

ECF Area 1004

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1004	1	07-04-100-051	2386 HOWALD AVE	08/17/22	\$75,000	\$38,000	50.67	\$78,722	\$8,053	\$66,947	\$111,465	0.601	1,332	\$50.26	1004	1.00 STY	60
1004	2	07-04-100-036	4662 FLUSHING RD	11/23/22	\$104,000	\$36,600	35.19	\$75,786	\$8,761	\$95,239	\$105,718	0.901	978	\$97.38	1004	1.00 STY	60
					\$179,000	\$74,600	41.68	\$154,508	\$16,814	\$162,186	\$217,183	0.747					
Mean Adj SP					\$89,500								Current ECF	0.634			
												Mean	0.751				
												Median	0.751				
												Mode	#N/A				
												2024 ECF	0.740				
Outlier for 2024																	
1004		07-04-100-049	2414 HOWALD AVE	01/30/23	\$55,000	\$39,100	71.09	\$80,890	\$31,283	\$23,717	\$78,244	0.303	1,782	\$13.31	1004	1.00 STY	45

ECF Area 1006

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1006	1	07-06-501-008	6695 RIVER RD	07/28/21	\$330,000	\$136,000	41.21	\$287,799	\$33,017	\$296,983	\$285,435	1.040	1,768	\$167.98	1006	1.00 STY	75
1006	2	07-06-200-001	6308 RIVER RD	04/29/21	\$210,000	\$85,100	40.52	\$176,859	\$25,475	\$184,525	\$170,286	1.084	1,704	\$108.29	1006	1.50 STY	70
1006	3	07-06-400-035	6321 RIVER RD	11/15/21	\$309,000	\$118,900	38.48	\$248,296	\$21,224	\$287,776	\$255,424	1.127	1,460	\$197.11	1006	1.00 STY	89
1006	4	07-06-501-037	6507 POTTER RD	06/25/21	\$179,000	\$68,100	38.04	\$144,391	\$21,497	\$157,503	\$136,622	1.153	1,616	\$97.46	1006	1.25 STY	60
					\$1,028,000	\$408,100	39.70	\$857,345	\$101,213	\$926,787	\$847,767	1.093					
												Current ECF	0.889				
												Mean	1.101				
												Median	1.105				
												Mode	#N/A				
												2024 ECF	1.090				
Outlier for 2024																	
1006		07-06-501-008	6695 RIVER RD	08/01/21	\$354,000	\$136,000	38.42	\$287,799	\$33,017	\$320,983	\$285,435	1.125	1,768	\$181.55	1006	1.00 STY	75
1006		07-06-200-002	6322 RIVER RD	03/10/23	\$201,000	\$92,100	45.82	\$191,969	\$15,698	\$185,302	\$198,280	0.935	1,500	\$123.53	1006	1.00 STY	80

ECF Area 1007

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1007	1	07-07-200-003	6165 BEECHER RD	07/19/21	\$163,000	\$44,900	27.55	\$91,600	\$37,210	\$125,790	\$78,940	1.593	1,134	\$110.93	1007	1.50 STY	45	
												Current ECF	0.646					
												Mean	1.593					
												Median	1.593					
												Mode	N/A					
												2024 ECF	0.646					

No Change for 2024 - lack of sales

ECF Area 1008

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1008					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.709				
												Mean	N/A				
												Median	N/A				
												Mode	N/A				
												2024 ECF	0.709				
No Change for 2024 - lack of sales																	

ECF Area 1016

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
1016	1	07-16-300-079	4317 W COURT ST	09/01/22	\$181,000	\$99,600	55.03	\$209,988	\$12,822	\$168,178	\$231,960	0.725	1,969	\$85.41	1016	1.00 STY	80		
1016	2	07-16-300-044	1424 CONWAY ST	09/29/22	\$135,273	\$74,400	55.00	\$153,134	\$16,277	\$118,996	\$149,827	0.794	3,056	\$38.94	1016	1.00 STY	50		
1016	3	07-09-400-001	4230 CALKINS RD	12/20/21	\$350,000	\$166,500	47.57	\$347,153	\$32,250	\$317,750	\$370,474	0.858	2,253	\$141.03	1016	2.00 STY	71		
1016	4	07-16-300-039	1413 CONWAY ST	06/03/21	\$90,000	\$40,600	45.11	\$87,504	\$23,421	\$66,579	\$75,392	0.883	1,104	\$60.31	1016	1.50 STY	50		
1016	5	07-16-300-012	1397 MAXWELL ST	06/23/22	\$115,000	\$45,300	39.39	\$102,485	\$26,674	\$88,326	\$88,154	1.002	909	\$97.17	1016	1.00 STY	60		
1016	6	07-16-100-008	4313 CALKINS RD	08/18/22	\$85,100	\$32,100	37.72	\$67,167	\$6,564	\$78,536	\$71,298	1.102	1,012	\$77.60	1016	1.00 STY	60		
												\$290,100	\$118,000	40.68	\$257,156	\$56,659	\$233,441	\$234,843	0.994
												Current ECF		0.850					
												Mean		0.894					
												Median		0.870					
												Mode		#N/A					
												2024 ECF		0.990					
Outlier for 2024																			
1016		07-09-400-005	4164 CALKINS RD	11/21/22	\$149,900	\$104,900	69.98	\$222,070	\$18,746	\$131,154	\$239,205	0.548	1,728	\$75.90	1016	1.00 STY	72		

ECF Area 1018

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1018																	
No Residential Structures																	
3 Agricultural buildings with 1.00 ECF																	

ECF Area 1019

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
1019	1	07-19-400-017	6150 LENNON RD	05/17/21	\$180,000	\$73,600	40.89	\$189,551	\$12,739	\$167,261	\$172,474	0.970	1,228	\$136.21	1019	1.00 STY	63		
1019	2	07-19-100-003	6343 CORUNNA RD	07/26/21	\$161,500	\$72,800	45.08	\$151,119	\$12,421	\$149,079	\$134,267	1.110	1,724	\$86.47	1019	1.00 STY	60		
												\$341,500	\$146,400	42.87	\$340,670	\$25,160	\$316,340	\$306,741	1.031
												Current ECF		1.033					
												Mean		1.040					
												Median		1.040					
												Mode		#N/A					
												2024 ECF		1.104					

ECF Area 1020

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
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					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.649				
												Mean	#DIV/0!				
												Median	#NUM!				
												Mode	#N/A				
												2024 ECF	0.713				

10% increase consistent with comparable neighborhood

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ECF Area 1021

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1021																	
					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.675				
												Mean	#DIV/0!				
												Median	#NUM!				
												Mode	#N/A				
												2024 ECF	0.675				
												No Change for 2024 - lack of sales					

ECF Area 1025

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1025	1	07-25-300-020	1487 LYNTON ST	12/06/21	\$100,000	\$40,500	40.50	\$83,401	\$16,417	\$83,583	\$78,991	1.058	884	\$94.55	1025	1.00 STY	55
					\$100,000	\$40,500	40.50	\$83,401	\$16,417	\$83,583	\$78,991	1.058					
												Current ECF	0.848				
												Mean	1.058				
												Median	1.058				
												Mode	#N/A				
												2024 ECF	0.948				

Sale indicates increase - adj consistent with comparable

ECF Area 1029

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1029					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.721				
												Mean	#DIV/0!				
												Median	#NUM!				
												Mode	#VALUE!				
												2024 ECF	0.793				
												10% increase consistent with comparable neighborhood					

ECF Area 1030

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1030	1	07-30-200-032	6075 LENNON RD	12/02/21	\$125,000	\$80,000	64.00	\$165,733	\$23,979	\$101,021	\$166,061	0.608	1,640	\$61.60	1030	1.00 STY	65
					\$125,000	\$80,000	64.00	\$165,733	\$23,979	\$101,021	\$166,061	0.608					
												Current ECF	0.846				
												Mean	0.608				
												Median	0.608				
												Mode	#N/A				
												2024 ECF	0.931				
												10% increase consistent with comparable neighborhood					

ECF Area 1036

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1036	1	07-36-100-043	4087 MOULTON DR	01/18/23	\$187,000	\$114,000	60.96	\$236,869	\$22,357	\$164,643	\$193,953	0.849	1,516	\$108.60	1036	1.00 STY	65
1036	2	07-36-300-003	4413 VAN SLYKE RD	10/08/21	\$156,000	\$89,700	57.50	\$181,535	\$28,033	\$127,967	\$138,790	0.922	1,254	\$102.05	1036	1.00 STY	60
1036	3	07-36-100-018	4123 VAN SLYKE RD	05/04/22	\$129,900	\$73,800	56.81	\$126,420	\$30,278	\$99,622	\$86,928	1.146	984	\$101.24	1036	1.00 STY	50
					\$472,900	\$277,500	58.68	\$544,824	\$80,668	\$392,232	\$419,671	0.935					
												Current ECF	1.106				
												Mean	0.972				
												Median	0.922				
												Mode	#N/A				
												2024 ECF	0.900				

All sales indicate decrease; mid range is sale 2

ECF Area 1160

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1160					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!						
												Current ECF	0.670					
												Mean	#DIV/0!					
												Median	#NUM!					
												Mode	#VALUE!					
												2024 ECF	0.670					

No Change for 2024 - lack of sales

ECF Area 1170

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1170	1	07-32-553-022	4356 MAIZE AVE	04/14/21	\$175,000	\$95,700	54.69	\$201,864	\$8,000	\$167,000	\$194,643	0.858	1,310	\$127.48	1170	1.00 STY	76	
1170	2	07-32-554-010	5339 WHEAT WAY AV	11/18/21	\$215,000	\$102,500	47.67	\$216,012	\$8,000	\$207,000	\$208,847	0.991	1,336	\$154.94	1170	1.00 STY	80	
1170	3	07-32-556-027	4420 SOYA AVE	08/19/21	\$273,900	\$129,500	47.28	\$273,152	\$8,000	\$265,900	\$266,217	0.999	1,800	\$147.72	1170	2.00 STY	97	
1170	4	07-32-554-005	5352 WHEAT WAY AV	07/22/21	\$216,000	\$100,000	46.30	\$210,763	\$8,029	\$207,971	\$203,548	1.022	1,292	\$160.97	1170	1.00 STY	80	
1170	5	07-32-555-014	5371 WHEAT WAY AV	11/18/22	\$217,500	\$97,900	45.01	\$206,570	\$8,025	\$209,475	\$199,342	1.051	1,238	\$169.20	1170	1.00 STY	82	
1170	7	07-32-555-013	5379 WHEAT WAY AV	06/30/21	\$215,000	\$95,800	44.56	\$202,221	\$8,029	\$206,971	\$194,972	1.062	1,216	\$170.21	1170	1.00 STY	82	
1170	8	07-32-553-007	4307 MAIZE AVE	03/14/23	\$215,000	\$92,900	43.21	\$195,908	\$8,000	\$207,000	\$188,663	1.097	1,256	\$164.81	1170	1.00 STY	77	
1170	9	07-32-554-007	5363 WHEAT WAY AV	12/10/21	\$255,000	\$105,800	41.49	\$222,961	\$8,000	\$247,000	\$215,824	1.144	1,386	\$178.21	1170	1.00 STY	81	
1170	10	07-32-553-016	5275 WHEAT WAY AV	03/01/23	\$238,000	\$86,800	36.47	\$183,097	\$8,351	\$229,649	\$175,448	1.309	1,364	\$168.36	1170	2.00 STY	75	
					\$2,020,400	\$906,900	44.89	\$1,912,548	\$72,434	\$1,947,966	\$1,847,504	1.054						
											\$1,847,504	1.054						
												0.996						
												1.059						
												1.059						
												#N/A						
												2024 ECF	1.050					
Outlier for 2024																		
1170		07-32-556-004	4413 SOYA AVE	06/28/21	\$179,890	\$105,800	58.81	\$223,121	\$8,000	\$171,890	\$215,985	0.796	1,198	\$143.48	1170	1.00 STY	83	
Resold for higher																		
1170	6	07-32-555-014	5371 WHEAT WAY AV	08/02/21	\$218,000	\$97,900	44.91	\$206,570	\$8,025	\$209,975	\$199,342	1.053	1,238	\$169.61	1170	1.00 STY	82	

