

Parcel Number	Street Address	Sale		Instr.	Terms of Sale	Inf. Adj. Sale		Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	
		Date	Sale Price			\$	Cur. Asmnt.	Sale	Appraisal	Yard	Residual			
11-006-035-10	12334 MARSH RD	05/26/23	\$299,900	MLC	03-ARM'S LENGTH	\$299,900	\$162,700	54.25	\$325,364	\$154,796	\$145,104	\$97,915	1.482	
11-006-035-10	12334 MARSH RD	04/09/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,700	49.30	\$325,364	\$154,796	\$175,204	\$97,915	1.789	
11-006-082-09	4048 PARKWAY DR	05/11/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$153,700	41.54	\$307,464	\$117,929	\$252,071	\$108,803	2.317	
11-095-017-00	4336 LYNDEN RD	03/21/24	\$265,000	WD	24-PARTIAL ASSESSMENT	\$265,000	\$141,000	53.21	\$282,048	\$132,399	\$132,601	\$85,857	1.544	
11-095-026-00	4236 LYNDEN RD	08/30/24	\$640,000	WD	24-PARTIAL ASSESSMENT	\$640,000	\$306,000	47.81	\$611,925	\$211,102	\$428,898	\$271,193	1.582	
11-095-057-10	4396 W JOY RD	08/30/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,000	49.07	\$367,972	\$151,751	\$223,249	\$124,051	1.800	
11-095-097-00	12657 BLUE LAGOON RD	06/09/23	\$299,900	WD	24-PARTIAL ASSESSMENT	\$299,900	\$146,500	48.85	\$292,975	\$164,955	\$134,945	\$73,490	1.836	
11-105-003-00	4300 HARMONY DR	05/04/23	\$465,000	WD	24-PARTIAL ASSESSMENT	\$465,000	\$226,200	48.65	\$452,407	\$160,664	\$304,336	\$167,476	1.817	
11-135-013-00	3723 ENGLAND DR	11/07/24	\$313,000	WD	24-PARTIAL ASSESSMENT	\$313,000	\$170,100	54.35	\$340,120	\$180,015	\$132,985	\$91,909	1.447	
Totals:			\$3,357,800			\$3,357,800	\$1,652,900		\$3,305,639		\$1,929,393	\$1,118,609		
								Sale. Ratio =>	49.23				E.C.F. =>	1.725
								Std. Dev. =>	3.99				Ave. E.C.F. =>	1.735