



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-13-11-126-002	3473 LOON LAKE SHORES RD	02/10/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$58,940	41.22	\$117,885	\$25,661	\$117,339	\$68,012	1.725	986	\$119.01	11B	27.8142	Ranch		\$25,002	No	/ /		Land Table 11B	401	45	
W-13-11-126-011	3347 LOON LAKE SHORES RD	09/09/19	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$77,080	48.78	\$154,166	\$28,626	\$129,374	\$92,581	1.397	1,234	\$104.84	11B	4.9720	Ranch		\$27,928	No	/ /		Land Table 11B	401	45	
W-13-11-127-002	3474 LOON LAKE SHORES RD	05/13/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$102,130	60.08	\$204,251	\$25,415	\$144,585	\$131,885	1.096	1,600	\$90.37	11B	35.0836	Ranch		\$25,002	No	/ /		Land Table 11B	401	60	
W-13-11-127-003	3460 LOON LAKE SHORES RD	07/30/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$107,660	49.61	\$215,327	\$29,971	\$187,029	\$136,693	1.368	1,590	\$117.63	11B	7.8893	Ranch		\$27,928	No	/ /		Land Table 11B	401	66	
W-13-11-128-002	3458 SHAW DR	04/26/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,850	38.61	\$119,703	\$33,791	\$121,209	\$63,357	1.913	893	\$135.73	11B	46.5981	Ranch		\$26,935	No	/ /		Land Table 11B	401	45	
W-13-11-128-020	3484 SHAW DR	03/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,750	54.25	\$287,490	\$22,389	\$242,611	\$195,502	1.241	1,708	\$142.04	11B	20.6169	Colonial/2Sty		\$21,571	No	/ /		Land Table 11B	401	77	
W-13-11-202-008	3347 W WALTON BLVD	02/21/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,910	49.04	\$161,829	\$30,039	\$134,961	\$97,190	1.389	1,134	\$119.01	11B	5.8505	Ranch		\$27,739	No	/ /		Land Table 11B	401	51	
<b>Totals:</b>						<b>\$1,273,000</b>	<b>\$630,320</b>		<b>\$1,260,651</b>		<b>\$1,077,108</b>	<b>\$785,221</b>			<b>\$118.38</b>		<b>7.5405</b>										
								<b>Sale. Ratio =&gt;</b>	<b>49.51</b>			<b>E.C.F. =&gt;</b>	<b>1.372</b>	<b>Std. Deviation=&gt;</b>		<b>0.2805388</b>											
								<b>Std. Dev. =&gt;</b>	<b>7.29</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.447</b>	<b>Ave. Variance=&gt;</b>		<b>21.2607</b>	<b>Coefficient of Var=&gt;</b>		<b>14.69158596</b>								

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W-13-11-252-027	3215 SCHOOLHOUSE DR	03/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,610	46.64	\$233,212	\$32,786	\$217,214	\$163,747	1.327	1,749	\$124.19	11C	2.4167	Ranch		\$31,572	No	/ /		Land Table 11C	401	49					
W-13-11-252-033	3119 SCHOOLHOUSE DR	07/07/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,910	44.74	\$205,810	\$31,154	\$198,846	\$142,693	1.394	1,610	\$123.51	11C	9.1168	Ranch		\$28,895	No	/ /		Land Table 11C	401	49					
W-13-11-252-035	3103 SCHOOLHOUSE DR	07/09/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,120	50.32	\$196,241	\$30,198	\$164,802	\$135,656	1.215	1,873	\$87.99	11C	8.7505	TriLevel/Quad		\$27,588	No	/ /		Land Table 11C	401	49					
W-13-11-253-048	2996 FRANCESCA DR	09/14/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$111,640	44.48	\$223,277	\$30,777	\$220,223	\$157,271	1.400	1,624	\$135.61	11C	9.7918	TriLevel/Quad		\$30,777	No	/ /		Land Table 11C	401	57					
W-13-11-254-001	3127 FRANCESCA DR	08/14/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$120,810	46.11	\$241,611	\$31,355	\$230,645	\$171,778	1.343	2,046	\$112.73	11C	4.0337	TriLevel/Quad		\$30,624	No	/ /		Land Table 11C	401	49					
W-13-11-254-003	3111 FRANCESCA DR	08/03/20	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$118,950	48.75	\$237,909	\$29,467	\$214,533	\$170,296	1.260	2,215	\$96.85	11C	4.2590	Colonial/2Sty		\$28,407	No	/ /		Land Table 11C	401	52					
W-13-11-254-007	3112 SAINT JUDE DR	08/09/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$93,650	46.85	\$187,295	\$30,032	\$169,868	\$128,483	1.322	1,723	\$98.59	11C	1.9750	Ranch		\$29,524	No	/ /		Land Table 11C	401	49					
W-13-11-254-008	3135 ROSEANNE LN	06/20/19	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$108,520	52.05	\$217,038	\$31,820	\$176,680	\$151,322	1.168	1,444	\$122.35	11C	13.4780	Ranch		\$26,770	No	/ /		Land Table 11C	401	58					
W-13-11-277-002	3011 FRANCESCA DR	05/24/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,360	47.00	\$192,718	\$28,484	\$176,516	\$134,178	1.316	1,514	\$116.59	11C	1.3178	TriLevel/Quad		\$28,484	No	/ /		Land Table 11C	401	60					
W-13-11-277-015	2985 SHAWNEE LN	08/26/19	\$210,000	OTH	03-ARM'S LENGTH	\$210,000	\$107,900	51.38	\$215,800	\$26,950	\$183,050	\$154,289	1.186	1,773	\$103.24	11C	11.5949	TriLevel/Quad		\$25,881	No	/ /		Land Table 11C	401	60					
W-13-11-427-003	3062 SAINT JUDE DR	08/13/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$137,560	44.37	\$275,121	\$33,026	\$276,974	\$197,790	1.400	2,267	\$122.18	11C	9.7987	Colonial/2Sty		\$30,771	No	/ /		Land Table 11C	401	60					
W-13-11-428-003	2967 SHAWNEE LN	09/15/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,790	48.00	\$297,585	\$46,085	\$263,915	\$205,474	1.284	2,750	\$95.97	11C	1.7936	TriLevel/Quad		\$29,122	No	/ /		Land Table 11C	401	54					
W-13-11-428-014	3024 SAINT JUDE DR	06/28/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,440	51.93	\$238,870	\$30,724	\$199,276	\$170,054	1.172	1,473	\$135.29	11C	13.0517	Ranch		\$26,666	No	/ /		Land Table 11C	401	58					
W-13-12-156-005	2930 SAINT JUDE DR	12/10/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$101,160	42.33	\$202,316	\$29,530	\$209,470	\$141,165	1.484	1,548	\$135.32	11C	18.1509	Ranch		\$28,362	No	/ /		Land Table 11C	401	59					
W-13-12-157-003	2915 SHAWNEE LN	01/28/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$160,770	52.03	\$321,545	\$33,223	\$275,777	\$235,557	1.171	2,737	\$100.76	11C	13.1614	Colonial/2Sty		\$31,904	No	/ /		Land Table 11C	401	62					
W-13-12-157-008	2935 SAINT JUDE DR	06/03/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$97,660	41.38	\$195,325	\$30,930	\$205,070	\$134,310	1.527	1,749	\$117.25	11C	22.4488	Ranch		\$29,357	No	/ /		Land Table 11C	401	49					
W-13-12-302-008	2971 STEPHANIE CT	03/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,530	51.89	\$249,069	\$32,508	\$207,492	\$176,929	1.173	1,809	\$114.70	11C	12.9615	Colonial/2Sty		\$30,769	No	/ /		Land Table 11C	401	65					
<b>Totals:</b>			<b>\$4,129,400</b>			<b>\$4,129,400</b>	<b>\$1,965,380</b>		<b>\$3,930,742</b>		<b>\$3,590,351</b>	<b>\$2,770,991</b>			<b>\$114.30</b>		<b>0.6665</b>														
								<b>Sale. Ratio =&gt;</b>	<b>47.59</b>									<b>E.C.F. =&gt;</b>	<b>1.296</b>									<b>Std. Deviation=&gt;</b>	<b>0.11351636</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.52</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.302</b>									<b>Ave. Variance=&gt;</b>	<b>9.3000</b>	<b>Coefficient of Var=&gt;</b>	<b>7.140928466</b>



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W-13-11-451-021	3294 GILCHRIST	05/24/19	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$245,180	54.48	\$490,369	\$83,235	\$366,765	\$328,334	1.117	3,009	\$121.89	11G	0.0000	TriLevel/Quad		\$83,235	No	/ /		Land Table 11G	408	78
<b>Totals:</b>			<b>\$450,000</b>			<b>\$450,000</b>	<b>\$245,180</b>		<b>\$490,369</b>		<b>\$366,765</b>	<b>\$328,334</b>			<b>\$121.89</b>		<b>0.0000</b>									
							Sale. Ratio =>	54.48				E.C.F. =>	1.117		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.117		Ave. Variance=>	0.0000	Coefficient of Var=>									0

Lack of sales looked at other neighborhoods, no change.

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W-13-11-451-038	3442 ADAMS SHORE DR	09/24/19	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$105,200	36.66	\$210,390	\$41,084	\$245,916	\$171,884	1.431	1,436	\$171.25	11K	22.0324	Ranch		\$35,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-054	3390 ADAMS SHORE DR	03/12/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$165,720	43.04	\$331,446	\$35,076	\$349,924	\$300,883	1.163	2,724	\$128.46	11K	4.7393	Colonial/2Sty		\$35,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-061	3372 ADAMS SHORE DR	01/20/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$109,050	52.55	\$218,096	\$38,000	\$169,500	\$182,839	0.927	1,563	\$108.45	11K	28.3335	Ranch		\$35,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-061	3372 ADAMS SHORE DR	06/12/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,050	35.18	\$218,096	\$38,000	\$272,000	\$182,839	1.488	1,563	\$174.02	11K	27.7269	Ranch		\$35,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-064	3368 ADAMS SHORE DR	03/05/21	\$310,000	MLC	03-ARM'S LENGTH	\$310,000	\$148,020	47.75	\$296,034	\$38,000	\$272,000	\$261,963	1.038	2,412	\$112.77	11K	17.2070	Ranch		\$35,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-073	3370 LOON LAKE CT	01/29/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$104,050	44.47	\$208,096	\$28,000	\$206,000	\$182,839	1.127	1,563	\$131.80	11K	8.3706	Ranch		\$25,000	No	/ /		Land Table 11K	407	66			
W-13-11-451-080	3412 LOON LAKE CT	02/19/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,710	40.99	\$225,416	\$26,256	\$248,744	\$202,193	1.230	1,477	\$168.41	11K	1.9849	Ranch		\$25,000	No	/ /		Land Table 11K	407	77			
W-13-11-451-091	3386 LOON LAKE CT	08/28/20	\$259,500	WD	03-ARM'S LENGTH	\$259,500	\$102,830	39.63	\$205,661	\$25,554	\$233,946	\$182,850	1.279	1,486	\$157.43	11K	6.9062	Ranch		\$25,000	No	/ /		Land Table 11K	407	68			
<b>Totals:</b>			<b>\$2,268,000</b>			<b>\$2,268,000</b>	<b>\$956,630</b>		<b>\$1,913,235</b>		<b>\$1,998,030</b>	<b>\$1,668,289</b>			<b>\$144.07</b>		<b>1.2730</b>												
								<b>Sale. Ratio =&gt;</b>	<b>42.18</b>									<b>E.C.F. =&gt;</b>	<b>1.198</b>									<b>Std. Deviation=&gt;</b>	<b>0.188877784</b>
								<b>Std. Dev. =&gt;</b>	<b>5.75</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.210</b>			<b>Ave. Variance=&gt;</b>	<b>14.6626</b>			<b>Coefficient of Var=&gt;</b>	<b>12.11401044</b>		

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W-13-11-478-006	3264 ISLAND COVE DR	12/18/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$139,260	44.94	\$278,527	\$35,401	\$274,499	\$203,965	1.346	1,870	\$146.79	11M	11.5056	Ranch		\$35,000	No	/ /		Land Table 11M	407	68	
W-13-11-478-007	3260 ISLAND COVE DR	01/09/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$137,280	50.10	\$274,565	\$35,401	\$238,599	\$200,641	1.189	1,892	\$126.11	11M	4.1576	Ranch		\$35,000	No	/ /		Land Table 11M	407	68	
W-13-11-478-009	3260 ISLAND COVE DR	06/07/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,560	43.41	\$269,118	\$35,401	\$274,599	\$196,071	1.401	1,870	\$146.84	11M	16.9746	Ranch		\$35,000	No	/ /		Land Table 11M	407	68	
W-13-11-478-013	3276 ISLAND COVE DR	04/01/19	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$136,650	58.77	\$273,309	\$35,401	\$197,099	\$199,587	0.988	1,892	\$104.17	11M	24.3227	Ranch		\$35,000	No	/ /		Land Table 11M	407	68	
<b>Totals:</b>						<b>\$1,126,400</b>	<b>\$547,750</b>		<b>\$1,095,519</b>		<b>\$984,796</b>	<b>\$800,264</b>			<b>\$130.98</b>		<b>0.0171</b>										
								<b>Sale. Ratio =&gt;</b>	<b>48.63</b>			<b>E.C.F. =&gt;</b>	<b>1.231</b>	<b>Std. Deviation=&gt;</b>		<b>0.18523802</b>											
								<b>Std. Dev. =&gt;</b>	<b>6.93</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.231</b>	<b>Ave. Variance=&gt;</b>		<b>14.2401</b>	<b>Coefficient of Var=&gt;</b>		<b>11.57018087</b>								





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W-13-11-227-002	3044 BARKMAN DR	08/09/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,120	40.68	\$134,231	\$27,236	\$137,764	\$87,343	1.577	1,438	\$95.80	12A	17.1592	Bungalow		\$27,000	No	/ /		Land Table 12A	401	46			
W-13-12-101-003	2961 N LAKE ANGELUS RD W	05/13/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,920	57.46	\$229,845	\$27,000	\$173,000	\$165,588	1.045	1,470	\$117.69	12A	36.0923	Colonial/2Sty		\$27,000	No	/ /		Land Table 12A	401	80			
W-13-12-104-004	2828 BARKMAN DR	07/27/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$78,440	40.02	\$156,870	\$27,324	\$168,676	\$105,752	1.595	955	\$176.62	12A	18.9331	Ranch		\$27,000	No	/ /		Land Table 12A	401	59			
<b>Totals:</b>			<b>\$561,000</b>			<b>\$561,000</b>	<b>\$260,480</b>		<b>\$520,946</b>		<b>\$479,440</b>	<b>\$358,682</b>			<b>\$130.04</b>		<b>6.9016</b>												
								<b>Sale. Ratio =&gt;</b>	<b>46.43</b>					<b>E.C.F. =&gt;</b>	<b>1.337</b>	<b>Std. Deviation=&gt;</b>		<b>0.312694305</b>											
								<b>Std. Dev. =&gt;</b>	<b>9.88</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.406</b>	<b>Ave. Variance=&gt;</b>		<b>24.0615</b>	<b>Coefficient of Var=&gt;</b>		<b>17.11728568</b>								







