$136,569	\$80,756	1.691	870	\$156.98	01C	36.1946	Bungalow		\$33,431	No	/ /		Land Table 01C	401	45
W -13-01-302-011	3859 SAN MATEO RD	08/16/19	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$104,640	55.96	\$209,270	\$29,998	\$157,002	\$141,270	1.111	1,304	\$120.40	01C	21.7833	Ranch		\$28,159	No	/ /		Land Table 01C	401	58
W -13-01-304-012	3808 SAN MATEO RD	03/12/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$103,860	47.64	\$207,728	\$32,516	\$185,484	\$138,071	1.343	1,644	\$112.82	01C	1.4205	TriLevel/Quad		\$31,336	No	/ /		Land Table 01C	401	55
W -13-01-326-011	2514 COSTA MESA RD	07/31/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,570	45.19	\$243,132	\$36,941	\$232,059	\$162,483	1.428	1,766	\$131.40	01C	9.9013	Colonial/2Sty		\$36,941	No	/ /		Land Table 01C	401	58
W -13-01-327-004	2601 COSTA MESA RD	10/22/19	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$117,750	56.88	\$235,506	\$34,383	\$172,617	\$158,489	1.089	1,643	\$105.06	01C	24.0052	Ranch		\$32,341	No	/ /		Land Table 01C	401	55
W -13-01-327-013	2632 MONTEBELLO RD	01/26/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$134,160	51.40	\$268,319	\$32,404	\$228,596	\$185,906	1.230	2,263	\$101.01	01C	9.9561	Colonial/2Sty		\$31,353	No	/ /		Land Table 01C	401	55
W -13-01-328-015	2564 N LAKE ANGELUS RD W	09/08/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$144,710	58.35	\$289,428	\$29,628	\$218,372	\$204,728	1.067	2,465	\$88.59	01C	26.2548	Colonial/2Sty		\$28,577	No	/ /		Land Table 01C	401	55
W -13-01-351-010	2920 ANGELENE DR	07/13/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$117,520	48.36	\$235,031	\$31,675	\$211,325	\$160,249	1.319	1,787	\$118.26	01C	1.0463	TriLevel/Quad		\$31,675	No	/ /		Land Table 01C	401	62
Totals:			\$2,624,500			\$2,624,500	\$1,298,550		\$2,597,079		\$2,230,690	\$1,736,225			\$121.43		4.4398									
							Sale. Ratio =>	49.48				E.C.F. =>	1.285			Std. Deviation=>	0.232363									
							Std. Dev. =>	6.78				Ave. E.C.F. =>	1.329			Ave. Variance=>	18.1156	Coefficient of Var=>	13.62900355							

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W-13-02-101-027	4356 SASHABAW RD	12/04/20	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$689,030	46.71	\$1,378,060	\$274,495	\$1,200,505	\$793,932	1.512	3,840	\$312.63	02A	12.6064	Bungalow		\$257,795	No	/ /		Land Table 02A	408	79
W-13-02-126-014	4411 PARNELL DR	10/22/19	\$466,000	WD	03-ARM'S LENGTH	\$466,000	\$232,480	49.89	\$464,957	\$240,423	\$225,577	\$161,535	1.396	1,335	\$168.97	02A	1.0419	Ranch		\$240,423	No	/ /		Land Table 02A	408	58
W-13-02-126-014	4411 PARNELL DR	12/13/19	\$476,000	PTA	03-ARM'S LENGTH	\$476,000	\$232,480	48.84	\$464,957	\$240,423	\$235,577	\$161,535	1.458	1,335	\$176.46	02A	7.2325	Ranch		\$240,423	No	/ /		Land Table 02A	408	58
W-13-02-151-008	4214 LAMONT DR	04/01/19	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$247,890	53.31	\$495,784	\$229,706	\$235,294	\$191,423	1.229	1,452	\$162.05	02A	15.6854	Ranch		\$226,882	No	/ /		Land Table 02A	408	68
W-13-02-156-004	4100 LAMONT DR	06/29/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,360	42.48	\$526,725	\$185,722	\$434,278	\$245,326	1.770	2,031	\$213.82	02A	38.4171	Colonial/2Sty		\$183,253	No	/ /		Land Table 02A	408	71
W-13-02-156-006	4090 LAMONT DR	02/22/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$220,480	52.25	\$440,969	\$205,171	\$216,829	\$169,639	1.278	1,848	\$117.33	02A	10.7857	Colonial/2Sty		\$202,550	No	/ /		Land Table 02A	408	50
W-13-02-156-008	4070 LAMONT DR	10/15/19	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$241,470	53.07	\$482,942	\$158,076	\$296,924	\$233,717	1.270	1,836	\$161.72	02A	11.5593	Ranch		\$157,183	No	/ /		Land Table 02A	408	60
W-13-02-159-017	3843 ISLAND PARK DR	09/09/20	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$266,270	41.93	\$532,530	\$114,731	\$520,269	\$300,575	1.731	2,164	\$240.42	02A	34.4876	Colonial/2Sty		\$113,233	No	/ /		Land Table 02A	408	84
W-13-02-176-018	4095 AQUARINA	02/23/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$235,610	44.45	\$471,221	\$193,057	\$336,943	\$200,118	1.684	1,223	\$275.51	02A	29.7684	Ranch		\$188,255	No	/ /		Land Table 02A	408	67
W-13-02-178-002	4050 AQUARINA	06/19/20	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$224,650	50.37	\$449,308	\$182,260	\$263,740	\$192,121	1.373	2,284	\$115.47	02A	1.3256	BiLevel		\$179,305	No	/ /		Land Table 02A	408	66
W-13-02-226-006	3439 ALCO DR	12/04/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$307,770	63.46	\$615,544	\$268,928	\$216,072	\$249,364	0.866	3,287	\$65.74	02A	51.9545	Colonial/2Sty		\$255,888	No	/ /		Land Table 02A	408	59
W-13-02-302-014	3930 LAMONT DR	01/27/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,640	51.63	\$325,277	\$129,098	\$185,902	\$141,136	1.317	1,020	\$182.26	02A	6.8854	Ranch		\$128,257	No	/ /		Land Table 02A	408	66
W-13-02-302-015	4010 LAMONT DR	09/14/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$218,710	46.04	\$437,414	\$213,744	\$261,256	\$160,914	1.624	1,287	\$203.00	02A	23.7541	Ranch		\$211,167	No	/ /		Land Table 02A	408	66
W-13-02-328-003	3942 EMBARCADERO ST	06/03/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,820	49.09	\$343,645	\$123,965	\$226,035	\$158,043	1.430	1,459	\$154.92	02A	4.4173	Ranch		\$123,266	No	/ /		Land Table 02A	408	52
W-13-02-351-005	3743 RUTHERFORD CT	02/28/20	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$191,150	50.57	\$382,294	\$141,018	\$236,982	\$173,580	1.365	1,570	\$150.94	02A	2.0776	TriLevel/Quad		\$139,617	No	/ /		Land Table 02A	408	66
W-13-03-229-012	4404 LAMSON DR	05/10/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,470	51.84	\$336,947	\$144,799	\$180,201	\$138,236	1.304	1,225	\$147.10	02A	8.2462	Colonial/2Sty		\$144,799	No	/ /		Land Table 02A	408	58
W-13-03-229-014	4424 LAMSON DR	03/06/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$361,640	64.01	\$723,285	\$218,682	\$346,318	\$363,024	0.954	2,316	\$149.53	02A	43.2056	Colonial/2Sty		\$217,199	No	/ /		Land Table 02A	408	71
Totals:			\$8,883,000			\$8,883,000	\$4,435,920		\$8,871,859		\$5,618,702	\$4,034,217			\$176.35		0.6724									
								Sale. Ratio =>	49.94			E.C.F. =>	1.393	Std. Deviation=>		0.244066728										
								Std. Dev. =>	6.04			Ave. E.C.F. =>	1.386	Ave. Variance=>		17.8500	Coefficient of Var=>		12.87846426							

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W-13-02-201-009	3500 FLORETTA RD	12/06/19	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$104,430	50.45	\$208,857	\$27,036	\$179,964	\$139,113	1.294	1,240	\$145.13	02C	0.6438	TriLevel/Quad		\$25,060	No	/ /		Land Table 02C	401	76	
W-13-02-201-010	3490 FLORETTA RD	01/21/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$85,860	53.33	\$171,713	\$25,060	\$135,940	\$112,206	1.212	1,449	\$93.82	02C	8.8565	Ranch		\$25,060	No	/ /		Land Table 02C	401	51	
W-13-02-201-014	3518 FLORETTA RD	07/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$124,530	36.63	\$303,295	\$23,140	\$316,860	\$214,350	1.478	1,293	\$245.06	02C	17.8150	Ranch		\$21,758	No	/ /		Land Table 02C	401	70	
W-13-02-227-003	3111 MANN RD	06/11/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$112,300	43.53	\$233,642	\$35,012	\$222,988	\$151,974	1.467	1,764	\$126.41	02C	16.7188	Ranch		\$34,600	No	/ /		Land Table 02C	401	59	
W-13-02-276-013	3140 DETROIT DR	06/25/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,200	47.68	\$176,398	\$28,027	\$156,973	\$113,520	1.383	1,160	\$135.32	02C	8.2686	Ranch		\$26,902	No	/ /		Land Table 02C	401	60	
W-13-02-278-010	3100 ALCO DR	12/16/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,900	51.17	\$209,793	\$23,764	\$181,236	\$142,333	1.273	1,529	\$118.53	02C	2.6764	TriLevel/Quad		\$22,799	No	/ /		Land Table 02C	401	65	
W-13-02-280-012	3142 CELIA DR	01/10/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$142,360	55.83	\$284,713	\$21,515	\$233,485	\$201,376	1.159	1,587	\$147.12	02C	14.0639	Ranch		\$21,515	No	/ /		Land Table 02C	401	82	
W-13-02-280-014	4143 CLINTONVILLE RD	02/10/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$145,210	56.95	\$290,412	\$22,148	\$232,852	\$205,252	1.134	1,578	\$147.56	02C	16.5619	Ranch		\$22,148	No	/ /		Land Table 02C	401	82	
Totals:			\$1,866,000			\$1,866,000	\$907,790		\$1,878,823		\$1,660,298	\$1,280,123			\$144.87		0.3106										
							Sale. Ratio =>	48.65				E.C.F. =>	1.297		Std. Deviation=>	0.132199404											
							Std. Dev. =>	6.75				Ave. E.C.F. =>	1.300		Ave. Variance=>	10.7006	Coefficient of Var=>	8.230675388									

Added in additional sales from 2021 to get a more accurate picture of what the market is doing. I will use the average ECF of 1.300.

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W -13-02-454-060	3103 PINE TREE CT	10/01/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$215,700	58.30	\$431,408	\$47,250	\$322,750	\$486,892	0.663	3,120	\$103.45	02M	17.1464	Colonial/2Sty		\$47,250	No	/ /		Land Table 02M	401	74
W -13-02-454-064	3139 HAZELWOOD CT	11/18/21	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$125,670	36.97	\$262,296	\$43,285	\$296,615	\$277,580	1.069	1,870	\$158.62	02M	23.4232	Bungalow		\$43,285	No	/ /		Land Table 02M	401	78
W -13-11-203-004	3477 LAKESHORE DR	11/20/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$196,240	50.97	\$392,478	\$53,898	\$331,102	\$429,125	0.772	2,546	\$130.05	02M	6.2768	Colonial/2Sty		\$53,898	No	/ /		Land Table 02M	401	76
Totals:			\$1,094,900			\$1,094,900	\$537,610		\$1,086,182		\$950,467	\$1,193,598			\$130.70		3.8038									
							Sale. Ratio =>	49.10				E.C.F. =>	0.796			Std. Deviation=>	0.21000481									
							Std. Dev. =>	10.83				Ave. E.C.F. =>	0.834			Ave. Variance=>	15.6154	Coefficient of Var=>	18.71587848							

Added sale additional sale from 2021 get a better picture of the market.

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W-13-03-103-001	4967 LORE DR	10/14/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$93,940	43.90	\$187,882	\$27,262	\$186,738	\$130,905	1.427	1,182	\$157.98	03A	19.7296	Colonial/2Sty		\$26,800	No	/ /		Land Table 03A	401	64			
W-13-03-103-006	4941 LORE DR	05/28/19	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$91,990	47.79	\$183,988	\$26,928	\$165,572	\$128,003	1.293	1,182	\$140.08	03A	6.4275	Colonial/2Sty		\$26,928	No	/ /		Land Table 03A	401	64			
W-13-03-151-001	5000 SHORELINE BLVD	01/28/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$129,010	54.92	\$258,021	\$37,478	\$197,422	\$179,742	1.098	1,945	\$101.50	03A	13.0858	Colonial/2Sty		\$32,699	No	/ /		Land Table 03A	401	55			
W-13-03-151-002	4992 SHORELINE BLVD	09/23/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$145,590	48.55	\$291,177	\$33,566	\$266,334	\$209,952	1.269	2,466	\$108.00	03A	3.9324	Colonial/2Sty		\$29,713	No	/ /		Land Table 03A	401	59			
W-13-03-152-022	4758 PARKRIDGE DR	07/02/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$170,050	55.75	\$340,109	\$25,726	\$279,274	\$256,221	1.090	1,916	\$145.76	03A	13.9250	Colonial/2Sty		\$25,726	No	/ /		Land Table 03A	401	81			
W-13-03-155-036	4833 PARKRIDGE DR	02/18/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,180	54.12	\$254,351	\$27,122	\$207,878	\$185,191	1.123	2,012	\$103.32	03A	10.6716	Colonial/2Sty		\$24,607	No	/ /		Land Table 03A	401	60			
W-13-03-155-046	4824 SHORELINE CT	01/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,840	51.55	\$221,686	\$32,114	\$182,886	\$154,500	1.184	1,427	\$128.16	03A	4.5498	Ranch		\$30,697	No	/ /		Land Table 03A	401	60			
W-13-04-228-010	4230 HALKIRK DR	12/19/19	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$107,120	52.90	\$214,240	\$22,964	\$179,536	\$155,889	1.152	1,182	\$151.89	03A	7.7533	Colonial/2Sty		\$22,964	No	/ /		Land Table 03A	401	81			
W-13-04-228-014	4812 LORE DR	08/28/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,690	46.85	\$187,373	\$31,254	\$168,746	\$127,236	1.326	1,182	\$142.76	03A	9.7017	Colonial/2Sty		\$28,801	No	/ /		Land Table 03A	401	64			
W-13-04-229-002	4803 LORE DR	10/05/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$116,830	48.70	\$233,656	\$28,489	\$211,411	\$167,210	1.264	1,796	\$117.71	03A	3.5119	Colonial/2Sty		\$28,489	No	/ /		Land Table 03A	401	60			
W-13-04-230-002	4287 HALKIRK DR	09/30/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,380	49.70	\$208,755	\$30,238	\$179,762	\$145,491	1.236	1,122	\$160.22	03A	0.6334	Ranch		\$28,496	No	/ /		Land Table 03A	401	64			
W-13-04-230-005	4331 HALKIRK DR	09/30/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$101,180	47.95	\$202,352	\$33,157	\$177,843	\$137,893	1.290	1,098	\$161.97	03A	6.0492	Ranch		\$32,472	No	/ /		Land Table 03A	401	64			
Totals:			\$2,759,700			\$2,759,700	\$1,391,800		\$2,783,590		\$2,403,402	\$1,978,233			\$134.95		1.4300												
													Sale. Ratio =>	50.43															
													Std. Dev. =>	3.63	E.C.F. =>	1.215	Std. Deviation=>	0.1022174	Ave. E.C.F. =>	1.229	Ave. Variance=>	8.3309	Coefficient of Var=>	6.77738981					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-03-177-004	4598 ISLAND PARK DR	05/30/19	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$377,750	60.44	\$755,496	\$159,785	\$465,215	\$451,296	1.031	2,536	\$183.44	03C	22.6365	Colonial/2Sty		\$157,955	No	/ /		Land Table 03C	408	84					
W-13-03-177-005	4592 ISLAND PARK DR	06/18/19	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$295,390	50.49	\$590,788	\$162,824	\$422,176	\$324,215	1.302	2,454	\$172.04	03C	4.4941	Colonial/2Sty		\$158,779	No	/ /		Land Table 03C	408	66					
W-13-03-177-007	4576 ISLAND PARK DR	09/22/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$222,470	45.40	\$444,931	\$152,758	\$337,242	\$221,343	1.524	1,904	\$177.12	03C	26.6409	Bungalow		\$150,137	No	/ /		Land Table 03C	408	64					
W-13-03-228-028	4355 SASHABAW RD	06/12/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$259,960	58.42	\$519,920	\$204,374	\$240,626	\$239,050	1.007	2,149	\$111.97	03C	25.0614	Ranch		\$203,408	No	/ /		Land Table 03C	408	64					
W-13-03-251-005	4500 ISLAND PARK DR	07/24/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$178,050	39.13	\$356,100	\$118,480	\$336,520	\$180,015	1.869	2,080	\$161.79	03C	61.2191	Colonial/2Sty		\$117,526	No	/ /		Land Table 03C	408	66					
W-13-03-251-045	4172 ISLAND PARK DR	10/09/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$285,580	67.20	\$571,161	\$192,382	\$232,618	\$286,954	0.811	2,170	\$107.20	03C	44.6561	Colonial/2Sty		\$192,382	No	/ /		Land Table 03C	408	66					
Totals:			\$3,025,000			\$3,025,000	\$1,619,200		\$3,238,396		\$2,034,397	\$1,702,874			\$152.26		6.2522														
								Sale. Ratio =>	53.53									E.C.F. =>	1.195									Std. Deviation=>	0.390188825		
								Std. Dev. =>	10.40									Ave. E.C.F. =>	1.257									Ave. Variance=>	30.7847	Coefficient of Var=>	24.48656426

