

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale		Asd/Adj.					
						\$	Cur. Asmnt.	Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-004-101-20	5025 LINDSEY RD	08/30/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,300	43.88	\$210,546	\$46,658	\$193,342	\$126,068	1.534
11-006-061-01	12147 MARSH RD	10/30/23	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$140,500	56.20	\$281,097	\$35,968	\$214,032	\$188,561	1.135
11-008-020-00	5204 MARSH RD	07/19/23	\$207,000	WD	24-PARTIAL ASSESSMENT	\$207,000	\$98,200	47.44	\$196,360	\$26,065	\$180,935	\$130,996	1.381
11-008-032-00	5101 OARIE DR	06/20/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,300	54.47	\$348,691	\$41,030	\$278,970	\$236,662	1.179
11-010-011-50	5794 MULLEN RIDGE DR	10/03/23	\$555,000	WD	24-PARTIAL ASSESSMENT	\$555,000	\$204,300	36.81	\$408,538	\$68,290	\$486,710	\$261,729	1.860
11-014-014-00	6695 S NORRIS RD	01/02/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,700	54.28	\$271,458	\$165,960	\$84,040	\$81,152	1.036
11-016-006-00	10014 KELLER RD	03/04/24	\$245,000	WD	24-PARTIAL ASSESSMENT	\$245,000	\$116,400	47.51	\$232,791	\$39,334	\$205,666	\$148,813	1.382
11-016-028-00	10487 KELLER RD	09/06/24	\$340,000	WD	24-PARTIAL ASSESSMENT	\$340,000	\$121,000	35.59	\$241,933	\$49,079	\$290,921	\$148,349	1.961
11-017-018-01	6467 LINDSEY RD	05/19/23	\$265,000	WD	25-PARTIAL CONSTRUCTION	\$265,000	\$150,400	56.75	\$300,847	\$34,396	\$230,604	\$204,962	1.125
11-017-018-02	6443 LINDSEY RD	05/25/23	\$269,000	WD	25-PARTIAL CONSTRUCTION	\$269,000	\$149,900	55.72	\$299,840	\$34,051	\$234,949	\$204,453	1.149
11-017-030-00	11264 KELLER RD	04/25/23	\$236,000	OTH	24-PARTIAL ASSESSMENT	\$236,000	\$118,800	50.34	\$237,602	\$58,301	\$177,699	\$137,924	1.288
11-017-031-00	11918 SADDLER RD	12/28/23	\$151,021	WD	24-PARTIAL ASSESSMENT	\$151,021	\$79,200	52.44	\$158,434	\$25,318	\$125,703	\$102,397	1.228
11-018-013-00	12982 W 9 MILE RD	08/07/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,300	40.68	\$154,670	\$29,250	\$160,750	\$96,477	1.666
11-018-016-80	6654 RISNER DR	03/05/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$112,900	45.89	\$225,796	\$70,740	\$175,260	\$119,274	1.469
11-018-038-20	6331 ROOK RD	01/29/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,900	59.93	\$179,760	\$40,028	\$109,972	\$107,486	1.023
11-019-004-10	7205 BOYSEN RD	12/12/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$216,100	53.49	\$432,150	\$146,366	\$257,634	\$219,834	1.172
11-020-007-00	7841 MARSH RD	05/30/23	\$335,000	WD	24-PARTIAL ASSESSMENT	\$335,000	\$155,700	46.48	\$319,534	\$119,577	\$215,423	\$153,813	1.401
11-022-009-00	9275 GUERNSEY LAKE RD	01/11/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$690,600	44.55	\$1,381,154	\$388,688	\$1,161,312	\$763,435	1.521
11-025-003-02	7100 HAYWARD RD	02/23/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$560,700	56.07	\$1,121,381	\$377,807	\$622,193	\$571,980	1.088
11-026-008-10	8994 S NORRIS RD	08/31/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$177,100	59.03	\$354,207	\$71,610	\$228,390	\$217,382	1.051