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W-13-12-276-007	3237 GOLFHILL DR	08/30/19	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$126,270	51.75	\$252,545	\$30,662	\$213,338	\$181,129	1.178	1,999	\$106.72	12L	7.9700	Colonial/2Sty		\$29,835	No	//		Land Table 12L	401	58		
W-13-12-276-012	3117 GOLFHILL DR	06/12/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,500	51.96	\$239,004	\$29,676	\$200,324	\$170,880	1.172	2,018	\$99.27	12L	8.5216	Colonial/2Sty		\$29,676	No	//		Land Table 12L	401	55		
W-13-12-276-014	3043 GOLFHILL DR	02/20/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$97,290	47.00	\$194,584	\$32,926	\$174,074	\$131,966	1.319	1,528	\$113.92	12L	6.1561	TriLevel/Quad		\$29,800	No	//		Land Table 12L	401	55		
W-13-12-278-005	3067 SILVERSTONE LN	08/27/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,310	48.20	\$250,620	\$34,248	\$225,752	\$176,630	1.278	2,050	\$110.12	12L	2.0582	Ranch		\$31,842	No	//		Land Table 12L	401	52		
W-13-12-279-001	3144 GOLFHILL DR	08/11/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$131,810	54.90	\$263,615	\$40,796	\$199,304	\$181,893	1.096	1,561	\$127.68	12L	16.1803	Ranch		\$29,950	No	//		Land Table 12L	401	61		
W-13-12-279-019	3055 HUNTINGTON PARK DR	06/26/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$116,530	51.11	\$233,058	\$37,472	\$190,528	\$159,662	1.193	1,693	\$112.54	12L	6.4203	Ranch		\$36,221	No	//		Land Table 12L	401	52		
W-13-12-326-001	2957 SILVERHILL DR	07/20/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$70,870	44.32	\$141,745	\$27,889	\$132,011	\$92,944	1.420	944	\$139.84	12L	16.2810	Ranch		\$27,287	No	//		Land Table 12L	401	49		
W-13-12-331-009	2856 SILVERHILL DR	06/30/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,510	46.14	\$143,020	\$21,758	\$133,242	\$98,989	1.346	1,011	\$131.79	12L	8.8499	Bungalow		\$20,228	No	//		Land Table 12L	401	54		
W-13-12-332-004	2520 SUNHILL DR	12/06/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$77,490	49.20	\$154,974	\$22,597	\$134,903	\$108,063	1.248	1,056	\$127.75	12L	0.9148	Ranch		\$22,597	No	//		Land Table 12L	401	50		
W-13-12-332-009	2617 W WALTON BLVD	07/26/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,090	49.46	\$168,174	\$21,847	\$148,153	\$119,451	1.240	1,383	\$107.12	12L	1.7237	Ranch		\$21,847	No	//		Land Table 12L	401	49		
W-13-12-333-008	2540 W WALTON BLVD	06/23/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$68,650	47.67	\$137,292	\$21,912	\$122,088	\$94,188	1.296	1,409	\$86.65	12L	3.8696	Ranch		\$20,970	No	//		Land Table 12L	401	45		
W-13-12-402-008	2410 ANDERS DR	08/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,510	54.24	\$141,018	\$28,770	\$101,230	\$91,631	1.105	1,310	\$77.27	12L	15.2767	Ranch		\$26,726	No	//		Land Table 12L	401	45		
W-13-12-403-004	2801 IRONTON AVE	07/06/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$109,090	50.27	\$218,181	\$25,640	\$191,360	\$157,176	1.217	1,576	\$121.42	12L	4.0037	TriLevel/Quad		\$24,407	No	//		Land Table 12L	401	69		
W-13-12-405-003	2467 WINKLEMAN DR	08/31/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$67,460	42.43	\$134,912	\$21,372	\$137,628	\$92,686	1.485	1,214	\$113.37	12L	22.7366	Ranch		\$20,970	No	//		Land Table 12L	401	59		
W-13-12-405-004	2455 WINKLEMAN DR	08/13/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,190	47.53	\$204,377	\$18,685	\$196,315	\$151,585	1.295	1,613	\$121.71	12L	3.7556	Colonial/2Sty		\$18,685	No	//		Land Table 12L	401	60		
W-13-12-406-003	2800 IRONTON AVE	09/22/20	\$187,100	WD	03-ARM'S LENGTH	\$187,100	\$81,970	43.81	\$163,939	\$27,394	\$159,706	\$111,465	1.433	1,222	\$130.69	12L	17.5263	Ranch		\$27,394	No	//		Land Table 12L	401	59		
W-13-12-406-010	2975 KOMOKA RD	07/09/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,620	52.13	\$177,234	\$31,134	\$138,866	\$119,265	1.164	1,424	\$97.52	12L	9.3178	TriLevel/Quad		\$31,134	No	//		Land Table 12L	401	60		
W-13-12-407-010	2397 WINKLEMAN DR	06/14/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,000	48.39	\$150,002	\$21,911	\$133,089	\$104,564	1.273	981	\$135.67	12L	1.5275	Ranch		\$20,970	No	//		Land Table 12L	401	52		
W-13-12-426-001	3015 GOLFHILL DR	06/28/19	\$217,900	WD	03-ARM'S LENGTH	\$217,900	\$104,740	48.07	\$209,487	\$32,640	\$185,260	\$144,365	1.283	1,563	\$118.53	12L	2.5752	Ranch		\$29,905	No	//		Land Table 12L	401	52		
W-13-12-427-003	2941 GOLFHILL DR	11/06/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,680	50.58	\$207,350	\$24,843	\$180,157	\$148,985	1.209	1,417	\$127.14	12L	4.8297	TriLevel/Quad		\$23,840	No	//		Land Table 12L	401	69		
W-13-12-428-007	3031 SILVERSTONE LN	12/15/20	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$108,880	58.38	\$217,762	\$31,095	\$155,405	\$152,381	1.020	1,510	\$102.92	12L	23.7680	Ranch		\$31,095	No	//		Land Table 12L	401	52		
W-13-12-428-020	2914 GOLFHILL DR	05/24/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,030	51.59	\$196,057	\$24,915	\$165,085	\$139,708	1.182	1,550	\$106.51	12L	7.5878	Colonial/2Sty		\$23,042	No	//		Land Table 12L	401	64		
W-13-12-429-013	2820 SILVERSTONE LN	10/21/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$97,150	45.61	\$194,299	\$32,430	\$180,570	\$132,138	1.367	1,459	\$123.76	12L	10.9003	Ranch		\$30,225	No	//		Land Table 12L	401	52		
W-13-12-429-015	2742 SILVERSTONE LN	03/26/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,780	45.26	\$185,560	\$30,982	\$174,018	\$126,186	1.379	1,239	\$140.45	12L	12.1535	Ranch		\$29,056	No	//		Land Table 12L	401	52		
W-13-12-429-031	2747 HUNTINGTON PARK DR	11/16/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$117,530	51.10	\$235,059	\$28,896	\$201,104	\$168,296	1.195	2,208	\$91.08	12L	6.2584	BiLevel		\$28,513	No	//		Land Table 12L	401	64		
W-13-12-430-010	2840 HUNTINGTON PARK DR	01/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,070	41.85	\$184,136	\$28,513	\$191,487	\$127,039	1.507	1,199	\$159.71	12L	24.9783	Ranch		\$28,513	No	//		Land Table 12L	401	52		
W-13-12-431-001	3116 BEACHAM DR	12/18/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,130	44.71	\$192,250	\$32,244	\$182,756	\$130,617	1.399	1,513	\$120.79	12L	14.1650	TriLevel/Quad		\$29,429	No	//		Land Table 12L	401	65		
W-13-12-431-008	3026 BEACHAM DR	04/10/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,430	49.72	\$198,856	\$30,460	\$169,540	\$137,466	1.233	1,773	\$95.62	12L	2.4202	Colonial/2Sty		\$29,997	No	//		Land Table 12L	401	52		
W-13-12-431-012	2884 BEACHAM DR	08/16/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,980	51.10	\$183,958	\$34,187	\$145,813	\$122,262	1.193	1,189	\$122.63	12L	6.4897	Ranch		\$30,316	No	//		Land Table 12L	401	55		
W-13-12-431-014	2866 BEACHAM DR	12/09/19	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$101,210	51.93	\$202,427	\$40,464	\$154,436	\$132,215	1.168	1,314	\$117.53	12L	8.9454	Ranch		\$40,464	No	//		Land Table 12L	401	52		
W-13-12-476-002	2821 GOLFHILL DR	09/25/19	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$132,860	55.38	\$265,716	\$34,080	\$205,820	\$189,091	1.088	2,019	\$101.94	12L	16.9051	TriLevel/Quad		\$29,597	No	//		Land Table 12L	401	66		
<b>Totals:</b>			<b>\$6,125,800</b>			<b>\$6,125,800</b>	<b>\$3,020,630</b>		<b>\$6,041,211</b>		<b>\$5,223,362</b>	<b>\$4,194,917</b>			<b>\$115.80</b>		<b>1.2359</b>											
								<b>Sale. Ratio =&gt;</b>	<b>49.31</b>					<b>E.C.F. =&gt;</b>	<b>1.245</b>	<b>Std. Deviation=&gt;</b>		<b>0.11855704</b>										
								<b>Std. Dev. =&gt;</b>	<b>3.89</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.258</b>	<b>Ave. Variance=&gt;</b>		<b>9.5183</b>	<b>Coefficient of Var=&gt;</b>		<b>7.5690503</b>							

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-13-12-452-004	2330 SILVER POINT DR	01/19/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$312,620	50.02	\$625,241	\$61,134	\$563,866	\$547,677	1.030	2,892	\$194.97	12M	0.0000	Colonial/2Sty		\$57,796	No	/ /		Land Table 12M	407	80	
<b>Totals:</b>						<b>\$625,000</b>	<b>\$312,620</b>		<b>\$625,241</b>		<b>\$563,866</b>	<b>\$547,677</b>			<b>\$194.97</b>		<b>0.0000</b>										
							Sale. Ratio =>	50.02				E.C.F. =>	1.030		Std. Deviation=>	#DIV/0!											
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.030		Ave. Variance=>	0.0000	Coefficient of Var=>	0									

Not enough sales look at surrounding areas

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-13-13-102-006	2860 DIXIE HWY	02/20/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,760	54.70	\$355,511	\$74,513	\$250,487	\$202,157	1.239	2,510	\$99.80	13A	17.1445	Bungalow		\$55,333	No	/ /		Land Table 13A	401	52	
W-13-13-126-027	2635 SILVERDOWN CT	12/20/19	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$108,550	57.16	\$217,098	\$47,454	\$142,446	\$122,046	1.167	1,424	\$100.03	13A	24.3368	TriLevel/Quad		\$47,454	No	/ /		Land Table 13A	401	65	
W-13-13-128-002	2361 SILVER CIR	07/24/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$83,600	45.68	\$167,198	\$25,216	\$157,784	\$102,145	1.545	1,308	\$120.63	13A	13.4183	Bungalow		\$24,883	No	/ /		Land Table 13A	401	49	
W-13-13-129-004	2515 NORMADELE AVE	12/07/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$76,140	48.81	\$152,287	\$19,785	\$136,215	\$95,325	1.429	882	\$154.44	13A	1.8433	Ranch		\$19,785	No	/ /		Land Table 13A	401	54	
W-13-13-202-003	2394 SILVER CIR	01/03/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,010	46.33	\$88,012	\$15,614	\$79,386	\$52,085	1.524	802	\$98.99	13A	11.3648	Ranch		\$15,295	No	/ /		Land Table 13A	401	45	
W-13-13-202-014	2333 MONTROYAL AVE	10/21/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$66,760	46.69	\$133,523	\$17,839	\$125,161	\$83,226	1.504	1,167	\$107.25	13A	9.3353	Bungalow		\$17,839	No	/ /		Land Table 13A	401	45	
W-13-13-203-001	2495 NORMADELE AVE	01/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,430	48.49	\$164,869	\$20,889	\$149,111	\$103,583	1.440	902	\$165.31	13A	2.9017	Ranch		\$20,003	No	/ /		Land Table 13A	401	60	
W-13-13-251-004	2270 MONTROYAL AVE	12/04/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$61,300	45.07	\$122,593	\$17,737	\$118,263	\$75,436	1.568	824	\$143.52	13A	15.7209	Ranch		\$17,227	No	/ /		Land Table 13A	401	54	
W-13-13-251-022	2231 SILVER LAKE RD	12/18/20	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$83,840	43.90	\$167,686	\$17,777	\$173,223	\$107,848	1.606	1,191	\$145.44	13A	19.5656	Bungalow		\$17,227	No	/ /		Land Table 13A	401	55	
W-13-13-251-025	2211 SILVER LAKE RD	12/11/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$95,380	60.75	\$190,758	\$37,497	\$119,503	\$110,260	1.084	1,456	\$82.08	13A	32.6686	Bungalow		\$34,350	No	/ /		Land Table 13A	401	54	
<b>Totals:</b>						<b>\$1,745,900</b>	<b>\$879,770</b>		<b>\$1,759,535</b>		<b>\$1,451,579</b>	<b>\$1,054,111</b>			<b>\$121.75</b>		<b>3.3453</b>										
								<b>Sale. Ratio =&gt;</b>	<b>50.39</b>					<b>E.C.F. =&gt;</b>	<b>1.377</b>	<b>Std. Deviation=&gt;</b>	<b>0.182318053</b>										
								<b>Std. Dev. =&gt;</b>	<b>5.74</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.411</b>	<b>Ave. Variance=&gt;</b>	<b>14.8300</b>	<b>Coefficient of Var=&gt;</b>	<b>10.51386123</b>								

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-13-13-226-002	2536 ROSEWOOD DR	03/31/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,850	50.14	\$245,695	\$36,590	\$208,410	\$174,254	1.196	2,174	\$95.86	13C	5.1463	TriLevel/Quad		\$33,008	No	//		Land Table 13C	401	55	
W-13-13-226-009	2546 SILVER LAKE RD	05/24/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,900	54.94	\$197,802	\$31,150	\$148,850	\$138,877	1.072	1,253	\$118.79	13C	17.5660	Ranch		\$28,016	No	//		Land Table 13C	401	61	
W-13-13-227-001	2364 ROSEWOOD DR	01/22/21	\$278,210	WD	03-ARM'S LENGTH	\$278,210	\$143,790	51.68	\$287,579	\$37,649	\$240,561	\$208,275	1.155	2,181	\$110.30	13C	9.2458	Ranch		\$33,017	No	//		Land Table 13C	401	60	
W-13-13-227-005	2290 ROSEWOOD DR	06/03/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$83,240	43.83	\$166,487	\$33,403	\$156,497	\$110,903	1.411	1,754	\$89.22	13C	16.3637	Ranch		\$30,834	No	//		Land Table 13C	401	45	
W-13-13-227-006	2276 ROSEWOOD DR	11/25/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$119,440	47.59	\$238,872	\$37,741	\$213,259	\$167,609	1.272	1,604	\$132.95	13C	2.4884	Ranch		\$36,583	No	//		Land Table 13C	401	54	
W-13-13-227-008	2315 OSTRUM DR	11/22/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,320	49.61	\$302,634	\$37,886	\$267,114	\$220,623	1.211	1,919	\$139.19	13C	3.6750	Ranch		\$30,627	No	//		Land Table 13C	401	71	
W-13-13-254-001	2365 ROSEWOOD DR	08/10/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,300	42.81	\$222,600	\$32,342	\$227,658	\$158,548	1.436	1,236	\$184.19	13C	18.8416	Ranch		\$29,204	No	//		Land Table 13C	401	64	
W-13-13-254-011	2215 PARKINSON BLVD	08/03/20	\$343,777	WD	03-ARM'S LENGTH	\$343,777	\$173,420	50.45	\$346,831	\$41,298	\$302,479	\$254,611	1.188	2,775	\$109.00	13C	5.9469	TriLevel/Quad		\$37,841	No	//		Land Table 13C	401	64	
W-13-13-276-004	2120 PARKINSON BLVD	07/31/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,630	47.08	\$221,263	\$30,332	\$204,668	\$159,109	1.286	1,337	\$153.08	13C	3.8863	Ranch		\$29,150	No	//		Land Table 13C	401	68	
<b>Totals:</b>			<b>\$2,287,887</b>			<b>\$2,287,887</b>	<b>\$1,114,890</b>		<b>\$2,229,763</b>		<b>\$1,969,496</b>	<b>\$1,592,810</b>			<b>\$125.84</b>												
								<b>Sale. Ratio =&gt;</b>	<b>48.73</b>									<b>Std. Deviation=&gt;</b>	<b>0.117976599</b>								
								<b>Std. Dev. =&gt;</b>	<b>3.81</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.236</b>								
																		<b>Ave. Variance=&gt;</b>	<b>9.2400</b>								
																		<b>Coefficient of Var=&gt;</b>	<b>7.406971044</b>								



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-13-13-300-041	1886 COLONIAL VILLAGE WAY	09/22/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,070	51.27	\$46,134	\$10,000	\$35,000	\$51,991	0.673	713	\$49.09	13K	5.1087	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-048	1882 COLONIAL VILLAGE WAY	07/08/19	\$41,000	LC	03-ARM'S LENGTH	\$41,000	\$23,350	56.95	\$46,703	\$10,000	\$31,000	\$52,810	0.587	713	\$43.48	13K	13.7267	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-052	1878 COLONIAL VILLAGE WAY	02/20/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$23,070	50.15	\$46,134	\$10,000	\$36,000	\$51,991	0.692	713	\$50.49	13K	3.1854	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-077	1860 COLONIAL VILLAGE WAY	08/03/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,170	42.13	\$46,330	\$10,196	\$44,804	\$51,991	0.862	713	\$62.84	13K	13.7482	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-096	1854 COLONIAL VILLAGE WAY	12/28/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$23,350	50.76	\$46,703	\$10,000	\$36,000	\$52,810	0.682	713	\$50.49	13K	4.2588	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-125	1832 COLONIAL VILLAGE WAY	05/20/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,350	38.92	\$46,703	\$10,000	\$50,000	\$52,810	0.947	713	\$70.13	13K	22.2513	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-172	1810 COLONIAL VILLAGE WAY	10/09/20	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$23,070	47.08	\$46,134	\$10,000	\$39,000	\$51,991	0.750	713	\$54.70	13K	2.5848	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-184	1864 COLONIAL VILLAGE WAY	08/31/19	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$23,350	49.68	\$46,703	\$10,000	\$37,000	\$52,810	0.701	713	\$51.89	13K	2.3652	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
W-13-13-300-185	1866 COLONIAL VILLAGE WAY	08/16/19	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,350	54.30	\$46,703	\$10,000	\$33,000	\$52,810	0.625	713	\$46.28	13K	9.9395	Ranch		\$10,000	No	/ /		Land Table 13K	407	55	
<b>Totals:</b>			<b>\$432,000</b>			<b>\$432,000</b>	<b>\$209,130</b>		<b>\$418,247</b>		<b>\$341,804</b>	<b>\$472,016</b>			<b>\$53.27</b>		<b>0.0139</b>										
							<b>Sale. Ratio =&gt;</b>	<b>48.41</b>					<b>E.C.F. =&gt;</b>	<b>0.724</b>			<b>Std. Deviation=&gt;</b>	<b>0.11390836</b>									
							<b>Std. Dev. =&gt;</b>	<b>5.63</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.724</b>			<b>Ave. Variance=&gt;</b>	<b>8.5743</b>	<b>Coefficient of Var=&gt;</b>	<b>11.83844178</b>							

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-13-13-300-014	1806 COLONIAL VILLAGE WAY	09/16/20	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$28,140	47.69	\$56,279	\$10,000	\$49,000	\$63,833	0.768	912	\$53.73	13L	3.7109	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-026	1802 COLONIAL VILLAGE WAY	06/23/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$28,140	50.25	\$56,279	\$10,000	\$46,000	\$63,833	0.721	912	\$50.44	13L	0.9889	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-034	1890 COLONIAL VILLAGE WAY	09/09/19	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,140	54.12	\$56,279	\$10,000	\$42,000	\$63,833	0.658	912	\$46.05	13L	7.2552	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-038	1886 COLONIAL VILLAGE WAY	07/01/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,140	46.90	\$56,279	\$10,000	\$50,000	\$63,833	0.783	912	\$54.82	13L	5.2775	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-047	1882 COLONIAL VILLAGE WAY	02/02/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$28,970	50.38	\$57,941	\$10,000	\$47,500	\$66,126	0.718	912	\$52.08	13L	1.2187	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-054	1876 COLONIAL VILLAGE WAY	08/01/19	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$28,440	49.89	\$56,873	\$10,000	\$47,000	\$64,652	0.727	912	\$51.54	13L	0.3554	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-059	1874 COLONIAL VILLAGE WAY	06/18/20	\$59,990	WD	03-ARM'S LENGTH	\$59,990	\$28,140	46.91	\$56,279	\$10,000	\$49,990	\$63,833	0.783	912	\$54.81	13L	5.2618	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-075	1862 COLONIAL VILLAGE WAY	08/23/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,240	56.48	\$56,475	\$10,196	\$39,804	\$63,833	0.624	912	\$43.64	13L	10.6954	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-082	1860 COLONIAL VILLAGE WAY	10/15/19	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$28,440	49.03	\$56,873	\$10,000	\$48,000	\$64,652	0.742	912	\$52.63	13L	1.1914	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-094	1852 COLONIAL VILLAGE WAY	12/13/19	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$28,240	49.54	\$56,475	\$10,196	\$46,804	\$63,833	0.733	912	\$51.32	13L	0.2707	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-099	1850 COLONIAL VILLAGE WAY	08/21/20	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$28,440	48.20	\$56,873	\$10,000	\$49,000	\$64,652	0.758	912	\$53.73	13L	2.7381	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-110	1844 COLONIAL VILLAGE WAY	02/14/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$28,440	50.79	\$56,873	\$10,000	\$46,000	\$64,652	0.711	912	\$50.44	13L	1.9021	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-130	1832 COLONIAL VILLAGE WAY	01/30/20	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$28,440	51.71	\$56,873	\$10,000	\$45,000	\$64,652	0.696	912	\$49.34	13L	3.4488	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
W-13-13-300-174	1808 COLONIAL VILLAGE WAY	02/24/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$33,530	52.39	\$67,068	\$10,000	\$54,000	\$78,714	0.686	912	\$59.21	13L	4.4494	Ranch		\$10,000	No	/ /		Land Table 13L	407	66
W-13-13-300-175	1810 COLONIAL VILLAGE WAY	09/09/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$28,440	43.82	\$56,873	\$10,000	\$54,900	\$64,652	0.849	912	\$60.20	13L	11.8638	Ranch		\$10,000	No	/ /		Land Table 13L	407	55
<b>Totals:</b>			<b>\$865,390</b>			<b>\$865,390</b>	<b>\$430,320</b>			<b>\$860,592</b>	<b>\$714,998</b>	<b>\$979,586</b>			<b>\$52.27</b>		<b>0.0620</b>									
								<b>Sale. Ratio =&gt;</b>	<b>49.73</b>			<b>E.C.F. =&gt;</b>	<b>0.730</b>	<b>Std. Deviation=&gt;</b>		<b>0.05503108</b>										
								<b>Std. Dev. =&gt;</b>	<b>3.11</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.731</b>	<b>Ave. Variance=&gt;</b>		<b>4.0419</b>	<b>Coefficient of Var=&gt;</b>		<b>5.53288356</b>							