ECF Area 1180

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1180	1	07-16-501-025	1138 GREENSTONE LN	10/14/22	\$175,000	\$59,000	33.71	\$123,740	\$13,473	\$161,527	\$242,345	0.667	1,680	\$96.15	1180	1.00 STY	73	
												Current ECF	0.455					
												Mean	0.860					
												Median	0.860					
												Mode	#N/A					
												2024 ECF	0.455					

No Change for 2024 - lack of sales

ECF Area 1200

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1200	1	07-19-551-006	2317 S ELMS RD	11/24/21	\$169,900	\$60,200	35.43	\$126,156	\$23,532	\$146,368	\$144,541	1.013	1,402	\$104.40	1200	1.00 STY	60
					\$169,900	\$60,200	35.43	\$126,156	\$23,532	\$146,368	\$144,541	1.013					
												Current ECF	0.710				
												Mean	1.013				
												Median	1.013				
												Mode	#N/A				
												2024 ECF	0.710				
												No Change for 2024 - lack of sales					

ECF Area 1240

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1240	1	07-05-576-034	2196 DISCH ST	05/28/21	\$158,000	\$75,600	47.85	\$159,672	\$12,228	\$145,772	\$140,023	1.041	1,176	\$123.96	1240	1.00 STY	71
1240	2	07-05-576-035	2186 DISCH ST	11/04/22	\$172,000	\$73,600	42.79	\$153,466	\$10,696	\$161,304	\$135,584	1.190	2,045	\$78.88	1240	1.00 STY	55
1240	3	07-05-576-006	2184 FRANCISCO ST	07/01/22	\$156,000	\$60,100	38.53	\$124,992	\$10,000	\$146,000	\$109,204	1.337	1,364	\$107.04	1240	TRI-LEVEL	65
1240	4	07-05-576-007	2170 FRANCISCO ST	10/22/21	\$135,000	\$50,700	37.56	\$105,092	\$10,000	\$125,000	\$90,306	1.384	1,128	\$110.82	1240	1.00 STY	60
1240	5	07-05-576-008	2162 FRANCISCO ST	12/29/21	\$136,000	\$48,400	35.59	\$100,599	\$10,000	\$126,000	\$86,039	1.464	864	\$145.83	1240	1.00 STY	65
Mean SP					\$757,000	\$308,400	40.74	\$643,821	\$52,924	\$704,076	\$561,156	1.255					
												Current ECF	1.053				
												Mean	1.283				
												Median	1.337				
												Mode	#N/A				
												2024 ECF	1.250				

ECF Area 1260

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1260	1	07-18-584-011	6011 BOOTH CT	09/10/21	\$230,500	\$110,200	47.81	\$230,357	\$10,349	\$220,151	\$263,799	0.835	1,540	\$142.96	1260	1.00 STY	89
1260	2	07-18-585-010	6137 KENWORTHY CT	03/31/22	\$265,000	\$114,400	43.17	\$239,028	\$12,062	\$252,938	\$272,142	0.929	1,818	\$139.13	1260	2.00 STY	89
1260	3	07-18-584-009	6020 BOOTH CT	07/28/22	\$251,197	\$101,400	40.37	\$211,821	\$10,856	\$240,341	\$240,965	0.997	1,714	\$140.22	1260	2.00 STY	89
					\$746,697	\$326,000	43.66	\$681,206	\$33,267	\$713,430	\$776,905	0.918					
												Current ECF	0.834				
												Mean	0.920				
												Median	0.929				
												Mode	#N/A				
												2024 ECF	0.900				

ECF Area 1270

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1270					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.677				
												Mean	#DIV/0!				
												Median	#NUM!				
												Mode	#VALUE!				
												2024 ECF	0.677				

No change for 2024 - lack of sales



ECF Area 1280

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1280	1	07-05-526-011	5026 FLUSHING RD	10/04/21	\$112,000	\$50,800	45.36	\$112,013	\$16,625	\$95,375	\$88,159	1.082	800	\$119.22	1280	1.00 STY	60
1280	2	07-05-526-014	2341 N LINDEN RD	02/23/22	\$195,000	\$82,900	42.51	\$182,720	\$30,989	\$164,011	\$140,232	1.170	1,636	\$100.25	1280	1.00 STY	49
1280	3	07-05-400-007	5091 FLUSHING RD	01/26/23	\$103,000	\$38,500	37.38	\$84,752	\$15,143	\$87,857	\$64,334	1.366	792	\$110.93	1280	1.00 STY	55
					\$410,000	\$172,200	42.00	\$379,485	\$62,757	\$347,243	\$292,725	1.186					
												Current ECF	1.082				
												Mean	1.206				
												Median	1.170				
												Mode	#N/A				
												2024 ECF	1.190				

ECF Area 1300

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1300																	

\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!	
							Current ECF	0.634
							Mean	#DIV/0!
							Median	#NUM!
							Mode	#VALUE!
							2024 ECF	0.634

No change for 2024 - lack of sales

ECF Area 1320

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1320	1	07-08-501-027	1490 COUNTRY VIEW	12/19/22	\$209,500	\$93,400	44.58	\$202,341	\$35,958	\$173,542	\$297,113	0.584	2,092	\$82.96	1320	1.00 STY	60
1320	2	07-08-501-028	1498 COUNTRY VIEW	04/01/22	\$220,000	\$87,000	39.55	\$188,312	\$32,761	\$187,239	\$278,747	0.672	1,994	\$93.90	1320	1.00 STY	60
1320	3	07-08-501-003	1495 SUN TERRACE DI	09/27/22	\$248,900	\$90,000	36.16	\$195,287	\$37,368	\$211,532	\$281,998	0.750	1,744	\$121.29	1320	1.00 STY	57
					\$678,400	\$270,400	39.86	\$585,940	\$106,087	\$572,313	\$857,858	0.667					
												Current ECF	0.560				
												Mean	0.669				
												Median	0.672				
												Mode	#N/A				
												2024 ECF	0.625	Additional weight given to sales 1 & 2			

ECF Area 1400

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1400	1	07-36-526-029	4218 BRISTOLWOOD I	03/31/22	\$119,000	\$69,500	58.40	\$148,960	\$12,755	\$106,245	\$117,519	0.904	1,443	\$73.63	1400	1.00 STY	55
1400	2	07-36-576-005	4434 CHERRYTREE LN	07/08/21	\$125,000	\$70,800	56.64	\$152,206	\$13,097	\$111,903	\$120,025	0.932	1,071	\$104.48	1400	1.00 STY	65
1400	3	07-36-576-024	4473 BRISTOLWOOD I	09/13/21	\$161,500	\$92,400	57.21	\$197,182	\$12,981	\$148,519	\$158,931	0.934	1,572	\$94.48	1400	1.00 STY	65
1400	4	07-36-552-019	4411 ASHLAWN DR	11/16/21	\$151,000	\$82,200	54.44	\$175,825	\$15,169	\$135,831	\$138,616	0.980	1,286	\$105.62	1400	1.00 STY	60
1400	5	07-36-576-026	4457 BRISTOLWOOD I	05/14/21	\$150,000	\$81,400	54.27	\$174,338	\$12,981	\$137,019	\$139,221	0.984	1,168	\$117.31	1400	1.00 STY	65
1400	6	07-36-552-017	4391 ASHLAWN DR	09/20/21	\$132,000	\$70,800	53.64	\$151,929	\$12,738	\$119,262	\$120,096	0.993	1,132	\$105.36	1400	1.00 STY	60
1400	7	07-36-576-037	1230 WILLOWWOOD I	08/22/22	\$119,900	\$63,500	52.96	\$136,993	\$12,900	\$107,000	\$107,069	0.999	952	\$112.39	1400	1.00 STY	65
1400	8	07-36-501-051	4188 CARMANWOOD	05/11/21	\$125,000	\$65,500	52.40	\$141,191	\$13,930	\$111,070	\$109,802	1.012	1,216	\$91.34	1400	1.00 STY	55
1400	9	07-36-400-001	1250 W MAPLE AVE	01/11/22	\$125,000	\$60,300	48.24	\$134,233	\$24,593	\$100,407	\$94,599	1.061	975	\$102.98	1400	1.00 STY	60
1400	10	07-36-552-015	4375 ASHLAWN DR	08/12/22	\$151,500	\$72,300	47.72	\$154,930	\$12,738	\$138,762	\$122,685	1.131	1,197	\$115.92	1400	1.00 STY	60
1400	11	07-36-552-001	1305 JUDD RD	11/05/21	\$141,000	\$65,700	46.60	\$141,192	\$15,012	\$125,988	\$108,870	1.157	931	\$135.33	1400	1.00 STY	60
1400	12	07-36-576-021	1244 W MAPLE AVE	01/13/23	\$164,900	\$75,800	45.97	\$163,775	\$16,470	\$148,430	\$127,097	1.168	1,026	\$144.67	1400	1.00 STY	65
1400	13	07-36-551-006	4317 CARMANWOOD	05/16/22	\$158,100	\$72,600	45.92	\$155,584	\$16,546	\$141,554	\$119,964	1.180	1,344	\$105.32	1400	1.00 STY	55
1400	14	07-36-552-018	4401 ASHLAWN DR	08/31/21	\$147,000	\$67,000	45.58	\$144,003	\$12,900	\$134,100	\$113,117	1.185	1,532	\$87.53	1400	TRI-LEVEL	60
1400	15	07-36-501-026	4161 CARMANWOOD	06/18/21	\$112,500	\$50,600	44.98	\$110,177	\$13,965	\$98,535	\$83,013	1.187	1,053	\$93.58	1400	1.00 STY	55
1400	16	07-36-501-064	4096 CARMANWOOD	05/18/22	\$140,000	\$61,500	43.93	\$132,685	\$14,833	\$125,167	\$101,684	1.231	1,270	\$98.56	1400	1.00 STY	55
1400	17	07-36-501-063	4104 CARMANWOOD	12/21/22	\$177,500	\$76,900	43.32	\$164,808	\$16,251	\$161,249	\$128,177	1.258	1,816	\$88.79	1400	1.00 STY	55
1400	18	07-36-551-004	4301 CARMANWOOD	07/30/21	\$143,000	\$59,500	41.61	\$128,224	\$14,738	\$128,262	\$97,917	1.310	1,128	\$113.71	1400	1.00 STY	55
1400	19	07-36-501-046	4222 CARMANWOOD	11/18/22	\$119,000	\$47,000	39.50	\$102,684	\$13,930	\$105,070	\$76,578	1.372	864	\$121.61	1400	1.00 STY	55
1400	20	07-36-501-012	4063 CARMANWOOD	03/25/22	\$116,500	\$43,400	37.25	\$95,036	\$13,965	\$102,535	\$69,949	1.466	864	\$118.67	1400	1.00 STY	50
1400	21	07-36-551-048	4388 CARMANWOOD	06/16/22	\$153,001	\$55,000	35.95	\$118,608	\$16,988	\$136,013	\$87,679	1.551	960	\$141.68	1400	1.00 STY	55
1400	22	07-36-551-018	4413 CARMANWOOD	08/24/22	\$153,000	\$53,600	35.03	\$116,147	\$15,352	\$137,648	\$86,967	1.583	925	\$148.81	1400	1.00 STY	55
1400	23	07-36-526-021	4160 BRISTOLWOOD I	06/08/22	\$160,000	\$55,300	34.56	\$119,414	\$13,403	\$146,597	\$91,468	1.603	948	\$154.64	1400	1.00 STY	55
					\$3,245,401	\$1,512,600	46.61	\$3,260,124	\$338,235	\$2,907,166	\$2,521,043	1.153					
											Current ECF	1.159					
											Mean	1.262					
											Median	1.187					
											Mode	#N/A					
											2024 ECF	1.130	Additional weight to sales 4-15 - ratios 45-55				