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-03-252-020	4360 LETART AVE	12/21/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,290	49.89	\$194,571	\$44,073	\$150,927	\$124,173	1.215	1,042	\$144.84	03H	7.9195	Ranch		\$40,800	No	//		Land Table 03H	401	66			
W-13-03-252-022	4310 LETART AVE	11/10/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$99,570	48.81	\$199,145	\$41,301	\$162,699	\$130,234	1.249	1,618	\$100.56	03H	4.5371	Bungalow		\$40,800	No	//		Land Table 03H	401	59			
W-13-03-252-054	4375 ISLAND PARK DR	01/03/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$171,970	52.11	\$343,936	\$54,676	\$275,324	\$238,663	1.154	2,445	\$112.61	03H	14.1042	Bungalow		\$41,500	No	//		Land Table 03H	401	67			
W-13-03-252-068	4155 SASHABAW RD	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$73,370	58.70	\$146,744	\$34,187	\$90,813	\$92,869	0.978	1,008	\$90.09	03H	31.6787	Ranch		\$33,622	No	//		Land Table 03H	401	60			
W-13-03-252-069	4451 ISLAND PARK DR	06/21/19	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$69,110	46.07	\$154,721	\$42,715	\$107,285	\$92,414	1.161	1,465	\$73.23	03H	13.3735	Ranch		\$42,715	No	//	W-13-03-252-051	Land Table 03H	401	45			
W-13-03-327-008	4747 SYLVESTER AVE	09/17/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$73,220	43.84	\$146,447	\$23,530	\$143,470	\$101,417	1.415	1,131	\$126.85	03H	12.0009	Ranch		\$23,530	No	//		Land Table 03H	401	66			
W-13-03-327-011	4800 MIDLAND AVE	11/14/19	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,170	39.50	\$100,339	\$28,352	\$98,648	\$59,395	1.661	973	\$101.39	03H	36.6225	Ranch		\$28,236	No	//		Land Table 03H	401	45			
W-13-03-328-035	4793 MIDLAND AVE	08/04/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$97,120	43.65	\$194,231	\$28,320	\$194,180	\$136,890	1.419	1,591	\$122.05	03H	12.3859	Ranch		\$27,630	No	//		Land Table 03H	401	63			
W-13-03-329-002	4661 MIDLAND AVE	10/09/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$73,840	47.95	\$147,687	\$30,824	\$123,176	\$96,422	1.277	768	\$160.39	03H	1.7177	Bungalow		\$30,375	No	//		Land Table 03H	401	66			
W-13-03-329-006	4629 MIDLAND AVE	08/21/20	\$169,750	WD	03-ARM'S LENGTH	\$169,750	\$78,160	46.04	\$156,314	\$36,325	\$133,425	\$99,001	1.348	968	\$137.84	03H	5.3066	Ranch		\$32,732	No	//		Land Table 03H	401	49			
W-13-03-329-014	4608 KEMPF ST	09/23/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$78,990	43.40	\$157,970	\$40,661	\$141,339	\$96,790	1.460	1,144	\$123.55	03H	16.5621	Ranch		\$38,000	No	//		Land Table 03H	401	51			
W-13-03-329-022	4650 KEMPF ST	08/28/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,760	52.24	\$245,528	\$27,073	\$207,927	\$180,243	1.154	1,556	\$133.63	03H	14.1060	Colonial/2Sty		\$27,073	No	//		Land Table 03H	401	80			
W-13-03-376-022	4801 KEMPF ST	06/28/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$74,340	45.89	\$148,684	\$32,302	\$129,698	\$96,025	1.351	1,448	\$89.57	03H	5.6023	Ranch		\$32,069	No	//		Land Table 03H	401	45			
W-13-03-376-027	4763 KEMPF ST	08/07/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$64,290	46.25	\$128,588	\$29,820	\$109,180	\$81,492	1.340	988	\$110.51	03H	4.5118	Ranch		\$29,820	No	//		Land Table 03H	401	51			
W-13-03-377-005	4713 KEMPF ST	08/15/19	\$152,600	WD	03-ARM'S LENGTH	\$152,600	\$84,200	55.18	\$168,403	\$37,600	\$115,000	\$107,923	1.066	1,125	\$102.22	03H	22.9078	Ranch		\$37,600	No	//		Land Table 03H	401	58			
W-13-03-402-013	4478 KEMPF ST	08/08/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,100	49.77	\$174,199	\$47,018	\$127,982	\$104,935	1.220	1,284	\$99.67	03H	7.5017	Bungalow		\$46,310	No	//		Land Table 03H	401	50			
W-13-03-402-021	4557 MIDLAND AVE	02/19/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$69,050	40.38	\$138,092	\$43,995	\$127,005	\$77,638	1.636	1,216	\$104.44	03H	34.1216	Bungalow		\$43,740	No	//		Land Table 03H	401	45			
W-13-03-451-006	4415 KEMPF ST	11/12/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,110	44.05	\$198,227	\$43,935	\$181,065	\$127,304	1.422	1,400	\$129.33	03H	12.7658	Bungalow		\$43,610	No	//		Land Table 03H	401	59			
W-13-03-452-004	4467 MEIGS AVE	11/27/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$104,530	55.02	\$209,052	\$41,340	\$148,660	\$138,376	1.074	1,152	\$129.05	03H	22.0332	Ranch		\$41,340	No	//		Land Table 03H	401	65			
Totals:			\$3,475,850			\$3,475,850	\$1,668,190			\$3,352,878	\$2,767,803	\$2,182,204			\$115.36		2.6298												
								Sale. Ratio =>	47.99					E.C.F. =>	1.268	Std. Deviation=>		0.183380966											
								Std. Dev. =>	5.14					Ave. E.C.F. =>	1.295	Ave. Variance=>		14.7241	Coefficient of Var=>		11.37306842								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-03-301-009	4909 OAKHILL DR	04/04/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,140	53.44	\$144,281	\$20,000	\$115,000	\$161,824	0.711	1,419	\$81.04	03K	8.6852	Ranch		\$20,000	No	/ /		Land Table 03K	407	74	
W-13-03-301-013	4921 OAKHILL DR	03/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,290	50.59	\$136,578	\$20,205	\$114,795	\$151,527	0.758	1,466	\$78.30	03K	3.9914	Ranch		\$20,000	No	/ /		Land Table 03K	407	74	
W-13-03-301-015	4927 OAKHILL DR	11/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,410	44.49	\$146,815	\$20,000	\$145,000	\$165,124	0.878	1,419	\$102.18	03K	8.0630	Ranch		\$20,000	No	/ /		Land Table 03K	407	74	
W-13-03-301-021	4939 OAKHILL DR	05/10/19	\$115,000	LC	03-ARM'S LENGTH	\$115,000	\$62,430	54.29	\$124,866	\$20,205	\$94,795	\$136,277	0.696	1,407	\$67.37	03K	10.1896	Ranch		\$20,000	No	/ /		Land Table 03K	407	72	
W-13-03-301-028	4887 OAKHILL DR	05/06/19	\$128,240	WD	03-ARM'S LENGTH	\$128,240	\$60,940	47.52	\$121,882	\$20,166	\$108,074	\$132,443	0.816	1,272	\$84.96	03K	1.8506	Ranch		\$20,000	No	/ /		Land Table 03K	407	75	
W-13-03-301-038	5018 HARBOR OAK DR	10/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,630	45.75	\$137,261	\$20,000	\$130,000	\$152,684	0.851	1,331	\$97.67	03K	5.3934	Ranch		\$20,000	No	/ /		Land Table 03K	407	76	
W-13-03-301-043	5012 HARBOR OAK DR	12/03/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$76,830	49.25	\$153,662	\$20,000	\$136,000	\$174,039	0.781	1,675	\$81.19	03K	1.6066	Ranch		\$20,000	No	/ /		Land Table 03K	407	76	
W-13-03-301-049	4991 OAKHILL DR	10/09/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$70,520	49.66	\$141,039	\$20,000	\$122,000	\$157,603	0.774	1,195	\$102.09	03K	2.3402	Ranch		\$20,000	No	/ /		Land Table 03K	407	79	
W-13-03-301-057	4975 OAKHILL DR	08/07/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$64,980	50.77	\$129,957	\$20,000	\$108,000	\$143,173	0.754	1,298	\$83.20	03K	4.3169	Ranch		\$20,000	No	/ /		Land Table 03K	407	78	
W-13-03-301-062	4959 OAKHILL DR	09/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,040	44.03	\$132,077	\$20,000	\$130,000	\$145,934	0.891	1,298	\$100.15	03K	9.3316	Ranch		\$20,000	No	/ /		Land Table 03K	407	78	
W-13-03-301-063	4963 OAKHILL DR	09/29/20	\$133,800	WD	03-ARM'S LENGTH	\$133,800	\$67,090	50.14	\$134,176	\$20,000	\$113,800	\$148,667	0.765	1,380	\$82.46	03K	3.2029	Ranch		\$20,000	No	/ /		Land Table 03K	407	78	
W-13-03-301-064	4957 OAKHILL DR	09/15/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$76,120	43.75	\$152,230	\$20,000	\$154,000	\$172,174	0.894	1,584	\$97.22	03K	9.6942	Colonial/2Sty		\$20,000	No	/ /		Land Table 03K	407	78	
Totals:			\$1,712,040			\$1,712,040	\$827,420		\$1,654,824		\$1,471,464	\$1,841,469			\$88.16		0.1571										
							Sale. Ratio =>	48.33			E.C.F. =>	0.799	Std. Deviation=>		0.068139268												
							Std. Dev. =>	3.55			Ave. E.C.F. =>	0.797	Ave. Variance=>		5.7221	Coefficient of Var=>		7.175087683									

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-04-253-008	4222 RURAL ST	06/12/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$175,220	52.32	\$350,438	\$35,185	\$299,715	\$284,012	1.055	4,308	\$69.57	04A	0.0000	Colonial/2Sty		\$29,730	No	/ /		Land Table 04A	401	49
Totals:			\$334,900			\$334,900	\$175,220		\$350,438		\$299,715	\$284,012			\$69.57		0.0000									
							Sale. Ratio =>	52.32				E.C.F. =>	1.055		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.055		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Compare to 4l increase 4.7% or to 1.162.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-04-104-002	4330 PONTIF ST	10/18/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,220	44.38	\$146,444	\$18,886	\$146,114	\$107,282	1.362	1,270	\$115.05	04D	12.3186	Bungalow		\$17,448	No	/ /		Land Table 04D	401	66	
W-13-04-151-010	5967 ANDERSONVILLE RD	11/11/19	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$117,780	52.58	\$235,565	\$48,243	\$175,757	\$157,546	1.116	1,903	\$92.36	04D	12.3186	Colonial/2Sty		\$47,694	No	/ /		Land Table 04D	401	60	
Totals:			\$389,000			\$389,000	\$191,000		\$382,009		\$321,871	\$264,828			\$103.70		2.3381										
								Sale. Ratio =>	49.10				E.C.F. =>	1.215	Std. Deviation=>		0.174211568										
								Std. Dev. =>	5.80				Ave. E.C.F. =>	1.239	Ave. Variance=>		12.3186	Coefficient of Var=>		9.944161863							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W-13-04-108-020	4277 LEDGESTONE DR	11/22/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,590	51.27	\$169,175	\$31,199	\$133,801	\$104,133	1.285	1,470	\$91.02	04E	0.5176	Ranch		\$31,199	No	//		Land Table 04E	401	45		
W-13-04-151-024	5834 CAMBROOK LN	09/30/19	\$182,900	WD	03-ARM'S LENGTH	\$182,900	\$94,170	51.49	\$188,347	\$29,059	\$153,841	\$120,217	1.280	1,548	\$99.38	04E	0.0040	Ranch		\$27,728	No	//		Land Table 04E	401	52		
W-13-04-151-033	4047 LEDGESTONE DR	09/01/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,060	47.85	\$220,117	\$29,685	\$200,315	\$143,722	1.394	1,546	\$129.57	04E	11.4034	Ranch		\$29,169	No	//		Land Table 04E	401	59		
W-13-04-152-014	4173 SMOKE TREE WAY	12/18/20	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$97,670	48.23	\$195,347	\$35,172	\$167,328	\$120,887	1.384	1,298	\$128.91	04E	10.4440	TriLevel/Quad		\$31,157	No	//		Land Table 04E	401	55		
W-13-04-153-010	5948 SOUTHWARD AVE	12/09/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$83,720	52.65	\$167,434	\$27,625	\$131,375	\$105,516	1.245	1,635	\$80.35	04E	3.4662	Ranch		\$27,557	No	//		Land Table 04E	401	45		
W-13-04-178-001	4040 LEDGESTONE DR	04/30/19	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$81,620	54.45	\$163,237	\$33,595	\$116,305	\$97,843	1.189	833	\$139.62	04E	9.1041	Ranch		\$33,595	No	//		Land Table 04E	401	71		
W-13-04-178-009	5701 TIPPERARY TRL	04/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,110	54.20	\$222,218	\$33,280	\$171,720	\$142,595	1.204	1,228	\$139.84	04E	7.5479	Ranch		\$33,280	No	//		Land Table 04E	401	66		
W-13-04-178-011	4041 CAMBROOK LN	07/12/19	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$104,640	57.18	\$209,276	\$29,981	\$153,019	\$135,317	1.131	1,234	\$124.00	04E	14.8912	Ranch		\$29,216	No	//		Land Table 04E	401	71		
W-13-04-178-013	4073 CAMBROOK LN	10/21/19	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$89,040	47.49	\$178,083	\$29,509	\$157,991	\$112,131	1.409	1,411	\$111.97	04E	12.9251	Ranch		\$26,773	No	//		Land Table 04E	401	50		
W-13-04-301-005	5892 OLYMPIC PKWY	06/06/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,850	49.39	\$187,703	\$34,177	\$155,823	\$115,869	1.345	1,666	\$93.53	04E	6.5093	TriLevel/Quad		\$31,415	No	//		Land Table 04E	401	49		
W-13-04-302-007	5845 OLYMPIC PKWY	12/07/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,000	52.44	\$235,995	\$31,656	\$193,344	\$154,218	1.254	1,419	\$136.25	04E	2.6026	Ranch		\$31,415	No	//		Land Table 04E	401	66		
W-13-04-326-016	5547 S RAINBOW LN	12/23/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$120,270	47.92	\$240,543	\$36,357	\$214,643	\$154,103	1.393	2,015	\$106.52	04E	11.3127	Ranch		\$36,357	No	//		Land Table 04E	401	49		
W-13-04-326-020	5519 S RAINBOW LN	06/19/20	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$158,670	57.72	\$317,339	\$36,504	\$238,396	\$211,951	1.125	2,017	\$118.19	04E	15.4961	Colonial/2Sty		\$30,133	No	//		Land Table 04E	401	70		
Totals:			\$2,605,700			\$2,605,700	\$1,347,410		\$2,694,814		\$2,187,901	\$1,718,502			\$115.32													
									Sale. Ratio =>	51.71				E.C.F. =>	1.273	Std. Deviation=>		0.099887782										
									Std. Dev. =>	3.49				Ave. E.C.F. =>	1.280	Ave. Variance=>		8.1711	Coefficient of Var=>		6.385007536							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-04-326-014	5563 POINTE PL	11/14/19	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$164,490	52.05	\$328,987	\$43,404	\$272,596	\$221,382	1.231	1,960	\$139.08	04F	6.0237	Ranch		\$42,560	No	/ /		Land Table 04F	408	65	
W-13-04-326-023	5571 POINTE PL	08/07/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,350	48.12	\$288,691	\$52,673	\$247,327	\$182,960	1.352	1,716	\$144.13	04F	6.0237	Ranch		\$48,737	No	/ /		Land Table 04F	408	55	
Totals:						\$616,000	\$308,840		\$617,678		\$519,923	\$404,342			\$141.60		0.5724										
								Sale. Ratio =>	50.14			E.C.F. =>	1.286	Std. Deviation=>		0.085188488											
								Std. Dev. =>	2.78			Ave. E.C.F. =>	1.292	Ave. Variance=>		6.0237	Coefficient of Var=>		4.663871654								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-04-228-006	5010 SHORELINE BLVD	08/21/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$129,890	50.94	\$259,781	\$32,879	\$222,121	\$204,416	1.087	1,806	\$122.99	041	8.5749	Ranch		\$31,181	No	/ /		Land Table 041	401	66	
W-13-04-276-008	4143 IRONSIDE DR	08/19/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,680	51.95	\$249,359	\$28,361	\$211,639	\$199,097	1.063	1,716	\$123.33	041	10.9368	Ranch		\$27,650	No	/ /		Land Table 041	401	66	
W-13-04-276-014	4071 IRONSIDE DR	06/12/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$110,960	48.26	\$221,919	\$33,152	\$196,748	\$170,060	1.157	1,820	\$108.10	041	1.5430	TriLevel/Quad		\$31,094	No	/ /		Land Table 041	401	66	
W-13-04-278-005	4151 EAGLES NEST DR	04/05/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,820	40.32	\$209,634	\$31,997	\$228,003	\$160,033	1.425	2,053	\$111.06	041	25.2361	Colonial/2Sty		\$30,020	No	/ /		Land Table 041	401	55	
W-13-04-278-011	5150 SHORELINE BLVD	12/22/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,100	50.41	\$272,199	\$33,124	\$236,876	\$215,383	1.100	1,936	\$122.35	041	7.2570	Colonial/2Sty		\$33,124	No	/ /		Land Table 041	401	70	
W-13-04-278-018	4172 IRONSIDE DR	11/24/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,560	45.03	\$207,127	\$30,046	\$199,954	\$159,532	1.253	1,560	\$128.18	041	8.1014	TriLevel/Quad		\$27,650	No	/ /		Land Table 041	401	67	
W-13-04-278-019	4160 IRONSIDE DR	03/08/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,610	44.47	\$231,221	\$27,650	\$232,350	\$183,397	1.267	1,820	\$127.66	041	9.4561	Colonial/2Sty		\$27,650	No	/ /		Land Table 041	401	65	
W-13-04-279-007	5058 SHORELINE BLVD	09/30/20	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$112,540	51.74	\$225,081	\$37,716	\$179,784	\$168,797	1.065	2,144	\$83.85	041	10.7273	Colonial/2Sty		\$36,791	No	/ /		Land Table 041	401	55	
W-13-04-279-008	5066 SHORELINE BLVD	09/27/19	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$132,530	49.09	\$265,060	\$44,087	\$225,913	\$199,075	1.135	2,023	\$111.67	041	3.7546	Colonial/2Sty		\$32,495	No	/ /		Land Table 041	401	65	
Totals:			\$2,232,400			\$2,232,400	\$1,070,690			\$2,141,381	\$1,933,388	\$1,659,792			\$115.47												
							Sale. Ratio =>	47.96					E.C.F. =>	1.165			Std. Deviation=>	0.120896269									
							Std. Dev. =>	3.96					Ave. E.C.F. =>	1.172			Ave. Variance=>	9.5097	Coefficient of Var=>	8.111583545							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-04-476-009	3605 HATFIELD DR	12/30/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,390	52.34	\$240,780	\$83,106	\$146,894	\$142,950	1.028	2,214	\$66.35	04J	15.7368	Ranch		\$62,052	No	/ /		Land Table 04J	401	45
W-13-04-477-026	3580 HATFIELD DR	04/30/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$57,310	42.77	\$114,617	\$25,285	\$108,715	\$80,990	1.342	738	\$147.31	04J	15.7368	Ranch		\$22,795	No	/ /		Land Table 04J	401	70
Totals:			\$364,000			\$364,000	\$177,700		\$355,397		\$255,609	\$223,940			\$106.83		4.3541									
							Sale. Ratio =>	48.82				E.C.F. =>	1.141		Std. Deviation=>	0.2225525										
							Std. Dev. =>	6.77				Ave. E.C.F. =>	1.185		Ave. Variance=>	15.7368	Coefficient of Var=>	13.28050943								