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-13-11-356-009	2425 PINE ORCHARD DR	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,040	42.24	\$190,088	\$24,530	\$200,470	\$131,604	1.523	1,432	\$139.99	14A	17.9997	TriLevel/Quad		\$23,407	No	/ /		Land Table 14A	401	65							
W-13-11-378-005	3671 SAGINAW TRL	12/11/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,840	44.37	\$199,689	\$33,463	\$191,537	\$132,135	1.450	1,365	\$140.32	14A	10.6271	Bungalow		\$33,093	No	/ /		Land Table 14A	401	66							
W-13-14-101-022	2429 HIGHFIELD RD	03/12/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,290	44.57	\$200,583	\$26,324	\$198,676	\$138,521	1.434	1,656	\$119.97	14A	9.0987	TriLevel/Quad		\$24,126	No	/ /		Land Table 14A	401	64							
W-13-14-102-002	2389 TERNESS AVE	08/30/19	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$110,000	51.89	\$220,002	\$27,985	\$184,015	\$152,637	1.206	1,839	\$100.06	14A	13.7708	BiLevel		\$25,681	No	/ /		Land Table 14A	401	65							
W-13-14-102-008	2325 TERNESS AVE	07/13/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,210	51.11	\$204,411	\$28,432	\$171,568	\$139,888	1.226	1,278	\$134.25	14A	11.6816	Ranch		\$24,075	No	/ /		Land Table 14A	401	58							
W-13-14-102-011	3730 BAYBROOK DR	06/12/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$82,160	41.49	\$164,314	\$32,121	\$165,879	\$105,082	1.579	1,033	\$160.58	14A	23.5286	Ranch		\$31,279	No	/ /		Land Table 14A	401	49							
W-13-14-102-022	2314 PINE ORCHARD DR	11/02/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,540	49.34	\$217,072	\$33,201	\$186,799	\$146,161	1.278	1,632	\$114.46	14A	6.5251	Colonial/2Sty		\$24,550	No	/ /		Land Table 14A	401	60							
W-13-14-103-018	3960 COVENTRY VALLEY DR	07/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,030	51.57	\$232,064	\$34,825	\$190,175	\$156,788	1.213	1,569	\$121.21	14A	13.0338	Colonial/2Sty		\$34,825	No	/ /		Land Table 14A	401	64							
W-13-14-126-018	3551 SAGINAW TRL	02/12/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$97,470	51.98	\$194,948	\$27,894	\$159,606	\$132,793	1.202	1,446	\$110.38	14A	14.1370	TriLevel/Quad		\$26,545	No	/ /		Land Table 14A	401	60							
W-13-14-128-005	2310 TERNESS AVE	10/29/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,550	47.07	\$127,094	\$26,397	\$108,603	\$80,045	1.357	950	\$114.32	14A	1.3486	Ranch		\$25,840	No	/ /		Land Table 14A	401	45							
W-13-14-128-025	3630 BAYBROOK DR	06/13/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,010	48.58	\$170,022	\$38,455	\$136,545	\$104,584	1.306	1,337	\$102.13	14A	3.7685	Ranch		\$24,951	No	/ /		Land Table 14A	401	45							
W-13-14-128-027	3606 BAYBROOK DR	06/22/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$89,780	41.37	\$179,553	\$25,624	\$191,376	\$122,360	1.564	1,544	\$123.95	14A	22.0756	Ranch		\$24,268	No	/ /		Land Table 14A	401	45							
W-13-14-128-039	2315 WATKINS LAKE RD	09/19/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$71,440	43.83	\$142,877	\$29,548	\$133,452	\$90,087	1.481	1,064	\$125.42	14A	13.8091	Ranch		\$26,130	No	/ /		Land Table 14A	401	45							
W-13-14-129-010	3730 LAKEWOOD DR	01/31/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,910	54.46	\$217,811	\$36,150	\$163,850	\$144,405	1.135	1,943	\$84.33	14A	20.8624	TriLevel/Quad		\$35,323	No	/ /		Land Table 14A	401	49							
W-13-14-129-011	3720 LAKEWOOD DR	06/03/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$138,190	57.58	\$276,389	\$34,682	\$205,318	\$192,136	1.069	2,083	\$98.57	14A	27.4675	Colonial/2Sty		\$34,092	No	/ /		Land Table 14A	401	72							
W-13-14-130-011	3536 LAKEWOOD DR	12/16/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,940	45.08	\$211,879	\$34,044	\$200,956	\$141,363	1.422	1,386	\$144.99	14A	7.8274	Ranch		\$34,044	No	/ /		Land Table 14A	401	59							
W-13-14-151-006	3937 BAYBROOK DR	06/19/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,930	42.89	\$205,857	\$45,987	\$194,013	\$127,083	1.527	1,087	\$178.48	14A	18.3384	Ranch		\$31,091	No	/ /		Land Table 14A	401	52							
W-13-14-151-014	3930 LAKEWOOD DR	12/11/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,870	47.41	\$279,735	\$21,320	\$273,680	\$205,417	1.332	1,815	\$150.79	14A	1.0971	Colonial/2Sty		\$21,320	No	/ /		Land Table 14A	401	83							
W-13-14-151-015	3920 LAKEWOOD DR	11/20/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$139,870	48.91	\$279,735	\$21,320	\$264,680	\$205,417	1.288	1,815	\$145.83	14A	5.4784	Colonial/2Sty		\$21,320	No	/ /		Land Table 14A	401	83							
W-13-14-151-034	3875 BAYBROOK DR	09/25/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$91,960	55.73	\$183,926	\$26,729	\$138,271	\$124,958	1.107	1,500	\$92.18	14A	23.6742	TriLevel/Quad		\$24,951	No	/ /		Land Table 14A	401	60							
W-13-14-177-004	3521 LAKEWOOD DR	02/19/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,470	47.42	\$312,938	\$36,126	\$293,874	\$220,041	1.336	2,626	\$111.91	14A	0.7743	TriLevel/Quad		\$36,030	No	/ /		Land Table 14A	401	60							
W-13-14-177-005	3505 LAKEWOOD DR	03/20/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$91,810	42.60	\$183,618	\$30,219	\$185,281	\$121,939	1.519	1,455	\$127.34	14A	17.6176	Colonial/2Sty		\$30,219	No	/ /		Land Table 14A	401	55							
<b>Totals:</b>			<b>\$4,814,000</b>			<b>\$4,814,000</b>	<b>\$2,297,310</b>		<b>\$4,594,605</b>		<b>\$4,138,624</b>	<b>\$3,115,444</b>			<b>\$124.61</b>		<b>1.4861</b>																
								<b>Sale. Ratio =&gt;</b>	<b>47.72</b>									<b>E.C.F. =&gt;</b>	<b>1.328</b>									<b>Std. Deviation=&gt;</b>	<b>0.15423683</b>				
								<b>Std. Dev. =&gt;</b>	<b>4.76</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.343</b>									<b>Ave. Variance=&gt;</b>	<b>12.9337</b>			<b>Coefficient of Var=&gt;</b>	<b>9.628427465</b>

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-13-14-152-003	3977 LAKEWOOD DR	11/08/19	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$311,060	57.60	\$622,120	\$202,965	\$337,035	\$265,288	1.270	2,647	\$127.33	14B	29.7763	Colonial/2Sty		\$193,694	No	//		Land Table 14B	408	65			
W-13-14-352-011	3930 COVERT RD	10/29/20	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$298,710	52.13	\$597,418	\$237,617	\$335,383	\$227,722	1.473	2,048	\$163.76	14B	9.5440	Ranch		\$236,342	No	//		Land Table 14B	408	58			
W-13-14-352-019	3810 COVERT RD	08/21/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$262,100	43.68	\$524,197	\$145,800	\$454,200	\$239,492	1.897	2,247	\$202.14	14B	32.8304	Colonial/2Sty		\$145,800	No	//		Land Table 14B	408	66			
W-13-14-352-025	3758 COVERT RD	05/27/20	\$782,500	WD	03-ARM'S LENGTH	\$782,500	\$392,330	50.14	\$784,651	\$180,658	\$601,842	\$382,274	1.574	2,449	\$245.75	14B	0.6161	Colonial/2Sty		\$177,891	No	//		Land Table 14B	408	76			
W-13-14-352-040	3638 COVERT RD	01/15/21	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$300,390	44.24	\$600,780	\$185,747	\$493,253	\$262,679	1.878	2,935	\$168.06	14B	30.9565	Colonial/2Sty		\$185,171	No	//		Land Table 14B	408	67			
W-13-14-352-048	3672 COVERT RD	04/01/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$235,470	51.19	\$470,942	\$171,475	\$288,525	\$189,536	1.522	1,256	\$229.72	14B	4.5943	Ranch		\$171,475	No	//		Land Table 14B	408	64			
W-13-15-279-004	4075 LAKEWOOD DR	08/21/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$282,480	57.65	\$564,963	\$181,160	\$308,840	\$242,913	1.271	2,186	\$141.28	14B	29.6812	Bungalow		\$175,849	No	//		Land Table 14B	408	66			
W-13-15-378-013	4661 FOREST AVE	12/02/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,080	55.63	\$278,159	\$156,922	\$93,078	\$76,732	1.213	897	\$103.77	14B	35.5190	Ranch		\$155,893	No	//		Land Table 14B	408	51			
W-13-15-378-017	4621 FOREST AVE	08/14/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$183,470	50.27	\$366,940	\$154,447	\$210,553	\$134,489	1.566	1,783	\$118.09	14B	0.2637	Bungalow		\$154,447	No	//		Land Table 14B	408	51			
W-13-15-378-018	4607 FOREST AVE	06/12/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$204,210	50.42	\$408,419	\$165,330	\$239,670	\$153,854	1.558	2,141	\$111.94	14B	1.0435	Colonial/2Sty		\$165,330	No	//		Land Table 14B	408	51			
W-13-15-378-020	4589 FOREST AVE	08/28/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,430	52.14	\$312,851	\$164,960	\$135,040	\$93,602	1.443	1,287	\$104.93	14B	12.5507	Ranch		\$162,561	No	//		Land Table 14B	408	51			
W-13-15-452-002	4361 FOREST AVE	05/31/19	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$224,220	47.71	\$448,437	\$215,161	\$254,839	\$147,643	1.726	1,518	\$167.88	14B	15.7836	Ranch		\$215,161	No	//		Land Table 14B	408	51			
W-13-15-453-016	4395 FOREST AVE	10/28/20	\$653,000	WD	03-ARM'S LENGTH	\$653,000	\$290,070	44.42	\$580,137	\$181,612	\$471,388	\$252,231	1.869	2,670	\$176.55	14B	30.0662	Colonial/2Sty		\$181,612	No	//		Land Table 14B	408	66			
W-13-15-478-019	1750 EASON RD	08/28/19	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$149,190	47.82	\$298,370	\$128,264	\$183,736	\$107,662	1.707	1,248	\$147.22	14B	13.8388	Bungalow		\$128,264	No	//		Land Table 14B	408	68			
W-13-22-226-015	4064 S SHORE DR	09/25/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$264,390	48.96	\$528,773	\$222,866	\$317,134	\$193,612	1.638	2,203	\$143.96	14B	6.9775	Ranch		\$222,866	No	//		Land Table 14B	408	61			
W-13-22-226-026	4160 S SHORE DR	05/31/19	\$1,189,000	WD	03-ARM'S LENGTH	\$1,189,000	\$624,770	52.55	\$1,249,535	\$218,331	\$970,669	\$652,661	1.487	3,298	\$294.32	14B	8.0963	Bungalow		\$203,864	No	//		Land Table 14B	408	82			
<b>Totals:</b>			<b>\$8,608,500</b>			<b>\$8,608,500</b>	<b>\$4,318,370</b>		<b>\$8,636,692</b>		<b>\$5,695,185</b>	<b>\$3,622,391</b>			<b>\$165.42</b>		<b>0.4005</b>												
								<b>Sale. Ratio =&gt;</b>	<b>50.16</b>					<b>E.C.F. =&gt;</b>	<b>1.572</b>	<b>Std. Deviation=&gt;</b>		<b>0.212844758</b>											
								<b>Std. Dev. =&gt;</b>	<b>4.30</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.568</b>	<b>Ave. Variance=&gt;</b>		<b>16.3836</b>	<b>Coefficient of Var=&gt;</b>		<b>10.44732026</b>								



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 -13-14-205-007	2321 MARWOOD AVE	06/29/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$99,760	44.94	\$199,511	\$22,609	\$199,391	\$153,828	1.296	1,317	\$151.40	14D	10.7329	TriLevel/Quad		\$22,609	No	/ /		Land Table 14D	401	72					
W -13-14-227-010	3186 MCCORMICK DR	03/19/20	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$65,900	44.68	\$131,802	\$21,868	\$125,632	\$95,595	1.314	912	\$137.75	14D	12.5347	Ranch		\$21,402	No	/ /		Land Table 14D	401	69					
W -13-14-227-028	3048 MCCORMICK DR	07/30/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$88,150	57.80	\$176,307	\$35,044	\$117,456	\$122,837	0.956	1,456	\$80.67	14D	23.2676	Mobile/Modular		\$32,230	No	/ /		Land Table 14D	401	73					
<b>Totals:</b>			<b>\$522,000</b>			<b>\$522,000</b>	<b>\$253,810</b>		<b>\$507,620</b>		<b>\$442,479</b>	<b>\$372,260</b>			<b>\$123.27</b>		<b>0.0238</b>														
								<b>Sale. Ratio =&gt;</b>	<b>48.62</b>									<b>E.C.F. =&gt;</b>	<b>1.189</b>	<b>Std. Deviation=&gt;</b>		<b>0.201704626</b>									
								<b>Std. Dev. =&gt;</b>	<b>7.50</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.189</b>	<b>Ave. Variance=&gt;</b>		<b>15.5117</b>	<b>Coefficient of Var=&gt;</b>		<b>13.04749353</b>						