Outlier for 2024

1400	07-36-552-056	4330 ASHLAWN DR	11/10/22	\$85,000	\$61,200	72.00	\$131,598	\$11,906	\$73,094	\$103,272	0.708	950	\$76.94	1400	1.00 STY	60
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ECF Area 1460

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1460	1	07-25-579-106	1056 RONALD ST	05/14/21	\$145,000	\$82,600	56.97	\$172,275	\$9,961	\$135,039	\$190,509	0.709	2,133	\$63.31	1460	1.50 STY	55	
1460	2	07-25-579-020	1079 RONALD ST	04/28/21	\$104,900	\$53,600	51.10	\$112,213	\$10,110	\$94,790	\$119,839	0.791	968	\$97.92	1460	1.00 STY	60	
1460	3	07-25-579-026	1038 DECAMP ST	08/30/21	\$98,900	\$50,100	50.66	\$104,883	\$11,295	\$87,605	\$109,845	0.798	918	\$95.43	1460	1.00 STY	55	
1460	4	07-25-579-069	3372 HULL AVE	11/24/21	\$137,500	\$66,300	48.22	\$138,276	\$8,855	\$128,645	\$151,903	0.847	1,758	\$73.18	1460	1.50 STY	55	
1460	5	07-25-579-092	3354 FENTON RD	05/27/21	\$72,600	\$31,900	43.94	\$66,534	\$6,947	\$65,653	\$69,938	0.939	880	\$74.61	1460	1.00 STY	50	
1460	6	07-25-579-019	1083 RONALD ST	10/12/21	\$99,900	\$42,000	42.04	\$87,741	\$5,344	\$94,556	\$96,710	0.978	1,040	\$90.92	1460	1.25 STY	55	
1460	7	07-25-579-003	3342 TUXEDO AVE	04/30/21	\$130,000	\$51,000	39.23	\$106,688	\$10,459	\$119,541	\$112,945	1.058	988	\$120.99	1460	1.00 STY	55	
					\$788,800	\$377,500	47.86	\$788,610	\$62,971	\$725,829	\$851,689	0.852						
											\$851,689	0.852						
												0.874						
												0.847						
												#N/A						
												2024 ECF	0.875					
Outlier for 2024																		
1460		07-25-579-097	3322 FENTON RD	03/07/23	\$45,000	\$12,200	27.11	\$25,818	\$12,638	\$32,362	\$15,469	2.092	2,480	\$13.05	1460	1.00 STY	5	

ECF Area 1500

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1500	2	07-25-555-010	3285 SOUTHGATE DR	02/07/23	\$160,000	\$79,800	49.88	\$167,706	\$13,138	\$146,862	\$155,972	0.942	1,350	\$108.79	1500	1.50 STY	60
1500	4	07-25-552-002	3369 HAMMERBERG F	03/01/23	\$156,500	\$75,300	48.12	\$158,405	\$13,703	\$142,797	\$146,016	0.978	1,303	\$109.59	1500	1.00 STY	60
1500	5	07-25-554-024	3283 BROOKGATE DR	09/22/22	\$175,000	\$84,100	48.06	\$176,190	\$23,186	\$151,814	\$154,394	0.983	1,486	\$102.16	1500	1.00 STY	60
1500	6	07-25-553-032	3467 SOUTHGATE DR	06/30/21	\$180,000	\$82,500	45.83	\$173,782	\$16,341	\$163,659	\$158,871	1.030	1,522	\$107.53	1500	2.00 STY	60
1500	7	07-25-554-023	3274 BROOKGATE DR	09/08/21	\$175,000	\$77,200	44.11	\$162,640	\$15,349	\$159,651	\$148,629	1.074	1,544	\$103.40	1500	QUAD-LEVEL	65
1500	8	07-25-551-009	3421 HAMMERBERG F	03/23/22	\$138,000	\$60,600	43.91	\$127,666	\$12,983	\$125,017	\$115,725	1.080	1,040	\$120.21	1500	1.00 STY	60
1500	9	07-25-554-033	3373 BROOKGATE DR	03/07/22	\$190,000	\$82,000	43.16	\$172,154	\$14,017	\$175,983	\$159,573	1.103	1,918	\$91.75	1500	2.00 STY	60
1500	10	07-25-551-015	3370 HAMMERBERG F	08/13/21	\$148,250	\$63,000	42.50	\$132,774	\$14,861	\$133,389	\$118,984	1.121	988	\$135.01	1500	1.00 STY	60
1500	11	07-25-554-018	3342 BROOKGATE DR	05/24/22	\$155,000	\$63,900	41.23	\$134,591	\$11,825	\$143,175	\$123,881	1.156	1,064	\$134.56	1500	1.00 STY	60
1500	12	07-25-555-008	3292 SOUTHGATE DR	10/21/22	\$220,000	\$90,800	41.27	\$191,187	\$11,567	\$208,433	\$181,251	1.150	2,168	\$96.14	1500	BI-LEVEL	70

\$1,697,750	\$759,200	44.72	\$1,597,095	\$146,970	\$1,550,780	\$1,463,295	1.060	
\$169,775							Current ECF	0.991
							Mean	1.062
							Median	1.077
							Mode	#N/A
							2024 ECF	1.130

Outlier for 2024

1500	3	07-25-552-002	3369 HAMMERBERG F	10/28/21	\$154,000	\$75,300	48.90	\$158,405	\$13,703	\$140,297	\$146,016	0.961	1,303	\$107.67	1500	1.00 STY	60
1500	1	07-25-553-027	3415 SOUTHGATE DR	11/08/22	\$164,320	\$85,000	51.73	\$178,563	\$11,250	\$153,070	\$168,833	0.907	1,868	\$81.94	1500	2.00 STY	60

ECF Area 1600

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
1600	1	07-09-578-013	4102 TOWNVIEW DR	04/09/21	\$116,500	\$51,200	43.95	\$111,786	\$16,268	\$100,232	\$150,422	0.666	1,188	\$84.37	1600	1.00 STY	65		
1600	2	07-09-578-011	4084 TOWNVIEW DR	09/13/21	\$140,000	\$51,300	36.64	\$112,127	\$16,748	\$123,252	\$150,203	0.821	1,316	\$93.66	1600	1.00 STY	65		
												\$256,500	\$102,500	39.96	\$223,913	\$33,016	\$223,484	\$300,625	0.743
												Current ECF		0.635					
												Mean		0.743					
												Median		0.743					
												Mode		#N/A					
												2024 ECF		0.700					

ECF Area 1640

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1640	1	07-21-526-006	2017 DIAMOND ST	11/18/21	\$55,263	\$29,800	53.92	\$61,739	\$3,771	\$51,492	\$89,873	0.573	1,080	\$47.68	1640	1.00 STY	55
1640	2	07-21-526-076	2055 DIAMOND ST	03/02/23	\$32,000	\$17,000	53.13	\$35,119	\$4,150	\$27,850	\$48,014	0.580	648	\$42.98	1640	1.00 STY	45
1640	3	07-21-526-069	4199 TAFT RD	02/22/23	\$87,000	\$38,600	44.37	\$80,430	\$5,053	\$81,947	\$116,864	0.701	1,176	\$69.68	1640	1.00 STY	82
1640	4	07-21-526-026	2109 DUTCHER ST	08/30/22	\$124,000	\$51,000	41.13	\$106,148	\$8,002	\$115,998	\$152,164	0.762	1,533	\$75.67	1640	1.00 STY	70
1640	5	07-21-526-098	2222 MONACO ST	09/26/22	\$82,000	\$32,700	39.88	\$67,682	\$8,497	\$73,503	\$91,760	0.801	833	\$88.24	1640	1.00 STY	56
1640	6	07-21-526-102	2235 MONACO ST	09/12/22	\$129,900	\$48,600	37.41	\$100,874	\$11,587	\$118,313	\$138,429	0.855	1,705	\$69.39	1640	1.00 STY	49
1640	7	07-21-526-136	2114 ANOKA ST	12/01/22	\$135,000	\$47,900	35.48	\$99,967	\$8,002	\$126,998	\$142,581	0.891	1,040	\$122.11	1640	1.00 STY	86
1640	8	07-21-526-148	2173 ANOKA ST	06/10/22	\$118,000	\$41,300	35.00	\$85,920	\$7,051	\$110,949	\$122,278	0.907	1,144	\$96.98	1640	1.00 STY	63
					\$763,163	\$306,900	40.21	\$637,879	\$56,113	\$707,050	\$901,963	0.784					
												Current ECF	0.645				
												Mean	0.759				
												Median	0.782				
												Mode	#N/A				
												2024 ECF	0.773	Additional weight given to sales 3-6			
Outlier for 2024																	
1640		07-21-526-028	2083 DUTCHER ST	09/26/22	\$95,000	\$27,300	28.74	\$56,540	\$8,002	\$86,998	\$75,253	1.156	784	\$110.97	1640	1.00 STY	60
1640		07-21-526-092	2164 MONACO ST	02/10/23	\$104,000	\$27,900	26.83	\$57,791	\$5,053	\$98,947	\$81,764	1.210	1,218	\$81.24	1640	1.00 STY	55
1640		07-21-526-137	2130 ANOKA ST	06/02/21	\$24,900	\$17,700	71.08	\$36,561	\$5,053	\$19,847	\$48,850	0.406	790	\$25.12	1640	1.25 STY	55