Use ECF 1.103 and changed land 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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-04-433-012	4906 HARBOR POINT DR	11/13/19	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$70,240	51.27	\$140,478	\$20,494	\$116,506	\$146,501	0.795	1,731	\$67.31	04L	4.6527	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-015	4900 HARBOR POINT DR	11/16/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$65,800	39.17	\$131,596	\$20,494	\$147,506	\$135,656	1.087	1,332	\$110.74	04L	24.5570	Ranch		\$20,000	No	//		Land Table 04L	407	79
W-13-04-433-016	4902 HARBOR POINT DR	08/04/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$59,350	43.32	\$118,706	\$20,000	\$117,000	\$120,520	0.971	1,345	\$86.99	04L	12.9006	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-020	4898 HARBOR POINT DR	11/19/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$60,020	46.53	\$120,040	\$20,000	\$109,000	\$122,149	0.892	1,345	\$81.04	04L	5.0567	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-022	4890 HARBOR POINT DR	02/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,160	46.28	\$120,314	\$20,000	\$110,000	\$122,484	0.898	1,345	\$81.78	04L	5.6294	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-025	4884 HARBOR POINT DR	09/17/20	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$58,520	51.11	\$117,040	\$20,000	\$94,500	\$118,486	0.798	1,345	\$70.26	04L	4.4223	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-026	4886 HARBOR POINT DR	08/12/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$60,260	45.31	\$120,527	\$20,000	\$113,000	\$122,744	0.921	1,345	\$84.01	04L	7.8832	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-029	4880 HARBOR POINT DR	08/16/19	\$136,100	WD	03-ARM'S LENGTH	\$136,100	\$69,240	50.87	\$138,472	\$20,000	\$116,100	\$144,654	0.803	1,723	\$67.38	04L	3.9184	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-031	4923 HARBOR POINT DR	08/25/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$69,620	52.74	\$139,248	\$20,000	\$112,000	\$145,602	0.769	1,744	\$64.22	04L	7.2566	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-034	4929 HARBOR POINT DR	08/26/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,340	48.27	\$120,686	\$20,000	\$105,000	\$122,938	0.854	1,345	\$78.07	04L	1.2305	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-041	4943 HARBOR POINT DR	03/03/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,520	46.82	\$117,040	\$20,000	\$105,000	\$118,486	0.886	1,345	\$78.07	04L	4.4395	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-042	5096 HARBOR OAK DR	09/04/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,030	51.13	\$138,059	\$20,494	\$114,506	\$143,547	0.798	1,731	\$66.15	04L	4.4096	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-044	5100 HARBOR OAK DR	08/14/19	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$68,700	48.38	\$137,400	\$20,494	\$121,506	\$142,742	0.851	1,744	\$69.67	04L	0.9440	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-046	5092 HARBOR OAK DR	11/12/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,720	46.18	\$115,436	\$20,000	\$105,000	\$116,527	0.901	1,332	\$78.83	04L	5.9289	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-049	5086 HARBOR OAK DR	10/16/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$58,520	56.82	\$117,040	\$20,000	\$83,000	\$118,486	0.701	1,345	\$61.71	04L	14.1281	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-051	5078 HARBOR OAK DR	10/01/19	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$57,310	45.48	\$114,624	\$20,494	\$105,506	\$114,933	0.918	1,332	\$79.21	04L	7.6193	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-053	5082 HARBOR OAK DR	07/17/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$58,820	47.82	\$117,630	\$20,000	\$103,000	\$119,206	0.864	1,345	\$76.58	04L	2.2262	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-062	5064 HARBOR OAK DR	07/27/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$58,630	45.80	\$117,252	\$20,000	\$108,000	\$118,745	0.910	1,345	\$80.30	04L	6.7727	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-064	5056 HARBOR OAK DR	07/19/19	\$110,000	OTH	03-ARM'S LENGTH	\$110,000	\$58,520	53.20	\$117,040	\$20,000	\$90,000	\$118,486	0.760	1,345	\$66.91	04L	8.2203	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-065	5058 HARBOR OAK DR	07/06/19	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$58,630	45.80	\$117,252	\$20,000	\$108,000	\$118,745	0.910	1,345	\$80.30	04L	6.7727	Ranch		\$20,000	No	//		Land Table 04L	407	67
W-13-04-433-069	4988 OAKHILL DR	11/10/20	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$45,060	51.26	\$90,122	\$20,509	\$67,391	\$84,998	0.793	949	\$71.01	04L	4.8928	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-070	4990 OAKHILL DR	01/29/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$49,850	45.36	\$99,695	\$20,000	\$89,900	\$97,308	0.924	1,024	\$87.79	04L	8.2087	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-078	4970 OAKHILL DR	06/12/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$58,740	57.59	\$117,488	\$20,509	\$81,491	\$118,411	0.688	1,332	\$61.18	04L	15.3584	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-084	4958 OAKHILL DR	09/25/19	\$112,700	WD	03-ARM'S LENGTH	\$112,700	\$58,740	52.12	\$117,488	\$20,509	\$92,191	\$118,411	0.779	1,332	\$69.21	04L	6.3222	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-085	4960 OAKHILL DR	03/26/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$59,050	51.35	\$118,108	\$20,000	\$95,000	\$119,790	0.793	1,332	\$71.32	04L	4.8732	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-089	4956 OAKHILL DR	08/06/20	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$72,670	55.26	\$145,337	\$20,000	\$111,500	\$153,037	0.729	1,779	\$62.68	04L	11.3203	Ranch		\$20,000	No	//		Land Table 04L	407	69
W-13-04-433-090	4914 ASHLEY LN	12/23/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$66,220	44.18	\$132,441	\$20,530	\$129,370	\$136,643	0.947	1,321	\$97.93	04L	10.4984	Ranch		\$20,000	No	//		Land Table 04L	407	71
W-13-04-433-091	4916 ASHLEY LN	04/04/19	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$65,540	51.24	\$131,086	\$20,530	\$107,370	\$134,989	0.795	1,331	\$80.67	04L	4.6388	Ranch		\$20,000	No	//		Land Table 04L	407	71
W-13-04-433-099	4896 ASHLEY LN	10/04/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$64,360	58.51	\$128,724	\$20,530	\$89,470	\$132,105	0.677	1,351	\$66.23	04L	16.4522	Ranch		\$20,000	No	//		Land Table 04L	407	71
W-13-04-433-117	4860 ASHLEY LN	11/13/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$64,550	43.61	\$129,104	\$20,530	\$127,470	\$132,569	0.962	1,384	\$92.10	04L	11.9751	Ranch		\$20,000	No	//		Land Table 04L	407	71
W-13-04-433-119	4864 ASHLEY LN	10/25/19	\$116,850	WD	03-ARM'S LENGTH	\$116,850	\$64,740	55.40	\$129,486	\$20,530	\$96,320	\$133,035	0.724	1,384	\$69.60	04L	11.7768	Ranch		\$20,000	No	//		Land Table 04L	407	71
Totals:			\$3,898,250			\$3,898,250	\$1,907,470		\$3,814,959		\$3,271,603	\$3,892,933			\$76.10		0.1391									
								Sale. Ratio =>	48.93				E.C.F. =>	0.840			Std. Deviation=>	0.094873677								
								Std. Dev. =>	4.64				Ave. E.C.F. =>	0.842			Ave. Variance=>	7.9124	Coefficient of Var=>	9.39957614						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-04-429-026	4960 LAKE POINTE DR	07/07/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$91,310	57.79	\$182,627	\$30,000	\$128,000	\$129,895	0.985	1,634	\$78.34	04M	15.0853	Ranch		\$30,000	No	//		Land Table 04M	407	60
W -13-04-429-034	4928 LAKE POINTE DR	05/15/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,430	53.88	\$150,865	\$30,825	\$109,175	\$102,162	1.069	1,251	\$87.27	04M	6.7612	Ranch		\$30,000	No	//		Land Table 04M	407	60
W -13-04-429-038	4912 LAKE POINTE DR	10/15/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$77,480	45.31	\$154,962	\$30,000	\$141,000	\$106,351	1.326	1,282	\$109.98	04M	18.9542	Ranch		\$30,000	No	//		Land Table 04M	407	60
W -13-04-429-039	4904 LAKE POINTE DR	06/13/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,330	57.08	\$182,654	\$30,000	\$130,000	\$129,918	1.001	1,634	\$79.56	04M	13.5633	Ranch		\$30,000	No	//		Land Table 04M	407	60
W -13-04-429-039	4904 LAKE POINTE DR	06/26/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$91,330	45.89	\$182,654	\$30,000	\$169,000	\$129,918	1.301	1,634	\$103.43	04M	16.4556	Ranch		\$30,000	No	//		Land Table 04M	407	60
Totals:			\$828,000			\$828,000	\$426,880		\$853,762		\$677,175	\$598,244			\$91.72		0.4324									
								Sale. Ratio =>	51.56					E.C.F. =>	1.132	Std. Deviation=>		0.164870294								
								Std. Dev. =>	6.02					Ave. E.C.F. =>	1.136	Ave. Variance=>		14.1639	Coefficient of Var=>		12.46535798					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-05-230-006	4344 WATERLOO RD	08/14/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,900	51.45	\$169,795	\$34,874	\$130,126	\$102,290	1.272	1,164	\$111.79	05F	0.3183	Ranch		\$34,000	No	//		Land Table 05F	401	49
W-13-05-230-013	4331 BARNARD RD	11/20/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$108,410	55.59	\$216,823	\$35,228	\$159,772	\$137,676	1.160	1,846	\$86.55	05F	11.4816	TriLevel/Quad		\$34,234	No	//		Land Table 05F	401	58
W-13-05-231-005	4320 BARNARD RD	10/29/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$67,870	47.46	\$135,748	\$34,651	\$108,349	\$76,647	1.414	895	\$121.06	05F	13.8310	Ranch		\$34,515	No	//		Land Table 05F	401	51
W-13-05-231-017	4257 MARCUS RD	08/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$166,460	59.45	\$332,916	\$41,643	\$238,357	\$220,829	1.079	3,265	\$73.00	05F	19.5931	Colonial/2Sty		\$41,643	No	//		Land Table 05F	401	60
W-13-05-232-002	6015 WATERFRONT DR	06/12/19	\$148,800	WD	03-ARM'S LENGTH	\$148,800	\$81,540	54.80	\$163,074	\$23,414	\$125,386	\$105,883	1.184	1,176	\$106.62	05F	9.1115	Ranch		\$23,148	No	//		Land Table 05F	401	58
W-13-05-276-016	4045 WATERLOO RD	02/22/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$118,200	49.46	\$236,398	\$27,974	\$211,026	\$158,017	1.335	1,936	\$109.00	05F	6.0160	TriLevel/Quad		\$27,974	No	//		Land Table 05F	401	58
W-13-05-277-007	6097 ANDERSONVILLE RD	08/20/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,000	50.00	\$220,004	\$30,151	\$189,849	\$143,937	1.319	1,424	\$133.32	05F	4.3666	Bungalow		\$30,076	No	//		Land Table 05F	401	59
W-13-05-277-008	6069 ANDERSONVILLE RD	09/18/19	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$83,600	46.97	\$167,206	\$30,895	\$147,105	\$103,344	1.423	1,404	\$104.78	05F	14.8141	Bungalow		\$30,076	No	//		Land Table 05F	401	52
W-13-05-277-013	6166 VAN SYCKLE AVE	11/08/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,380	49.28	\$152,765	\$32,914	\$122,086	\$90,865	1.344	1,104	\$110.59	05F	6.8291	Ranch		\$32,914	No	//		Land Table 05F	401	55
W-13-05-278-016	6128 NORTHRUP DR	04/22/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,600	50.29	\$211,202	\$41,667	\$168,333	\$128,533	1.310	1,308	\$128.69	05F	3.4342	Ranch		\$28,809	No	//		Land Table 05F	401	50
W-13-05-279-042	4009 AIRPORT RD	11/20/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,360	48.39	\$188,722	\$28,231	\$166,769	\$121,676	1.371	1,868	\$89.28	05F	9.5290	Ranch		\$26,672	No	//		Land Table 05F	401	52
W-13-05-279-048	6105 NORTHRUP DR	03/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$103,830	59.33	\$207,653	\$17,794	\$157,206	\$143,942	1.092	1,144	\$137.42	05F	18.3155	Ranch		\$17,794	No	//		Land Table 05F	401	66
Totals:			\$2,303,800			\$2,303,800	\$1,201,150		\$2,402,306		\$1,924,364	\$1,533,639			\$109.34		2.0536									
							Sale. Ratio =>	52.14				E.C.F. =>	1.255			Std. Deviation=>	0.118687464									
							Std. Dev. =>	4.37				Ave. E.C.F. =>	1.275			Ave. Variance=>	9.8033	Coefficient of Var=>	7.687035408							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-05-355-006	6770 MACEDAY DR	03/19/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,330	47.64	\$228,652	\$32,484	\$207,516	\$152,779	1.358	1,320	\$157.21	05G	2.5782	Ranch		\$30,769	No	/ /		Land Table 05G	401	62					
W-13-05-356-006	6773 MACEDAY DR	02/26/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,940	47.34	\$179,877	\$42,214	\$147,786	\$107,214	1.378	1,722	\$85.82	05G	4.5923	Bungalow		\$41,720	No	/ /		Land Table 05G	401	51					
W-13-05-377-002	6635 LONGWORTH DR	03/31/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,850	46.24	\$175,705	\$28,136	\$161,864	\$114,929	1.408	1,083	\$149.46	05G	7.5885	Ranch		\$27,447	No	/ /		Land Table 05G	401	59					
W-13-05-377-020	3565 LOTUS DR	07/06/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,710	50.95	\$183,413	\$33,740	\$146,260	\$116,568	1.255	1,229	\$119.01	05G	7.7775	Ranch		\$33,740	No	/ /		Land Table 05G	401	64					
W-13-05-377-034	6605 LONGWORTH DR	07/24/19	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$126,310	52.74	\$252,624	\$36,753	\$202,747	\$168,124	1.206	1,566	\$129.47	05G	12.6557	Colonial/2Sty		\$35,183	No	/ /		Land Table 05G	401	77					
W-13-05-378-024	3600 LOTUS DR	04/16/19	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$95,640	46.68	\$191,278	\$25,078	\$179,822	\$129,439	1.389	1,343	\$133.90	05G	5.6743	Ranch		\$23,564	No	/ /		Land Table 05G	401	65					
Totals:			\$1,244,400			\$1,244,400	\$605,780		\$1,211,549		\$1,045,995	\$789,053			\$129.14		0.6862														
								Sale. Ratio =>	48.68									E.C.F. =>	1.326									Std. Deviation=>	0.082240598		
								Std. Dev. =>	2.63									Ave. E.C.F. =>	1.332									Ave. Variance=>	6.8111	Coefficient of Var=>	5.11151642