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-13-14-327-047	3550 WATKINS LAKE RD	10/09/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$134,550	59.80	\$269,098	\$54,465	\$170,535	\$163,219	1.045	1,579	\$108.00	14E	30.2662	Bungalow		\$53,304	No	//		Land Table 14E	401	66
W-13-14-353-001	3985 COVERT RD	06/04/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,830	47.22	\$141,651	\$44,989	\$105,011	\$73,507	1.429	906	\$115.91	14E	8.1096	Bungalow		\$44,313	No	//		Land Table 14E	401	45
W-13-14-376-015	3753 COVERT RD	03/17/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$136,120	59.18	\$272,233	\$35,704	\$194,296	\$179,870	1.080	1,664	\$116.76	14E	26.7282	Colonial/2Sty		\$35,704	No	//		Land Table 14E	401	69
W-13-14-377-012	3543 WATKINS LAKE RD	11/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,190	53.78	\$204,381	\$32,090	\$157,910	\$131,020	1.205	1,260	\$125.33	14E	14.2247	Bungalow		\$31,122	No	//		Land Table 14E	401	66
W-13-14-377-013	3537 WATKINS LAKE RD	05/28/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,480	50.99	\$152,961	\$31,103	\$118,897	\$92,668	1.283	1,008	\$117.95	14E	6.4438	Other		\$31,103	No	//		Land Table 14E	401	57
W-13-14-377-034	3538 RICHMOND AVE	03/12/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,780	47.46	\$213,569	\$38,991	\$186,009	\$132,759	1.401	1,349	\$137.89	14E	5.3618	TriLevel/Quad		\$37,355	No	//		Land Table 14E	401	64
W-13-14-378-001	3655 COVERT RD	07/31/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,960	44.42	\$159,926	\$33,002	\$146,998	\$96,520	1.523	1,020	\$144.12	14E	17.5492	Bungalow		\$32,893	No	//		Land Table 14E	401	66
W-13-14-378-008	3591 RICHMOND AVE	04/06/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,310	37.83	\$128,623	\$28,050	\$141,950	\$76,481	1.856	1,010	\$140.54	14E	50.8523	Ranch		\$28,050	No	//		Land Table 14E	401	45
W-13-14-378-022	3574 OVERTON DR	09/06/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,780	51.11	\$117,562	\$47,767	\$67,233	\$53,076	1.267	820	\$81.99	14E	8.0755	Ranch		\$47,053	No	//		Land Table 14E	401	45
W-13-14-378-026	3510 OVERTON DR	12/20/19	\$109,900	PTA	03-ARM'S LENGTH	\$109,900	\$47,940	43.62	\$95,878	\$28,354	\$81,546	\$51,349	1.588	654	\$124.69	14E	24.0587	Ranch		\$26,480	No	//		Land Table 14E	401	45
W-13-14-378-033	3598 OVERTON DR	08/14/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,040	54.57	\$180,081	\$30,396	\$134,604	\$113,829	1.183	1,490	\$90.34	14E	16.4973	Bungalow		\$29,432	No	//		Land Table 14E	401	59
W-13-14-379-002	1548 WOODLOW ST	10/19/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,260	51.49	\$190,514	\$38,216	\$146,784	\$115,816	1.267	1,113	\$131.88	14E	8.0095	Ranch		\$36,341	No	//		Land Table 14E	401	59
W-13-14-379-005	1506 WOODLOW ST	09/24/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$91,320	53.72	\$182,632	\$27,662	\$142,338	\$117,848	1.208	982	\$144.95	14E	13.9674	Ranch		\$27,140	No	//		Land Table 14E	401	64
W-13-14-379-024	3544 FORT DR	02/18/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,730	48.87	\$195,456	\$31,026	\$168,974	\$125,042	1.351	1,213	\$139.30	14E	0.3855	Colonial/2Sty		\$29,419	No	//		Land Table 14E	401	68
W-13-14-380-008	3583 FORT DR	10/15/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$92,060	54.15	\$184,115	\$41,004	\$128,996	\$108,830	1.185	1,056	\$122.16	14E	16.2183	Ranch		\$38,609	No	//		Land Table 14E	401	52
W-13-14-402-008	1831 REVERE RD	03/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,230	45.43	\$154,451	\$36,514	\$133,486	\$89,686	1.488	912	\$146.37	14E	14.0887	Ranch		\$36,514	No	//		Land Table 14E	401	60
W-13-14-402-018	3460 WATKINS LAKE RD	08/26/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$78,590	54.20	\$157,176	\$46,027	\$98,973	\$84,524	1.171	864	\$114.55	14E	17.6539	Ranch		\$45,186	No	//		Land Table 14E	401	66
W-13-14-403-011	1790 REVERE RD	09/23/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,190	47.07	\$122,377	\$27,099	\$102,901	\$72,455	1.420	1,341	\$76.73	14E	7.2726	Colonial/2Sty		\$27,099	No	//		Land Table 14E	401	45
W-13-14-403-020	1811 ORCHID DR	12/08/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$123,900	55.09	\$247,808	\$27,722	\$197,178	\$167,366	1.178	1,127	\$174.96	14E	16.9359	Ranch		\$27,099	No	//		Land Table 14E	401	77
W-13-14-403-022	1781 ORCHID DR	10/26/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$56,970	40.40	\$113,933	\$27,384	\$113,616	\$65,817	1.726	720	\$157.80	14E	37.8763	Ranch		\$27,099	No	//		Land Table 14E	401	66
W-13-14-403-029	3428 WATKINS LAKE RD	03/30/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,530	41.09	\$115,055	\$29,041	\$110,959	\$65,410	1.696	837	\$132.57	14E	34.8879	Ranch		\$28,289	No	//		Land Table 14E	401	51
W-13-14-403-031	3410 WATKINS LAKE RD	04/26/19	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$108,350	50.63	\$216,698	\$29,679	\$184,321	\$142,220	1.296	1,478	\$124.71	14E	5.1456	Colonial/2Sty		\$28,448	No	//		Land Table 14E	401	69
W-13-14-404-002	3335 LEXINGTON DR	06/18/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,090	50.82	\$198,174	\$39,568	\$155,432	\$120,613	1.289	2,202	\$70.59	14E	5.8801	Colonial/2Sty		\$39,568	No	//		Land Table 14E	401	45
W-13-14-404-043	1750 ORCHID DR	03/30/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$74,680	40.15	\$149,352	\$37,108	\$148,892	\$85,357	1.744	1,045	\$142.48	14E	39.6866	Ranch		\$33,772	No	//		Land Table 14E	401	60
W-13-14-405-015	3260 WANAMAKER RD	08/16/19	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$60,170	44.90	\$120,339	\$18,937	\$115,063	\$77,112	1.492	816	\$141.01	14E	14.4673	Ranch		\$18,322	No	//		Land Table 14E	401	64
W-13-14-405-030	1725 ELSMERE RD	08/23/19	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$104,450	48.36	\$208,895	\$52,261	\$163,739	\$119,113	1.375	1,147	\$142.75	14E	2.7164	BiLevel		\$51,788	No	//		Land Table 14E	401	55
W-13-14-405-033	3275 LEXINGTON DR	08/06/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,160	44.94	\$130,327	\$35,469	\$109,531	\$72,135	1.518	793	\$138.12	14E	17.0924	Ranch		\$35,469	No	//		Land Table 14E	401	51
W-13-14-427-010	1700 ELSMERE RD	03/19/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,040	42.57	\$200,088	\$54,812	\$180,188	\$110,476	1.631	1,180	\$152.70	14E	28.3529	Ranch		\$51,788	No	//		Land Table 14E	401	55
W-13-14-427-011	1690 ELSMERE RD	09/10/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,340	42.25	\$192,678	\$51,788	\$176,212	\$107,141	1.645	1,024	\$172.08	14E	29.7194	Ranch		\$51,788	No	//		Land Table 14E	401	66
W-13-14-428-021	1931 SCOTT LAKE RD	12/01/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$128,450	51.90	\$256,890	\$88,253	\$159,247	\$128,241	1.242	1,632	\$97.58	14E	10.5706	Ranch		\$85,036	No	//		Land Table 14E	401	45
W-13-14-428-032	1878 BIRCHCREST RD	07/21/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,230	48.32	\$130,464	\$44,078	\$90,922	\$65,693	1.384	720	\$126.28	14E	3.6564	Ranch		\$42,089	No	//		Land Table 14E	401	66
W-13-14-428-037	1816 BIRCHCREST RD	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,550	51.64	\$129,101	\$33,644	\$91,356	\$72,591	1.259	840	\$108.76	14E	8.8980	Bungalow		\$32,389	No	//		Land Table 14E	401	58
W-13-14-453-003	3463 OVERTON DR	09/11/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$77,510	47.12	\$155,020	\$43,392	\$121,108	\$84,888	1.427	994	\$121.84	14E	7.9191	Ranch		\$42,504	No	//		Land Table 14E	401	51
W-13-14-476-031	3186 WATKINS LAKE RD	08/21/20	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$89,330	51.49	\$178,650	\$47,923	\$125,577	\$99,412	1.263	1,014	\$123.84	14E	8.4289	Ranch		\$47,236	No	//		Land Table 14E	401	57
W-13-22-227-004	4049 S SHORE DR	12/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,930	46.82	\$163,853	\$42,740	\$132,260	\$92,101	1.436	1,422	\$93.01	14E	8.8545	TriLevel/Quad		\$42,469	No	//		Land Table 14E	401	51
W-13-22-228-006	4069 S SHORE DR	12/11/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,870	47.80	\$157,744	\$33,440	\$131,560	\$94,528	1.392	958	\$137.33	14E	4.4276	Ranch		\$33,440	No	//		Land Table 14E	401	55
W-13-22-230-005	1237 HEITSCH AVE	03/24/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$88,330	54.86	\$176,657	\$42,157	\$118,843	\$102,281	1.162	1,128	\$105.36	14E	18.5563	Bungalow		\$41,213	No	//		Land Table 14E	401	45
W-13-22-231-005	1250 HEITSCH AVE	08/20/20	\$210,600	WD	03-ARM'S LENGTH	\$210,600	\$112,110	53.23	\$224,221	\$41,695	\$168,905	\$138,803	1.217	1,440	\$117.30	14E	13.0617	Ranch		\$41,213	No	//		Land Table 14E	401	56
W-13-22-232-006	1270 FLORENCE AVE	03/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,660	48.48	\$213,319	\$49,331	\$170,669	\$124,706	1.369	1,905	\$89.59	14E	2.1089	Ranch		\$48,071	No	//		Land Table 14E	401	51
W-13-22-232-014	1299 HEYDEN AVE	11/13/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$99,780	46.63	\$199,550	\$22,903	\$191,097	\$134,332	1.423	1,605	\$119.06	14E	7.5084	BiLevel		\$22,903	No	//		Land Table 14E	401	74
W-13-22-233-013	1367 LINVILLE DR	08/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,060	51.80	\$176,129	\$40,284	\$129,716	\$103,304	1.256	994	\$130.50	14E	9.1815	Ranch		\$40,284	No	//		Land Table 14E	401	59
W-13-22-276-038	4169 OCEANA AVE	09/23/19	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$103,020	50.01	\$206,035	\$36,154	\$169,846	\$129,187	1.315	1,446	\$117.46	14E	3.2756	Colonial/2Sty		\$34,354	No	//		Land Table 14E	401	58
W-13-22-276-041	4123 OCEANA AVE	07/15/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,390	50.20	\$200,786	\$34,354	\$165,646	\$126,564	1.309	1,456	\$113.77	14E	3.8695	Colonial/2Sty		\$34,354	No	//		Land Table 14E	401	58
W-13-22-276-042	4109 OCEANA AVE	08/05/19	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$99,970	58.46	\$199,947	\$35,614	\$135,386	\$124,968	1.083	1,118	\$121.10	14E	26.4120	Ranch		\$34,354	No	//		Land Table 14E	401	58
W-13-23-101-030	1467 MERRY RD	02/25/20	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$119,030	57.92																		

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-13-15-101-015	2415 KOHLER ST	05/23/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$78,820	49.29	\$157,633	\$39,225	\$120,675	\$84,577	1.427	925	\$130.46	15A	2.4919	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-101-018	2373 KOHLER ST	12/30/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,030	48.66	\$180,054	\$39,225	\$145,775	\$100,592	1.449	925	\$157.59	15A	4.7283	Ranch		\$39,225	No	//		Land Table 15A	401	54
W-13-15-101-021	2331 KOHLER ST	02/12/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,210	48.01	\$182,411	\$41,381	\$148,619	\$100,736	1.475	925	\$160.67	15A	7.3450	Ranch		\$39,225	No	//		Land Table 15A	401	55
W-13-15-101-024	4985 HATCHERY RD	09/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,530	51.50	\$139,059	\$70,481	\$64,519	\$48,984	1.317	660	\$97.76	15A	8.4749	Ranch	need photo	\$68,756	No	//		Land Table 15A	401	59
W-13-15-102-017	2385 BRIGGS ST	09/13/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$80,640	48.00	\$161,274	\$42,730	\$125,270	\$84,674	1.479	1,025	\$122.21	15A	7.7548	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-103-012	2328 BRIGGS ST	06/20/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,820	53.01	\$169,644	\$40,337	\$119,663	\$92,362	1.296	925	\$129.37	15A	10.6300	Ranch		\$39,225	No	//		Land Table 15A	401	49
W-13-15-103-021	2331 CRANE ST	01/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,470	44.98	\$152,949	\$39,993	\$130,007	\$80,683	1.611	925	\$140.55	15A	20.9448	Ranch		\$39,225	No	//		Land Table 15A	401	50
W-13-15-126-010	2368 CRANE ST	07/20/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$88,780	53.48	\$177,555	\$41,423	\$124,577	\$97,237	1.281	1,248	\$99.82	15A	12.0719	Ranch		\$41,423	No	//		Land Table 15A	401	45
W-13-15-126-033	2421 PAULINE DR	10/31/19	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$103,570	59.87	\$207,130	\$43,688	\$129,312	\$116,744	1.108	1,728	\$74.83	15A	29.4234	Ranch		\$42,021	No	//		Land Table 15A	401	52
W-13-15-126-037	2347 PAULINE DR	12/17/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$88,780	51.32	\$177,551	\$43,718	\$129,282	\$95,595	1.352	1,267	\$102.04	15A	4.9493	Ranch		\$42,021	No	//		Land Table 15A	401	45
W-13-15-126-041	2291 PAULINE DR	09/30/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$72,860	47.93	\$145,713	\$42,621	\$109,379	\$73,637	1.485	1,233	\$88.71	15A	8.3493	Ranch		\$42,021	No	//		Land Table 15A	401	45
W-13-15-126-043	2263 PAULINE DR	10/14/19	\$190,125	WD	03-ARM'S LENGTH	\$190,125	\$82,390	43.33	\$164,775	\$42,899	\$147,226	\$87,054	1.691	914	\$161.08	15A	28.9312	Ranch		\$42,021	No	//		Land Table 15A	401	52
W-13-15-127-008	2460 PAULINE DR	08/10/20	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$92,790	46.05	\$185,586	\$43,700	\$157,800	\$101,347	1.557	1,112	\$141.91	15A	15.5139	Bungalow		\$42,021	No	//		Land Table 15A	401	51
W-13-15-127-031	2391 GEORGELAND DR	10/27/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$89,610	49.24	\$179,210	\$42,021	\$139,979	\$97,992	1.428	1,547	\$90.48	15A	2.6586	Ranch		\$42,021	No	//		Land Table 15A	401	45
W-13-15-127-045	4732 RIVERVIEW DR	02/13/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,770	45.88	\$127,534	\$45,693	\$93,307	\$58,458	1.596	935	\$99.79	15A	19.4256	Ranch		\$43,509	No	//		Land Table 15A	401	51
W-13-15-128-011	2392 GEORGELAND DR	04/12/19	\$170,130	WD	03-ARM'S LENGTH	\$170,130	\$94,740	55.69	\$189,471	\$44,494	\$125,636	\$103,555	1.213	1,250	\$100.51	15A	18.8656	Ranch		\$42,021	No	//		Land Table 15A	401	64
W-13-15-128-019	2280 GEORGELAND DR	02/26/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,110	47.67	\$200,217	\$44,593	\$165,407	\$111,160	1.488	1,087	\$152.17	15A	8.6123	Ranch		\$42,021	No	//		Land Table 15A	401	55
W-13-15-128-022	2238 GEORGELAND DR	12/13/19	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$97,080	57.11	\$194,151	\$42,306	\$127,694	\$108,461	1.177	1,475	\$86.57	15A	22.4556	Ranch		\$42,021	No	//		Land Table 15A	401	45
W-13-15-153-003	2258 BRIGGS ST	05/22/19	\$129,853	WD	03-ARM'S LENGTH	\$129,853	\$64,960	50.03	\$129,918	\$39,780	\$90,073	\$64,384	1.399	956	\$94.22	15A	0.2895	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-153-015	2233 CRANE ST	01/31/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,860	49.59	\$153,717	\$41,905	\$113,095	\$79,866	1.416	864	\$130.90	15A	1.4179	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-154-002	2122 CRESCENT LAKE RD	08/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,630	42.14	\$143,250	\$41,184	\$128,816	\$72,904	1.767	864	\$149.09	15A	36.5034	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-154-014	2109 KOHLER ST	04/22/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$77,340	54.46	\$154,677	\$39,225	\$102,775	\$82,466	1.246	864	\$118.95	15A	15.5610	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-154-015	2095 KOHLER ST	11/07/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,260	52.04	\$166,513	\$39,225	\$120,775	\$90,920	1.328	1,184	\$102.01	15A	7.3520	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-155-005	2082 KOHLER ST	06/01/19	\$134,400	WD	03-ARM'S LENGTH	\$134,400	\$66,230	49.28	\$132,469	\$39,225	\$95,175	\$66,603	1.429	864	\$110.16	15A	2.7107	Ranch		\$39,225	No	//		Land Table 15A	401	45
W-13-15-155-010	2012 KOHLER ST	04/19/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$80,740	55.68	\$161,474	\$40,203	\$104,797	\$86,622	1.210	884	\$118.55	15A	19.2068	Ranch		\$39,225	No	//		Land Table 15A	401	64
W-13-15-155-015	2079 BRIGGS ST	05/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,900	48.89	\$185,805	\$39,786	\$150,214	\$104,299	1.440	1,116	\$134.60	15A	3.8335	Ranch		\$39,225	No	//		Land Table 15A	401	51
W-13-15-156-004	2092 BRIGGS ST	04/28/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$86,230	56.73	\$172,457	\$40,798	\$111,202	\$94,042	1.182	1,040	\$106.93	15A	21.9416	Ranch		\$39,225	No	//		Land Table 15A	401	55
<b>Totals:</b>			<b>\$4,472,908</b>			<b>\$4,472,908</b>	<b>\$2,246,150</b>		<b>\$4,492,197</b>		<b>\$3,321,049</b>	<b>\$2,385,956</b>			<b>\$118.59</b>		<b>0.9970</b>									
							<b>Sale. Ratio =&gt;</b>	<b>50.22</b>				<b>E.C.F. =&gt;</b>	<b>1.392</b>			<b>Std. Deviation=&gt;</b>	<b>0.16138163</b>									
							<b>Std. Dev. =&gt;</b>	<b>4.34</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.402</b>			<b>Ave. Variance=&gt;</b>	<b>12.6831</b>	<b>Coefficient of Var=&gt;</b>	<b>9.047147303</b>							





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-13-15-352-009	4823 ROSS DR	01/06/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,450	47.47	\$170,891	\$43,987	\$136,013	\$107,364	1.267	1,004	\$135.47	15E	9.5311	Ranch		\$43,366	No	/ /		Land Table 15E	401	56							
W-13-15-352-015	4707 ROSS DR	09/13/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$87,560	52.43	\$175,111	\$48,697	\$118,303	\$106,949	1.106	1,256	\$94.19	15E	6.5371	Ranch		\$48,697	No	/ /		Land Table 15E	401	45							
W-13-15-352-027	4800 MAYCREST DR	05/20/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,510	49.07	\$157,025	\$46,529	\$113,471	\$93,482	1.214	974	\$116.50	15E	4.2293	Ranch		\$45,600	No	/ /		Land Table 15E	401	45							
W-13-15-352-029	4760 MAYCREST DR	08/14/20	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$101,060	50.91	\$202,111	\$45,878	\$152,622	\$132,177	1.155	1,237	\$123.38	15E	1.6851	Ranch		\$45,600	No	/ /		Land Table 15E	401	71							
W-13-15-353-002	4945 MAYCREST DR	11/01/19	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$75,710	44.80	\$151,422	\$46,732	\$122,268	\$88,570	1.380	1,188	\$102.92	15E	20.8933	Ranch		\$45,600	No	/ /		Land Table 15E	401	45							
W-13-15-353-008	4851 MAYCREST DR	08/28/19	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$79,610	48.28	\$159,216	\$52,817	\$112,083	\$90,016	1.245	1,114	\$100.61	15E	7.3613	Ranch		\$45,600	No	/ /		Land Table 15E	401	49							
W-13-15-353-025	4760 FOREST AVE	12/04/19	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$123,000	52.56	\$246,008	\$50,816	\$183,184	\$165,137	1.109	1,778	\$103.03	15E	6.2247	Ranch		\$49,894	No	/ /		Land Table 15E	401	66							
W-13-15-376-003	4700 ROSS DR	11/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$74,170	54.94	\$148,349	\$40,519	\$94,481	\$91,227	1.036	1,018	\$92.81	15E	13.5859	Ranch		\$40,519	No	/ /		Land Table 15E	401	45							
W-13-15-377-003	4496 SEDUM GLEN DR	07/27/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$127,260	53.47	\$254,511	\$50,136	\$187,864	\$172,906	1.087	1,902	\$98.77	15E	8.5022	Ranch		\$47,739	No	/ /		Land Table 15E	401	59							
W-13-15-378-005	4721 FOREST AVE	10/29/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,920	52.96	\$211,831	\$49,899	\$150,101	\$136,998	1.096	1,597	\$93.99	15E	7.5890	Ranch		\$49,899	No	/ /		Land Table 15E	401	65							
W-13-15-380-002	4531 SEDUM GLEN DR	01/19/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$110,030	48.26	\$220,064	\$54,264	\$173,736	\$140,271	1.239	1,530	\$113.55	15E	6.7045	TriLevel/Quad		\$53,499	No	/ /		Land Table 15E	401	66							
W-13-15-402-007	4374 SEDUM GLEN DR	02/11/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,520	51.62	\$129,038	\$46,225	\$78,775	\$70,062	1.124	720	\$109.41	15E	4.7166	Ranch		\$46,225	No	/ /		Land Table 15E	401	66							
W-13-15-451-006	4443 SEDUM GLEN DR	12/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,660	45.76	\$169,327	\$40,151	\$144,849	\$109,286	1.325	1,232	\$117.57	15E	15.3881	Ranch		\$39,505	No	/ /		Land Table 15E	401	66							
W-13-15-451-028	4349 SEDUM GLEN DR	11/20/20	\$223,200	WD	03-ARM'S LENGTH	\$223,200	\$110,230	49.39	\$220,450	\$43,903	\$179,297	\$149,363	1.200	1,884	\$95.17	15E	2.8880	BiLevel		\$37,809	No	/ /		Land Table 15E	401	69							
W-13-15-451-033	4382 FOREST AVE	01/28/20	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$159,530	50.32	\$319,067	\$55,193	\$261,807	\$223,244	1.173	2,115	\$123.79	15E	0.1210	Colonial/2sty		\$55,193	No	/ /		Land Table 15E	401	67							
W-13-22-126-001	4698 CLAUDIA DR	05/29/19	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$144,150	57.89	\$288,299	\$47,903	\$201,097	\$203,381	0.989	1,749	\$114.98	15E	18.2760	Ranch		\$43,777	No	/ /		Land Table 15E	401	71							
<b>Totals:</b>			<b>\$3,173,600</b>			<b>\$3,173,600</b>	<b>\$1,611,370</b>		<b>\$3,222,720</b>		<b>\$2,409,951</b>	<b>\$2,080,432</b>			<b>\$108.51</b>		<b>1.3142</b>																
								<b>Sale. Ratio =&gt;</b>	<b>50.77</b>									<b>E.C.F. =&gt;</b>	<b>1.158</b>									<b>Std. Deviation=&gt;</b>	<b>0.104708594</b>				
								<b>Std. Dev. =&gt;</b>	<b>3.42</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.172</b>									<b>Ave. Variance=&gt;</b>	<b>8.3896</b>			<b>Coefficient of Var=&gt;</b>	<b>7.161205834</b>