ECF Area 1680

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1680	1	07-18-501-006	1187 S ELMS RD	10/15/21	\$150,000	\$58,800	39.20	\$125,179	\$18,720	\$131,280	\$173,953	0.755	1,225	\$107.17	1680	1.00 STY	65	
												Current ECF	0.612					
												Mean	0.755					
												Median	0.755					
												Mode	#N/A					
												2024 ECF	0.612					
No change for 2024 - lack of sales																		

ECF Area 1700

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1700	1	07-17-527-003	5015 CALKINS RD	12/09/21	\$155,000	\$70,700	45.61	\$149,669	\$16,432	\$138,568	\$178,363	0.777	1,946	\$71.21	1700	QUAD-LE\	65	
												Current ECF	0.747					
												Mean	0.777					
												Median	0.777					
												Mode	#N/A					
												2024 ECF	0.747					

No change for 2024 - lack of sales

ECF Area 1780

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
CITY FARMS																	
1780	1	07-16-576-004	1615 POUND DR	01/09/23	\$73,000	\$42,100	57.67	\$87,419	\$5,658	\$67,342	\$92,910	0.725	1,044	\$64.50	1780	1.25 STY	55
1780	2	07-21-527-139	4160 ARLENE DR	05/03/21	\$87,000	\$49,600	57.01	\$103,376	\$8,429	\$78,571	\$107,894	0.728	960	\$81.84	1780	1.00 STY	76
1780	3	07-22-501-030	2046 HOOVER RD	03/02/23	\$71,050	\$38,400	54.05	\$79,421	\$8,849	\$62,201	\$80,195	0.776	934	\$66.60	1780	1.00 STY	50
1780	4	07-21-527-171	2202 GRAHAM RD	08/04/21	\$50,000	\$26,500	53.00	\$54,998	\$5,047	\$44,953	\$56,763	0.792	720	\$62.43	1780	1.00 STY	55
1780	5	07-22-501-087	2173 GRAHAM RD	01/03/23	\$115,000	\$55,200	48.00	\$114,989	\$4,344	\$110,656	\$125,733	0.880	1,180	\$93.78	1780	1.00 STY	65
1780	6	07-22-501-049	2079 KENOVA DR	11/16/21	\$65,000	\$30,200	46.46	\$62,487	\$10,205	\$54,795	\$59,411	0.922	928	\$59.05	1780	1.00 STY	50
1780	7	07-22-501-079	3475 HERRICK AVE	09/21/21	\$112,000	\$48,700	43.48	\$101,122	\$6,980	\$105,020	\$106,980	0.982	1,121	\$93.68	1780	1.25 STY	60
1780	8	07-21-527-112	4105 BROWN ST	05/20/22	\$72,995	\$30,800	42.19	\$63,745	\$6,529	\$66,466	\$65,018	1.022	824	\$80.66	1780	1.00 STY	55
1780	9	07-21-527-076	2110 LAMBDEN RD	10/20/21	\$65,000	\$27,400	42.15	\$56,715	\$6,882	\$58,118	\$56,628	1.026	814	\$71.40	1780	1.00 STY	50
1780	10	07-22-501-097	3435 CLAIRMONT AVE	12/02/22	\$88,700	\$36,000	40.59	\$74,767	\$5,137	\$83,563	\$79,125	1.056	1,095	\$76.31	1780	1.25 STY	55
1780	11	07-16-576-023	4024 REDWING DRO	06/24/22	\$92,900	\$37,400	40.26	\$77,641	\$6,371	\$86,529	\$80,989	1.068	1,090	\$79.38	1780	1.25 STY	60
1780	12	07-21-527-159	4029 CLAIRMONT AVE	12/17/21	\$120,000	\$47,200	39.33	\$98,472	\$4,150	\$115,850	\$107,184	1.081	1,008	\$114.93	1780	1.00 STY	70
					\$1,012,645	\$469,500	46.36	\$975,152	\$78,581	\$934,064	\$1,018,831	0.917					

Current ECF	0.880
Mean	0.922
Median	0.952
Mode	#N/A
2024 ECF	0.915

Outlier for 2024

1780	07-21-527-178	4045 LARCHMONT AV	08/22/22	\$110,000	\$39,100	35.55	\$81,138	\$6,371	\$103,629	\$84,963	1.220	887	\$116.83	1780	1.00 STY	60
1780	07-21-527-184	4010 HOGARTH AVE	04/30/21	\$130,000	\$45,900	35.31	\$95,633	\$7,403	\$122,597	\$100,261	1.223	1,008	\$121.62	1780	1.00 STY	61
1780	07-22-501-152	3504 BEVERIDGE RD	01/25/22	\$50,000	\$34,900	69.80	\$72,102	\$6,743	\$43,257	\$74,272	0.582	916	\$47.22	1780	1.00 STY	50
1780	07-21-527-002	2026 EBERLY RD	04/01/22	\$59,000	\$39,300	66.61	\$83,788	\$7,095	\$51,905	\$87,151	0.596	1,103	\$47.06	1780	1.25 STY	55
1780	07-21-527-025	2032 LAMBDEN RD	12/15/22	\$44,000	\$30,200	68.64	\$62,463	\$3,882	\$40,118	\$66,569	0.603	988	\$40.61	1780	1.00 STY	50
1780	07-21-527-136	4029 CORBIN DR	12/09/21	\$50,000	\$30,000	60.00	\$61,831	\$11,677	\$38,323	\$56,993	0.672	889	\$43.11	1780	1.00 STY	46
1780	07-16-576-068	1544 LAMBDEN RD	09/16/22	\$102,500	\$31,800	31.02	\$65,821	\$3,882	\$98,618	\$70,385	1.401	1,107	\$89.09	1780	1.00 STY	50
1780	07-21-527-130	4099 CORBIN DR	05/25/22	\$170,000	\$49,100	28.88	\$101,837	\$9,646	\$160,354	\$104,763	1.531	2,092	\$76.65	1780	2.00 STY	47
1780	07-16-576-013	1550 GRAHAM RD	05/18/21	\$115,019	\$32,300	28.08	\$66,793	\$7,803	\$107,216	\$67,034	1.599	900	\$119.13	1780	1 PLUS ST	50
1780	07-21-527-136	4029 CORBIN DR	06/01/22	\$109,000	\$30,000	27.52	\$61,831	\$11,677	\$97,323	\$56,993	1.708	889	\$109.47	1780	1.00 STY	46

ECF Area 1800

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1800	1	07-36-553-058	4347 OLD CARRIAGE F	07/16/21	\$137,500	\$67,800	49.31	\$140,938	\$17,666	\$119,834	\$139,448	0.859	1,470	\$81.52	1800	1.00 STY	62
1800	2	07-36-555-025	1405 WATCH HILL DR	08/05/22	\$200,000	\$108,900	54.45	\$226,642	\$17,425	\$182,575	\$210,057	0.869	1,948	\$93.72	1800	1.00 STY	65
1800	3	07-36-502-052	4138 WHISPERING OA	06/09/21	\$165,000	\$88,300	53.52	\$183,254	\$17,429	\$147,571	\$166,491	0.886	1,781	\$82.86	1800	2.00 STY	60
1800	4	07-36-555-037	4469 THRUSHFIELD CT	07/26/21	\$159,900	\$85,000	53.16	\$176,640	\$11,044	\$148,856	\$166,261	0.895	1,472	\$101.13	1800	1.00 STY	60
1800	5	07-36-502-016	4135 CHARTER OAK D	12/29/22	\$155,000	\$80,000	51.61	\$166,282	\$12,382	\$142,618	\$154,518	0.923	1,464	\$97.42	1800	1.00 STY	60
1800	6	07-36-554-003	4333 OLD CARRIAGE C	08/19/21	\$150,000	\$75,500	50.33	\$156,763	\$14,025	\$135,975	\$143,311	0.949	1,220	\$111.45	1800	1.00 STY	60
1800	7	07-36-555-024	1413 WATCH HILL DR	07/21/22	\$188,000	\$94,300	50.16	\$195,938	\$15,287	\$172,713	\$181,377	0.952	1,464	\$117.97	1800	1.00 STY	60
1800	8	07-36-553-014	1379 PEACHWOOD DF	04/26/21	\$160,000	\$76,100	47.56	\$164,150	\$16,308	\$143,692	\$148,410	0.968	1,266	\$113.50	1800	1.00 STY	60
1800	9	07-36-553-013	4482 OLD CARRIAGE F	08/06/21	\$165,000	\$80,700	48.91	\$167,726	\$11,656	\$153,344	\$156,697	0.979	1,364	\$112.42	1800	1.00 STY	60
1800	10	07-36-553-048	1337 HIDDEN OAKS C	02/27/23	\$161,000	\$77,100	47.89	\$160,211	\$12,823	\$148,177	\$147,980	1.001	1,222	\$121.26	1800	1.00 STY	60
1800	11	07-36-555-002	1404 KNOLLRIDGE LN	10/29/21	\$190,000	\$90,800	47.79	\$188,573	\$13,488	\$176,512	\$175,788	1.004	1,759	\$100.35	1800	1.00 STY	60
1800	12	07-36-554-013	4413 OLD CARRIAGE F	05/23/22	\$190,000	\$89,400	47.05	\$185,716	\$11,229	\$178,771	\$175,188	1.020	1,550	\$115.34	1800	1.00 STY	60
					\$2,021,400	\$1,013,900	50.16	\$2,112,833	\$170,762	\$1,850,638	\$1,965,526	0.942					
												Current ECF	0.996				
												Mean	0.942				
												Median	0.951				
												Mode	#N/A				
												2024 ECF	0.940				
Outlier for 2024																	
1800		07-36-502-028	4214 CHARTER OAK D	12/07/21	\$217,000	\$96,800	44.61	\$201,488	\$12,382	\$204,618	\$189,865	1.078	1,939	\$105.53	1800	2.00 STY	65
1800		07-36-502-008	4199 CHARTER OAK D	09/23/21	\$175,000	\$77,700	44.40	\$161,435	\$12,483	\$162,517	\$149,550	1.087	1,590	\$102.21	1800	2.00 STY	60
1800		07-36-502-020	4150 CHARTER OAK D	09/17/21	\$165,000	\$71,400	43.27	\$148,363	\$11,716	\$153,284	\$137,196	1.117	1,163	\$131.80	1800	1.00 STY	60
1800		07-36-553-068	1420 PEACHWOOD DF	07/05/22	\$160,000	\$66,800	41.75	\$138,725	\$9,186	\$150,814	\$130,059	1.160	1,120	\$134.66	1800	1.00 STY	60
1800		07-36-553-058	4347 OLD CARRIAGE F	09/28/21	\$195,000	\$67,800	34.77	\$140,938	\$17,666	\$177,334	\$139,448	1.272	1,470	\$120.64	1800	1.00 STY	62
1800		07-36-554-026	1345 PEACHWOOD DF	04/29/22	\$184,900	\$65,300	35.32	\$135,440	\$13,915	\$170,985	\$122,013	1.401	1,040	\$164.41	1800	1.00 STY	60
1800		07-36-553-030	4362 OLD CARRIAGE F	06/13/22	\$113,000	\$73,200	64.78	\$151,973	\$14,743	\$98,257	\$137,781	0.713	1,140	\$86.19	1800	1.00 STY	60