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-05-401-004	6434 LOTUS CT	08/20/20	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$96,440	46.93	\$192,870	\$34,435	\$171,065	\$114,808	1.490	1,538	\$111.23	05H	12.4048	TriLevel/Quad		\$33,105	No	/ /		Land Table 05H	401	49
W-13-05-401-006	3965 PERCY KING RD	01/05/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$125,250	55.67	\$250,501	\$48,517	\$176,483	\$146,365	1.206	1,498	\$117.81	05H	16.0191	Ranch		\$32,182	No	/ /		Land Table 05H	401	62
W-13-05-401-010	3941 PERCY KING RD	09/05/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,990	48.74	\$155,986	\$33,348	\$126,652	\$88,868	1.425	980	\$129.24	05H	5.9206	Ranch		\$32,100	No	/ /		Land Table 05H	401	52
W-13-05-403-010	3872 PERCY KING RD	10/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,630	47.62	\$195,268	\$35,412	\$169,588	\$115,838	1.464	1,344	\$126.18	05H	9.8052	BiLevel		\$34,176	No	/ /		Land Table 05H	401	59
W-13-05-403-033	3743 DAVID K DR	04/15/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,800	47.46	\$175,600	\$35,489	\$149,511	\$101,530	1.473	1,248	\$119.80	05H	10.6621	Ranch		\$35,189	No	/ /		Land Table 05H	401	49
W-13-05-427-002	3960 PERCY KING RD	04/30/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$89,750	48.51	\$179,501	\$35,130	\$149,870	\$104,617	1.433	1,536	\$97.57	05H	6.6601	BiLevel		\$32,100	No	/ /		Land Table 05H	401	52
W-13-05-427-009	6364 GRACE K DR	09/13/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,650	47.80	\$167,292	\$35,095	\$139,905	\$95,795	1.460	1,025	\$136.49	05H	9.4501	Ranch		\$34,517	No	/ /		Land Table 05H	401	49
W-13-05-427-015	6284 GRACE K DR	07/30/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$83,210	59.01	\$166,410	\$32,474	\$108,526	\$97,055	1.118	1,106	\$98.12	05H	24.7772	Ranch		\$32,100	No	/ /		Land Table 05H	401	49
W-13-05-427-031	6080 GRACE K DR	10/19/20	\$181,900	WD	03-ARM'S LENGTH	\$181,900	\$89,020	48.94	\$178,044	\$34,625	\$147,275	\$103,927	1.417	1,025	\$143.68	05H	5.1141	Ranch		\$33,664	No	/ /		Land Table 05H	401	59
W-13-05-451-004	3815 PERCY KING CT	04/24/19	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$111,220	59.32	\$222,446	\$34,458	\$153,042	\$136,223	1.123	1,920	\$79.71	05H	24.2497	BiLevel		\$34,346	No	/ /		Land Table 05H	401	68
W-13-05-451-024	3551 WARRINGHAM AVE	06/17/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,320	46.29	\$166,640	\$34,252	\$145,748	\$95,933	1.519	1,050	\$138.81	05H	15.3301	Ranch		\$33,316	No	/ /		Land Table 05H	401	49
W-13-05-452-028	3580 WARRINGHAM AVE	05/08/19	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$106,530	56.10	\$213,058	\$41,332	\$148,568	\$124,439	1.194	1,538	\$96.60	05H	17.2061	TriLevel/Quad		\$39,780	No	/ /		Land Table 05H	401	66
W-13-05-476-015	6065 GRACE K DR	03/26/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,380	43.79	\$156,762	\$37,923	\$141,077	\$86,115	1.638	960	\$146.96	05H	27.2273	Ranch		\$34,126	No	/ /		Land Table 05H	401	49
W-13-05-476-022	3708 DAVID K DR	07/31/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$99,140	51.64	\$198,278	\$34,632	\$157,368	\$118,584	1.327	1,344	\$117.09	05H	3.8904	Ranch		\$32,100	No	/ /		Land Table 05H	401	52
W-13-05-476-029	3634 DAVID K DR	12/03/19	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$88,790	53.81	\$177,587	\$33,536	\$131,464	\$104,385	1.259	1,198	\$109.74	05H	10.6545	Ranch		\$32,100	No	/ /		Land Table 05H	401	49
W-13-05-478-005	6035 GRAPER DR	09/23/19	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$101,130	52.26	\$202,260	\$33,919	\$159,581	\$121,986	1.308	1,053	\$151.55	05H	5.7774	Ranch		\$33,259	No	/ /		Land Table 05H	401	65
Totals:			\$2,950,300			\$2,950,300	\$1,499,250		\$2,998,503		\$2,375,723	\$1,756,468			\$120.04		1.3405									
									Sale. Ratio =>	50.82			E.C.F. =>	1.353	Std. Deviation=>		0.151691834									
									Std. Dev. =>	4.70			Ave. E.C.F. =>	1.366	Ave. Variance=>		12.8218	Coefficient of Var=>		9.386641904						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-06-101-002	7941 ANDERSONVILLE RD	02/21/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$73,720	51.73	\$147,439	\$42,841	\$99,659	\$91,512	1.089	1,550	\$64.30	06A	8.0226	Colonial/2Sty		\$42,841	No	/ /		Land Table 06A	401	45		
W -13-06-102-010	7876 JENNIFER AGNES AVE	06/12/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,140	43.86	\$162,286	\$30,344	\$154,656	\$115,435	1.340	1,271	\$121.68	06A	17.0514	TriLevel/Quad		\$30,344	No	/ /		Land Table 06A	401	58		
W -13-06-102-022	4363 NELSEY RD	10/16/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,180	48.10	\$168,369	\$39,898	\$135,102	\$112,398	1.202	1,471	\$91.84	06A	3.2741	TriLevel/Quad		\$37,720	No	/ /		Land Table 06A	401	55		
W -13-06-102-023	7830 JENNIFER AGNES AVE	11/01/19	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$131,150	57.27	\$262,291	\$35,011	\$193,989	\$198,845	0.976	1,603	\$121.02	06A	19.3677	Mobile/Modular		\$35,011	No	/ /		Land Table 06A	401	82		
W -13-06-152-006	4095 NELSEY RD	12/27/19	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$95,900	46.78	\$191,803	\$36,141	\$168,859	\$136,187	1.240	1,838	\$91.87	06A	7.0648	TriLevel/Quad		\$36,141	No	/ /		Land Table 06A	401	58		
Totals:			\$936,500			\$936,500	\$466,090		\$932,188		\$752,265	\$654,377			\$98.14		1.9666											
								Sale. Ratio =>	49.77					E.C.F. =>	1.150	Std. Deviation=>		0.14061035										
								Std. Dev. =>	5.16					Ave. E.C.F. =>	1.169	Ave. Variance=>		10.9561	Coefficient of Var=>	9.370169535								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-06-176-011	4029 MAIDEN DR	12/04/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$144,900	50.49	\$289,795	\$19,350	\$267,650	\$210,299	1.273	1,669	\$160.37	06B	1.1481	Colonial/2Sty		\$19,350	No	/ /		Land Table 06B	401	88
W -13-06-176-012	4027 MAIDEN DR	01/08/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$146,970	48.19	\$293,945	\$23,500	\$281,500	\$210,299	1.339	1,669	\$168.66	06B	7.7339	Colonial/2Sty		\$23,500	No	/ /		Land Table 06B	401	88
W -13-06-302-021	3934 FLORINE AVE	07/26/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$85,280	42.85	\$170,569	\$56,726	\$142,274	\$88,525	1.607	1,080	\$131.74	06B	34.5935	TriLevel/Quad		\$56,660	No	/ /		Land Table 06B	401	54
W -13-06-304-019	3965 NELSEY RD	01/25/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,820	51.25	\$189,644	\$35,472	\$149,528	\$119,885	1.247	1,297	\$115.29	06B	1.3966	TriLevel/Quad		\$33,172	No	/ /		Land Table 06B	401	58
W -13-06-305-010	3885 FLORINE AVE	08/05/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$172,760	57.59	\$345,523	\$32,745	\$267,255	\$243,218	1.099	2,260	\$118.25	06B	16.2399	Colonial/2Sty		\$31,362	No	/ /		Land Table 06B	401	74
W -13-06-308-011	3855 NELSEY RD	10/22/19	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$88,190	49.68	\$176,372	\$19,170	\$158,330	\$122,241	1.295	1,424	\$111.19	06B	3.3999	TriLevel/Quad		\$18,083	No	/ /		Land Table 06B	401	72
W -13-06-326-018	3933 MAIDEN DR	05/14/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,780	48.47	\$203,561	\$21,652	\$188,348	\$141,453	1.332	1,392	\$135.31	06B	7.0291	Bungalow		\$21,652	No	/ /		Land Table 06B	401	71
W -13-06-326-023	7710 BRIDGE RD	06/11/19	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$112,640	52.42	\$225,280	\$23,500	\$191,400	\$156,905	1.220	1,438	\$133.10	06B	4.1383	TriLevel/Quad		\$23,500	No	/ /		Land Table 06B	401	86
W -13-06-326-036	7689 AUSTERE RD	01/06/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$99,280	51.44	\$198,560	\$35,433	\$157,567	\$126,848	1.242	2,010	\$78.39	06B	1.9061	BiLevel		\$33,515	No	/ /		Land Table 06B	401	66
W -13-06-327-036	3888 NELSEY RD	05/01/19	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$111,400	58.66	\$222,807	\$38,671	\$151,229	\$143,185	1.056	1,843	\$82.06	06B	20.5050	Colonial/2Sty		\$36,550	No	/ /		Land Table 06B	401	62
W -13-06-377-030	7767 MACEDAY LAKE RD	09/18/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$138,710	54.42	\$277,416	\$39,991	\$214,909	\$184,623	1.164	1,804	\$119.13	06B	9.7186	Colonial/2Sty		\$35,690	No	/ /		Land Table 06B	401	74
Totals:			\$2,516,200			\$2,516,200	\$1,296,730		\$2,593,472		\$2,169,990	\$1,747,482			\$123.04		1.9448									
								Sale. Ratio =>	51.54			E.C.F. =>	1.242	Std. Deviation=>		0.145607669										
								Std. Dev. =>	4.44			Ave. E.C.F. =>	1.261	Ave. Variance=>		9.8008	Coefficient of Var=>		7.770845764							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-06-376-002	7734 MACEDAY LAKE RD	01/08/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$331,940	46.75	\$663,872	\$156,428	\$553,572	\$345,670	1.601	3,132	\$176.75	06E	3.7038	Colonial/2Sty		\$156,428	No	/ /		Land Table 06E	408	75	
W -13-06-376-017	3730 AUSTINWOOD CT	01/02/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,600	45.89	\$321,203	\$173,042	\$176,958	\$100,927	1.753	1,151	\$153.74	06E	11.4842	Ranch		\$171,896	No	/ /		Land Table 06E	408	51	
W -13-06-406-005	3845 IRIS DR	06/18/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$193,450	45.52	\$386,905	\$136,306	\$288,694	\$170,708	1.691	1,716	\$168.24	06E	5.2676	Ranch		\$132,603	No	/ /		Land Table 06E	408	63	
W -13-06-406-019	3861 IRIS DR	05/29/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,940	49.16	\$235,886	\$88,585	\$151,315	\$100,341	1.508	1,125	\$134.50	06E	13.0480	Bungalow		\$88,585	No	/ /		Land Table 06E	408	61	
Totals:						\$1,724,900	\$803,930		\$1,607,866		\$1,170,539	\$717,646			\$158.31		0.7403										
								Sale. Ratio =>	46.61					E.C.F. =>	1.631	Std. Deviation=>		0.107020446									
								Std. Dev. =>	1.64					Ave. E.C.F. =>	1.638	Ave. Variance=>		8.3759	Coefficient of Var=>		5.111975636						

Round to 1.500 due to limited sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-06-101-020	4422 N MEADOW DR	12/27/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,420	49.64	\$158,846	\$20,000	\$140,000	\$142,552	0.982	1,432	\$97.77	06K	0.4820	Colonial/2Sty		\$20,000	No	//		Land Table 06K	407	67	
W -13-06-101-041	7858 MEADOW DR	05/20/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,130	48.83	\$156,253	\$20,000	\$140,000	\$139,890	1.001	1,416	\$98.87	06K	1.3870	Colonial/2Sty		\$20,000	No	//		Land Table 06K	407	67	
W -13-06-101-049	7873 MEADOW DR	10/29/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,730	50.79	\$157,464	\$20,000	\$135,000	\$141,133	0.957	1,416	\$95.34	06K	3.0373	Colonial/2Sty		\$20,000	No	//		Land Table 06K	407	68	
W -13-06-101-051	7881 MEADOW DR	11/16/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,900	49.03	\$161,802	\$20,000	\$145,000	\$145,587	0.996	1,432	\$101.26	06K	0.9051	Colonial/2Sty		\$20,000	No	//		Land Table 06K	407	68	
W -13-06-101-098	7928 MEADOW DR	10/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,550	48.89	\$171,093	\$20,000	\$155,000	\$155,126	0.999	1,424	\$108.85	06K	1.2271	Colonial/2Sty		\$20,000	No	//		Land Table 06K	407	73	
Totals:						\$815,000	\$402,730		\$805,458		\$715,000	\$724,290			\$100.42		0.0259										
								Sale. Ratio =>	49.41					E.C.F. =>	0.987	Std. Deviation=>		0.01851131									
								Std. Dev. =>	0.82					Ave. E.C.F. =>	0.987	Ave. Variance=>		1.4077	Coefficient of Var=>		1.426385053						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-07-401-015	2827 N WILLIAMS LAKE RD	11/13/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$60,970	45.16	\$121,944	\$38,795	\$96,205	\$82,407	1.167	1,222	\$78.73	07B	16.1687	Ranch	need photo	\$38,247	No	/ /		Land Table 07B	401	45	
W -13-07-401-054	2839 N WILLIAMS LAKE RD	10/08/19	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$116,820	53.83	\$233,632	\$30,985	\$186,015	\$200,839	0.926	1,701	\$109.36	07B	7.9558	TriLevel/Quad		\$30,985	No	/ /		Land Table 07B	401	79	
W -13-07-454-040	2785 N WILLIAMS LAKE RD	09/27/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$110,500	53.90	\$220,990	\$32,033	\$172,967	\$187,272	0.924	1,672	\$103.45	07B	8.2129	Bungalow		\$30,569	No	/ /		Land Table 07B	401	78	
Totals:			\$557,000			\$557,000	\$288,290		\$576,566		\$455,187	\$470,518			\$97.18		3.8329										
							Sale. Ratio =>	51.76				E.C.F. =>	0.967				Std. Deviation=>	0.14003107									
							Std. Dev. =>	5.03				Ave. E.C.F. =>	1.006				Ave. Variance=>	10.7791	Coefficient of Var=>	10.71756592							

Sale are limited and work has been done on the most recent and then resold in 2021. So no change in ECF. 1.009