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-13-15-304-001	1956 ASH CT	09/29/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,010	48.01	\$168,010	\$17,000	\$158,000	\$153,622	1.029	1,048	\$150.76	15K	6.5876	Ranch		\$17,000	No	/ /		Land Table 15K	407	67
W-13-15-304-002	1954 ASH CT	07/10/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$74,180	43.38	\$148,355	\$17,000	\$154,000	\$133,627	1.152	1,034	\$148.94	15K	18.9839	Ranch		\$17,000	No	/ /		Land Table 15K	407	67
W-13-15-304-006	4948 RIVERCREST DR	11/10/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$81,890	53.88	\$163,779	\$17,000	\$135,000	\$149,317	0.904	1,034	\$130.56	15K	5.8512	Ranch		\$17,000	No	/ /		Land Table 15K	407	67
W-13-15-304-012	1927 RIVER DR	10/18/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$75,490	50.66	\$150,982	\$17,000	\$132,000	\$136,299	0.968	1,048	\$125.95	15K	0.5833	Ranch		\$17,000	No	/ /		Land Table 15K	407	67
W-13-15-304-013	1908 RIVER DR	07/05/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$77,730	48.61	\$155,458	\$17,000	\$142,900	\$140,853	1.015	1,048	\$136.35	15K	5.1911	Ranch		\$17,000	No	/ /		Land Table 15K	407	68
W-13-15-304-051	4731 RIVERCREST DR	01/21/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$83,750	53.17	\$167,505	\$17,000	\$140,500	\$153,108	0.918	1,388	\$101.22	15K	4.4972	Colonial/2Sty		\$17,000	No	/ /		Land Table 15K	407	74
W-13-15-304-052	4685 RIVERCREST DR	03/25/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$81,770	57.58	\$163,546	\$17,000	\$125,000	\$149,080	0.838	1,388	\$90.06	15K	12.4152	Colonial/2Sty		\$17,000	No	/ /		Land Table 15K	407	73
W-13-15-304-054	1880 BIRCH CT	03/06/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$84,270	54.02	\$168,547	\$17,000	\$139,000	\$154,168	0.902	1,388	\$100.14	15K	6.1011	Colonial/2Sty		\$17,000	No	/ /		Land Table 15K	407	73
W-13-15-304-057	1896 BIRCH CT	08/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,820	52.14	\$161,649	\$17,000	\$138,000	\$147,151	0.938	1,388	\$99.42	15K	2.4811	Colonial/2Sty		\$17,000	No	/ /		Land Table 15K	407	71
<b>Totals:</b>			<b>\$1,417,400</b>			<b>\$1,417,400</b>	<b>\$723,910</b>		<b>\$1,447,831</b>		<b>\$1,264,400</b>	<b>\$1,317,224</b>			<b>\$120.38</b>		<b>0.2728</b>									
							<b>Sale. Ratio =&gt;</b>	<b>51.07</b>				<b>E.C.F. =&gt;</b>	<b>0.960</b>			<b>Std. Deviation=&gt;</b>	<b>0.092401846</b>									
							<b>Std. Dev. =&gt;</b>	<b>4.17</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.963</b>			<b>Ave. Variance=&gt;</b>	<b>6.9657</b>	<b>Coefficient of Var=&gt;</b>	<b>7.236168684</b>							





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 -13-16-426-024	5064 SPARROWOOD DR	07/29/19	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$105,800	59.44	\$211,602	\$36,035	\$141,965	\$126,307	1.124	900	\$157.74	16C	28.3696	Ranch		\$34,880	No	//		Land Table 16C	401	70					
W -13-16-426-036	5030 RIDGETOP DR	05/26/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,050	48.97	\$186,095	\$41,383	\$148,617	\$104,109	1.428	900	\$165.13	16C	1.9847	Ranch		\$41,014	No	//		Land Table 16C	401	52					
W -13-16-427-004	5162 RIDGETOP DR	10/16/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$86,320	46.16	\$172,648	\$30,102	\$156,898	\$102,551	1.530	943	\$166.38	16C	12.2288	Ranch		\$29,400	No	//		Land Table 16C	401	52					
W -13-16-428-007	5177 RIDGETOP DR	01/12/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,720	47.67	\$195,449	\$32,634	\$172,366	\$117,133	1.472	1,041	\$165.58	16C	6.3878	Ranch		\$29,502	No	//		Land Table 16C	401	52					
W -13-16-428-008	5169 RIDGETOP DR	07/01/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,260	55.19	\$154,514	\$30,732	\$109,268	\$89,052	1.227	943	\$115.87	16C	18.0646	Ranch		\$29,502	No	//		Land Table 16C	401	52					
W -13-16-428-008	5169 RIDGETOP DR	11/25/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$77,260	42.69	\$154,514	\$30,732	\$150,268	\$89,052	1.687	943	\$159.35	16C	27.9760	Ranch		\$29,502	No	//		Land Table 16C	401	52					
W -13-16-428-022	5023 RIDGETOP DR	02/27/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$92,710	50.11	\$185,411	\$33,794	\$151,206	\$109,077	1.386	943	\$160.35	16C	2.1430	Ranch		\$31,972	No	//		Land Table 16C	401	64					
<b>Totals:</b>			<b>\$1,266,000</b>			<b>\$1,266,000</b>	<b>\$630,120</b>		<b>\$1,260,233</b>		<b>\$1,030,588</b>	<b>\$737,281</b>			<b>\$155.77</b>		<b>0.9840</b>														
								<b>Sale. Ratio =&gt;</b>	<b>49.77</b>									<b>E.C.F. =&gt;</b>	<b>1.398</b>									<b>Std. Deviation=&gt;</b>	<b>0.187647712</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.64</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.408</b>									<b>Ave. Variance=&gt;</b>	<b>13.8792</b>	<b>Coefficient of Var=&gt;</b>	<b>9.859753716</b>

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-13-16-101-071	2453 HATCHERY CROSSING DR	03/05/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$83,000	50.33	\$165,999	\$16,874	\$148,026	\$142,024	1.042	1,029	\$143.85	16D	1.4153	Ranch		\$16,250	No	/ /		Land Table 16D	407	98					
W-13-16-101-073	2457 HATCHERY CROSSING DR	02/09/21	\$319,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$319,800	\$166,020	51.91	\$332,048	\$33,798	\$286,002	\$284,048	1.007	2,058	\$138.97	16D	2.1229	Ranch		\$32,500	No	/ /	W-13-16-101-072	Land Table 16D	407	98					
W-13-16-101-074	2459 HATCHERY CROSSING DR	01/14/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$83,000	50.33	\$165,999	\$16,874	\$148,026	\$142,024	1.042	1,029	\$143.85	16D	1.4153	Ranch		\$16,250	No	/ /		Land Table 16D	407	98					
W-13-16-101-076	2487 HATCHERY CROSSING DR	02/03/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$83,010	51.91	\$166,024	\$16,899	\$143,001	\$142,024	1.007	1,029	\$138.97	16D	2.1229	Ranch		\$16,250	No	/ /		Land Table 16D	407	98					
W-13-16-101-078	2491 HATCHERY CROSSING DR	12/01/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$83,000	50.33	\$165,999	\$16,874	\$148,026	\$142,024	1.042	1,029	\$143.85	16D	1.4153	Ranch		\$16,250	No	/ /		Land Table 16D	407	98					
<b>Totals:</b>			<b>\$974,400</b>			<b>\$974,400</b>	<b>\$498,030</b>		<b>\$996,069</b>		<b>\$873,081</b>	<b>\$852,143</b>			<b>\$141.90</b>		<b>0.3538</b>														
								<b>Sale. Ratio =&gt;</b>	<b>51.11</b>									<b>E.C.F. =&gt;</b>	<b>1.025</b>									<b>Std. Deviation=&gt;</b>	<b>0.01937919</b>		
								<b>Std. Dev. =&gt;</b>	<b>0.87</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.028</b>									<b>Ave. Variance=&gt;</b>	<b>1.6983</b>	<b>Coefficient of Var=&gt;</b>	<b>1.651873767</b>

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-13-17-102-009	6855 HATCHERY RD	06/04/19	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$79,790	56.59	\$159,575	\$29,867	\$111,133	\$101,334	1.097	1,024	\$108.53	17C	24.3634	Ranch		\$28,579	No	//		Land Table 17C	401	72		
W-13-17-102-012	6865 HATCHERY RD	11/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,220	45.48	\$136,439	\$29,704	\$120,296	\$83,387	1.443	919	\$130.90	17C	10.2298	Ranch		\$28,579	No	//		Land Table 17C	401	59		
W-13-17-127-002	6755 HATCHERY RD	07/31/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$97,260	46.99	\$194,527	\$27,633	\$179,367	\$130,386	1.376	1,229	\$145.95	17C	3.5332	Ranch		\$27,633	No	//		Land Table 17C	401	66		
W-13-17-127-004	6735 HATCHERY RD	10/27/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,230	43.37	\$134,452	\$33,607	\$121,393	\$78,785	1.541	1,542	\$78.72	17C	20.0481	Ranch		\$31,419	No	//		Land Table 17C	401	45		
W-13-17-127-007	2343 OVERRIDGE AVE	09/13/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,600	51.44	\$221,204	\$29,365	\$185,635	\$149,874	1.239	1,226	\$151.42	17C	10.1725	Ranch		\$29,365	No	//		Land Table 17C	401	71		
W-13-17-128-036	2201 HARTFORD AVE	10/20/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,020	49.35	\$148,046	\$29,856	\$120,144	\$92,336	1.301	1,098	\$109.42	17C	3.9168	Ranch		\$27,750	No	//		Land Table 17C	401	59		
W-13-17-128-041	2352 OVERRIDGE AVE	10/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$117,600	53.45	\$235,190	\$27,843	\$192,157	\$161,990	1.186	1,462	\$131.43	17C	15.4101	Colonial/2Sty		\$27,750	No	//		Land Table 17C	401	82		
W-13-17-129-010	2326 HARTFORD AVE	11/04/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,210	47.88	\$148,425	\$27,281	\$127,719	\$94,644	1.349	1,117	\$114.34	17C	0.9141	Colonial/2Sty		\$26,459	No	//		Land Table 17C	401	65		
W-13-17-129-029	2251 ELLERY AVE	04/08/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$56,850	42.43	\$113,693	\$27,726	\$106,274	\$67,162	1.582	981	\$108.33	17C	24.2030	Ranch		\$26,014	No	//		Land Table 17C	401	55		
W-13-17-129-030	2231 ELLERY AVE	06/10/19	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$43,890	36.27	\$87,783	\$26,440	\$94,560	\$47,924	1.973	746	\$126.76	17C	63.2785	Ranch		\$26,014	No	//		Land Table 17C	401	45		
W-13-17-130-015	2252 ELLERY AVE	10/27/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,990	49.14	\$171,979	\$26,332	\$148,668	\$113,787	1.307	1,140	\$130.41	17C	3.3780	Ranch		\$26,014	No	//		Land Table 17C	401	66		
W-13-17-130-032	2305 HEDGE AVE	12/29/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$103,800	44.55	\$207,591	\$41,651	\$191,349	\$129,641	1.476	1,304	\$146.74	17C	13.5666	Ranch		\$41,651	No	//		Land Table 17C	401	66		
W-13-17-152-003	6989 HATCHERY RD	08/31/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,730	49.14	\$201,456	\$42,137	\$162,863	\$124,468	1.308	1,556	\$104.67	17C	3.1857	Colonial/2Sty		\$41,328	No	//		Land Table 17C	401	55		
W-13-17-152-008	2229 PAULSEN DR	04/19/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$86,680	51.90	\$173,361	\$31,691	\$135,309	\$110,680	1.223	1,192	\$113.51	17C	11.7802	Ranch		\$31,691	No	//		Land Table 17C	401	68		
W-13-17-152-009	2211 PAULSEN DR	12/22/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$147,020	59.04	\$294,031	\$44,782	\$204,218	\$194,726	1.049	2,688	\$75.97	17C	29.1583	Colonial/2Sty		\$44,010	No	//		Land Table 17C	401	66		
W-13-17-155-003	6735 FORESTLAWN DR	12/20/19	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$94,600	58.04	\$189,208	\$31,362	\$131,638	\$123,317	1.067	1,172	\$112.32	17C	27.2855	Ranch		\$30,552	No	//		Land Table 17C	401	70		
W-13-17-204-004	6443 HARRIET DR	11/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,610	49.60	\$223,222	\$53,724	\$171,276	\$132,420	1.293	1,218	\$140.62	17C	4.6903	Ranch		\$52,669	No	//		Land Table 17C	401	55		
W-13-17-204-014	6333 HARRIET DR	07/16/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,820	49.70	\$223,635	\$29,931	\$195,069	\$151,331	1.289	1,304	\$149.59	17C	5.1310	Ranch		\$29,931	No	//		Land Table 17C	401	66		
W-13-17-204-015	6319 HARRIET DR	04/24/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$72,330	42.30	\$144,651	\$47,526	\$123,474	\$75,879	1.627	1,056	\$116.93	17C	28.6921	Ranch		\$47,395	No	//		Land Table 17C	401	45		
W-13-17-204-027	2224 MARSTON DR	12/18/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,030	43.89	\$136,065	\$50,059	\$104,941	\$67,192	1.562	1,027	\$102.18	17C	22.1474	Ranch		\$48,970	No	//		Land Table 17C	401	49		
W-13-17-204-042	6417 HARRIET DR	12/16/19	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$77,210	49.97	\$154,417	\$50,723	\$103,777	\$81,011	1.281	1,116	\$92.99	17C	5.9305	Ranch		\$49,043	No	//		Land Table 17C	401	49		
W-13-17-204-044	2320 HEDGE AVE	01/17/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$108,450	54.77	\$216,906	\$31,015	\$166,985	\$145,227	1.150	1,436	\$116.28	17C	19.0512	TriLevel/Quad		\$29,474	No	//		Land Table 17C	401	84		
W-13-17-205-013	2300 MAPLECREST DR	08/30/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,370	54.70	\$136,736	\$34,598	\$90,402	\$79,795	1.133	720	\$125.56	17C	20.7406	Ranch		\$34,218	No	//		Land Table 17C	401	65		
W-13-17-227-001	6115 HATCHERY RD	06/26/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$111,890	47.11	\$223,783	\$66,626	\$170,874	\$122,779	1.392	1,471	\$116.16	17C	5.1391	Ranch		\$52,563	No	//		Land Table 17C	401	51		
W-13-17-227-004	6045 HATCHERY RD	10/30/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,940	46.64	\$181,886	\$55,286	\$139,714	\$98,906	1.413	1,453	\$96.16	17C	7.2260	Ranch		\$52,563	No	//		Land Table 17C	401	51		
W-13-17-227-006	6023 HATCHERY RD	10/13/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$86,360	52.50	\$172,714	\$52,563	\$111,937	\$93,868	1.192	864	\$129.56	17C	14.7836	Ranch		\$52,563	No	//		Land Table 17C	401	49		
<b>Totals:</b>			<b>\$4,690,500</b>			<b>\$4,690,500</b>	<b>\$2,315,500</b>			<b>\$4,630,975</b>	<b>\$3,711,172</b>	<b>\$2,852,849</b>			<b>\$118.29</b>		<b>3.9465</b>											
								<b>Sale. Ratio =&gt;</b>	<b>49.37</b>					<b>E.C.F. =&gt;</b>	<b>1.301</b>	<b>Std. Deviation=&gt;</b>		<b>0.204805737</b>										
								<b>Std. Dev. =&gt;</b>	<b>5.32</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.340</b>	<b>Ave. Variance=&gt;</b>		<b>15.3060</b>	<b>Coefficient of Var=&gt;</b>		<b>11.41956573</b>							