11-026-008-20	8850 S NORRIS RD	07/06/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$265,800	61.81	\$531,619	\$142,831	\$287,169	\$299,068	0.960
11-026-008-51	8869 BEVER RD	08/07/24	\$879,000	WD	24-PARTIAL ASSESSMENT	\$879,000	\$454,000	51.65	\$908,079	\$170,045	\$708,955	\$567,718	1.249
11-027-001-10	9501 BEVER RD	10/16/24	\$560,000	WD	24-PARTIAL ASSESSMENT	\$560,000	\$226,900	40.52	\$453,861	\$139,439	\$420,561	\$241,863	1.739
11-028-002-00	8625 ENZIAN RD	09/24/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$268,800	48.87	\$537,591	\$245,712	\$304,288	\$224,522	1.355
11-029-011-01	LINDSEY RD	06/23/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,600	42.34	\$275,228	\$198,453	\$126,547	\$68,795	1.839
11-029-011-02	LINDSEY RD	06/23/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,600	42.34	\$275,228	\$198,453	\$126,547	\$68,795	1.839
11-029-011-03	8115 LINDSEY RD	06/23/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,600	42.34	\$275,228	\$198,453	\$126,547	\$68,795	1.839
11-029-011-04	LINDSEY RD	06/23/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,600	42.34	\$275,228	\$198,453	\$126,547	\$68,795	1.839
11-029-022-50	11755 LEWIS RD	12/20/24	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$151,500	49.67	\$302,939	\$66,774	\$238,226	\$181,665	1.311
11-031-011-44	9645 SHAWNEE BRANCH	07/19/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$118,600	42.37	\$237,162	\$63,325	\$216,575	\$133,721	1.620
11-031-017-20	12753 GRAHAM RD	09/11/23	\$729,900	WD	24-PARTIAL ASSESSMENT	\$729,900	\$396,400	54.31	\$792,824	\$314,954	\$414,946	\$367,592	1.129
11-031-022-00	12783 114TH AVE	05/22/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,000	54.74	\$104,096	\$62,583	\$32,417	\$31,933	1.015
11-033-006-10	9680 ENZIAN RD	04/11/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$115,200	45.18	\$230,482	\$39,981	\$215,019	\$146,539	1.467
11-034-007-00	9530 PINE LAKE RD	07/14/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,400	49.29	\$290,756	\$83,535	\$211,465	\$159,401	1.327
11-035-005-20	9600 S NORRIS RD	08/19/24	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$194,500	46.59	\$388,939	\$110,696	\$306,804	\$214,033	1.433
11-100-014-00	5645 MARSH RD	03/18/25	\$253,000	WD	24-PARTIAL ASSESSMENT	\$253,000	\$114,100	45.10	\$228,254	\$19,906	\$233,094	\$160,268	1.454
11-100-018-00	5729 MARSH RD	06/14/24	\$252,250	WD	24-PARTIAL ASSESSMENT	\$252,250	\$132,600	52.57	\$265,295	\$109,048	\$143,202	\$120,190	1.191
11-100-019-00	5739 MARSH RD	08/05/24	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$75,200	40.65	\$150,304	\$19,906	\$165,094	\$100,306	1.646
11-120-011-00	6883 MARSH RD	07/24/24	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$113,900	41.42	\$227,751	\$91,141	\$183,859	\$105,085	1.750
11-120-018-00	6921 CAMBRIDGE ST	06/16/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,700	42.65	\$183,349	\$55,128	\$159,872	\$98,632	1.621

Totals:	\$14,779,571		\$14,779,571	\$7,141,300		\$14,291,002		\$10,382,239	\$7,649,464				
						Sale. Ratio =>	48.32				E.C.F. =>	1.357	
						Std. Dev. =>	6.62				Ave. E.C.F. =>	1.407	