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-07-402-010	2909 BURGESS HL	11/19/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,360	55.37	\$254,720	\$28,580	\$201,420	\$176,259	1.143	1,749	\$115.16	07C	8.8124	TriLevel/Quad		\$25,654	No	/ /		Land Table 07C	407	72	
W-13-07-403-006	2923 RAVENGLASS RD	03/19/21	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$150,610	48.98	\$301,217	\$35,060	\$272,440	\$207,449	1.313	1,967	\$138.51	07C	8.2411	Colonial/2Sty		\$31,776	No	/ /		Land Table 07C	401	69	
W-13-07-403-031	2732 BURGESS HL	09/02/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,020	50.71	\$218,036	\$41,503	\$173,497	\$137,594	1.261	1,375	\$126.18	07C	3.0060	Colonial/2Sty		\$38,244	No	/ /		Land Table 07C	401	66	
W-13-07-403-041	2886 BURGESS HL	11/01/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$131,260	58.34	\$262,516	\$28,919	\$196,081	\$182,071	1.077	1,594	\$123.01	07C	15.3927	TriLevel/Quad		\$28,919	No	/ /		Land Table 07C	407	75	
W-13-07-452-001	2653 CATERHAM DR	05/17/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$96,610	51.94	\$193,227	\$30,753	\$155,247	\$126,636	1.226	1,606	\$96.67	07C	0.4945	TriLevel/Quad		\$30,289	No	/ /		Land Table 07C	401	52	
W-13-07-452-006	2689 CATERHAM DR	06/24/19	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$95,340	48.52	\$190,675	\$33,010	\$163,490	\$122,888	1.330	1,465	\$111.60	07C	9.9526	TriLevel/Quad		\$31,122	No	/ /		Land Table 07C	401	58	
W-13-07-453-006	2739 RAVENGLASS RD	08/09/19	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$104,270	55.17	\$208,536	\$30,257	\$158,743	\$138,955	1.142	1,250	\$126.99	07C	8.8468	TriLevel/Quad		\$29,134	No	/ /		Land Table 07C	401	72	
W-13-07-453-027	2809 RAVENGLASS RD	05/11/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,570	50.96	\$219,139	\$30,465	\$184,535	\$147,057	1.255	1,820	\$101.39	07C	2.3979	TriLevel/Quad		\$29,186	No	/ /		Land Table 07C	401	58	
W-13-07-454-008	2716 RAVENGLASS RD	05/29/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$119,860	59.93	\$239,727	\$30,499	\$169,501	\$163,077	1.039	1,383	\$122.56	07C	19.1484	Colonial/2Sty		\$29,618	No	/ /		Land Table 07C	401	75	
W-13-07-454-015	2618 CATERHAM DR	01/04/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,980	43.99	\$175,954	\$31,546	\$168,454	\$112,555	1.497	1,352	\$124.60	07C	26.5762	TriLevel/Quad		\$29,835	No	/ /		Land Table 07C	401	57	
W-13-07-454-016	2606 CATERHAM DR	11/27/19	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$83,880	50.87	\$167,767	\$31,103	\$133,797	\$106,519	1.256	1,394	\$95.98	07C	2.5209	Colonial/2Sty		\$30,539	No	/ /		Land Table 07C	401	52	
Totals:			\$2,328,900			\$2,328,900	\$1,215,760		\$2,431,514		\$1,977,205	\$1,621,059			\$116.60		1.1176										
								Sale. Ratio =>	52.20					E.C.F. =>	1.220	Std. Deviation=>		0.12861461									
								Std. Dev. =>	4.62					Ave. E.C.F. =>	1.231	Ave. Variance=>		9.5809	Coefficient of Var=>		7.783776038						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-07-428-019	2840 N WILLIAMS LAKE RD	04/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,940	50.59	\$161,881	\$46,095	\$113,905	\$82,469	1.381	960	\$118.65	07E	8.4370	Bungalow		\$45,810	No	/ /		Land Table 07E	401	51	
W-13-07-436-010	2882 SUNDERLAND BLVD	09/25/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$89,260	51.01	\$178,518	\$37,778	\$137,222	\$100,242	1.369	1,224	\$112.11	07E	9.6656	Ranch		\$36,995	No	/ /		Land Table 07E	401	50	
W-13-07-439-005	2816 WISNER BLVD	11/05/19	\$151,400	WD	03-ARM'S LENGTH	\$151,400	\$79,260	52.35	\$158,523	\$31,150	\$120,250	\$90,722	1.325	1,021	\$117.78	07E	14.0076	Ranch		\$31,150	No	/ /		Land Table 07E	401	65	
W-13-07-439-008	2790 WISNER BLVD	01/28/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$122,100	51.74	\$244,203	\$34,273	\$201,727	\$149,523	1.349	1,188	\$169.80	07E	11.6423	Ranch		\$31,150	No	/ /		Land Table 07E	401	76	
W-13-07-476-012	7260 GARVIN TER	10/27/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,230	47.49	\$180,453	\$31,810	\$158,190	\$105,871	1.494	1,306	\$121.13	07E	2.8614	Bungalow		\$30,606	No	/ /		Land Table 07E	401	59	
W-13-07-476-013	7246 GARVIN TER	04/18/19	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$96,050	53.96	\$192,092	\$34,329	\$143,671	\$112,367	1.279	1,270	\$113.13	07E	18.6972	Ranch		\$31,150	No	/ /		Land Table 07E	401	59	
W-13-07-476-031	2765 WISNER BLVD	08/11/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$77,120	48.50	\$154,231	\$34,398	\$124,602	\$85,351	1.460	1,008	\$123.61	07E	0.5686	Ranch		\$31,150	No	/ /		Land Table 07E	401	58	
W-13-07-476-038	7255 BLUEBIRD TER	07/17/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$128,910	56.05	\$257,820	\$47,445	\$182,555	\$149,840	1.218	1,701	\$107.32	07E	24.7226	Ranch		\$42,840	No	/ /		Land Table 07E	401	55	
W-13-07-477-004	7243 GARVIN TER	12/16/19	\$114,900	PTA	03-ARM'S LENGTH	\$114,900	\$60,480	52.64	\$120,961	\$25,305	\$89,595	\$68,131	1.315	681	\$131.56	07E	15.0522	Ranch		\$25,305	No	/ /		Land Table 07E	401	65	
W-13-07-477-032	2681 SUNDERLAND BLVD	09/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$76,800	42.20	\$153,600	\$22,513	\$159,487	\$93,367	1.708	1,473	\$108.27	07E	24.2615	TriLevel/Quad		\$21,558	No	/ /		Land Table 07E	401	58	
W-13-07-479-015	7240 SANDY BEACH DR	06/28/19	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$95,990	52.17	\$191,985	\$37,163	\$146,837	\$110,272	1.332	1,331	\$110.32	07E	13.3973	Bungalow		\$37,163	No	/ /		Land Table 07E	401	65	
W-13-07-479-024	7243 ARCOLA DR	12/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,550	49.15	\$167,096	\$44,709	\$125,291	\$87,170	1.437	1,120	\$111.87	07E	2.8247	Ranch		\$42,840	No	/ /		Land Table 07E	401	45	
W-13-07-480-005	7251 SANDY BEACH DR	06/21/19	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$55,020	42.98	\$110,041	\$27,205	\$100,795	\$59,000	1.708	928	\$108.62	07E	24.2828	Ranch		\$25,305	No	/ /		Land Table 07E	401	52	
W-13-07-480-028	2620 N WILLIAMS LAKE RD	07/09/20	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$67,640	42.41	\$135,275	\$32,939	\$126,561	\$72,889	1.736	1,011	\$125.18	07E	27.0794	Ranch		\$31,150	No	/ /		Land Table 07E	401	57	
W-13-08-301-003	2980 SUNDERLAND BLVD	07/11/19	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$47,770	43.83	\$95,532	\$21,215	\$87,785	\$52,932	1.658	642	\$136.74	07E	19.2877	Ranch		\$19,595	No	/ /		Land Table 07E	401	65	
W-13-08-301-006	2960 SUNDERLAND BLVD	11/16/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,210	47.89	\$172,422	\$35,574	\$144,426	\$97,470	1.482	1,408	\$102.58	07E	1.6186	Ranch		\$35,287	No	/ /		Land Table 07E	401	51	
W-13-08-301-032	2849 KENFORD RD	01/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,090	44.55	\$178,189	\$35,602	\$164,398	\$101,558	1.619	1,116	\$147.31	07E	15.3203	Ranch		\$35,602	No	/ /		Land Table 07E	401	54	
W-13-08-301-038	6974 DESMOND RD	07/23/19	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$70,570	47.84	\$141,140	\$26,387	\$121,113	\$81,733	1.482	1,085	\$111.62	07E	1.6253	Ranch		\$26,387	No	/ /		Land Table 07E	401	49	
W-13-08-303-012	2897 KENFORD RD	08/31/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,260	54.47	\$152,510	\$26,914	\$113,086	\$89,456	1.264	989	\$114.34	07E	20.1407	Ranch		\$26,914	No	/ /		Land Table 07E	401	66	
W-13-08-305-018	2967 ORANGE GROVE RD	06/29/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$75,690	48.21	\$151,384	\$44,642	\$112,358	\$76,027	1.478	881	\$127.53	07E	1.2307	Ranch		\$44,642	No	/ /		Land Table 07E	401	51	
W-13-08-305-029	6900 DESMOND RD	01/13/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,340	43.34	\$138,674	\$30,754	\$129,246	\$76,866	1.681	1,270	\$101.77	07E	21.5882	Colonial/2Sty		\$30,754	No	/ /		Land Table 07E	401	45	
Totals:			\$3,511,300			\$3,511,300	\$1,718,280		\$3,436,530		\$2,803,100	\$1,943,255			\$120.06		2.3085										
													Sale. Ratio =>	48.94													
													Std. Dev. =>	4.25													
													E.C.F. =>	1.442													
													Ave. E.C.F. =>	1.466													
													Std. Deviation=>	0.16242657													
													Ave. Variance=>	13.2529													
													Coefficient of Var=>	9.042917005													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-07-429-007	2928 ROWAN BLVD	03/12/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$219,620	57.79	\$439,246	\$67,243	\$312,757	\$252,891	1.237	2,147	\$145.67	07F	21.9959	Colonial/2Sty		\$61,608	No	/ /		Land Table 07F	408	71
W-13-07-437-001	2900 ROWAN BLVD	09/25/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$150,310	47.87	\$300,610	\$115,638	\$198,362	\$125,746	1.577	935	\$212.15	07F	12.0801	Ranch		\$114,562	No	/ /		Land Table 07F	408	66
W-13-07-438-006	2824 ROWAN BLVD	08/30/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,190	51.45	\$226,380	\$45,175	\$174,825	\$123,185	1.419	1,384	\$126.32	07F	3.7476	TriLevel/Quad		\$41,983	No	/ /		Land Table 07F	408	69
W-13-07-438-007	2816 ROWAN BLVD	06/25/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,390	43.14	\$202,786	\$55,442	\$179,558	\$100,166	1.793	1,237	\$145.16	07F	33.5923	Ranch		\$53,485	No	/ /		Land Table 07F	408	51
W-13-07-441-005	2835 SWAIN AVE	02/14/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$141,580	50.21	\$283,166	\$41,900	\$240,100	\$164,015	1.464	1,492	\$160.92	07F	0.7207	TriLevel/Quad		\$41,245	No	/ /		Land Table 07F	408	69
W-13-07-441-008	2825 SWAIN AVE	07/29/19	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$155,270	52.10	\$310,538	\$66,548	\$231,452	\$165,867	1.395	1,375	\$168.33	07F	6.1275	TriLevel/Quad		\$66,401	No	/ /		Land Table 07F	408	78
W-13-07-441-019	2853 SWAIN AVE	09/15/20	\$252,600	WD	03-ARM'S LENGTH	\$252,600	\$136,780	54.15	\$273,557	\$80,325	\$172,275	\$131,361	1.311	1,654	\$104.16	07F	14.5221	Colonial/2Sty		\$80,325	No	/ /		Land Table 07F	408	58
Totals:			\$1,981,600			\$1,981,600	\$1,018,140		\$2,036,283		\$1,509,329	\$1,063,230			\$151.82		3.7115									
								Sale. Ratio =>	51.38			E.C.F. =>	1.420	Std. Deviation=>		0.18353875										
								Std. Dev. =>	4.65			Ave. E.C.F. =>	1.457	Ave. Variance=>		13.2552	Coefficient of Var=>		9.099542651							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-08-102-024	3400 WHITFIELD DR	12/17/19	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$172,910	54.37	\$345,815	\$50,286	\$267,714	\$218,264	1.227	2,218	\$120.70	08C	12.5347	Colonial/2Sty		\$50,286	No	//		Land Table 08C	401	68	
W-13-08-126-001	3491 LOTUS DR	08/07/19	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$107,400	55.36	\$214,796	\$33,185	\$160,815	\$134,129	1.199	1,564	\$102.82	08C	15.2954	Ranch		\$32,289	No	//		Land Table 08C	401	65	
W-13-08-126-013	6580 MANSON DR	09/26/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$90,990	53.52	\$181,986	\$31,171	\$138,829	\$111,385	1.246	1,242	\$111.78	08C	10.5518	Ranch		\$30,609	No	//		Land Table 08C	401	65	
W-13-08-127-001	3482 LOTUS DR	10/16/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$129,480	55.57	\$258,956	\$49,852	\$183,148	\$154,434	1.186	2,085	\$87.84	08C	16.5981	Ranch		\$45,924	No	//		Land Table 08C	401	53	
W-13-08-129-002	3412 LOTUS DR	10/07/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,290	47.18	\$174,587	\$30,463	\$154,537	\$106,443	1.452	1,173	\$131.75	08C	9.9917	Ranch		\$28,640	No	//		Land Table 08C	401	66	
W-13-08-130-009	3200 PIRRIN DR	04/04/19	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$88,330	46.74	\$176,654	\$36,007	\$152,993	\$103,875	1.473	1,631	\$93.80	08C	12.0945	Ranch		\$35,235	No	//		Land Table 08C	401	49	
W-13-08-131-015	6660 MANSON DR	06/28/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,590	44.91	\$157,186	\$33,689	\$141,311	\$91,209	1.549	1,458	\$96.92	08C	19.7400	Ranch		\$31,021	No	//		Land Table 08C	401	45	
W-13-08-131-017	6680 MANSON DR	11/01/19	\$145,000	OTH	03-ARM'S LENGTH	\$145,000	\$80,070	55.22	\$160,136	\$34,336	\$110,664	\$92,910	1.191	994	\$111.33	08C	16.0820	Ranch		\$32,600	No	//		Land Table 08C	401	65	
W-13-08-131-021	6634 WILLIAMS LAKE RD	08/30/19	\$154,600	WD	03-ARM'S LENGTH	\$154,600	\$74,380	48.11	\$148,756	\$30,934	\$123,666	\$87,018	1.421	1,173	\$105.43	08C	6.9249	Ranch		\$30,784	No	//		Land Table 08C	401	49	
W-13-08-132-003	6641 MANSON DR	02/24/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$74,500	42.09	\$148,995	\$32,539	\$144,461	\$86,009	1.680	1,125	\$128.41	08C	32.7697	Ranch		\$30,737	No	//		Land Table 08C	401	51	
W-13-08-132-004	6653 MANSON DR	01/10/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,210	46.98	\$164,420	\$30,870	\$144,130	\$98,634	1.461	994	\$145.00	08C	10.9356	Ranch		\$30,803	No	//		Land Table 08C	401	78	
W-13-08-151-020	3025 WHITFIELD DR	08/30/19	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$38,540	51.39	\$77,088	\$19,856	\$55,144	\$42,269	1.305	818	\$67.41	08C	4.7307	Bungalow		\$19,746	No	//		Land Table 08C	401	45	
W-13-08-151-021	3015 WHITFIELD DR	11/15/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,730	44.09	\$123,450	\$21,201	\$118,799	\$75,516	1.573	1,212	\$98.02	08C	22.1249	Ranch		\$19,779	No	//		Land Table 08C	401	45	
W-13-08-152-013	3020 WHITFIELD DR	03/23/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$109,270	56.32	\$218,534	\$19,105	\$174,895	\$147,289	1.187	1,731	\$101.04	08C	16.4480	TriLevel/Quad		\$17,923	No	//		Land Table 08C	401	60	
W-13-08-154-007	3270 WHITFIELD DR	02/12/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$111,880	53.53	\$223,750	\$38,034	\$170,966	\$137,161	1.246	1,607	\$106.39	08C	10.5447	Ranch		\$37,008	No	//		Land Table 08C	401	65	
W-13-08-154-011	3240 WHITFIELD DR	03/20/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,870	43.52	\$169,737	\$20,712	\$174,288	\$110,063	1.584	1,004	\$173.59	08C	23.1623	Bungalow		\$20,712	No	//		Land Table 08C	401	66	
W-13-08-154-015	3220 WHITFIELD DR	12/11/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$53,740	56.57	\$107,488	\$20,724	\$74,276	\$64,080	1.159	919	\$80.82	08C	19.2792	Bungalow		\$20,724	No	//		Land Table 08C	401	45	
W-13-08-154-018	3204 WHITFIELD DR	02/16/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$155,150	49.57	\$310,293	\$20,821	\$292,179	\$213,790	1.367	1,684	\$173.50	08C	1.4753	Colonial/2Sty		\$19,103	No	//		Land Table 08C	401	96	
W-13-08-154-031	3351 PIRRIN DR	03/05/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$100,220	51.39	\$200,446	\$42,215	\$152,785	\$116,862	1.307	1,175	\$130.03	08C	4.4511	Ranch		\$42,215	No	//		Land Table 08C	401	54	
W-13-08-201-024	6320 WILLIAMS LAKE RD	08/01/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$72,750	54.70	\$145,491	\$24,527	\$108,473	\$89,338	1.214	966	\$112.29	08C	13.7726	Ranch		\$24,303	No	//		Land Table 08C	401	62	
W-13-08-202-001	3465 HANFORD DR	04/29/19	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$113,180	49.66	\$226,359	\$37,305	\$190,595	\$139,626	1.365	1,782	\$106.96	08C	1.3127	Ranch		\$36,228	No	//		Land Table 08C	401	63	
W-13-08-203-001	3464 HANFORD DR	06/17/19	\$144,250	WD	03-ARM'S LENGTH	\$144,250	\$72,310	50.13	\$144,612	\$36,228	\$108,022	\$80,047	1.349	1,074	\$100.58	08C	0.2432	Ranch		\$36,228	No	//		Land Table 08C	401	59	
Totals:			\$4,036,750			\$4,036,750	\$2,039,790		\$4,079,535		\$3,342,690	\$2,500,351			\$113.02		1.5021										
								Sale. Ratio =>	50.53			E.C.F. =>	1.337	Std. Deviation=>		0.15320331											
								Std. Dev. =>	4.53			Ave. E.C.F. =>	1.352	Ave. Variance=>		12.7756	Coefficient of Var=>		9.450042326								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
W-13-08-205-004	6367 CLEVELAND DR	08/11/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,660	46.46	\$153,324	\$40,434	\$124,566	\$87,174	1.429	1,186	\$105.03	08D	5.8728	Ranch		\$40,000	No	/ /		Land Table 08D	401	51							
W-13-08-206-022	3315 WARRINGHAM AVE	12/04/19	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$83,260	47.31	\$166,519	\$36,948	\$139,052	\$100,055	1.390	1,212	\$114.73	08D	1.9546	Ranch		\$36,515	No	/ /		Land Table 08D	401	63							
W-13-08-226-024	6162 LINDSAY DR	09/30/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,760	51.04	\$173,514	\$45,243	\$124,757	\$99,051	1.260	1,120	\$111.39	08D	11.0689	Ranch		\$42,508	No	/ /		Land Table 08D	401	52							
W-13-08-226-025	6140 LINDSAY DR	10/16/20	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$94,330	48.88	\$188,652	\$43,163	\$149,837	\$112,347	1.334	1,213	\$123.53	08D	3.6510	Ranch		\$42,495	No	/ /		Land Table 08D	401	59							
W-13-08-227-009	6193 LINDSAY DR	11/12/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$98,090	46.27	\$196,175	\$42,606	\$169,394	\$118,586	1.428	1,549	\$109.36	08D	5.8235	Ranch		\$40,000	No	/ /		Land Table 08D	401	52							
W-13-08-227-025	6223 LINDSAY DR	02/25/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,740	54.03	\$167,478	\$20,976	\$134,024	\$113,129	1.185	1,408	\$95.19	08D	18.5511	Bungalow		\$20,976	No	/ /		Land Table 08D	401	51							
W-13-08-228-001	3388 WARRINGHAM AVE	08/30/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,660	45.11	\$135,311	\$40,000	\$110,000	\$73,599	1.495	1,094	\$100.55	08D	12.4369	Bungalow		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-229-006	6235 ROWLEY BLVD	04/15/20	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$69,200	54.27	\$138,404	\$40,925	\$86,575	\$75,273	1.150	1,112	\$77.86	08D	22.0071	Ranch		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-229-011	6258 LANMAN DR	01/14/20	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$74,650	50.61	\$149,303	\$42,854	\$104,646	\$82,200	1.273	1,335	\$78.39	08D	9.7146	Ranch		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-229-022	3325 AIRPORT RD	04/30/19	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$66,070	37.99	\$132,149	\$21,631	\$152,269	\$85,342	1.784	1,015	\$150.02	08D	41.4007	Bungalow		\$16,992	No	/ /		Land Table 08D	401	58							
W-13-08-251-014	6470 ADAMSON DR	06/15/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$76,730	48.87	\$153,458	\$40,000	\$117,000	\$87,612	1.335	882	\$132.65	08D	3.4784	Ranch		\$40,000	No	/ /		Land Table 08D	401	49							
W-13-08-252-025	6355 ADAMSON DR	02/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$130,930	60.90	\$261,868	\$47,672	\$167,328	\$165,402	1.012	1,479	\$113.14	08D	35.8569	Ranch		\$41,045	No	/ /		Land Table 08D	401	69							
W-13-08-253-003	6465 MONROVIA DR	02/25/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,190	50.92	\$132,380	\$41,209	\$88,791	\$70,402	1.261	725	\$122.47	08D	10.9018	Ranch		\$40,000	No	/ /		Land Table 08D	401	66							
W-13-08-253-004	6445 MONROVIA DR	02/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,870	39.41	\$149,746	\$40,524	\$149,476	\$84,341	1.772	1,180	\$126.67	08D	40.2063	Ranch		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-253-010	6498 WILSON DR	05/14/20	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$100,440	54.32	\$200,875	\$43,707	\$141,193	\$121,365	1.163	1,240	\$113.87	08D	20.6839	TriLevel/Quad		\$41,952	No	/ /		Land Table 08D	401	65							
W-13-08-253-021	6320 WILSON DR	04/24/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$55,290	38.66	\$110,583	\$40,571	\$102,429	\$54,063	1.895	816	\$125.53	08D	52.4400	Ranch		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-277-017	6184 MONROVIA DR	09/15/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$75,590	45.26	\$151,184	\$42,335	\$124,665	\$84,053	1.483	1,090	\$114.37	08D	11.2954	Ranch		\$40,000	No	/ /		Land Table 08D	401	45							
W-13-08-277-018	6170 MONROVIA DR	11/18/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,700	49.85	\$169,396	\$40,797	\$129,103	\$99,304	1.300	1,019	\$126.70	08D	7.0137	Ranch		\$40,000	No	/ /		Land Table 08D	401	52							
W-13-08-278-007	6225 MONROVIA DR	08/08/19	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$93,170	49.30	\$186,338	\$41,749	\$147,251	\$111,652	1.319	1,204	\$122.30	08D	5.1370	Ranch		\$40,000	No	/ /		Land Table 08D	401	65							
W-13-08-278-016	6234 WILSON DR	09/30/19	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$85,800	55.18	\$171,602	\$40,000	\$115,500	\$101,623	1.137	864	\$133.68	08D	23.3660	Ranch		\$40,000	No	/ /		Land Table 08D	401	65							
Totals:			\$3,371,200			\$3,371,200	\$1,644,130		\$3,288,259		\$2,577,856	\$1,926,575			\$114.87		3.2161																
								Sale. Ratio =>	48.77									E.C.F. =>	1.338									Std. Deviation=>	0.228953317				
								Std. Dev. =>	5.79									Ave. E.C.F. =>	1.370									Ave. Variance=>	17.1430			Coefficient of Var=>	12.51122627