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-13-19-200-028	7522 PONTIAC LAKE RD	04/05/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,540	49.77	\$199,075	\$53,096	\$146,904	\$104,271	1.409	914	\$160.73	19A	5.0834	Ranch		\$52,760	No	/ /		Land Table 19A	401	54					
W-13-19-427-015	311 N HOSPITAL RD	10/15/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,700	55.76	\$139,405	\$31,805	\$93,195	\$76,857	1.213	1,147	\$81.25	19A	14.5462	Ranch		\$31,451	No	/ /		Land Table 19A	401	45					
W-13-19-476-020	15 N HOSPITAL RD	12/29/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,460	53.12	\$270,920	\$33,760	\$221,240	\$169,400	1.306	1,697	\$130.37	19A	5.2016	Ranch		\$33,760	No	/ /		Land Table 19A	401	67					
W-13-19-479-003	7069 MARCO DR	06/21/19	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$104,590	47.11	\$209,173	\$37,624	\$184,376	\$122,535	1.505	1,446	\$127.51	19A	14.6644	Colonial/2Sty		\$36,034	No	/ /		Land Table 19A	401	60					
<b>Totals:</b>						<b>\$802,000</b>			<b>\$802,000</b>		<b>\$409,290</b>				<b>\$124.96</b>		<b>0.6930</b>														
								Sale. Ratio =>	<b>51.03</b>									E.C.F. =>	<b>1.365</b>	Std. Deviation=>		<b>0.12642967</b>									
								Std. Dev. =>	<b>3.79</b>									Ave. E.C.F. =>	<b>1.358</b>	Ave. Variance=>		<b>9.8739</b>	Coefficient of Var=>		<b>7.270713313</b>						

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-13-18-379-007	1480 TULL DR	05/08/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$79,160	48.56	\$158,316	\$41,299	\$121,701	\$95,213	1.278	1,289	\$94.42	19B	3.6228	Ranch		\$41,198	No	//		Land Table 19B	401	51	
W-13-19-126-002	1401 TULL DR	10/18/19	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$117,330	53.09	\$234,667	\$83,564	\$137,436	\$122,948	1.118	1,669	\$82.35	19B	12.4128	TriLevel/Quad		\$81,967	No	//		Land Table 19B	401	45	
W-13-19-326-003	949 DAFFODIL DR	10/11/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,960	42.48	\$169,918	\$27,454	\$172,546	\$115,919	1.489	1,778	\$97.04	19B	24.6543	Ranch		\$27,454	No	//		Land Table 19B	401	54	
W-13-19-328-012	7652 VAMOCO DR	05/15/20	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$146,660	56.08	\$293,323	\$24,848	\$236,652	\$218,450	1.083	1,538	\$153.87	19B	15.8643	Ranch		\$24,591	No	//		Land Table 19B	401	75	
<b>Totals:</b>						<b>\$845,500</b>	<b>\$428,110</b>		<b>\$856,224</b>		<b>\$668,335</b>	<b>\$552,530</b>			<b>\$106.92</b>		<b>3.2376</b>										
								Sale. Ratio =>	50.63			E.C.F. =>	1.210	Std. Deviation=>		0.18499654											
								Std. Dev. =>	5.92			Ave. E.C.F. =>	1.242	Ave. Variance=>		14.1385	Coefficient of Var=>		11.38399405								

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-13-19-328-001	176 PLEASANT MANOR DR	01/06/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$140,450	48.45	\$280,899	\$38,400	\$251,500	\$204,813	1.228	1,982	\$126.89	19C	0.1018	Colonial/2Sty		\$38,400	No	//		Land Table 19C	401	69					
W-13-19-329-019	7694 WOODSIDE PL	09/25/19	\$266,300	WD	03-ARM'S LENGTH	\$266,300	\$138,320	51.94	\$276,641	\$45,395	\$220,905	\$195,309	1.131	2,005	\$110.18	19C	9.7913	Colonial/2Sty		\$38,400	No	//		Land Table 19C	401	68					
W-13-19-329-020	7702 WOODSIDE PL	02/28/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,930	54.14	\$259,864	\$46,320	\$193,680	\$180,358	1.074	1,567	\$123.60	19C	15.5102	Ranch		\$46,320	No	//		Land Table 19C	401	69					
W-13-19-376-011	7666 PLEASANT MANOR DR	12/15/20	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$104,040	36.19	\$208,083	\$31,779	\$255,721	\$148,905	1.717	1,230	\$207.90	19C	48.8373	BiLevel		\$31,137	No	//		Land Table 19C	401	71					
W-13-19-376-015	7769 PLEASANT MANOR DR	07/27/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,260	45.94	\$220,516	\$55,826	\$184,174	\$139,096	1.324	1,477	\$124.69	19C	9.5110	Ranch		\$55,826	No	//		Land Table 19C	401	52					
W-13-19-376-024	7674 ELIZABETH LAKE RD	08/12/19	\$255,900	WD	03-ARM'S LENGTH	\$255,900	\$132,380	51.73	\$264,755	\$36,416	\$219,484	\$192,854	1.138	1,609	\$136.41	19C	9.0881	Colonial/2Sty		\$36,416	No	//		Land Table 19C	401	66					
W-13-19-376-027	7635 PLEASANT BROOK DR	06/16/20	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$133,850	40.13	\$267,706	\$38,624	\$294,876	\$193,481	1.524	1,693	\$174.17	19C	29.5088	Colonial/2Sty		\$38,624	No	//		Land Table 19C	401	70					
W-13-19-378-011	7629 WOODSIDE PL	09/29/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,770	51.91	\$259,548	\$38,400	\$211,600	\$186,780	1.133	1,568	\$134.95	19C	9.6085	Ranch		\$38,400	No	//		Land Table 19C	401	70					
W-13-19-452-006	115 DENI DR	03/04/21	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$157,200	51.71	\$314,398	\$36,729	\$267,271	\$234,518	1.140	1,797	\$148.73	19C	8.9303	Ranch	need photo	\$36,729	No	//		Land Table 19C	401	74					
W-13-19-452-009	97 DENI DR	10/23/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$131,970	48.70	\$263,941	\$36,289	\$234,711	\$192,274	1.221	1,634	\$143.64	19C	0.8252	Colonial/2Sty		\$36,289	No	//		Land Table 19C	401	74					
W-13-19-453-005	124 DENI DR	08/14/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$152,540	58.67	\$305,082	\$32,461	\$227,539	\$230,254	0.988	1,821	\$124.95	19C	24.0758	Colonial/2Sty		\$32,461	No	//		Land Table 19C	401	83					
W-13-19-454-021	72 GARLAND WAY	03/06/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,970	51.99	\$259,939	\$43,191	\$206,809	\$183,064	1.130	1,677	\$123.32	19C	9.9258	Colonial/2Sty		\$43,191	No	//		Land Table 19C	401	72					
<b>Totals:</b>			<b>\$3,248,100</b>			<b>\$3,248,100</b>	<b>\$1,590,680</b>			<b>\$3,181,372</b>	<b>\$2,768,270</b>	<b>\$2,281,708</b>			<b>\$139.95</b>		<b>1.5721</b>														
								<b>Sale. Ratio =&gt;</b>	<b>48.97</b>									<b>E.C.F. =&gt;</b>	<b>1.213</b>									<b>Std. Deviation=&gt;</b>	<b>0.2048562</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.12</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.229</b>									<b>Ave. Variance=&gt;</b>	<b>14.6428</b>	<b>Coefficient of Var=&gt;</b>	<b>11.91476986</b>



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-13-19-104-019	1275 BAY HILL CT	06/23/20	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$94,360	58.79	\$188,716	\$30,600	\$129,900	\$189,360	0.686	1,202	\$108.07	19F	8.2280	Ranch		\$30,600	No	/ /		Land Table 19F	407	79	
W-13-19-104-020	1271 BAY HILL CT	09/28/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,630	49.24	\$177,268	\$30,600	\$149,400	\$175,650	0.851	1,346	\$111.00	19F	8.2280	Bungalow		\$30,600	No	/ /		Land Table 19F	407	79	
<b>Totals:</b>			<b>\$340,500</b>			<b>\$340,500</b>	<b>\$182,990</b>		<b>\$365,984</b>		<b>\$279,300</b>	<b>\$365,011</b>			<b>\$109.53</b>		<b>0.3091</b>										
								<b>Sale. Ratio =&gt;</b>	<b>53.74</b>					<b>E.C.F. =&gt;</b>	<b>0.765</b>	<b>Std. Deviation=&gt;</b>		<b>0.11636182</b>									
								<b>Std. Dev. =&gt;</b>	<b>6.75</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.768</b>	<b>Ave. Variance=&gt;</b>		<b>8.2280</b>	<b>Coefficient of Var=&gt;</b>		<b>10.70975944</b>						

Not enough sales so using current ECF. No change.  
keep at .835

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-13-19-151-178	7916 DIVOT DR	02/04/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$96,690	51.57	\$193,373	\$21,760	\$165,740	\$192,824	0.860	1,220	\$135.85	19G	0.0000	Ranch		\$21,760	No	/ /		Land Table 19G	407	80
<b>Totals:</b>			<b>\$187,500</b>			<b>\$187,500</b>	<b>\$96,690</b>		<b>\$193,373</b>		<b>\$165,740</b>	<b>\$192,824</b>			<b>\$135.85</b>		<b>0.0000</b>									
							Sale. Ratio =>	51.57				E.C.F. =>	0.860		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.860		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Not enough sales. No change.  
keep at .870

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-13-19-476-036	170 DONNA CT	09/27/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,740	47.78	\$291,486	\$40,167	\$264,833	\$251,319	1.054	2,237	\$118.39	19H	0.0000	Colonial/2Sty		\$36,164	No	/ /		Land Table 19H	407	84	
<b>Totals:</b>			<b>\$305,000</b>			<b>\$305,000</b>	<b>\$145,740</b>		<b>\$291,486</b>		<b>\$264,833</b>	<b>\$251,319</b>			<b>\$118.39</b>		<b>0.0000</b>										
							Sale. Ratio =>	47.78				E.C.F. =>	1.054		Std. Deviation=>	#DIV/0!											
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.054		Ave. Variance=>	0.0000	Coefficient of Var=>	0									

Not enough sales. No change in ECF.  
keep at 1.000





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-13-19-151-035	7800 OAKLAND PLACE DR	06/22/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$68,170	48.73	\$136,330	\$23,868	\$116,032	\$112,462	1.032	1,144	\$101.43	19L	6.4917	Ranch		\$23,868	No	/ /		Land Table 19L	407	66							
W-13-19-151-053	7763 OAKLAND PLACE DR	09/23/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,060	44.03	\$154,121	\$24,902	\$150,098	\$129,219	1.162	1,206	\$124.46	19L	6.4917	Ranch		\$23,868	No	/ /		Land Table 19L	407	66							
<b>Totals:</b>			<b>\$314,900</b>			<b>\$314,900</b>	<b>\$145,230</b>		<b>\$290,451</b>		<b>\$266,130</b>	<b>\$241,681</b>			<b>\$112.94</b>		<b>0.4501</b>																
								Sale. Ratio =>	46.12									E.C.F. =>	1.101									Std. Deviation=>	0.091806749				
								Std. Dev. =>	3.32									Ave. E.C.F. =>	1.097									Ave. Variance=>	6.4917			Coefficient of Var=>	5.919528577



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 -13-19-103-010	7943 PONTIAC LAKE RD	11/06/19	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$51,300	57.06	\$102,596	\$17,336	\$72,564	\$93,899	0.773	968	\$74.96	19N	10.0355	Colonial/2Sty		\$17,075	No	/ /		Land Table 19N	407	64	
W -13-19-103-013	7929 PONTIAC LAKE RD	10/10/19	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$54,770	52.66	\$109,542	\$17,271	\$86,729	\$101,620	0.853	924	\$93.86	19N	1.9682	Ranch		\$17,075	No	/ /		Land Table 19N	407	64	
W -13-19-103-014	7925 PONTIAC LAKE RD	10/04/19	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$51,300	47.72	\$102,596	\$17,336	\$90,164	\$93,899	0.960	968	\$93.14	19N	8.7081	Colonial/2Sty		\$17,075	No	/ /		Land Table 19N	407	64	
W -13-19-103-016	7917 PONTIAC LAKE RD	06/03/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$48,630	56.55	\$97,263	\$17,075	\$68,925	\$88,313	0.780	968	\$71.20	19N	9.2681	Ranch		\$17,075	No	/ /		Land Table 19N	407	64	
W -13-19-103-024	7839 PONTIAC LAKE RD	10/20/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,630	46.31	\$97,263	\$17,075	\$87,925	\$88,313	0.996	968	\$90.83	19N	12.2463	Ranch		\$17,075	No	/ /		Land Table 19N	407	64	
W -13-19-103-025	7825 PONTIAC LAKE RD	03/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$48,910	51.48	\$97,817	\$17,075	\$77,925	\$88,923	0.876	968	\$80.50	19N	0.3175	Ranch		\$17,075	No	/ /		Land Table 19N	407	64	
<b>Totals:</b>			<b>\$587,400</b>			<b>\$587,400</b>	<b>\$303,540</b>		<b>\$607,077</b>		<b>\$484,232</b>	<b>\$554,966</b>			<b>\$84.08</b>												
							<b>Sale. Ratio =&gt;</b>	<b>51.68</b>				<b>E.C.F. =&gt;</b>	<b>0.873</b>			<b>Std. Deviation=&gt;</b>	<b>0.091256531</b>										
							<b>Std. Dev. =&gt;</b>	<b>4.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.873</b>			<b>Ave. Variance=&gt;</b>	<b>7.0906</b>	<b>Coefficient of Var=&gt;</b>	<b>8.120787017</b>								

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-13-19-151-125	7710 WAVERLY CIR	03/20/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$79,380	48.40	\$158,756	\$31,416	\$132,584	\$155,293	0.854	1,350	\$98.21	19Q	0.0000	Colonial/2Sty		\$31,416	No	/ /		Land Table 19Q	407	68	
<b>Totals:</b>			<b>\$164,000</b>			<b>\$164,000</b>	<b>\$79,380</b>		<b>\$158,756</b>		<b>\$132,584</b>	<b>\$155,293</b>			<b>\$98.21</b>		<b>0.0000</b>										
							Sale. Ratio =>	48.40				E.C.F. =>	0.854		Std. Deviation=>	#DIV/0!											
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.854		Ave. Variance=>	0.0000	Coefficient of Var=>	0									

Not enough sales. No change.  
keep at .820



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-13-20-376-004	6441 FOUNTAIN PARK CT	06/26/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$92,930	43.12	\$185,867	\$36,000	\$179,500	\$168,579	1.065	1,286	\$139.58	20A	12.5740	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	92			
W-13-20-376-009	6460 FOUNTAIN PARK CT	09/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,660	47.85	\$215,316	\$45,772	\$179,228	\$190,713	0.940	1,286	\$139.37	20A	0.0737	Colonial/2Sty		\$43,800	No	/ /		Land Table 20A	407	97			
W-13-20-376-014	6410 FOUNTAIN PARK CT	08/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,360	45.14	\$234,710	\$36,000	\$224,000	\$223,521	1.002	1,680	\$133.33	20A	6.3103	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	97			
W-13-20-376-031	6435 SKYLAR LN	03/31/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$103,890	46.80	\$207,774	\$39,915	\$182,085	\$188,818	0.964	1,316	\$138.36	20A	2.5301	Colonial/2Sty		\$35,941	No	/ /		Land Table 20A	407	96			
W-13-20-376-035	6475 SKYLAR LN	06/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,550	45.63	\$187,092	\$36,436	\$168,564	\$169,467	0.995	1,290	\$130.67	20A	5.5631	Colonial/2Sty		\$36,436	No	/ /		Land Table 20A	407	94			
W-13-20-376-042	6545 SKYLAR LN	12/30/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$117,350	44.30	\$234,692	\$36,000	\$228,900	\$223,501	1.024	1,799	\$127.24	20A	8.5117	SingleFamily		\$36,000	No	/ /		Land Table 20A	407	98			
W-13-20-376-043	6555 SKYLAR LN	11/12/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$115,060	47.96	\$230,126	\$31,434	\$208,466	\$223,501	0.933	1,799	\$115.88	20A	0.6310	SingleFamily		\$31,434	No	/ /		Land Table 20A	407	98			
W-13-20-376-044	6565 SKYLAR LN	12/18/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$116,850	43.28	\$233,707	\$35,015	\$234,985	\$223,501	1.051	1,799	\$130.62	20A	11.2343	SingleFamily		\$35,015	No	/ /		Land Table 20A	407	98			
W-13-20-376-045	329 FOUNTAIN PARK DR	08/28/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$121,730	50.74	\$243,460	\$41,621	\$198,279	\$227,041	0.873	1,799	\$110.22	20A	6.5721	SingleFamily		\$41,621	No	/ /		Land Table 20A	407	98			
W-13-20-376-046	339 FOUNTAIN PARK DR	09/15/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$124,130	49.67	\$248,264	\$47,122	\$202,778	\$226,256	0.896	1,799	\$112.72	20A	4.2811	Colonial/2Sty		\$47,122	No	/ /		Land Table 20A	407	98			
W-13-20-376-047	349 FOUNTAIN PARK DR	10/05/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$119,100	47.66	\$238,201	\$38,268	\$211,632	\$224,897	0.941	1,799	\$117.64	20A	0.1978	Colonial/2Sty		\$38,268	No	/ /		Land Table 20A	407	98			
W-13-20-376-048	359 FOUNTAIN PARK DR	10/09/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$119,210	47.70	\$238,424	\$38,581	\$211,319	\$224,795	0.940	1,799	\$117.46	20A	0.1010	Colonial/2Sty		\$38,581	No	/ /		Land Table 20A	407	98			
W-13-20-376-050	340 FOUNTAIN PARK DR	02/14/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,680	49.24	\$235,363	\$36,480	\$202,520	\$223,715	0.905	1,798	\$112.64	20A	3.3784	Colonial/2Sty		\$36,480	No	/ /		Land Table 20A	407	97			
W-13-20-376-051	330 FOUNTAIN PARK DR	04/30/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$119,780	52.10	\$239,563	\$36,324	\$193,576	\$228,615	0.847	1,799	\$107.60	20A	9.2309	SingleFamily		\$36,324	No	/ /		Land Table 20A	407	97			
W-13-20-376-052	320 FOUNTAIN PARK DR	06/25/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,030	48.78	\$234,055	\$36,219	\$203,681	\$222,538	0.915	1,799	\$113.22	20A	2.3776	SingleFamily		\$36,219	No	/ /		Land Table 20A	407	97			
W-13-20-376-053	310 FOUNTAIN PARK DR	06/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,200	52.85	\$248,392	\$36,113	\$198,887	\$238,784	0.833	1,799	\$110.55	20A	10.6125	Colonial/2Sty		\$36,113	No	/ /		Land Table 20A	407	97			
W-13-20-376-056	280 FOUNTAIN PARK DR	02/28/20	\$234,400	WD	03-ARM'S LENGTH	\$234,400	\$119,290	50.89	\$238,589	\$36,020	\$198,380	\$227,862	0.871	1,799	\$110.27	20A	6.8425	SingleFamily		\$36,020	No	/ /		Land Table 20A	407	97			
W-13-20-376-057	270 FOUNTAIN PARK DR	03/04/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$119,580	52.01	\$239,164	\$36,015	\$193,885	\$228,514	0.848	1,799	\$107.77	20A	9.0581	SingleFamily		\$36,015	No	/ /		Land Table 20A	407	97			
W-13-20-376-058	260 FOUNTAIN PARK DR	02/07/20	\$234,400	WD	03-ARM'S LENGTH	\$234,400	\$116,430	49.67	\$232,852	\$36,008	\$198,392	\$221,422	0.896	1,799	\$110.28	20A	4.3050	Colonial/2Sty		\$36,008	No	/ /		Land Table 20A	407	96			
W-13-20-376-071	120 FOUNTAIN PARK DR	02/28/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$101,750	49.15	\$203,500	\$39,646	\$167,354	\$184,313	0.908	1,322	\$126.59	20A	3.1052	Colonial/2Sty		\$39,646	No	/ /		Land Table 20A	407	93			
W-13-20-376-075	80 FOUNTAIN PARK DR	03/15/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,770	43.31	\$229,545	\$43,640	\$221,360	\$209,117	1.059	1,472	\$150.38	20A	11.9505	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	96			
W-13-20-376-076	70 FOUNTAIN PARK DR	08/27/19	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$124,130	56.17	\$248,252	\$36,000	\$185,000	\$238,754	0.775	1,680	\$110.12	20A	16.4184	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	94			
W-13-20-376-080	30 FOUNTAIN PARK DR	06/02/20	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$94,330	47.28	\$188,650	\$36,909	\$162,591	\$170,687	0.953	1,286	\$126.43	20A	1.3525	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	91			
W-13-20-376-087	6506 SKYLAR LN	01/15/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$128,630	44.36	\$257,255	\$45,733	\$244,267	\$237,933	1.027	1,890	\$129.24	20A	8.7582	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	94			
W-13-20-376-097	269 FOUNTAIN PARK DR	07/03/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,090	45.42	\$236,178	\$36,533	\$223,467	\$224,573	0.995	1,799	\$124.22	20A	5.6036	Colonial/2Sty		\$36,000	No	/ /		Land Table 20A	407	96			
W-13-20-376-102	199 FOUNTAIN PARK DR	06/18/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,490	46.98	\$248,982	\$47,177	\$217,823	\$227,002	0.960	1,799	\$121.08	20A	2.0522	Colonial/2Sty		\$46,033	No	/ /		Land Table 20A	407	95			
<b>Totals:</b>			<b>\$6,241,900</b>			<b>\$6,241,900</b>	<b>\$2,989,000</b>		<b>\$5,977,973</b>		<b>\$5,240,919</b>	<b>\$5,598,416</b>			<b>\$122.06</b>		<b>0.2898</b>												
								<b>Sale. Ratio =&gt;</b>	<b>47.89</b>					<b>E.C.F. =&gt;</b>	<b>0.936</b>	<b>Std. Deviation=&gt;</b>	<b>0.074682746</b>												
								<b>Std. Dev. =&gt;</b>	<b>3.27</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.939</b>	<b>Ave. Variance=&gt;</b>	<b>5.9087</b>	<b>Coefficient of Var=&gt;</b>	<b>6.292250659</b>										

