

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-016-001-00	10070 KELLER RD	11/18/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,100	48.04	\$216,262	\$130,000	\$95,000	\$55,581	1.709
11-017-062-20	6650 BOULTER RD	05/15/24	\$126,075	WD	08-ESTATE	\$126,075	\$59,100	46.88	\$118,274	\$30,453	\$95,622	\$56,586	1.690
11-018-024-32	12381 SADDLER RD	04/15/24	\$290,000	WD	24-PARTIAL ASSESSMENT	\$290,000	\$129,100	44.52	\$258,143	\$59,603	\$230,397	\$127,925	1.801
11-018-040-00	6595 DALMATION DR	04/22/24	\$200,000	WD	24-PARTIAL ASSESSMENT	\$200,000	\$91,500	45.75	\$182,910	\$42,100	\$157,900	\$90,728	1.740
11-019-008-32	7144 GROVER LN	05/24/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,500	49.72	\$179,065	\$62,708	\$117,292	\$74,972	1.564
11-020-033-00	7860 MARSH RD	08/03/23	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$142,800	43.27	\$285,539	\$94,890	\$235,110	\$122,841	1.914
11-020-048-40	7130 MARSH RD	11/29/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,200	52.27	\$78,496	\$38,020	\$36,980	\$26,080	1.418
11-028-004-10	8170 ENZIAN RD	04/26/24	\$170,000	WD	08-ESTATE	\$170,000	\$94,400	55.53	\$188,843	\$49,992	\$120,008	\$89,466	1.341
11-030-010-10	8150 MARSH RD	07/01/24	\$175,000	WD	08-ESTATE	\$175,000	\$90,300	51.60	\$180,522	\$47,812	\$127,188	\$85,509	1.487
11-030-010-50	8216 MARSH RD	12/21/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$41,400	51.11	\$82,788	\$32,500	\$48,500	\$32,402	1.497
11-055-005-30	11717 CHATEAU CT	01/29/25	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$86,700	50.41	\$173,322	\$76,857	\$95,143	\$55,344	1.719
11-060-016-00	11573 WINCHESTER DR	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,800	57.09	\$125,659	\$80,329	\$29,671	\$26,007	1.141
11-120-022-00	11802 W 9 MILE RD	08/02/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,500	44.81	\$120,962	\$25,643	\$109,357	\$61,417	1.781
Totals:			\$2,269,075			\$2,269,075	\$1,095,400		\$2,190,785		\$1,498,168	\$904,858	
								Sale. Ratio =>	48.28			E.C.F. =>	1.656
								Std. Dev. =>	4.26			Ave. E.C.F. =>	1.600