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-08-177-027	6761 WILLIAMS LAKE RD	07/10/20	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$213,980	45.77	\$427,954	\$208,708	\$258,792	\$136,347	1.898	2,094	\$123.59	08E	21.8921	Colonial/2Sty		\$208,266	No	/ /		Land Table 08E	408	45			
W-13-08-178-003	3109 LANSLOWNE RD	09/30/19	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$184,210	57.84	\$368,416	\$129,567	\$188,933	\$148,538	1.272	1,995	\$94.70	08E	40.7167	Bungalow		\$129,567	No	/ /		Land Table 08E	408	63			
W-13-08-178-013	3001 LANSLOWNE RD	09/26/19	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$284,780	53.73	\$569,552	\$148,740	\$381,260	\$261,699	1.457	2,215	\$172.13	08E	22.2254	Colonial/2Sty		\$148,740	No	/ /		Land Table 08E	408	77			
W-13-08-178-014	2995 LANSLOWNE RD	12/04/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,940	35.24	\$281,872	\$146,234	\$253,766	\$84,352	3.008	1,260	\$201.40	08E	132.9299	Bungalow		\$146,234	No	/ /		Land Table 08E	408	45			
W-13-08-306-005	2958 ORANGE GROVE RD	06/04/19	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$155,030	41.62	\$310,050	\$146,280	\$226,220	\$101,847	2.221	1,452	\$155.80	08E	54.2056	Ranch		\$146,280	No	/ /		Land Table 08E	408	45			
W-13-08-306-006	2950 ORANGE GROVE RD	06/13/19	\$420,250	WD	03-ARM'S LENGTH	\$420,250	\$223,940	53.29	\$447,872	\$147,626	\$272,624	\$186,720	1.460	1,508	\$180.79	08E	21.9051	Bungalow		\$146,280	No	/ /		Land Table 08E	408	65			
W-13-08-306-008	2930 ORANGE GROVE RD	07/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$141,470	44.91	\$282,941	\$146,280	\$168,720	\$84,988	1.985	1,170	\$144.21	08E	30.6099	Bungalow		\$146,280	No	/ /		Land Table 08E	408	45			
W-13-08-306-018	2854 ORANGE GROVE RD	05/03/19	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,830	47.32	\$253,669	\$136,956	\$131,044	\$72,583	1.805	1,072	\$122.24	08E	12.6325	Ranch		\$134,397	No	/ /		Land Table 08E	408	45			
W-13-08-326-003	2963 LANSLOWNE RD	08/12/19	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$425,200	50.02	\$850,406	\$140,849	\$709,151	\$441,267	1.607	2,558	\$277.23	08E	7.2038	Contemporary		\$135,634	No	/ /		Land Table 08E	408	83			
W-13-08-326-005	2947 LANSLOWNE RD	10/30/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$144,150	48.21	\$288,297	\$132,093	\$166,907	\$97,142	1.718	975	\$171.19	08E	3.9061	Ranch		\$131,791	No	/ /		Land Table 08E	408	55			
W-13-08-326-016	2873 LANSLOWNE RD	09/12/19	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$260,760	51.13	\$521,510	\$204,912	\$305,088	\$196,889	1.550	2,022	\$150.88	08E	12.9577	Ranch		\$201,960	No	/ /		Land Table 08E	408	52			
W-13-08-351-014	6907 DESMOND RD	10/25/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,600	50.16	\$381,192	\$139,878	\$240,122	\$150,071	1.600	2,394	\$100.30	08E	7.9061	Bungalow		\$139,425	No	/ /		Land Table 08E	408	45			
W-13-08-351-028	6756 DESMOND RD	10/02/20	\$604,000	WD	03-ARM'S LENGTH	\$604,000	\$271,980	45.03	\$543,962	\$249,819	\$354,181	\$182,925	1.936	2,324	\$152.40	08E	25.7093	Ranch		\$248,509	No	/ /		Land Table 08E	408	59			
W-13-08-376-019	2651 LANSLOWNE RD	04/26/19	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$341,460	39.25	\$682,915	\$138,293	\$731,707	\$338,695	2.160	2,434	\$300.62	08E	48.1251	Colonial/2Sty		\$138,293	No	/ /		Land Table 08E	408	85			
W-13-08-376-028	2851 LANSLOWNE RD	04/12/19	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$361,070	58.24	\$722,146	\$144,062	\$475,938	\$359,505	1.324	2,849	\$167.05	08E	35.5248	Colonial/2Sty		\$140,705	No	/ /		Land Table 08E	408	82			
W-13-17-101-021	6863 BRIGHTWOOD CT	07/15/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$160,640	46.56	\$321,286	\$105,052	\$239,948	\$134,474	1.784	1,680	\$142.83	08E	10.5228	Colonial/2Sty		\$105,052	No	/ /		Land Table 08E	408	66			
W-13-17-101-022	6855 BRIGHTWOOD CT	07/09/20	\$317,400	WD	03-ARM'S LENGTH	\$317,400	\$144,680	45.58	\$289,352	\$106,725	\$210,675	\$113,574	1.855	1,120	\$188.10	08E	17.5840	Ranch		\$106,725	No	/ /		Land Table 08E	408	60			
W-13-17-101-024	6817 BRIGHTWOOD CT	06/08/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,360	55.30	\$320,714	\$152,631	\$137,369	\$104,529	1.314	1,297	\$105.91	08E	36.4950	TriLevel/Quad		\$149,801	No	/ /		Land Table 08E	408	55			
W-13-17-101-055	6928 HATCHERY RD	05/07/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$175,100	47.97	\$350,190	\$196,583	\$168,417	\$95,527	1.763	1,300	\$129.55	08E	8.3917	Ranch		\$193,226	No	/ /		Land Table 08E	408	51			
W-13-17-126-002	6752 HATCHERY RD	08/02/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$256,180	51.24	\$512,351	\$124,976	\$375,024	\$240,905	1.557	2,194	\$170.93	08E	12.2387	Colonial/2Sty		\$120,164	No	/ /		Land Table 08E	408	70			
W-13-17-151-004	6970 HATCHERY RD	06/04/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$236,530	59.88	\$473,060	\$231,460	\$163,540	\$150,249	1.088	2,275	\$71.89	08E	59.0657	Ranch		\$229,054	No	/ /		Land Table 08E	408	49			
W-13-18-227-001	2350 CARLOS DR	09/30/19	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$302,150	58.67	\$604,291	\$206,144	\$308,856	\$247,604	1.247	3,276	\$94.28	08E	43.1739	TriLevel/Quad		\$201,589	No	/ /		Land Table 08E	408	58			
W-13-18-227-008	7272 HATCHERY RD	06/05/19	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$288,230	58.82	\$576,454	\$193,510	\$296,490	\$238,149	1.245	1,455	\$203.77	08E	43.4143	Ranch		\$192,836	No	/ /		Land Table 08E	408	65			
W-13-18-227-009	7262 HATCHERY RD	07/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$200,730	50.18	\$401,460	\$177,720	\$222,280	\$139,142	1.598	1,340	\$165.88	08E	8.1611	Ranch		\$176,081	No	/ /		Land Table 08E	408	52			
W-13-18-228-002	7084 HATCHERY RD	05/06/19	\$664,450	WD	03-ARM'S LENGTH	\$664,450	\$346,590	52.16	\$693,179	\$143,809	\$520,641	\$341,648	1.524	2,884	\$180.53	08E	15.5208	Colonial/2Sty		\$142,562	No	/ /		Land Table 08E	408	75			
Totals:			\$11,506,600			\$11,506,600	\$5,737,590		\$11,475,091		\$7,507,693	\$4,649,368			\$158.73		6.4341												
								Sale. Ratio =>	49.86					E.C.F. =>	1.615	Std. Deviation=>	0.40243888												
								Std. Dev. =>	6.32					Ave. E.C.F. =>	1.679	Ave. Variance=>	29.3207	Coefficient of Var=>	17.46197845										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-08-327-002	2970 LANSLOWNE RD	11/21/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$84,120	54.27	\$168,238	\$35,915	\$119,085	\$105,943	1.124	1,316	\$90.49	08F	19.2230	TriLevel/Quad		\$35,075	No	//		Land Table 08F	401	60			
W-13-08-328-013	2926 LANSLOWNE RD	07/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$106,590	49.58	\$213,186	\$32,116	\$182,884	\$144,972	1.262	1,536	\$119.07	08F	5.4764	Colonial/2Sty		\$31,405	No	//		Land Table 08F	401	60			
W-13-08-329-002	2846 LANSLOWNE RD	02/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,130	36.63	\$84,258	\$33,066	\$81,934	\$40,986	1.999	520	\$157.57	08F	68.2777	Ranch		\$33,066	No	//		Land Table 08F	401	45			
W-13-08-401-001	6480 BARKER AVE	06/28/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$83,510	51.87	\$167,017	\$44,003	\$116,997	\$98,490	1.188	1,076	\$108.73	08F	12.8369	Ranch		\$42,526	No	//		Land Table 08F	401	58			
W-13-08-401-017	6282 BARKER AVE	10/15/19	\$209,700	WD	03-ARM'S LENGTH	\$209,700	\$109,590	52.26	\$219,171	\$46,027	\$163,673	\$138,626	1.181	1,561	\$104.85	08F	13.5597	TriLevel/Quad		\$44,671	No	//		Land Table 08F	401	64			
W-13-08-401-021	6328 BARKER AVE	05/11/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,230	48.37	\$164,465	\$39,571	\$130,429	\$99,995	1.304	1,092	\$119.44	08F	1.1924	Ranch		\$39,571	No	//		Land Table 08F	401	58			
W-13-08-402-002	6473 BARKER AVE	01/21/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$86,960	42.84	\$173,911	\$46,483	\$156,517	\$102,024	1.534	1,294	\$120.96	08F	21.7843	Ranch		\$44,135	No	//		Land Table 08F	401	60			
W-13-08-402-004	6451 BARKER AVE	07/22/19	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$72,980	47.70	\$145,958	\$45,019	\$107,981	\$80,816	1.336	1,190	\$90.74	08F	1.9860	Ranch		\$44,537	No	//		Land Table 08F	401	45			
W-13-08-403-002	6465 CREST DR	08/26/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,530	50.36	\$287,065	\$29,900	\$255,100	\$205,897	1.239	1,942	\$131.36	08F	7.7306	Colonial/2Sty		\$29,900	No	//		Land Table 08F	401	82			
W-13-08-403-003	6461 CREST DR	02/12/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$141,900	56.78	\$283,798	\$29,900	\$220,000	\$203,281	1.082	1,872	\$117.52	08F	23.4031	Colonial/2Sty		\$29,900	No	//		Land Table 08F	401	77			
W-13-08-403-005	6441 CREST DR	06/12/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,170	54.60	\$158,340	\$31,369	\$113,631	\$101,658	1.118	1,056	\$107.61	08F	19.8501	Ranch		\$29,900	No	//		Land Table 08F	401	62			
W-13-08-403-020	6430 PRAIRIE LAWN DR	08/29/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$113,090	55.71	\$226,188	\$29,900	\$173,100	\$157,156	1.101	1,459	\$118.64	08F	21.4824	BiLevel		\$29,900	No	//		Land Table 08F	401	74			
W-13-08-404-020	6391 BARKER AVE	05/07/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,530	56.56	\$147,056	\$41,297	\$88,703	\$84,675	1.048	1,281	\$69.25	08F	26.8706	Bungalow		\$40,961	No	//		Land Table 08F	401	45			
W-13-08-451-016	6402 LOGAN DR	06/24/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,740	38.71	\$135,470	\$29,900	\$145,100	\$84,524	1.717	929	\$156.19	08F	40.0404	Ranch		\$29,900	No	//		Land Table 08F	401	51			
W-13-08-452-013	6452 ELMWOOD DR	06/14/19	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$57,270	44.40	\$114,540	\$30,186	\$98,814	\$67,537	1.463	1,030	\$95.94	08F	14.6828	Bungalow		\$29,900	No	//		Land Table 08F	401	45			
W-13-08-452-016	6422 ELMWOOD DR	07/01/20	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$48,500	41.63	\$97,000	\$30,639	\$85,861	\$53,131	1.616	786	\$109.24	08F	29.9739	Ranch		\$29,900	No	//		Land Table 08F	401	51			
W-13-08-453-016	2622 LANSLOWNE RD	09/13/19	\$141,300	WD	03-ARM'S LENGTH	\$141,300	\$67,870	48.03	\$135,741	\$29,121	\$112,179	\$85,364	1.314	1,124	\$99.80	08F	0.2155	Bungalow		\$29,077	No	//		Land Table 08F	401	45			
W-13-08-455-013	6336 ELMWOOD DR	12/07/20	\$223,900	WD	03-ARM'S LENGTH	\$223,900	\$115,470	51.57	\$230,933	\$27,946	\$195,954	\$162,520	1.206	1,484	\$132.04	08F	11.0551	Colonial/2Sty		\$25,963	No	//		Land Table 08F	401	75			
W-13-08-456-005	6389 ELMWOOD DR	08/06/19	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$98,060	56.52	\$196,118	\$25,963	\$147,537	\$136,233	1.083	1,150	\$128.29	08F	23.3301	Colonial/2Sty		\$25,963	No	//		Land Table 08F	401	74			
W-13-08-456-012	6321 ELMWOOD DR	11/22/19	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$87,710	56.95	\$175,415	\$41,690	\$112,310	\$107,066	1.049	1,146	\$98.00	08F	26.7294	Ranch		\$41,506	No	//		Land Table 08F	401	65			
W-13-08-457-002	2550 GRANDVIEW BLVD	09/16/19	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$61,240	41.66	\$122,470	\$42,829	\$104,171	\$63,764	1.634	864	\$120.57	08F	31.7425	Ranch		\$42,829	No	//		Land Table 08F	401	45			
W-13-08-457-007	6355 FORTUNE DR	10/19/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,040	47.89	\$134,089	\$25,963	\$114,037	\$86,570	1.317	1,251	\$91.16	08F	0.1004	Bungalow		\$25,963	No	//		Land Table 08F	401	59			
W-13-08-458-020	6310 HATCHERY RD	07/26/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,000	46.98	\$201,990	\$26,206	\$188,794	\$140,740	1.341	948	\$199.15	08F	2.5164	Colonial/2Sty		\$26,206	No	//		Land Table 08F	401	96			
W-13-08-458-025	6330 HATCHERY RD	06/05/19	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$82,660	48.48	\$165,319	\$44,441	\$126,059	\$96,780	1.303	1,628	\$77.43	08F	1.3742	Colonial/2Sty		\$41,853	No	//		Land Table 08F	401	45			
W-13-08-459-016	6274 HATCHERY RD	09/19/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$71,740	47.20	\$143,489	\$36,683	\$115,317	\$85,513	1.349	1,186	\$97.23	08F	3.2252	Bungalow		\$35,563	No	//		Land Table 08F	401	50			
Totals:						\$4,332,300	\$2,145,630		\$4,291,225		\$3,456,167	\$2,734,261			\$114.45		5.2254												
								Sale. Ratio =>	49.53			E.C.F. =>	1.264	Std. Deviation=>		0.234515686													
								Std. Dev. =>	5.80			Ave. E.C.F. =>	1.316	Ave. Variance=>		17.1464	Coefficient of Var=>		13.02640657										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-08-428-003	2810 GATEWOOD DR	08/29/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,360	52.94	\$264,715	\$30,878	\$219,122	\$190,266	1.152	1,640	\$133.61	08G	7.2162	Colonial/2Sty		\$29,101	No	/ /		Land Table 08G	401	76			
W-13-08-428-008	2716 GATEWOOD DR	12/16/19	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$110,590	52.66	\$221,178	\$27,582	\$182,418	\$157,523	1.158	1,690	\$107.94	08G	6.5784	Colonial/2Sty		\$25,399	No	/ /		Land Table 08G	401	60			
W-13-08-428-023	6157 BARKER CIR	06/12/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,080	44.80	\$188,158	\$27,035	\$182,965	\$131,101	1.396	1,517	\$120.61	08G	17.1782	Colonial/2Sty		\$26,056	No	/ /		Land Table 08G	401	60			
W-13-08-428-031	6101 BARKER AVE	06/12/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,650	46.66	\$219,307	\$46,086	\$188,914	\$140,945	1.340	1,583	\$119.34	08G	11.6519	Colonial/2Sty		\$28,880	No	/ /		Land Table 08G	401	60			
W-13-08-428-032	6097 BARKER AVE	10/30/19	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$110,380	49.72	\$220,762	\$40,792	\$181,208	\$146,436	1.237	1,718	\$105.48	08G	1.3632	Colonial/2Sty		\$28,880	No	/ /		Land Table 08G	401	60			
W-13-08-429-002	2773 CAMPBELLGATE DR	08/19/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$88,310	50.46	\$176,622	\$31,829	\$143,171	\$117,814	1.215	1,500	\$95.45	08G	0.8590	TriLevel/Quad		\$29,887	No	/ /		Land Table 08G	401	60			
W-13-08-429-009	6102 BARKER AVE	10/25/19	\$219,100	WD	03-ARM'S LENGTH	\$219,100	\$116,460	53.15	\$232,917	\$30,867	\$188,233	\$164,402	1.145	1,751	\$107.50	08G	7.8867	Colonial/2Sty		\$28,880	No	/ /		Land Table 08G	401	65			
W-13-08-477-004	2660 CAMPBELLGATE DR	12/29/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,280	49.60	\$180,563	\$29,975	\$152,025	\$122,529	1.241	1,445	\$105.21	08G	1.6905	Colonial/2Sty		\$29,074	No	/ /		Land Table 08G	401	58			
W-13-08-477-009	2634 CAMPBELLGATE DR	10/30/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,950	52.84	\$295,895	\$41,424	\$238,576	\$207,055	1.152	2,476	\$96.36	08G	7.1590	TriLevel/Quad		\$30,706	No	/ /		Land Table 08G	401	66			
W-13-08-477-013	2548 CAMPBELLGATE DR	11/02/20	\$199,999	WD	03-ARM'S LENGTH	\$199,999	\$100,220	50.11	\$200,449	\$37,861	\$162,138	\$132,293	1.226	1,534	\$105.70	08G	0.1776	Colonial/2Sty		\$31,763	No	/ /		Land Table 08G	401	58			
W-13-08-480-001	2760 CAMPBELLGATE DR	06/12/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$103,690	52.63	\$207,376	\$35,913	\$161,087	\$139,514	1.155	1,610	\$100.05	08G	6.9195	Colonial/2Sty		\$31,858	No	/ /		Land Table 08G	401	60			
W-13-08-480-014	2627 AIRPORT RD	06/29/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$113,260	48.61	\$226,513	\$29,153	\$203,847	\$160,586	1.269	1,326	\$153.73	08G	4.5573	Ranch		\$29,153	No	/ /		Land Table 08G	401	66			
Totals:			\$2,613,099			\$2,613,099	\$1,317,230		\$2,634,455		\$2,203,704	\$1,810,464			\$112.58		0.6619												
													Sale. Ratio =>	50.41															
													Std. Dev. =>	2.69	E.C.F. =>	1.217	Std. Deviation=>	0.080554267	Ave. E.C.F. =>	1.224	Ave. Variance=>	6.1031	Coefficient of Var=>	4.986923605					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
W-13-08-231-006	6015 ROWLEY BLVD	08/20/20	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$196,410	52.24	\$392,819	\$106,067	\$269,933	\$201,938	1.337	2,189	\$123.31	09B	13.3086	TriLevel/Quad		\$104,760	No	/ /		Land Table 09B	408	66							
W-13-09-151-009	5878 PLEASANT DR	08/13/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$137,230	47.32	\$274,459	\$99,644	\$190,356	\$123,109	1.546	1,587	\$119.95	09B	7.6439	TriLevel/Quad		\$99,644	No	/ /		Land Table 09B	408	55							
W-13-09-151-017	3133 SLEAFORD DR	07/30/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$156,790	50.58	\$313,582	\$114,504	\$195,496	\$140,196	1.394	1,646	\$118.77	09B	7.5348	TriLevel/Quad		\$114,504	No	/ /		Land Table 09B	408	55							
W-13-09-176-021	3175 COVENTRY DR	08/08/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,750	46.14	\$161,500	\$56,051	\$118,949	\$74,260	1.602	900	\$132.17	09B	13.1996	Ranch		\$56,051	No	/ /		Land Table 09B	408	45							
Totals:						\$1,151,000	\$571,180		\$1,142,360	\$774,734	\$539,503				\$123.55		3.3784																
								Sale. Ratio =>	49.62									E.C.F. =>	1.436									Std. Deviation=>	0.124706532				
								Std. Dev. =>	2.82									Ave. E.C.F. =>	1.470									Ave. Variance=>	10.4217			Coefficient of Var=>	7.090591257