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 -13-20-300-011	6529 PONTIAC LAKE RD	10/11/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,280	48.19	\$144,562	\$23,712	\$126,288	\$97,146	1.300	816	\$154.76	20B	1.2357	Ranch		\$23,220	No	//		Land Table 20B	401	71							
W -13-20-300-054	6645 PONTIAC LAKE RD	03/11/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$149,760	52.18	\$299,524	\$39,601	\$247,399	\$208,941	1.184	2,122	\$116.59	20B	12.8275	Bungalow	need photo	\$38,312	No	//		Land Table 20B	401	65							
W -13-20-301-001	420 N HOSPITAL RD	08/10/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$107,830	50.15	\$215,667	\$31,163	\$183,837	\$148,315	1.240	1,432	\$128.38	20B	7.2831	TriLevel/Quad		\$29,050	No	//		Land Table 20B	401	74							
W -13-20-301-002	414 N HOSPITAL RD	04/21/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$91,780	42.89	\$183,559	\$23,255	\$190,745	\$128,862	1.480	1,614	\$118.18	20B	16.7896	BiLevel		\$18,377	No	//		Land Table 20B	401	64							
W -13-20-301-003	410 N HOSPITAL RD	11/07/19	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$88,380	51.68	\$176,766	\$18,550	\$152,450	\$127,183	1.199	1,432	\$106.46	20B	11.3670	TriLevel/Quad		\$18,550	No	//		Land Table 20B	401	64							
W -13-20-301-008	6939 PONTIAC LAKE RD	10/29/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$101,780	48.01	\$203,556	\$19,458	\$192,542	\$147,989	1.301	1,566	\$122.95	20B	1.1276	TriLevel/Quad		\$18,228	No	//		Land Table 20B	401	71							
W -13-20-301-009	6927 PONTIAC LAKE RD	07/03/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$129,910	56.24	\$259,814	\$22,208	\$208,792	\$191,002	1.093	1,163	\$179.53	20B	21.9192	RaisedRanch		\$18,228	No	//		Land Table 20B	401	84							
W -13-20-301-018	6845 PONTIAC LAKE RD	10/27/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$139,540	50.74	\$279,074	\$35,027	\$239,973	\$196,179	1.223	1,782	\$134.66	20B	8.9101	Ranch		\$28,301	No	//		Land Table 20B	401	64							
W -13-20-427-007	6069 GORDON RD	11/20/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$115,460	46.37	\$230,910	\$25,705	\$223,295	\$164,956	1.354	2,232	\$100.04	20B	4.1332	BiLevel		\$23,046	No	//		Land Table 20B	401	60							
W -13-20-427-017	6100 HACKETT RD	12/30/20	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$113,310	52.46	\$226,620	\$20,685	\$195,315	\$165,543	1.180	1,143	\$170.88	20B	13.2487	Ranch		\$15,563	No	//		Land Table 20B	401	79							
W -13-20-451-017	49 ORMSBY ST	12/18/19	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$88,140	52.46	\$176,280	\$20,281	\$147,719	\$125,401	1.178	1,120	\$131.89	20B	13.4362	Ranch		\$20,281	No	//		Land Table 20B	401	64							
W -13-20-451-019	111 ORMSBY ST	08/31/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,380	48.55	\$208,755	\$50,685	\$164,315	\$127,066	1.293	1,244	\$132.09	20B	1.9187	Ranch		\$46,099	No	//		Land Table 20B	401	55							
W -13-20-452-015	6260 ELIZABETH LAKE RD	11/17/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$56,460	30.85	\$112,912	\$21,893	\$161,107	\$73,166	2.202	1,033	\$155.96	20B	88.9592	Ranch		\$21,893	No	//		Land Table 20B	401	45							
W -13-20-476-018	305 AIRPORT RD	11/20/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,000	53.75	\$172,007	\$19,197	\$140,803	\$122,838	1.146	1,432	\$98.33	20B	16.6081	TriLevel/Quad		\$19,197	No	//		Land Table 20B	401	64							
<b>Totals:</b>			<b>\$2,946,000</b>			<b>\$2,946,000</b>	<b>\$1,445,010</b>			<b>\$2,890,006</b>	<b>\$2,574,580</b>	<b>\$2,024,587</b>			<b>\$132.19</b>		<b>4.0677</b>																
								<b>Sale. Ratio =&gt;</b>	<b>49.05</b>									<b>E.C.F. =&gt;</b>	<b>1.272</b>									<b>Std. Deviation=&gt;</b>	<b>0.27396961</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.18</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.312</b>									<b>Ave. Variance=&gt;</b>	<b>15.6974</b>			<b>Coefficient of Var=&gt;</b>	<b>11.96144487</b>



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 -13-20-251-017	6422 PONTIAC LAKE RD	05/24/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$53,330	40.10	\$106,650	\$18,357	\$114,643	\$73,885	1.552	912	\$125.71	20C	26.0070	Bungalow		\$16,920	No	/ /		Land Table 20C	401	45	
W -13-20-276-015	1086 SHOMAN DR	03/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,490	60.45	\$132,972	\$30,801	\$79,199	\$85,499	0.926	1,527	\$51.87	20C	36.5246	Bungalow	need photo	\$30,009	No	/ /		Land Table 20C	401	45	
W -13-20-276-016	1076 SHOMAN DR	09/03/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,930	43.89	\$115,868	\$20,310	\$111,690	\$79,965	1.397	782	\$142.83	20C	10.5175	Ranch		\$20,115	No	/ /		Land Table 20C	401	60	
<b>Totals:</b>			<b>\$375,000</b>			<b>\$375,000</b>	<b>\$177,750</b>		<b>\$355,490</b>		<b>\$305,532</b>	<b>\$239,349</b>			<b>\$106.80</b>		<b>1.5051</b>										
							<b>Sale. Ratio =&gt;</b>		<b>47.40</b>				<b>E.C.F. =&gt;</b>	<b>1.277</b>		<b>Std. Deviation=&gt;</b>	<b>0.325655269</b>										
							<b>Std. Dev. =&gt;</b>		<b>10.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.292</b>		<b>Ave. Variance=&gt;</b>	<b>24.3497</b>	<b>Coefficient of Var=&gt;</b>	<b>18.85289348</b>								

Not alot of sales. Use 1.277

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 -13-20-101-026	1437 LAUREL VALLEY DR	01/07/20	\$83,800	WD	03-ARM'S LENGTH	\$83,800	\$41,650	49.70	\$83,306	\$12,246	\$71,554	\$54,120	1.322	986	\$72.57	20K	0.7288	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-033	1405 LAUREL VALLEY DR	08/07/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$43,470	47.25	\$86,947	\$12,000	\$80,000	\$57,081	1.402	986	\$81.14	20K	8.6684	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	51					
W -13-20-101-034	1407 LAUREL VALLEY DR	01/14/21	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$40,280	51.31	\$80,558	\$12,000	\$66,500	\$52,215	1.274	986	\$67.44	20K	4.1254	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-037	1415 LAUREL VALLEY DR	02/05/21	\$90,000	WD	03-ARM'S LENGTH	\$100,000	\$48,850	48.85	\$97,694	\$12,000	\$88,000	\$65,266	1.348	986	\$89.25	20K	3.3492	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	60					
W -13-20-101-057	1323 LAUREL VALLEY DR	03/11/21	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$40,910	48.41	\$81,814	\$12,000	\$72,500	\$53,171	1.364	986	\$73.53	20K	4.8676	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-072	1394 LAUREL VALLEY DR	10/24/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,110	44.15	\$66,210	\$12,000	\$63,000	\$41,287	1.526	714	\$88.24	20K	21.1059	Ranch		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-075	1388 LAUREL VALLEY DR	03/16/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$40,280	55.18	\$80,558	\$12,000	\$61,000	\$52,215	1.168	986	\$61.87	20K	14.6588	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-080	1414 LAUREL VALLEY DR	10/28/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$33,470	55.78	\$66,939	\$12,000	\$48,000	\$41,842	1.147	714	\$67.23	20K	16.7677	Ranch		\$12,000	No	//		Land Table 20K	407	48					
W -13-20-101-083	1408 LAUREL VALLEY DR	06/20/19	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$40,280	50.99	\$80,558	\$12,000	\$67,000	\$52,215	1.283	986	\$67.95	20K	3.1678	Colonial/2Sty		\$12,000	No	//		Land Table 20K	407	48					
<b>Totals:</b>			<b>\$715,800</b>			<b>\$725,800</b>	<b>\$362,300</b>		<b>\$724,584</b>		<b>\$617,554</b>	<b>\$469,412</b>			<b>\$74.36</b>		<b>0.0750</b>														
								<b>Sale. Ratio =&gt;</b>	<b>49.92</b>									<b>E.C.F. =&gt;</b>	<b>1.316</b>									<b>Std. Deviation=&gt;</b>	<b>0.116142875</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.68</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.315</b>									<b>Ave. Variance=&gt;</b>	<b>8.6044</b>	<b>Coefficient of Var=&gt;</b>	<b>6.544068517</b>

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-13-20-476-032	150 WOODSTONE DR	03/05/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$80,150	54.16	\$160,291	\$22,195	\$125,805	\$141,782	0.887	1,394	\$90.25	20L	5.5637	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-039	200 WOODSTONE DR	11/15/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,680	48.57	\$157,361	\$22,195	\$139,805	\$138,774	1.007	1,394	\$100.29	20L	6.4481	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-040	210 WOODSTONE DR	06/29/20	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$69,820	47.34	\$139,632	\$22,195	\$125,305	\$120,572	1.039	1,088	\$115.17	20L	9.6308	Ranch		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-045	250 WOODSTONE DR	02/05/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$80,060	50.99	\$160,110	\$22,195	\$134,805	\$141,597	0.952	1,384	\$97.40	20L	0.9089	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-047	225 WOODSTONE DR	09/08/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$80,170	55.29	\$160,336	\$22,195	\$122,805	\$141,829	0.866	1,394	\$88.10	20L	7.7078	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-057	405 WOODSTONE DR	09/19/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$90,520	54.20	\$181,036	\$22,195	\$144,805	\$163,081	0.888	1,384	\$104.63	20L	5.5015	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	75	
W-13-20-476-058	415 WOODSTONE DR	08/18/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,860	50.88	\$157,723	\$22,195	\$132,805	\$139,146	0.954	1,380	\$96.24	20L	1.1483	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
W-13-20-476-059	470 WOODSTONE DR	08/06/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,790	51.12	\$163,583	\$22,195	\$137,805	\$145,162	0.949	1,398	\$98.57	20L	0.6370	Colonial/2Sty		\$22,195	No	/ /		Land Table 20L	407	65	
<b>Totals:</b>			<b>\$1,241,500</b>			<b>\$1,241,500</b>	<b>\$640,050</b>		<b>\$1,280,072</b>		<b>\$1,063,940</b>	<b>\$1,131,943</b>			<b>\$98.83</b>		<b>0.3024</b>										
								<b>Sale. Ratio =&gt;</b>	<b>51.55</b>					<b>E.C.F. =&gt;</b>	<b>0.940</b>	<b>Std. Deviation=&gt;</b>		<b>0.060652686</b>									
								<b>Std. Dev. =&gt;</b>	<b>2.81</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.943</b>	<b>Ave. Variance=&gt;</b>		<b>4.6933</b>	<b>Coefficient of Var=&gt;</b>		<b>4.977216702</b>						

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 -13-20-176-011	1010 OAK POINTE DR	10/01/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,960	50.94	\$157,916	\$29,872	\$125,128	\$176,612	0.708	1,600	\$78.21	20M	17.2710	Colonial/2Sty		\$29,872	No	/ /		Land Table 20M	407	64							
W -13-20-176-041	1123 OAK POINTE DR	07/24/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,420	39.66	\$134,849	\$30,467	\$139,533	\$143,975	0.969	1,218	\$114.56	20M	8.7947	Ranch		\$29,872	No	/ /		Land Table 20M	407	64							
W -13-20-176-054	1082 OAK POINTE DR	01/29/21	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$77,910	39.45	\$155,816	\$30,398	\$167,102	\$172,990	0.966	1,389	\$120.30	20M	8.4762	Ranch		\$29,872	No	/ /		Land Table 20M	407	64							
<b>Totals:</b>			<b>\$522,500</b>			<b>\$522,500</b>	<b>\$224,290</b>			<b>\$448,581</b>	<b>\$431,763</b>	<b>\$493,578</b>			<b>\$104.36</b>		<b>0.6437</b>																
								<b>Sale. Ratio =&gt;</b>	<b>42.93</b>									<b>E.C.F. =&gt;</b>	<b>0.875</b>									<b>Std. Deviation=&gt;</b>	<b>0.14957946</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.58</b>									<b>Ave. E.C.F. =&gt;</b>	<b>0.881</b>									<b>Ave. Variance=&gt;</b>	<b>11.5140</b>			<b>Coefficient of Var=&gt;</b>	<b>13.06626533</b>

Not a lot of sales but still used ECF

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-13-20-351-001	6795 FOX LN	07/06/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,330	49.92	\$204,661	\$20,000	\$185,000	\$153,884	1.202	1,703	\$108.63	20N	5.3462	Colonial/2Sty		\$20,000	No	//		Land Table 20N	407	67	
W-13-20-351-005	6834 FOX LN	06/14/19	\$201,650	WD	03-ARM'S LENGTH	\$201,650	\$102,860	51.01	\$205,722	\$20,000	\$181,650	\$154,768	1.174	1,713	\$106.04	20N	2.4949	Colonial/2Sty		\$20,000	No	//		Land Table 20N	407	67	
W-13-20-351-022	6879 TANGLE WOOD DR	06/19/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$124,990	56.18	\$249,974	\$20,000	\$202,500	\$191,645	1.057	1,871	\$108.23	20N	9.2100	Colonial/2Sty		\$20,000	No	//		Land Table 20N	407	68	
W-13-20-351-025	6856 TANGLE WOOD DR	01/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,930	55.10	\$203,858	\$20,000	\$165,000	\$153,215	1.077	1,649	\$100.06	20N	7.1823	Colonial/2Sty		\$20,000	No	//		Land Table 20N	407	68	
W-13-20-351-028	6844 TANGLE WOOD DR	08/28/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,330	50.50	\$166,662	\$20,000	\$145,000	\$122,218	1.186	1,280	\$113.28	20N	3.7661	Ranch		\$20,000	No	//		Land Table 20N	407	68	
W-13-20-351-053	6811 FOX LN	05/09/19	\$210,250	WD	03-ARM'S LENGTH	\$210,250	\$105,400	50.13	\$210,792	\$20,000	\$190,250	\$158,993	1.197	1,703	\$111.71	20N	4.7850	Colonial/2Sty		\$20,000	No	//		Land Table 20N	407	71	
<b>Totals:</b>			<b>\$1,189,400</b>			<b>\$1,189,400</b>	<b>\$620,840</b>		<b>\$1,241,669</b>		<b>\$1,069,400</b>	<b>\$934,724</b>			<b>\$107.99</b>		<b>0.4660</b>										
													<b>Sale. Ratio =&gt;</b>	<b>52.20</b>													
													<b>Std. Dev. =&gt;</b>	<b>2.76</b>													
													<b>E.C.F. =&gt;</b>	<b>1.144</b>													
													<b>Ave. E.C.F. =&gt;</b>	<b>1.149</b>													
													<b>Std. Deviation=&gt;</b>	<b>0.064543724</b>													
													<b>Ave. Variance=&gt;</b>	<b>5.4641</b>													
													<b>Coefficient of Var=&gt;</b>	<b>4.756576962</b>													