ECF Area 1940

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
1940	1	07-20-526-012	5141 FLAGLER ST	06/14/22	\$162,000	\$67,700	41.79	\$142,145	\$8,262	\$153,738	\$119,967	1.282	1,120	\$137.27	1940	1.00 STY	60		
1940	2	07-20-526-049	2176 LAUDERDALE ST	06/03/21	\$89,900	\$36,500	40.60	\$76,981	\$5,340	\$84,560	\$64,194	1.317	924	\$91.52	1940	1.00 STY	59		
1940	3	07-20-526-058	5227 DANIA ST	08/25/21	\$69,500	\$25,600	36.83	\$53,973	\$5,920	\$63,580	\$43,058	1.477	748	\$85.00	1940	1.00 STY	45		
1940	4	07-20-100-022	2092 S DYE RD	10/14/22	\$135,000	\$46,600	34.52	\$98,488	\$10,750	\$124,250	\$78,618	1.580	1,047	\$118.67	1940	1.00 STY	45		
												\$456,400	\$176,400	38.65	\$371,587	\$30,272	\$426,128	\$305,838	1.393
												Current ECF		1.116					
												Mean		1.414					
												Median		1.397					
												Mode		#N/A					
												2024 ECF		1.350					
Outlier for 2024																			
1940		07-20-526-067	5151 DANIA ST	06/18/21	\$50,000	\$35,600	71.20	\$75,593	\$11,040	\$38,960	\$57,843	0.674	780	\$49.95	1940	1.00 STY	45		
1940		07-20-526-056	5237 DANIA ST	09/29/21	\$70,000	\$50,400	72.00	\$106,062	\$5,520	\$64,480	\$90,091	0.716	912	\$70.70	1940	1.00 STY	68		

ECF Area 1960

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1960	1	07-20-501-006	5302 BROBECK ST	12/28/22	\$95,000	\$50,800	53.47	\$109,904	\$16,568	\$78,432	\$135,860	0.577	1,736	\$45.18	1960	1.00 STY	60	
1960	2	07-20-501-022	5323 BROBECK ST	01/04/23	\$95,000	\$33,000	34.74	\$68,197	\$12,000	\$83,000	\$81,801	1.015	768	\$108.07	1960	1.00 STY	50	
					\$190,000	\$83,800	44.11	\$178,101	\$28,568	\$161,432	\$217,661	0.742						
												Current ECF	0.687					
												Mean	0.796					
												Median	0.796					
												Mode	#N/A					
												2024 ECF	0.730					

Sale price is the same despite diff in SF- conservative adj to ECF

ECF Area 1965

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
1965	1	07-20-501-033	5368 BROBECK ST	08/27/21	\$160,000	\$48,800	30.50	\$109,447	\$29,292	\$130,708	\$114,507	1.141	1,200	\$108.92	1965	1.00 STY	65	
												Current ECF	0.700					
												Mean	1.141					
												Median	1.141					
												Mode	#N/A					
												2024 ECF	0.742					

Lack of sales in 1965; increased by percentage consistent with nbhd 1960 - both Community Farms #1

ECF Area 1970

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1970					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.625				
												Mean	#DIV/0!				
												Median	#NUM!				
												Mode	#VALUE!				
												2024 ECF	0.625				

No change for 2024 - lack of sales

ECF Area 1980

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
1980	1	07-09-526-012	1308 HEATHERCREST I	05/17/22	\$115,000	\$56,000	48.70	\$122,850	\$20,420	\$94,580	\$175,997	0.537	1,524	\$62.06	1980	1.00 STY	67						
1980	2	07-09-526-001	1492 GLEN ELLYN DR	11/11/22	\$140,000	\$69,300	49.50	\$149,467	\$16,267	\$123,733	\$228,866	0.541	1,574	\$78.61	1980	1.00 STY	67						
1980	3	07-09-526-035	1347 HEATHERCREST I	04/21/22	\$148,000	\$52,900	35.74	\$116,128	\$18,891	\$129,109	\$167,074	0.773	1,632	\$79.11	1980	1.50 STY	67						
1980	4	07-09-526-018	1254 HEATHERCREST I	12/30/21	\$150,000	\$53,000	35.33	\$115,151	\$16,000	\$134,000	\$170,363	0.787	1,600	\$83.75	1980	2.00 STY	65						
												\$553,000	\$231,200	41.81	\$503,596	\$71,578	\$481,422	\$742,299	0.649				
														Current ECF	0.582								
														Mean	0.659								
														Median	0.657								
														Mode	#N/A								
														2024 ECF	0.645	added weight to sales 1 and 2							
Outlier for 2024																							
1980		07-09-526-035	1347 HEATHERCREST I	04/11/22	\$92,250	\$52,900	57.34	\$116,128	\$18,891	\$73,359	\$167,074	0.439	1,632	\$44.95	1980	1.50 STY	67						
1980		07-09-526-039	1387 HEATHERCREST I	08/05/22	\$166,500	\$54,000	32.43	\$117,484	\$16,086	\$150,414	\$174,223	0.863	1,378	\$109.15	1980	1.00 STY	65						

ECF Area 1990

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
1990	1	07-06-676-058	2085 CRYSTALWOOD	12/07/21	\$310,000	\$151,900	49.00	\$319,369	\$14,400	\$295,600	\$424,748	0.696	1,767	\$167.29	1990	1.00 STY	78
1990	2	07-06-676-025	2099 CRYSTALWOOD	01/13/23	\$277,500	\$122,100	44.00	\$257,065	\$14,400	\$263,100	\$337,974	0.778	1,711	\$153.77	1990	1.00 STY	78
1990	3	07-06-676-077	2234 EMERALDWOOD	08/27/21	\$319,000	\$137,700	43.17	\$290,468	\$15,000	\$304,000	\$383,660	0.792	1,677	\$181.28	1990	1.00 STY	92
1990	4	07-06-676-077	2234 EMERALDWOOD	04/13/22	\$340,000	\$137,700	40.50	\$290,468	\$15,000	\$325,000	\$383,660	0.847	1,677	\$193.80	1990	1.00 STY	92
1990	5	07-06-676-017	2030 CRYSTALWOOD	08/12/22	\$340,000	\$139,400	41.00	\$292,970	\$12,000	\$328,000	\$391,323	0.838	1,743	\$188.18	1990	1.00 STY	76
					\$1,586,500	\$688,800	43.42	\$1,450,340	\$70,800	\$1,515,700	\$1,921,365	0.789					
											Current ECF	0.718					
											Mean	0.790					
											Median	0.792					
											Mode	#N/A					
											2024 ECF	0.775					
Outlier for 2024																	
1990		07-06-676-070	2198 EMERALDWOOD	01/05/22	\$351,000	\$138,600	39.49	\$291,917	\$15,000	\$336,000	\$385,678	0.871	2,022	\$166.17	1990	1.00 STY	84

ECF Area 2020

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2020	1	07-03-576-003	3314 BEACON ST	07/28/22	\$38,000	\$21,300	56.05	\$44,189	\$5,060	\$32,940	\$90,998	0.362	768	\$42.89	2020	1.00 STY	69
2020	2	07-03-576-197	3446 CLEMENT ST	02/15/22	\$60,000	\$21,200	35.33	\$43,815	\$6,024	\$53,976	\$87,886	0.614	1,092	\$49.43	2020	1.00 STY	55
2020	3	07-03-576-029	2432 LAVELLE RD	11/01/22	\$45,000	\$16,200	36.00	\$33,436	\$6,794	\$38,206	\$61,958	0.617	770	\$49.62	2020	1.00 STY	53
2020	4	07-03-576-152	3413 MALLERY ST	05/28/21	\$53,000	\$17,600	33.21	\$36,533	\$4,290	\$48,710	\$74,984	0.650	792	\$61.50	2020	1.00 STY	55
2020	5	07-03-576-027	3380 BEACON ST	05/24/22	\$59,000	\$18,800	31.86	\$39,009	\$4,000	\$55,000	\$81,416	0.676	1,128	\$48.76	2020	1.00 STY	60

Mean SP	\$255,000	\$95,100	37.29	\$196,982	\$26,168	\$228,832	\$397,242	0.576
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Current ECF	0.430
Mean	0.584
Median	0.617
Mode	#N/A
2024 ECF	0.530

Ratios in the 30's - conservative adj

Outlier for 2024

2020		07-03-576-029	2432 LAVELLE RD	08/19/22	\$25,000	\$16,200	64.80	\$33,436	\$6,794	\$18,206	\$61,958	0.294	770	\$23.64	2020	1.00 STY	53
2020		07-03-576-226	3412 MACKIN RD	06/01/21	\$25,000	\$15,900	63.60	\$32,812	\$5,973	\$19,027	\$62,416	0.305	895	\$21.26	2020	1.50 STY	50
2020		07-03-576-197	3446 CLEMENT ST	08/26/22	\$77,500	\$21,200	27.35	\$43,815	\$6,024	\$71,476	\$87,886	0.813	1,092	\$65.45	2020	1.00 STY	55

ECF Area 2040

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
2040	1	07-05-100-009	5449 FLUSHING RD	09/16/22	\$190,000	\$84,800	44.63	\$179,565	\$19,200	\$170,800	\$135,215	1.263	1,362	\$125.40	2040	1.00 STY	60						
2040	2	07-05-501-001	5417 FLUSHING RD	08/15/22	\$287,000	\$125,100	43.59	\$264,402	\$23,927	\$263,073	\$202,761	1.297	1,470	\$178.96	2040	1.00 STY	70						
2040	3	07-05-501-008	5357 FLUSHING RD	05/26/21	\$115,500	\$47,800	41.39	\$102,515	\$20,048	\$95,452	\$69,534	1.373	748	\$127.61	2040	1.00 STY	50						
2040	4	07-05-501-002	5429 FLUSHING RD	04/26/21	\$210,000	\$85,700	40.81	\$182,019	\$22,688	\$187,312	\$134,343	1.394	1,284	\$145.88	2040	1.00 STY	60						
2040	5	07-05-501-010	5347 FLUSHING RD	10/28/22	\$80,000	\$32,200	40.25	\$69,776	\$19,760	\$60,240	\$42,172	1.428	600	\$100.40	2040	1.00 STY	55						
												\$882,500	\$375,600	42.56	\$798,277	\$105,623	\$776,877	\$584,025	1.330				
												Current ECF		1.186									
												Mean		1.351									
												Median		1.373									
												Mode		#N/A									
												2024 ECF		1.310									
Outlier for 2024																							
2040		07-05-501-006	5365 FLUSHING RD	01/31/23	\$135,987	\$87,000	63.98	\$184,727	\$21,174	\$114,813	\$137,903	0.833	1,316	\$87.24	2040	1.00 STY	65						
2040		07-05-501-015	5321 FLUSHING RD	07/14/22	\$169,000	\$55,100	32.60	\$117,360	\$18,820	\$150,180	\$83,086	1.808	1,188	\$126.41	2040	1.00 STY	50						