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-08-230-004	3460 AIRPORT RD	09/25/19	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$55,520	59.70	\$111,032	\$27,908	\$65,092	\$58,088	1.121	818	\$79.57	09C	31.8601	Ranch		\$27,114	No	//		Land Table 09C	401	45
W-13-08-230-025	3444 AIRPORT RD	06/21/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$86,070	41.99	\$208,418	\$25,161	\$179,839	\$128,062	1.404	1,316	\$136.66	09C	3.4866	Ranch		\$25,161	No	//	W-13-08-230-005	Land Table 09C	401	55
W-13-09-101-009	3435 CLAYTON AVE	07/24/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,890	47.94	\$167,772	\$33,279	\$141,721	\$93,985	1.508	1,124	\$126.09	09C	6.8730	Ranch		\$30,618	No	//		Land Table 09C	401	49
W-13-09-102-010	3451 NORRIS RD	01/08/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$131,950	50.95	\$263,890	\$41,574	\$217,426	\$155,357	1.400	1,571	\$138.40	09C	3.9651	Ranch		\$37,545	No	//		Land Table 09C	401	54
W-13-09-102-011	3435 NORRIS RD	12/14/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,950	49.38	\$167,899	\$31,539	\$138,461	\$95,290	1.453	1,021	\$135.61	09C	1.3873	Ranch		\$30,618	No	//		Land Table 09C	401	59
W-13-09-102-019	3465 NORRIS RD	07/25/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,760	45.21	\$221,521	\$45,874	\$199,126	\$122,744	1.622	2,073	\$96.06	09C	18.3109	Colonial/2Sty		\$45,312	No	//		Land Table 09C	401	45
W-13-09-103-001	5897 WILLIAMS LAKE RD	08/30/19	\$191,050	WD	03-ARM'S LENGTH	\$191,050	\$98,830	51.73	\$197,666	\$35,489	\$155,561	\$113,331	1.373	1,269	\$122.59	09C	6.6553	Ranch		\$34,457	No	//		Land Table 09C	401	52
W-13-09-104-009	3370 ARDRETH DR	10/19/20	\$196,900	WD	03-ARM'S LENGTH	\$196,900	\$95,630	48.57	\$191,264	\$37,545	\$159,355	\$107,421	1.483	1,048	\$152.06	09C	4.4291	Ranch		\$37,545	No	//		Land Table 09C	401	51
W-13-09-104-011	3475 CUTLER DR	08/08/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,670	43.44	\$143,346	\$30,968	\$134,032	\$78,531	1.707	1,016	\$131.92	09C	26.7563	Ranch		\$30,618	No	//		Land Table 09C	401	45
W-13-09-104-015	3415 CUTLER DR	02/11/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,670	51.04	\$163,341	\$31,523	\$128,477	\$92,116	1.395	1,319	\$97.40	09C	4.4445	Ranch		\$30,618	No	//		Land Table 09C	401	45
W-13-09-104-016	3405 CUTLER DR	09/20/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,030	47.08	\$160,056	\$30,898	\$139,102	\$90,257	1.541	1,097	\$126.80	09C	10.1999	Ranch		\$30,618	No	//		Land Table 09C	401	45
W-13-09-105-014	3448 CUTLER DR	03/27/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$129,470	55.81	\$258,938	\$37,352	\$194,648	\$154,847	1.257	1,488	\$130.81	09C	18.2141	Ranch		\$36,185	No	//		Land Table 09C	401	58
W-13-09-129-008	5591 CLEARY DR	12/02/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,890	49.65	\$173,780	\$25,576	\$149,424	\$103,567	1.443	943	\$158.46	09C	0.3605	Ranch		\$25,576	No	//		Land Table 09C	401	54
W-13-09-130-015	5531 ROWLEY BLVD	04/14/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$4,050	45.04	\$108,095	\$26,518	\$93,482	\$57,007	1.640	810	\$115.41	09C	20.0659	Ranch		\$25,576	No	//		Land Table 09C	401	49
W-13-09-130-018	3340 COVENTRY DR	07/29/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,860	47.11	\$183,729	\$33,660	\$161,340	\$104,870	1.538	1,320	\$122.23	09C	9.9301	Ranch		\$32,688	No	//		Land Table 09C	401	59
W-13-09-130-021	5644 HARRELL DR	01/29/21	\$150,069	WD	03-ARM'S LENGTH	\$150,069	\$59,430	39.60	\$118,857	\$24,706	\$125,363	\$65,794	1.905	616	\$203.51	09C	46.6215	Ranch		\$23,444	No	//		Land Table 09C	401	50
W-13-09-130-024	5602 HARRELL DR	08/30/19	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$100,680	53.55	\$201,360	\$18,082	\$169,918	\$128,077	1.327	1,110	\$153.08	09C	11.2488	Colonial/2Sty		\$17,050	No	//		Land Table 09C	401	72
W-13-09-130-035	3360 COVENTRY DR	05/29/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$97,750	56.18	\$195,498	\$31,002	\$142,998	\$114,952	1.244	1,325	\$107.92	09C	19.5193	TriLevel/Quad		\$29,446	No	//		Land Table 09C	401	58
W-13-09-131-003	5641 HARRELL DR	07/29/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,820	46.34	\$143,644	\$17,560	\$137,440	\$88,109	1.560	912	\$150.70	09C	12.0710	Ranch		\$17,050	No	//		Land Table 09C	401	66
W-13-09-131-011	3319 VAN ZANDT RD	07/31/20	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$88,910	51.84	\$177,812	\$27,650	\$143,850	\$104,935	1.371	1,092	\$131.73	09C	6.8327	Ranch		\$25,664	No	//		Land Table 09C	401	55
W-13-09-132-007	3428 VAN ZANDT RD	09/24/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,280	50.16	\$180,555	\$25,576	\$154,424	\$108,301	1.426	962	\$160.52	09C	1.3300	Ranch		\$25,576	No	//		Land Table 09C	401	59
W-13-09-178-007	3130 COVENTRY DR	08/15/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,470	42.79	\$136,936	\$39,408	\$120,592	\$68,154	1.769	1,082	\$111.45	09C	33.0236	Ranch		\$35,574	No	//		Land Table 09C	401	45
W-13-09-179-004	3071 COVENTRY DR	08/27/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$134,920	56.24	\$269,839	\$44,840	\$195,060	\$157,232	1.241	1,843	\$105.84	09C	19.8588	Ranch		\$42,279	No	//		Land Table 09C	401	55
W-13-09-181-031	3046 VAN ZANDT RD	11/20/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$97,010	57.06	\$194,010	\$46,007	\$123,993	\$103,426	1.199	1,043	\$118.88	09C	24.0321	Ranch		\$44,303	No	//		Land Table 09C	401	49
W-13-09-181-033	3320 VAN ZANDT RD	07/02/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$85,540	55.55	\$171,089	\$39,202	\$114,798	\$92,164	1.246	1,496	\$76.74	09C	19.3594	Bungalow		\$39,202	No	//		Land Table 09C	401	45
W-13-09-183-023	5553 PLEASANT DR	08/09/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$93,340	55.89	\$186,679	\$33,672	\$133,328	\$106,923	1.247	1,069	\$124.72	09C	19.2223	Ranch		\$33,672	No	//		Land Table 09C	401	56
Totals:			\$4,661,419			\$4,661,419	\$2,330,390		\$4,697,026		\$3,818,850	\$2,693,541			\$127.51		2.1395									
								Sale. Ratio =>	49.99			E.C.F. =>	1.418	Std. Deviation=>		0.188107934										
								Std. Dev. =>	5.27			Ave. E.C.F. =>	1.439	Ave. Variance=>		14.6176	Coefficient of Var=>		10.1569396							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-09-377-002	2515 DRIFTWOOD DR	02/21/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$108,730	48.98	\$217,457	\$29,039	\$192,961	\$188,985	1.021	1,394	\$138.42	09F	0.7352	Ranch		\$29,039	No	/ /		Land Table 09F	407	78
W-13-09-377-005	2539 DRIFTWOOD DR	04/15/19	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$110,830	50.61	\$221,669	\$29,729	\$189,271	\$192,518	0.983	1,463	\$129.37	09F	3.0551	Colonial/2Sty		\$27,667	No	/ /		Land Table 09F	407	78
W-13-09-377-007	2555 DRIFTWOOD DR	08/07/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,090	48.27	\$246,181	\$35,000	\$220,000	\$211,816	1.039	1,849	\$118.98	09F	2.4948	Colonial/2Sty		\$34,583	No	/ /		Land Table 09F	407	78
W-13-09-377-033	5761 LOCKWOOD DR	03/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,930	46.77	\$247,869	\$27,667	\$237,333	\$220,865	1.075	1,849	\$128.36	09F	6.0876	Colonial/2Sty		\$27,667	No	/ /		Land Table 09F	407	76
W-13-09-377-035	5769 LOCKWOOD DR	07/20/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$122,630	49.05	\$245,252	\$29,069	\$220,931	\$216,834	1.019	1,849	\$119.49	09F	0.5210	Colonial/2Sty		\$29,069	No	/ /		Land Table 09F	407	76
W-13-09-377-040	5746 LOCKWOOD DR	07/05/19	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$122,760	47.12	\$245,516	\$36,892	\$223,608	\$209,252	1.069	1,849	\$120.93	09F	5.4920	Colonial/2Sty		\$31,089	No	/ /		Land Table 09F	407	77
W-13-09-377-044	5714 LOCKWOOD DR	09/25/20	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$102,190	46.56	\$204,383	\$33,065	\$186,435	\$171,834	1.085	1,463	\$127.43	09F	7.1288	Colonial/2Sty		\$31,029	No	/ /		Land Table 09F	407	77
W-13-09-377-074	5557 JUNE BERRY CT	09/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,170	48.92	\$210,349	\$39,194	\$175,806	\$171,670	1.024	1,724	\$101.98	09F	1.0405	BiLevel		\$39,194	No	/ /		Land Table 09F	407	78
W-13-09-377-085	5592 JUNE BERRY CT	05/31/19	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$133,930	54.69	\$267,867	\$30,536	\$214,364	\$238,045	0.901	1,849	\$115.94	09F	11.3169	Colonial/2Sty		\$27,667	No	/ /		Land Table 09F	407	87
W-13-09-377-086	5576 JUNE BERRY CT	06/25/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$116,890	51.49	\$233,786	\$27,667	\$199,333	\$206,739	0.964	1,394	\$142.99	09F	4.9511	Ranch		\$27,667	No	/ /		Land Table 09F	407	77
W-13-09-377-088	2837 BIRCHWOOD DR	06/16/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,850	51.54	\$257,691	\$36,299	\$213,701	\$222,058	0.962	1,849	\$115.58	09F	5.1322	Colonial/2Sty		\$36,299	No	/ /		Land Table 09F	407	82
W-13-09-377-100	2884 BIRCHWOOD DR	09/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,520	52.87	\$259,043	\$27,900	\$217,100	\$231,839	0.936	1,849	\$117.41	09F	7.7259	Colonial/2Sty		\$27,900	No	/ /		Land Table 09F	407	78
W-13-09-377-109	2828 BIRCHWOOD DR	09/04/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,860	47.00	\$239,726	\$28,459	\$226,541	\$211,903	1.069	1,849	\$122.52	09F	5.5393	Colonial/2Sty		\$27,900	No	/ /		Land Table 09F	407	77
W-13-09-377-120	5400 SANDLEWOOD CT	06/30/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$100,540	44.29	\$201,072	\$30,295	\$196,705	\$171,291	1.148	1,724	\$114.10	09F	13.4681	BiLevel		\$27,667	No	/ /		Land Table 09F	407	77
W-13-09-377-125	5358 SANDLEWOOD CT	10/08/19	\$257,800	WD	03-ARM'S LENGTH	\$257,800	\$135,810	52.68	\$271,629	\$28,830	\$228,970	\$243,530	0.940	1,849	\$123.83	09F	7.3473	Colonial/2Sty		\$28,830	No	/ /		Land Table 09F	407	87
W-13-09-377-126	5355 SANDLEWOOD CT	07/25/19	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$127,500	50.70	\$254,997	\$30,348	\$221,152	\$225,325	0.981	1,849	\$119.61	09F	3.2207	Colonial/2Sty		\$28,830	No	/ /		Land Table 09F	407	77
W-13-09-377-127	5359 SANDLEWOOD CT	06/28/19	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$104,210	45.91	\$208,427	\$28,830	\$198,170	\$180,137	1.100	1,394	\$142.16	09F	8.6417	Ranch		\$28,830	No	/ /		Land Table 09F	407	77
W-13-09-377-129	5405 SANDLEWOOD CT	08/19/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$130,270	52.11	\$260,536	\$38,844	\$211,156	\$222,359	0.950	1,849	\$114.20	09F	6.4070	Colonial/2Sty		\$35,594	No	/ /		Land Table 09F	407	77
W-13-09-377-153	2558 DRIFTWOOD DR	11/20/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$106,940	47.55	\$213,873	\$29,654	\$195,246	\$184,773	1.057	1,724	\$113.25	09F	4.2991	Colonial/2Sty		\$27,667	No	/ /		Land Table 09F	407	78
W-13-09-377-156	2534 DRIFTWOOD DR	09/27/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$121,220	53.88	\$242,447	\$27,667	\$197,333	\$215,426	0.916	1,833	\$107.66	09F	9.7675	Colonial/2Sty		\$27,667	No	/ /		Land Table 09F	407	76
W-13-09-377-167	2628 FRUITWOOD CT	10/29/19	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$128,990	57.58	\$257,986	\$38,337	\$185,663	\$220,310	0.843	1,849	\$100.41	09F	17.0952	Colonial/2Sty		\$38,337	No	/ /		Land Table 09F	407	77
W-13-09-377-167	2628 FRUITWOOD CT	10/02/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$128,990	49.80	\$257,986	\$38,337	\$220,663	\$220,310	1.002	1,849	\$119.34	09F	1.2085	Colonial/2Sty		\$38,337	No	/ /		Land Table 09F	407	77
W-13-09-377-175	2738 BIRCHWOOD DR	08/28/19	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$109,030	51.43	\$218,068	\$42,514	\$169,486	\$176,082	0.963	1,724	\$98.31	09F	5.1148	Colonial/2Sty		\$39,194	No	/ /		Land Table 09F	407	77
W-13-09-377-179	2707 DRIFTWOOD DR	10/30/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,750	45.43	\$213,491	\$28,589	\$206,411	\$185,458	1.113	1,381	\$149.46	09F	9.9290	Ranch		\$28,589	No	/ /		Land Table 09F	407	77
W-13-09-377-185	2627 DRIFTWOOD DR	01/19/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,830	42.95	\$227,664	\$27,897	\$237,103	\$200,368	1.183	1,724	\$137.53	09F	16.9650	Colonial/2Sty		\$26,283	No	/ /		Land Table 09F	407	87
Totals:			\$5,986,100			\$5,986,100	\$2,962,460			\$5,924,965	\$5,185,442	\$5,139,726			\$121.57		0.4793									
							Sale. Ratio =>	49.49					E.C.F. =>	1.009		Std. Deviation=>	0.081302366									
							Std. Dev. =>	3.46					Ave. E.C.F. =>	1.014		Ave. Variance=>	6.5874	Coefficient of Var=>	6.498434259							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-10-152-007	3223 WARREN DR	09/09/19	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$91,680	50.96	\$183,368	\$63,748	\$116,152	\$95,696	1.214	1,549	\$74.99	10A	0.8319	Bungalow		\$52,251	No	/ /		Land Table 10A	401	47	
W-13-10-176-025	3140 WARREN DR	10/09/19	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$73,920	50.63	\$147,839	\$30,569	\$115,431	\$93,816	1.230	1,008	\$114.51	10A	0.8319	Bungalow		\$30,569	No	/ /		Land Table 10A	401	62	
Totals:			\$325,900			\$325,900	\$165,600		\$331,207		\$231,583	\$189,512			\$94.75		0.0083										
							Sale. Ratio =>	50.81				E.C.F. =>	1.222		Std. Deviation=>	0.01176453											
							Std. Dev. =>	0.23				Ave. E.C.F. =>	1.222		Ave. Variance=>	0.8319	Coefficient of Var=>	0.680707176									