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-13-20-127-005	1429 WHITTIER ST	11/17/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,000	41.21	\$135,991	\$50,900	\$114,100	\$62,292	1.832	1,118	\$102.06	20P	41.5041	Ranch		\$47,514	No	/ /		Land Table 20P	401	45					
W-13-20-127-007	1393 WHITTIER ST	11/22/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,230	53.74	\$150,460	\$47,694	\$92,306	\$75,231	1.227	1,106	\$83.46	20P	18.9690	Ranch		\$47,514	No	/ /		Land Table 20P	401	45					
W-13-20-127-008	1375 WHITTIER ST	02/25/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$83,700	50.42	\$167,399	\$47,151	\$118,849	\$88,029	1.350	1,104	\$107.65	20P	6.6545	Ranch		\$47,151	No	/ /		Land Table 20P	401	57					
W-13-20-127-009	1359 WHITTIER ST	12/04/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$70,190	52.77	\$140,371	\$47,273	\$85,727	\$68,154	1.258	1,106	\$77.51	20P	15.8805	Ranch		\$47,093	No	/ /		Land Table 20P	401	45					
<b>Totals:</b>						<b>\$604,000</b>			<b>\$604,000</b>	<b>\$297,120</b>		<b>\$594,221</b>		<b>\$410,982</b>	<b>\$293,706</b>		<b>\$92.67</b>														
								<b>Sale. Ratio =&gt;</b>	<b>49.19</b>									<b>E.C.F. =&gt;</b>	<b>1.399</b>									<b>Std. Deviation=&gt;</b>	<b>0.28159571</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.72</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.417</b>									<b>Ave. Variance=&gt;</b>	<b>20.7520</b>	<b>Coefficient of Var=&gt;</b>	<b>14.64863611</b>

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-13-20-130-001	1447 SHERWOOD FOREST DR	08/24/20	\$215,625	WD	03-ARM'S LENGTH	\$215,625	\$101,740	47.18	\$203,476	\$33,708	\$181,917	\$150,370	1.210	1,198	\$151.85	20Q	9.2185	Colonial/2Sty		\$33,708	No	/ /		Land Table 20Q	407	81	
W-13-20-130-002	1441 SHERWOOD FOREST DR	04/22/19	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$113,900	47.48	\$227,806	\$38,960	\$200,940	\$167,268	1.201	1,445	\$139.06	20Q	8.3694	Colonial/2Sty		\$38,960	No	/ /		Land Table 20Q	407	81	
W-13-20-130-003	1435 SHERWOOD FOREST DR	04/26/19	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$140,900	58.95	\$281,801	\$28,406	\$210,594	\$224,442	0.938	1,500	\$140.40	20Q	17.9309	Colonial/2Sty		\$28,406	No	/ /		Land Table 20Q	407	87	
W-13-20-130-010	1355 SHERWOOD FOREST DR	10/16/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$129,680	49.88	\$259,358	\$27,616	\$232,384	\$205,263	1.132	1,250	\$185.91	20Q	1.4518	Ranch		\$27,616	No	/ /		Land Table 20Q	407	82	
W-13-20-130-012	1327 SHERWOOD FOREST DR	12/15/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,840	48.83	\$263,671	\$24,941	\$245,059	\$211,453	1.159	1,751	\$139.95	20Q	4.1322	Colonial/2Sty		\$24,941	No	/ /		Land Table 20Q	407	82	
W-13-20-130-019	1215 SHERWOOD FOREST DR	12/06/19	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$108,530	53.20	\$217,052	\$30,739	\$173,261	\$165,025	1.050	1,256	\$137.95	20Q	6.7701	Colonial/2Sty		\$30,739	No	/ /		Land Table 20Q	407	93	
W-13-20-130-030	1294 SHERWOOD FOREST DR	07/17/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,630	49.85	\$239,265	\$26,531	\$213,469	\$188,427	1.133	1,488	\$143.46	20Q	1.5291	Colonial/2Sty		\$26,531	No	/ /		Land Table 20Q	407	86	
<b>Totals:</b>						<b>\$1,668,525</b>	<b>\$846,220</b>		<b>\$1,692,429</b>		<b>\$1,457,624</b>	<b>\$1,312,248</b>			<b>\$148.37</b>		<b>0.6825</b>										
								<b>Sale. Ratio =&gt;</b>	<b>50.72</b>			<b>E.C.F. =&gt;</b>	<b>1.111</b>	<b>Std. Deviation=&gt;</b>		<b>0.0952101</b>											
								<b>Std. Dev. =&gt;</b>	<b>4.12</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.118</b>	<b>Ave. Variance=&gt;</b>		<b>7.0574</b>	<b>Coefficient of Var=&gt;</b>		<b>6.314741823</b>								

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-13-20-300-021	887 ESTES CT	03/06/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$103,390	48.77	\$206,785	\$53,424	\$158,576	\$111,131	1.427	1,700	\$93.28	20R	4.4682	BiLevel		\$50,331	No	/ /		Land Table 20R	401	60							
W-13-20-300-031	886 ESTES CT	08/21/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,240	51.22	\$230,475	\$52,438	\$172,562	\$129,012	1.338	1,250	\$138.05	20R	4.4682	Colonial/2Sty		\$51,910	No	/ /		Land Table 20R	401	60							
<b>Totals:</b>						<b>\$437,000</b>	<b>\$218,630</b>		<b>\$437,260</b>		<b>\$331,138</b>	<b>\$240,143</b>			<b>\$115.66</b>		<b>0.3327</b>																
								<b>Sale. Ratio =&gt;</b>	<b>50.03</b>									<b>E.C.F. =&gt;</b>	<b>1.379</b>									<b>Std. Deviation=&gt;</b>	<b>0.063190171</b>				
								<b>Std. Dev. =&gt;</b>	<b>1.73</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.382</b>									<b>Ave. Variance=&gt;</b>	<b>4.4682</b>			<b>Coefficient of Var=&gt;</b>	<b>3.232583119</b>





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-13-20-301-028	6850 YORK ST	10/10/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,590	53.71	\$263,188	\$30,660	\$214,340	\$219,366	0.977	1,966	\$109.02	20T	7.1554	Colonial/2Sty		\$30,660	No	/ /		Land Table 20T	401	78					
W-13-20-301-038	6772 ASHLEY CT	12/12/19	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$133,280	53.31	\$266,561	\$35,082	\$214,918	\$218,376	0.984	1,976	\$108.76	20T	6.4479	Colonial/2Sty		\$35,082	No	/ /		Land Table 20T	401	77					
W-13-20-302-018	6836 ESSEX CT	12/03/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,850	46.98	\$253,706	\$30,763	\$239,237	\$210,324	1.137	1,993	\$120.04	20T	8.8829	Colonial/2Sty		\$30,763	No	/ /		Land Table 20T	401	76					
W-13-20-302-021	6884 ESSEX CT	08/04/20	\$266,900	WD	03-ARM'S LENGTH	\$266,900	\$133,630	50.07	\$267,254	\$50,542	\$216,358	\$204,445	1.058	1,864	\$116.07	20T	0.9627	Colonial/2Sty		\$31,177	No	/ /		Land Table 20T	401	76					
W-13-20-302-022	6900 ESSEX CT	02/11/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$120,280	44.88	\$240,557	\$31,687	\$236,313	\$197,047	1.199	1,750	\$135.04	20T	15.0629	Colonial/2Sty		\$31,687	No	/ /		Land Table 20T	401	76					
W-13-20-302-042	6918 CHESTERFIELD DR	10/22/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,940	45.43	\$249,874	\$32,713	\$242,287	\$204,869	1.183	1,859	\$130.33	20T	13.4002	Colonial/2Sty		\$30,740	No	/ /		Land Table 20T	401	75					
W-13-20-326-002	6638 ASHLEY CT	08/07/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,610	50.23	\$271,224	\$36,062	\$233,938	\$221,851	1.054	1,862	\$125.64	20T	0.5841	Colonial/2Sty		\$32,720	No	/ /		Land Table 20T	401	79					
W-13-20-326-006	6595 ASHLEY CT	03/12/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$128,170	50.86	\$256,338	\$35,216	\$216,784	\$208,606	1.039	1,676	\$129.35	20T	0.9437	Colonial/2Sty	need photo	\$33,398	No	/ /		Land Table 20T	401	87					
W-13-20-326-012	6691 ASHLEY CT	09/03/19	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,430	45.14	\$242,850	\$27,829	\$241,171	\$202,850	1.189	1,743	\$138.37	20T	14.0271	Colonial/2Sty		\$27,829	No	/ /		Land Table 20T	401	76					
W-13-20-352-052	6965 CHESTERFIELD DR	04/15/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$129,490	53.73	\$258,986	\$30,660	\$210,340	\$215,402	0.977	2,004	\$104.96	20T	7.2142	Colonial/2Sty		\$30,660	No	/ /		Land Table 20T	401	77					
W-13-20-352-054	6933 CHESTERFIELD DR	05/08/19	\$251,100	WD	03-ARM'S LENGTH	\$251,100	\$143,100	56.99	\$286,194	\$30,660	\$220,440	\$241,070	0.914	1,817	\$121.32	20T	13.4218	Colonial/2Sty		\$30,660	No	/ /		Land Table 20T	401	86					
W-13-20-352-064	6773 CHESTERFIELD DR	08/28/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$135,350	52.06	\$270,704	\$30,297	\$229,703	\$226,799	1.013	1,598	\$143.74	20T	3.5838	Colonial/2Sty		\$30,297	No	/ /		Land Table 20T	401	91					
W-13-20-352-069	278 MAYFAIR DR	08/05/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,130	51.82	\$264,267	\$34,908	\$220,092	\$216,376	1.017	1,832	\$120.14	20T	3.1470	Colonial/2Sty		\$34,908	No	/ /		Land Table 20T	401	76					
W-13-20-352-070	6771 ASHLEY CT	06/21/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$136,080	55.54	\$272,156	\$35,082	\$209,918	\$223,655	0.939	2,073	\$101.26	20T	11.0061	Colonial/2Sty		\$35,082	No	/ /		Land Table 20T	401	75					
<b>Totals:</b>			<b>\$3,618,000</b>			<b>\$3,618,000</b>	<b>\$1,831,930</b>		<b>\$3,663,859</b>		<b>\$3,145,839</b>	<b>\$3,011,036</b>			<b>\$121.72</b>		<b>0.3872</b>														
								<b>Sale. Ratio =&gt;</b>	<b>50.63</b>									<b>E.C.F. =&gt;</b>	<b>1.045</b>	<b>Std. Deviation=&gt;</b>		<b>0.094181817</b>									
								<b>Std. Dev. =&gt;</b>	<b>3.90</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.049</b>	<b>Ave. Variance=&gt;</b>		<b>7.5600</b>	<b>Coefficient of Var=&gt;</b>		<b>7.209310452</b>						

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-13-20-327-007	341 LAKE MEADOW DR	06/12/19	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$124,240	54.97	\$248,487	\$31,328	\$194,672	\$196,524	0.991	1,444	\$134.81	20U	6.2211	Bungalow		\$31,328	No	//		Land Table 20U	407	76											
W-13-20-327-014	327 LAKE MEADOW DR	11/02/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$124,830	52.23	\$249,664	\$31,631	\$207,369	\$197,315	1.051	1,440	\$144.01	20U	0.1833	Ranch		\$31,631	No	//		Land Table 20U	407	84											
W-13-20-327-017	319 LAKE MEADOW DR	03/06/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$115,000	49.36	\$230,003	\$31,755	\$201,245	\$179,410	1.122	1,949	\$103.26	20U	6.8918	Colonial/2Sty		\$31,755	No	//		Land Table 20U	407	75											
W-13-20-327-018	317 LAKE MEADOW DR	07/31/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,610	45.96	\$225,229	\$31,205	\$213,795	\$175,587	1.218	1,730	\$123.58	20U	16.4812	Colonial/2Sty		\$30,767	No	//		Land Table 20U	407	74											
W-13-20-327-021	311 LAKE MEADOW DR	12/23/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,040	45.51	\$232,074	\$32,292	\$222,708	\$180,798	1.232	1,730	\$128.73	20U	17.9017	Colonial/2Sty		\$32,292	No	//		Land Table 20U	407	75											
W-13-20-329-001	6487 FORESTSIDE DR	01/15/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$120,800	57.25	\$241,599	\$31,764	\$179,236	\$189,896	0.944	1,437	\$124.73	20U	10.8923	Ranch		\$31,764	No	//		Land Table 20U	407	74											
W-13-20-329-006	328 LAKE MEADOW DR	02/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,820	54.59	\$245,647	\$31,660	\$193,340	\$193,653	0.998	1,512	\$127.87	20U	5.4405	Bungalow		\$31,660	No	//		Land Table 20U	407	75											
W-13-20-401-012	6432 LAKE MEADOW DR	01/25/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,190	52.69	\$242,373	\$31,763	\$198,237	\$190,597	1.040	1,831	\$108.27	20U	1.2704	Colonial/2Sty		\$31,763	No	//		Land Table 20U	407	76											
W-13-20-402-009	364 LAKE FOREST DR	10/01/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$130,940	52.17	\$261,886	\$32,136	\$218,864	\$207,919	1.053	1,948	\$112.35	20U	0.0144	Colonial/2Sty		\$32,136	No	//		Land Table 20U	407	85											
W-13-20-402-011	344 LAKE FOREST DR	06/19/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$155,970	57.98	\$311,949	\$32,136	\$236,864	\$253,224	0.935	1,469	\$161.24	20U	11.7395	Ranch		\$32,136	No	//		Land Table 20U	407	80											
W-13-20-402-013	336 LAKE FOREST DR	10/08/19	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$124,040	51.26	\$248,080	\$32,136	\$209,864	\$195,424	1.074	1,772	\$118.43	20U	2.1101	Colonial/2Sty		\$32,136	No	//		Land Table 20U	407	77											
W-13-20-402-014	332 LAKE FOREST DR	07/31/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$129,220	52.53	\$258,434	\$32,192	\$213,808	\$204,744	1.044	1,743	\$122.67	20U	0.8516	Colonial/2Sty		\$32,192	No	//		Land Table 20U	407	82											
W-13-20-402-029	6409 LAKE MEADOW DR	07/23/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,630	54.74	\$257,262	\$31,020	\$203,980	\$204,744	0.996	1,962	\$103.97	20U	5.6518	Colonial/2Sty		\$31,020	No	//		Land Table 20U	407	75											
W-13-20-402-031	6425 LAKE MEADOW DR	07/31/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$137,550	52.30	\$275,098	\$31,630	\$231,370	\$220,333	1.050	1,804	\$128.25	20U	0.2695	Colonial/2Sty		\$31,020	No	//		Land Table 20U	407	86											
W-13-20-402-032	6433 LAKE MEADOW DR	04/03/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,610	54.95	\$291,228	\$31,020	\$233,980	\$235,482	0.994	2,036	\$114.92	20U	5.9167	Colonial/2Sty		\$31,020	No	//		Land Table 20U	407	75											
W-13-20-402-034	6449 FORESTSIDE DR	05/07/19	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$113,360	47.73	\$226,714	\$30,064	\$207,436	\$177,964	1.166	1,493	\$138.94	20U	11.2821	Ranch		\$30,064	No	//		Land Table 20U	407	75											
W-13-20-402-035	6451 FORESTSIDE DR	06/26/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$131,130	56.52	\$262,253	\$36,542	\$195,458	\$204,263	0.957	1,512	\$129.27	20U	9.5895	Bungalow		\$36,542	No	//		Land Table 20U	407	75											
W-13-20-404-002	339 FORESTVIEW DR	07/31/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,670	50.73	\$233,344	\$33,370	\$196,630	\$180,972	1.087	1,948	\$100.94	20U	3.3735	Colonial/2Sty		\$32,419	No	//		Land Table 20U	407	75											
<b>Totals:</b>			<b>\$4,334,500</b>			<b>\$4,334,500</b>	<b>\$2,270,650</b>	<b>52.39</b>	<b>\$4,541,324</b>		<b>\$3,758,856</b>	<b>\$3,588,851</b>	<b>1.047</b>		<b>\$123.68</b>		<b>0.5417</b>																				
												<b>Sale. Ratio =&gt;</b>	<b>52.39</b>													<b>E.C.F. =&gt;</b>	<b>1.047</b>	<b>Std. Deviation=&gt;</b>	<b>0.086392786</b>								
												<b>Std. Dev. =&gt;</b>	<b>3.59</b>													<b>Ave. E.C.F. =&gt;</b>	<b>1.053</b>	<b>Ave. Variance=&gt;</b>	<b>6.4489</b>	<b>Coefficient of Var=&gt;</b>	<b>6.125591422</b>						

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 -13-20-330-004	411 PINECLIFF CT	08/12/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,430	42.18	\$287,852	\$30,434	\$264,566	\$252,866	1.046	1,628	\$162.51	20W	3.4440	Colonial/2Sty		\$30,434	No	/ /		Land Table 20W	407	90	
W -13-20-330-007	375 PINECLIFF CT	02/10/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$138,070	53.31	\$276,146	\$39,358	\$219,642	\$232,601	0.944	1,875	\$117.14	20W	6.7542	Colonial/2Sty		\$30,434	No	/ /		Land Table 20W	407	80	
W -13-20-330-014	324 PINECLIFF CT	05/21/21	\$326,450	WD	03-ARM'S LENGTH	\$326,450	\$139,150	42.63	\$296,472	\$29,397	\$297,053	\$262,353	1.132	1,796	\$165.40	20W	12.0438	Colonial/2Sty		\$29,397	No	/ /		Land Table 20W	407	82	
W -13-20-330-021	408 PINECLIFF CT	08/23/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$147,120	54.49	\$294,248	\$30,262	\$239,738	\$259,318	0.924	1,890	\$126.85	20W	8.7335	Contemporary		\$30,262	No	/ /		Land Table 20W	407	79	
<b>Totals:</b>						<b>\$1,150,450</b>	<b>\$548,770</b>		<b>\$1,154,718</b>		<b>\$1,020,999</b>	<b>\$1,007,139</b>			<b>\$142.97</b>		<b>0.1934</b>										
							<b>Sale. Ratio =&gt;</b>	<b>47.70</b>				<b>E.C.F. =&gt;</b>	<b>1.014</b>	<b>Std. Deviation=&gt;</b>		<b>0.09640317</b>											
							<b>Std. Dev. =&gt;</b>	<b>6.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.012</b>	<b>Ave. Variance=&gt;</b>		<b>7.7439</b>	<b>Coefficient of Var=&gt;</b>		<b>7.653342663</b>								

Only 2 sales in study so with the increasing values for 2021 will use 1.000 for ECF.