ECF Area 2060

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2060	1	07-16-200-013	1290 GRAHAM RD	07/06/21	\$218,991	\$122,300	55.85	\$242,475	\$12,062	\$206,929	\$319,093	0.648	3,306	\$62.59	2060	1.50 STY	64
2060	2	07-16-526-005	1227 GILBERT ST	04/04/22	\$163,700	\$69,100	42.21	\$144,673	\$17,360	\$146,340	\$170,848	0.857	1,278	\$114.51	2060	1.00 STY	65
2060	3	07-16-527-019	1068 GRAHAM RD	01/10/22	\$105,904	\$39,400	37.20	\$81,592	\$6,526	\$99,378	\$104,695	0.949	1,212	\$82.00	2060	1.25 STY	55
2060	4	07-16-200-019	1119 S GRAHAM RD	12/22/21	\$75,000	\$26,500	35.33	\$55,681	\$11,422	\$63,578	\$61,728	1.030	770	\$82.57	2060	1.00 STY	50
2060	5	07-15-501-026	1098 GILBERT ST	06/07/21	\$106,000	\$32,600	30.75	\$68,386	\$10,490	\$95,510	\$80,748	1.183	1,014	\$94.19	2060	1.50 STY	55
												\$737,111	0.830				
												Current ECF	0.717				
												Mean	0.933				
												Median	0.949				
												Mode	#N/A				
												2024 ECF	0.802	Additional weight to sales 1-3			
Outlier for 2024																	
2060		07-15-300-002	1397 GRAHAM RD	06/22/21	\$65,000	\$45,700	70.31	\$96,014	\$23,703	\$41,297	\$100,852	0.409	1,264	\$32.67	2060	1.00 STY	60
2060		07-15-300-002	1397 GRAHAM RD	05/04/22	\$158,000	\$45,700	28.92	\$96,014	\$23,703	\$134,297	\$100,852	1.332	1,264	\$106.25	2060	1.00 STY	60

ECF Area 2100

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
2100	1	07-08-552-003	5476 FERNWOOD DR	01/19/23	\$255,000	\$122,200	47.92	\$255,645	\$24,600	\$230,400	\$363,278	0.634	2,181	\$105.64	2100	1.00 STY	70						
2100	2	07-08-300-002	5418 CALKINS RD	02/28/23	\$192,000	\$88,000	45.83	\$189,590	\$31,584	\$160,416	\$248,437	0.646	2,504	\$64.06	2100	TRI-LEVEL	70						
2100	3	07-08-551-020	5600 SUGARBUSH LN	03/01/22	\$320,000	\$142,500	44.53	\$297,754	\$25,286	\$294,714	\$428,409	0.688	3,467	\$85.01	2100	2.00 STY	65						
2100	4	07-08-551-021	5614 SUGARBUSH LN	08/12/21	\$280,000	\$115,100	41.11	\$240,380	\$28,896	\$251,104	\$332,522	0.755	2,632	\$95.40	2100	2.00 STY	60						
												\$1,047,000	\$467,800	44.68	\$983,369	\$110,366	\$936,634	\$1,372,646	0.682				
														Current ECF	0.636								
														Mean	0.681								
														Median	0.667								
														Mode	#N/A								
														2024 ECF	0.670								
Outlier for 2024																							
2100		07-08-551-013	1207 WOOD KREST DF	05/02/22	\$240,000	\$138,200	57.58	\$289,160	\$26,304	\$213,696	\$413,296	0.517	2,790	\$76.59	2100	2.00 STY	69						
2100		07-08-553-007	1057 BRIARCLIFFE DR	08/24/21	\$315,000	\$189,600	60.19	\$396,368	\$26,386	\$288,614	\$581,733	0.496	3,352	\$86.10	2100	2.00 STY	70						
2100		07-08-300-004	5450 CALKINS RD	06/02/22	\$200,000	\$57,300	28.65	\$125,581	\$33,255	\$166,745	\$145,167	1.149	1,816	\$91.82	2100	TRI-LEVEL	60						
2100		07-08-551-019	5566 SUGARBUSH LN	08/30/22	\$292,000	\$215,500	73.80	\$450,972	\$47,808	\$244,192	\$633,906	0.385	2,965	\$82.36	2100	1.00 STY	70						
2100		07-08-551-027	1178 WOOD KREST DF	10/28/22	\$165,000	\$111,800	67.76	\$233,710	\$25,512	\$139,488	\$327,355	0.426	2,427	\$57.47	2100	1.00 STY	65						

ECF Area 2140

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
2140	1	07-32-551-007	5324 W MAPLE AVE	03/24/22	\$218,700	\$124,200	56.79	\$262,522	\$13,650	\$205,050	\$203,161	1.009	1,534	\$133.67	2140	1.00 STY	80					
2140	2	07-32-551-019	5278 NORTHWAY DR	05/20/22	\$195,000	\$104,800	53.74	\$221,448	\$15,336	\$179,664	\$168,255	1.068	1,544	\$116.36	2140	1.00 STY	65					
2140	3	07-32-552-042	4445 WESTWAY DR	11/01/22	\$185,000	\$90,400	48.86	\$191,173	\$12,394	\$172,606	\$145,942	1.183	1,248	\$138.31	2140	1.00 STY	72					
2140	4	07-32-551-004	5352 W MAPLE AVE	02/17/22	\$183,000	\$81,300	44.43	\$172,056	\$13,650	\$169,350	\$129,311	1.310	1,278	\$132.51	2140	1.00 STY	60					
2140	5	07-32-552-017	5371 SOUTHWAY DR	08/30/22	\$188,900	\$80,100	42.40	\$170,442	\$20,703	\$168,197	\$122,236	1.376	1,188	\$141.58	2140	1.00 STY	60					
												\$970,600	\$480,800	49.54	\$1,017,641	\$75,733	\$894,867	\$768,904	1.164			
														Current ECF	1.225							
														Mean	1.189							
														Median	1.183							
														Mode	#N/A							
														2024 ECF	1.160							
Outlier for 2024																						
2140		07-32-552-014	4460 WESTWAY DR	07/27/21	\$170,000	\$99,100	58.29	\$209,368	\$14,496	\$155,504	\$159,079	0.978	1,580	\$98.42	2140	1.00 STY	65					
2140		07-32-552-008	5364 NORTHWAY DR	10/05/21	\$130,000	\$51,600	39.69	\$110,441	\$14,967	\$115,033	\$77,938	1.476	821	\$140.11	2140	1.00 STY	65					
2140		07-32-552-028	5314 SOUTHWAY DR	12/16/22	\$150,000	\$51,000	34.00	\$109,279	\$16,800	\$133,200	\$75,493	1.764	864	\$154.17	2140	1.00 STY	60					
2140		07-32-551-019	5278 NORTHWAY DR	06/11/21	\$145,000	\$104,800	72.28	\$221,448	\$15,336	\$129,664	\$168,255	0.771	1,544	\$83.98	2140	1.00 STY	65					

ECF Area 2180

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2180	1	07-17-551-030	1478 SHIRLEY ST	11/15/21	\$239,717	\$89,300	37.25	\$197,417	\$14,540	\$225,177	\$281,266	0.801	1,464	\$153.81	2180	1.00 STY	89
					\$239,717	\$89,300	37.25	\$197,417	\$14,540	\$225,177	\$281,266	0.801					
												Current ECF	0.597				
												Mean	0.801				
												Median	0.801				
												Mode	N/A				
												2024 ECF	0.597				
No change for 2024 - lack of sales																	

ECF Area 2200

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2200	1	07-17-504-009	5344 BIRCHTREE CT	01/06/23	\$160,000	\$89,700	56.06	\$187,584	\$15,800	\$144,200	\$205,976	0.700	1,529	\$94.31	2200	1.00 STY	69
2200	2	07-18-200-006	6081 CALKINS RD	05/09/22	\$205,000	\$112,200	54.73	\$234,694	\$20,590	\$184,410	\$256,719	0.718	2,556	\$72.15	2200	QUAD-LEV	72
2200	3	07-17-505-039	5310 N DYEWOOD DR	07/20/21	\$199,900	\$105,700	52.88	\$220,795	\$16,685	\$183,215	\$244,736	0.749	1,605	\$114.15	2200	1.00 STY	65
2200	4	07-17-504-009	5344 BIRCHTREE CT	03/27/23	\$182,000	\$89,700	49.29	\$187,584	\$15,800	\$166,200	\$205,976	0.807	1,529	\$108.70	2200	1.00 STY	69
2200	5	07-17-503-008	5442 S DYEWOOD DR	12/13/21	\$154,500	\$73,800	47.77	\$154,256	\$23,187	\$131,313	\$157,157	0.836	1,260	\$104.22	2200	1.00 STY	63
2200	6	07-17-504-004	5403 S DYEWOOD DR	03/28/23	\$185,000	\$85,400	46.16	\$178,367	\$15,990	\$169,010	\$194,697	0.868	1,846	\$91.55	2200	2.00 STY	65
2200	7	07-17-503-006	5447 S DYEWOOD DR	12/15/22	\$198,000	\$85,200	43.03	\$178,214	\$19,342	\$178,658	\$190,494	0.938	1,386	\$128.90	2200	1.00 STY	65
2200	8	07-17-505-029	5335 BUTTERNUT TRE	07/09/21	\$239,900	\$102,800	42.85	\$214,889	\$18,706	\$221,194	\$235,231	0.940	2,382	\$92.86	2200	1.50 STY	65
2200	9	07-17-553-004	5317 MAPLETREE DR	07/22/22	\$207,000	\$84,000	40.58	\$175,511	\$16,279	\$190,721	\$190,926	0.999	1,872	\$101.88	2200	2.00 STY	65
2200	10	07-17-100-008	5449 CALKINS RD	12/30/21	\$195,000	\$78,400	40.21	\$161,923	\$33,750	\$161,250	\$153,685	1.049	1,606	\$100.40	2200	1.00 STY	60
					\$1,926,300	\$906,900	47.08	\$1,893,817	\$196,129	\$1,730,171	\$2,035,597	0.850					
												Current ECF	0.834				
												Mean	0.860				
												Median	0.852				
												Mode	#N/A				
												2024 ECF	0.840				