No recent sales leave ECF as is for 2022 at 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-09-476-007	2689 BENDER AVE	12/21/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$64,740	41.24	\$129,476	\$28,960	\$128,040	\$86,206	1.485	806	\$158.86	10C	22.2900	Ranch		\$27,948	No	//		Land Table 10C	401	66
W-13-09-476-009	2659 BENDER AVE	12/28/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,850	48.03	\$153,704	\$28,048	\$131,952	\$107,767	1.224	1,354	\$97.45	10C	3.7960	Ranch		\$27,948	No	//		Land Table 10C	401	66
W-13-09-476-013	2605 BENDER AVE	07/02/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,770	41.26	\$115,538	\$28,929	\$111,071	\$74,279	1.495	850	\$130.67	10C	23.2944	Ranch		\$27,948	No	//		Land Table 10C	401	60
W-13-09-476-020	5240 HATCHERY RD	07/23/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$97,110	48.31	\$194,227	\$25,370	\$175,630	\$144,817	1.213	1,555	\$112.95	10C	4.9614	Ranch		\$22,247	No	//		Land Table 10C	401	59
W-13-09-478-016	5180 HATCHERY RD	11/12/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,010	44.14	\$128,014	\$28,314	\$116,686	\$85,506	1.365	850	\$137.28	10C	10.2270	Ranch		\$28,314	No	//		Land Table 10C	401	71
W-13-09-478-018	5160 HATCHERY RD	07/11/19	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$51,730	37.49	\$103,451	\$28,875	\$109,125	\$63,959	1.706	850	\$128.38	10C	44.3793	Ranch		\$28,314	No	//		Land Table 10C	401	45
W-13-10-301-010	3111 DELAND RD	08/30/19	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$144,510	53.13	\$289,029	\$45,312	\$226,688	\$209,020	1.085	2,769	\$81.87	10C	17.7854	Colonial/2Sty		\$44,290	No	//		Land Table 10C	401	61
W-13-10-303-011	2830 DELAND RD	02/01/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,490	44.81	\$120,977	\$44,178	\$90,822	\$65,865	1.379	858	\$105.85	10C	11.6521	Ranch		\$44,178	No	//		Land Table 10C	401	55
W-13-10-303-012	2810 DELAND RD	05/20/19	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$66,780	51.77	\$133,551	\$45,540	\$83,460	\$75,481	1.106	1,163	\$71.76	10C	15.6676	Colonial/2Sty		\$44,178	No	//		Land Table 10C	401	61
W-13-10-351-005	2825 DELAND RD	06/12/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,340	40.21	\$132,673	\$44,402	\$120,598	\$75,704	1.593	1,138	\$105.97	10C	33.0635	Bungalow		\$44,402	No	//		Land Table 10C	401	45
W-13-10-351-009	2719 DELAND RD	01/31/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$73,080	52.58	\$146,154	\$45,515	\$93,485	\$86,311	1.083	936	\$99.88	10C	17.9269	Ranch		\$44,402	No	//		Land Table 10C	401	51
W-13-10-351-016	2731 MARLINGTON RD	08/11/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$98,420	59.65	\$196,831	\$48,873	\$116,127	\$126,894	0.915	2,312	\$50.23	10C	34.7231	Ranch		\$44,178	No	//		Land Table 10C	401	51
W-13-10-351-022	4970 HATCHERY RD	03/18/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$127,570	55.49	\$255,141	\$38,196	\$191,704	\$186,059	1.030	1,656	\$115.76	10C	23.2044	Ranch		\$38,196	No	//		Land Table 10C	401	68
W-13-10-351-028	4900 HATCHERY RD	08/23/19	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$109,630	56.66	\$219,261	\$44,659	\$148,841	\$149,744	0.994	1,699	\$87.61	10C	26.8416	Ranch		\$44,067	No	//		Land Table 10C	401	49
Totals:			\$2,369,400			\$2,369,400	\$1,159,030		\$2,318,027		\$1,844,229	\$1,537,612			\$106.04		6.2972									
							Sale. Ratio =>	48.92					E.C.F. =>	1.199		Std. Deviation=>	0.24383708									
							Std. Dev. =>	6.88					Ave. E.C.F. =>	1.262		Ave. Variance=>	20.7009	Coefficient of Var=>	16.39827224							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-10-376-017	2741 FREMBES RD	05/31/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$99,530	56.23	\$199,059	\$34,263	\$142,737	\$137,674	1.037	1,356	\$105.26	10D	8.4019	Ranch		\$31,125	No	/ /		Land Table 10D	401	55	
W -13-10-376-022	2659 FREMBES RD	01/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,290	51.92	\$150,582	\$32,132	\$112,868	\$98,956	1.141	1,152	\$97.98	10D	1.9798	Ranch		\$31,125	No	/ /		Land Table 10D	401	52	
W -13-10-376-036	2889 FREMBES RD	04/15/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,640	52.03	\$161,274	\$30,371	\$124,629	\$109,359	1.140	1,176	\$105.98	10D	1.8836	Ranch		\$29,465	No	/ /		Land Table 10D	401	52	
W -13-10-377-007	2870 FREMBES RD	01/15/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$86,320	51.08	\$172,644	\$31,125	\$137,875	\$118,228	1.166	1,019	\$135.30	10D	4.5385	Ranch		\$31,125	No	/ /		Land Table 10D	401	66	
Totals:						\$646,000	\$341,780		\$683,559		\$518,109	\$464,217			\$111.13		0.4701										
								Sale. Ratio =>	52.91			E.C.F. =>	1.116	Std. Deviation=>		0.05734632											
								Std. Dev. =>	2.32			Ave. E.C.F. =>	1.121	Ave. Variance=>		4.2010	Coefficient of Var=>		3.748205102								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W-13-10-433-015	4147 SOLVAY DR	02/19/21	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$133,110	48.40	\$266,228	\$82,791	\$192,209	\$166,761	1.153	1,954	\$98.37	10E	14.6528	BiLevel		\$82,791	No	/ /		Land Table 10E	408	68		
W-13-10-433-017	4189 SOLVAY DR	07/08/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,140	42.19	\$236,289	\$97,186	\$182,814	\$126,457	1.446	1,650	\$110.80	10E	14.6528	Other		\$97,186	No	/ /		Land Table 10E	408	45		
Totals:						\$555,000	\$251,250		\$502,517		\$375,023	\$293,218			\$104.58		2.0141											
								Sale. Ratio =>	45.27									E.C.F. =>	1.279	Std. Deviation=>	0.20722186							
								Std. Dev. =>	4.39									Ave. E.C.F. =>	1.299	Ave. Variance=>	14.6528	Coefficient of Var=>	11.2789294					

Increase ECF to 1.200. Not enough sales. Most neighborhoods around lake are higher.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-10-377-044	2840 CREEKSIDE CT	02/07/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$121,030	53.08	\$242,069	\$29,425	\$198,575	\$207,054	0.959	2,133	\$93.10	10G	6.3126	Colonial/2Sty		\$29,425	No	/ /		Land Table 10G	401	78					
W-13-10-377-045	2852 CREEKSIDE CT	08/05/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,120	51.25	\$256,248	\$31,531	\$218,469	\$218,809	0.998	2,196	\$99.48	10G	2.3732	Colonial/2Sty		\$30,081	No	/ /		Land Table 10G	401	79					
W-13-10-378-024	4628 STREAMSIDE TRL	03/19/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,670	53.77	\$247,338	\$30,620	\$199,380	\$211,020	0.945	1,806	\$110.40	10G	7.7341	Colonial/2Sty		\$28,658	No	/ /		Land Table 10G	401	75					
W-13-10-378-046	4561 STREAMSIDE TRL	06/13/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,260	49.00	\$220,520	\$28,867	\$196,133	\$186,614	1.051	1,674	\$117.16	10G	2.8829	Colonial/2Sty		\$28,867	No	/ /		Land Table 10G	401	76					
W-13-10-378-055	2907 RIVERSIDE DR	10/29/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,870	50.15	\$245,731	\$39,479	\$205,521	\$200,830	1.023	1,645	\$124.94	10G	0.1182	Colonial/2Sty		\$39,479	No	/ /		Land Table 10G	401	76					
W-13-10-378-069	2841 RIVERSIDE DR	01/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,480	50.62	\$242,967	\$29,091	\$210,909	\$208,253	1.013	1,733	\$121.70	10G	0.9425	Colonial/2Sty		\$29,091	No	/ /		Land Table 10G	401	77					
W-13-10-378-073	2817 RIVERSIDE DR	01/30/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,020	52.62	\$242,034	\$31,766	\$198,234	\$204,740	0.968	2,195	\$90.31	10G	5.3955	Colonial/2Sty		\$27,716	No	/ /		Land Table 10G	401	77					
W-13-10-378-094	2769 RIVERSIDE DR	01/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,700	51.08	\$255,403	\$23,634	\$226,366	\$225,676	1.003	1,544	\$146.61	10G	1.9119	Ranch		\$23,634	No	/ /		Land Table 10G	401	78					
W-13-10-378-098	2762 RIVERSIDE DR	10/27/20	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$108,920	45.38	\$217,831	\$36,394	\$203,606	\$176,667	1.152	1,617	\$125.92	10G	13.0307	Colonial/2Sty		\$27,950	No	/ /		Land Table 10G	401	79					
W-13-10-378-100	2778 RIVERSIDE DR	07/16/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,640	46.80	\$215,285	\$29,991	\$200,009	\$180,423	1.109	1,617	\$123.69	10G	8.6381	Colonial/2Sty		\$29,362	No	/ /		Land Table 10G	401	79					
Totals:						\$2,368,000	\$1,192,710		\$2,385,426		\$2,057,202	\$2,020,086			\$115.33		0.3804														
								Sale. Ratio =>	50.37									E.C.F. =>	1.018									Std. Deviation=>	0.065970724		
								Std. Dev. =>	2.68									Ave. E.C.F. =>	1.022									Ave. Variance=>	4.9340	Coefficient of Var=>	4.826920876

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-11-379-005	3726 NEWPORT WAY DR	12/01/20	\$620,800	WD	03-ARM'S LENGTH	\$620,800	\$371,300	59.81	\$742,602	\$148,691	\$472,109	\$612,279	0.771	2,878	\$164.04	10H	5.8787	Ranch		\$144,987	No	/ /		Land Table 10H	407	79
W-13-11-379-014	3780 NEWPORT WAY DR	06/19/20	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$353,110	53.70	\$706,223	\$125,312	\$532,188	\$598,877	0.889	2,416	\$220.28	10H	5.8787	Ranch		\$121,739	No	/ /		Land Table 10H	407	79
Totals:			\$1,278,300			\$1,278,300	\$724,410		\$1,448,825		\$1,004,297	\$1,211,157			\$192.16		0.0651									
								Sale. Ratio =>	56.67			E.C.F. =>	0.829	Std. Deviation=>		0.083137963										
								Std. Dev. =>	4.32			Ave. E.C.F. =>	0.830	Ave. Variance=>		5.8787	Coefficient of Var=>		7.084055823							

Lack of sales. These are 2 smaller homes. The bigger homes are undervalued. Leave ECF at .970.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-10-227-040	4286 ELDEN PL	08/09/19	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$112,610	50.73	\$225,225	\$30,083	\$191,917	\$236,249	0.812	1,740	\$110.30	10J	3.1267	Colonial/2Sty		\$30,083	No	/ /		Land Table 10J	407	79
W-13-10-227-044	4277 ELDEN PL	11/06/19	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$112,280	51.06	\$224,559	\$30,674	\$189,226	\$234,728	0.806	2,019	\$93.72	10J	2.5069	Colonial/2Sty		\$30,083	No	/ /		Land Table 10J	407	80
W-13-10-227-048	4260 ELDEN PL	12/02/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,440	54.02	\$226,879	\$30,083	\$179,917	\$238,252	0.755	2,182	\$82.46	10J	2.5927	Colonial/2Sty		\$30,083	No	/ /		Land Table 10J	407	80
W-13-10-227-049	4258 ELDEN PL	07/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,280	54.35	\$244,559	\$30,083	\$194,917	\$259,656	0.751	2,206	\$88.36	10J	3.0409	Colonial/2Sty		\$30,083	No	/ /		Land Table 10J	407	80
Totals:			\$876,900			\$876,900	\$460,610		\$921,222		\$755,977	\$968,885			\$93.71		0.0828									
							Sale. Ratio =>	52.53					E.C.F. =>	0.780			Std. Deviation=>	0.03267523								
							Std. Dev. =>	1.91					Ave. E.C.F. =>	0.781			Ave. Variance=>	2.8168	Coefficient of Var=>	3.60628971						