ECF Area 2400

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2400	1	07-08-554-011	1167 N DYE RD	01/07/22	\$286,000	\$144,300	50.45	\$309,441	\$53,938	\$232,062	\$462,868	0.501	3,639	\$63.77	2400	2.00 STY	60
2400	2	07-08-554-014	5314 CALKINS RD	10/23/21	\$165,000	\$85,300	51.70	\$177,825	\$26,071	\$138,929	\$274,917	0.505	1,883	\$73.78	2400	1.00 STY	60
2400	3	07-08-554-012	1197 N DYE RD	03/14/23	\$235,000	\$110,200	46.89	\$238,689	\$48,361	\$186,639	\$344,797	0.541	2,162	\$86.33	2400	1.00 STY	65
2400	4	07-08-554-010	1135 N DYE RD	10/17/22	\$535,000	\$228,000	42.62	\$520,160	\$128,626	\$406,374	\$709,301	0.573	4,091	\$99.33	2400	1.75 STY	70
2400	5	07-08-557-003	1181 NANBRU LN	10/21/21	\$250,000	\$102,100	40.84	\$219,207	\$32,580	\$217,420	\$338,092	0.643	2,167	\$100.33	2400	1.00 STY	60
2400	6	07-08-554-009	1115 DYE KREST DR	01/04/23	\$315,000	\$123,300	39.14	\$265,216	\$35,320	\$279,680	\$416,478	0.672	2,846	\$98.27	2400	1.75 STY	72
2400	7	07-08-557-004	1185 NANBRU LN	08/27/21	\$280,000	\$108,100	38.61	\$229,785	\$31,563	\$248,437	\$359,098	0.692	2,878	\$86.32	2400	1.50 STY	60
					\$2,066,000	\$901,300	43.63	\$1,960,323	\$356,459	\$1,709,541	\$2,905,551	0.588					
												Current ECF	0.552				
												Mean	0.607				
												Median	0.608				
												Mode	#N/A				
												2024 ECF	0.541	Additional weight given to sales 1-5			
Outlier for 2024																	
2400		07-08-554-013	1219 N DYE RD	02/04/22	\$450,000	\$153,200	34.04	\$327,963	\$50,711	\$399,289	\$502,268	0.795	3,739	\$106.79	2400	1.75 STY	60
2400	8	07-08-555-002	1080 DYE KREST DR	08/16/21	\$250,000	\$91,200	36.48	\$198,046	\$35,533	\$214,467	\$294,408	0.728	1,772	\$121.03	2400	1.00 STY	70

ECF Area 2500

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
2500	1	07-08-577-014	1173 DYEMEADOW LN	08/24/21	\$227,000	\$126,400	55.68	\$268,721	\$27,721	\$199,279	\$407,783	0.489	2,868	\$69.48	2500	2.00 STY	65					
2500	2	07-08-527-013	5115 DYEMEADOW CT	06/18/21	\$256,000	\$138,400	54.06	\$294,059	\$23,861	\$232,139	\$457,188	0.508	2,814	\$82.49	2500	2.00 STY	70					
2500	3	07-08-577-015	1185 DYEMEADOW LN	10/29/21	\$200,000	\$92,000	46.00	\$197,374	\$25,385	\$174,615	\$291,014	0.600	2,124	\$82.21	2500	2.00 STY	64					
2500	4	07-08-528-008	5215 SCENICVUE DR	06/18/21	\$196,000	\$80,600	41.12	\$174,181	\$26,748	\$169,252	\$249,464	0.678	1,702	\$99.44	2500	1.00 STY	70					
2500	5	07-08-529-005	5190 SQUIRE HILL DR	07/27/22	\$189,000	\$74,600	39.47	\$161,215	\$24,967	\$164,033	\$230,538	0.712	2,170	\$75.59	2500	1.75 STY	70					
2500	6	07-08-529-004	5202 SQUIRE HILL DR	03/15/23	\$180,000	\$66,400	36.89	\$144,234	\$25,887	\$154,113	\$200,249	0.770	1,508	\$102.20	2500	1.00 STY	70					
												\$1,248,000	\$578,400	46.35	\$1,239,784	\$154,569	\$1,093,431	\$1,836,235	0.595			
														Current ECF	0.591							
														Mean	0.626							
														Median	0.639							
														Mode	#N/A							
														2024 ECF	0.591							
Outlier for 2024																						
2500		07-08-576-009	5126 DYE HILL CT	11/23/22	\$249,850	\$152,700	61.12	\$324,172	\$24,831	\$225,019	\$506,499	0.444	3,300	\$68.19	2500	1.75 STY	70					

ECF Area 2560

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
2560	1	07-33-552-004	4363 S LINDEN RD	09/28/21	\$45,000	\$24,600	54.67	\$52,465	\$9,960	\$35,040	\$59,614	0.588	704	\$49.77	2560	1.00 STY	60	
2560	2	07-33-552-002	4345 S LINDEN RD	05/27/22	\$199,900	\$61,200	30.62	\$128,988	\$10,260	\$189,640	\$166,519	1.139	1,688	\$112.35	2560	1.00 STY	70	
												\$226,133	0.994					
												Current ECF	0.713					
												Mean	0.863					
												Median	0.863					
												Mode	#N/A					
												2024 ECF	0.813					

Range of SP and SF - conservative adj to ECF

ECF Area 2600

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
		FAIRMONT PARK															
2600	1	07-08-578-057	1299 HEATHERWOOD	05/26/21	\$219,500	\$127,200	57.95	\$267,521	\$20,000	\$199,500	\$386,148	0.517	2,540	\$78.54	2600	2.00 STY	76
2600	2	07-08-578-032	1181 MILL CREEK RD	07/29/21	\$240,000	\$124,800	52.00	\$262,452	\$22,340	\$217,660	\$374,590	0.581	2,546	\$85.49	2600	2.00 STY	73
2600	3	07-08-578-020	1310 HEATHERWOOD	06/30/22	\$290,000	\$144,300	49.76	\$303,272	\$20,000	\$270,000	\$441,922	0.611	2,832	\$95.34	2600	2.00 STY	76
2600	4	07-08-578-072	1265 MILL CREEK RD	08/16/21	\$350,000	\$130,500	37.29	\$274,301	\$24,389	\$325,611	\$389,878	0.835	3,337	\$97.58	2600	2.00 STY	51
					\$1,099,500	\$526,800	47.91	\$1,107,546	\$86,729	\$1,012,771	\$1,592,538	0.636					
												Current ECF	0.641				
												Mean	0.636				
												Median	0.596				
												Mode	#N/A				
												2024 ECF	0.680	Additional weight to sale 3			

ECF Area 2620

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
2620	1	07-36-527-173	1025 PARKWOOD AVE	06/25/21	\$53,000	\$29,100	54.91	\$60,276	\$3,500	\$49,500	\$98,059	0.505	1,380	\$35.87	2620	1.00 STY	50					
2620	2	07-36-527-109	1130 BERGIN AVE	07/02/21	\$125,000	\$54,400	43.52	\$113,299	\$6,657	\$118,343	\$184,183	0.643	2,167	\$54.61	2620	2.00 STY	65					
2620	3	07-36-527-149	1119 BERGIN AVE	04/14/22	\$36,667	\$16,000	43.64	\$33,168	\$3,234	\$33,433	\$51,699	0.647	741	\$45.12	2620	1.00 STY	50					
2620	4	07-36-527-036	1076 WHITTEMORE A'	02/17/23	\$44,000	\$17,300	39.32	\$35,700	\$5,439	\$38,561	\$52,264	0.738	738	\$52.25	2620	1.00 STY	50					
2620	5	07-36-527-127	1040 BERGIN AVE	12/29/21	\$48,000	\$17,800	37.08	\$36,952	\$3,500	\$44,500	\$57,775	0.770	704	\$63.21	2620	1.00 STY	55					
2620	6	07-36-200-019	1140 BOATFIELD AVE	02/15/22	\$70,000	\$24,400	34.86	\$50,588	\$3,991	\$66,009	\$80,478	0.820	1,092	\$60.45	2620	1.00 STY	50					
												\$376,667	\$159,000	42.21	\$329,983	\$26,321	\$350,346	\$524,459	0.668			
														Current ECF	0.579							
														Mean	0.687							
														Median	0.692							
														Mode	#N/A							
														2024 ECF	0.675							
Outlier for 2024																						
2620		07-36-527-102	1101 BOATFIELD AVE	12/30/21	\$95,000	\$32,000	33.68	\$66,273	\$6,104	\$88,896	\$103,919	0.855	1,576	\$56.41	2620	2.00 STY	50					
2620		07-36-527-113	1112 BERGIN AVE	03/25/22	\$45,000	\$15,200	33.78	\$31,430	\$3,234	\$41,766	\$48,698	0.858	668	\$62.52	2620	1.00 STY	50					
2620		07-36-527-090	1029 BOATFIELD AVE	05/26/22	\$45,000	\$14,500	32.22	\$29,832	\$3,500	\$41,500	\$45,478	0.913	770	\$53.90	2620	1.00 STY	45					
2620		07-36-200-018	1146 BOATFIELD AVE	09/30/21	\$85,000	\$27,200	32.00	\$56,177	\$8,321	\$76,679	\$82,653	0.928	1,214	\$63.16	2620	1.00 STY	50					
2620		07-36-527-170	1028 PARKWOOD AVE	04/28/21	\$84,000	\$25,000	29.76	\$51,958	\$3,500	\$80,500	\$83,693	0.962	882	\$91.27	2620	1.00 STY	60					
2620		07-36-527-169	1034 PARKWOOD AVE	06/16/21	\$65,000	\$19,400	29.85	\$40,358	\$3,500	\$61,500	\$63,658	0.966	726	\$84.71	2620	1.00 STY	60					
2620		07-36-527-060	4039 OTTO ST	11/04/21	\$79,000	\$20,300	25.70	\$41,891	\$6,904	\$72,096	\$60,427	1.193	826	\$87.28	2620	1.50 STY	50					
2620		07-36-527-027	1134 WHITTEMORE A'	09/02/21	\$30,000	\$19,300	64.33	\$39,855	\$4,043	\$25,957	\$61,851	0.420	1,100	\$23.60	2620	1.00 STY	50					
2620		07-36-527-062	1101 WHITTEMORE A'	11/23/22	\$27,500	\$16,400	59.64	\$33,898	\$3,500	\$24,000	\$52,501	0.457	843	\$28.47	2620	1.00 STY	45					

ECF Area 2640

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2640	1	07-05-502-003	6036 FLUSHING RD	08/01/22	\$153,126	\$39,300	25.67	\$81,276	\$12,775	\$140,351	\$126,854	1.106	1,324	\$106.01	2640	1.00 STY	60
					\$153,126	\$39,300	25.67	\$81,276	\$12,775	\$140,351	\$126,854	1.106					
												Current ECF	0.540				
												Mean	1.106				
												Median	1.106				
												Mode	N/A				
												2024 ECF	0.540				
No change for 2024 - lack of sales																	

ECF Area 2800

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2800	1	07-09-580-007	1167 CARTER DR	02/01/23	\$180,000	\$73,900	41.06	\$158,463	\$26,575	\$153,425	\$187,607	0.818	2,213	\$69.33	2800	TRI-LEVEL	65
2800	2	07-09-580-063	1167 CORA DR	07/15/21	\$163,000	\$64,100	39.33	\$135,778	\$12,183	\$150,817	\$175,811	0.858	1,440	\$104.73	2800	1.00 STY	65
2800	3	07-09-580-025	4134 CALKINS RD	06/22/22	\$185,000	\$65,000	35.14	\$138,562	\$17,671	\$167,329	\$171,964	0.973	1,404	\$119.18	2800	1.00 STY	65
					\$528,000	\$203,000	38.45	\$432,803	\$56,429	\$471,571	\$535,383	0.881					
												Current ECF	0.703				
												Mean	0.883				
												Median	0.858				
												Mode	#N/A				
												2024 ECF	0.820	Additional weight to sale 1			

ECF Area 2820

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
2820	1	07-10-526-045	3251 WALTON AVE	01/11/23	\$69,900	\$31,400	44.92	\$75,602	\$6,492	\$63,408	\$116,576	0.544	956	\$66.33	2820	1.00 STY	70	
2820	2	07-10-526-109	1373 MITSON BLVD	01/27/23	\$59,900	\$28,400	47.41	\$59,801	\$8,776	\$51,124	\$91,772	0.557	880	\$58.10	2820	1.00 STY	65	
2820	3	07-10-526-066	1350 MITSON BLVD	09/17/21	\$39,000	\$18,200	46.67	\$38,688	\$10,369	\$28,631	\$50,933	0.562	692	\$41.37	2820	1.00 STY	44	
2820	4	07-10-526-131	3315 BURNELL AVE	09/09/21	\$26,000	\$11,300	43.46	\$23,828	\$5,892	\$20,108	\$32,259	0.623	576	\$34.91	2820	1.00 STY	45	
2820	5	07-11-551-024	2487 DEVONSHIRE ST	03/23/23	\$80,000	\$35,400	44.25	\$74,379	\$13,191	\$66,809	\$103,048	0.648	2,112	\$31.63	2820	1.75 STY	38	
2820	6	07-10-527-094	3128 WALTON ST	11/24/21	\$34,000	\$13,700	40.29	\$28,893	\$5,276	\$28,724	\$42,477	0.676	596	\$48.19	2820	1.00 STY	55	
2820	7	07-10-526-009	1466 MITSON BLVD	03/31/23	\$87,900	\$34,000	38.68	\$71,009	\$8,334	\$79,566	\$112,725	0.706	1,286	\$61.87	2820	1.00 STY	60	
2820	8	07-10-526-176	3219 HATHERLY AVE	09/23/22	\$65,000	\$23,200	35.69	\$49,284	\$11,784	\$53,216	\$67,446	0.789	704	\$75.59	2820	1.00 STY	60	
2820	9	07-10-526-129	3303 BURNELL AVE	08/12/22	\$105,000	\$34,800	33.14	\$124,320	\$5,892	\$99,108	\$172,031	0.576	1,728	\$57.35	2820	2.00 STY	60	
2820	10	07-10-527-032	3170 DEVONSHIRE ST	05/26/21	\$70,000	\$23,900	34.14	\$50,043	\$3,857	\$66,143	\$83,068	0.796	988	\$66.95	2820	1.00 STY	60	
2820	11	07-10-527-104	3211 WALTON ST	03/09/22	\$63,000	\$21,700	34.44	\$45,742	\$7,783	\$55,217	\$68,272	0.809	840	\$65.73	2820	1.25 STY	60	
2820	12	07-10-526-031	3212 BURNELL AVE	11/09/21	\$97,000	\$32,900	33.92	\$69,467	\$11,784	\$85,216	\$103,746	0.821	864	\$98.63	2820	1.00 STY	60	
2820	13	07-10-527-047	3131 DEVONSHIRE ST	03/22/23	\$70,000	\$23,200	33.14	\$48,921	\$7,604	\$62,396	\$74,311	0.840	976	\$63.93	2820	1.00 STY	55	
					\$866,700	\$332,100	38.32	\$759,977	\$107,034	\$759,666	\$1,118,665	0.679						
								Current ECF	0.556									
								Mean	0.688									
								Median	0.676									
								Mode	#N/A									
								2024 ECF	0.601	weight to sales 1-6 Large range of SP								
Outlier for 2024																		
2820		07-10-576-050	3071 DEVONSHIRE ST	09/26/22	\$18,000	\$11,200	62.22	\$23,818	\$6,708	\$11,292	\$30,773	0.367	520	\$21.72	2820	1.00 STY	50	
2820		07-11-551-058	3008 CLARENDON ST	12/08/22	\$60,000	\$36,200	60.33	\$76,248	\$9,311	\$50,689	\$120,390	0.421	1,204	\$42.10	2820	1.00 STY	60	
2820		07-10-526-175	3235 HATHERLY AVE	06/07/22	\$79,900	\$25,100	31.41	\$53,210	\$11,784	\$68,116	\$74,507	0.914	775	\$87.89	2820	1.00 STY	55	
2820		07-10-576-108	1187 DONALDSON BL'	03/10/22	\$69,500	\$20,500	29.50	\$42,986	\$3,492	\$66,008	\$71,032	0.929	744	\$88.72	2820	1.00 STY	60	
2820		07-10-527-089	3166 WALTON ST	04/28/22	\$95,000	\$27,600	29.05	\$58,353	\$10,475	\$84,525	\$86,112	0.982	1,016	\$83.19	2820	1.00 STY	55	
2820		07-10-526-033	3215 BURNELL AVE	07/26/21	\$82,000	\$22,300	27.20	\$46,796	\$5,892	\$76,108	\$73,568	1.035	960	\$79.28	2820	1.50 STY	55	
2820		07-10-526-007	1482 MITSON BLVD	04/19/22	\$68,439	\$18,100	26.45	\$37,245	\$4,574	\$63,865	\$58,761	1.087	795	\$80.33	2820	1.00 STY	45	

ECF Area 2860

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
2860	1	07-09-581-017	4041 BEECHER RD	12/10/21	\$195,000	\$74,600	38.26	\$154,328	\$30,315	\$164,685	\$181,306	0.908	1,235	\$133.35	2860	1.00 STY	65
					\$195,000	\$74,600	38.26	\$154,328	\$30,315	\$164,685	\$181,306	0.908					
												Current ECF	0.684				
												Mean	0.908				
												Median	0.908				
												Mode	N/A				
												2024 ECF	0.752				
												Only 1 sale with ratio indicating increase					
												Increased slightly to stay consistent with comp nbhd					

ECF Area 2880

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
2880	1	07-35-551-018	2444 OAKRIDGE DR	10/25/22	\$206,797	\$75,000	36.27	\$159,420	\$22,582	\$184,215	\$184,667	0.998	2,271	\$81.12	2880	1.00 STY	52						
												Current ECF	0.741										
												Mean	0.998										
												Median	0.998										
												Mode	N/A										
												2024 ECF	0.778										
												Only 1 sale with ratio indicating increase						Increased slightly to stay consistent with comp nbhd					

ECF Area 2900

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
2900	1	07-17-300-031	5423 W COURT ST	12/16/21	\$119,900	\$48,700	40.62	\$103,650	\$23,334	\$96,566	\$114,248	0.845	1,190	\$81.15	2900	1.25 STY	60	
												Current ECF	0.703					
												Mean	0.845					
												Median	0.845					
												Mode	N/A					
												2024 ECF	0.773					

Only 1 sale with ratio indicating increase

Increased slightly to stay consistent with comp nbhd

ECF Area 2920

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
2920	1	07-05-527-017	2355 MEADOW ST	06/02/21	\$185,000	\$95,200	51.46	\$197,992	\$12,902	\$172,098	\$149,986	1.147	2,016	\$85.37	2920	2.00 STY	60					
2920	2	07-05-527-025	2366 MEADOW ST	10/11/22	\$120,000	\$50,900	42.42	\$104,746	\$9,296	\$110,704	\$76,177	1.453	1,012	\$109.39	2920	1.00 STY	53					
												\$305,000	\$146,100	47.90	\$302,738	\$22,198	\$282,802	\$226,163	1.250			
												Current ECF		1.253								
												Mean		1.300								
												Median		1.300								
												Mode		#N/A								
												2024 ECF		1.350								
Outlier for 2024																						
2920		07-05-527-029	2320 MEADOW ST	01/31/23	\$74,900	\$54,100	72.23	\$111,527	\$9,306	\$65,594	\$81,581	0.804	968	\$67.76	2920	2.00 STY	55					

ECF Area 2980

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
2980	1	07-21-551-014	2380 MIAMI BEACH D	07/25/22	\$130,000	\$69,600	53.54	\$149,981	\$15,000	\$115,000	\$127,823	0.900	1,328	\$86.60	2980	1.00 STY	67					
2980	2	07-21-551-048	2424 HIALEAH DR	02/13/23	\$90,000	\$46,200	51.33	\$100,747	\$15,600	\$74,400	\$80,632	0.923	960	\$77.50	2980	1.00 STY	60					
2980	3	07-21-551-037	2469 MIAMI BEACH D	04/15/21	\$132,175	\$63,200	47.82	\$136,503	\$15,499	\$116,676	\$114,587	1.018	1,400	\$83.34	2980	1.00 STY	65					
2980	4	07-21-551-034	4425 LARGO DR	09/16/22	\$138,500	\$60,100	43.39	\$134,255	\$28,912	\$109,588	\$99,757	1.099	1,072	\$102.23	2980	1.00 STY	70					
2980	5	07-21-551-046	4444 LARGO DR	08/09/21	\$135,000	\$60,000	44.44	\$129,606	\$15,267	\$119,733	\$108,276	1.106	912	\$131.29	2980	1.00 STY	70					
												\$625,675	\$299,100	47.80	\$651,092	\$90,278	\$535,397	\$531,074	1.008			
														Current ECF	1.056							
														Mean	1.009							
														Median	1.018							
														Mode	#N/A							
														2024 ECF	1.000							

ECF Area 3000

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3000	1	07-07-300-001	1248 N ELMS RD	03/24/22	\$247,000	\$124,800	50.53	\$260,151	\$24,456	\$222,544	\$341,587	0.652	2,586	\$86.06	3000	1.00 STY	74
3000	2	07-07-300-013	1300 N ELMS RD	08/27/21	\$255,100	\$99,500	39.00	\$206,962	\$23,928	\$231,172	\$255,604	0.904	1,520	\$152.09	3000	1.00 STY	89
					\$502,100	\$224,300	44.67	\$467,113	\$48,384	\$453,716	\$597,191	0.760					
												Current ECF	0.690				
												Mean	0.778				
												Median	0.778				
												Mode	#N/A				
												2024 ECF	0.745				

ECF Area 3040

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
3040	1	07-25-577-002	3480 VAN CAMPEN RI	01/28/22	\$71,000	\$48,000	67.61	\$107,029	\$28,042	\$42,958	\$132,751	0.324	942	\$45.60	3040	1.00 STY	60						
3040	2	07-25-577-025	3445 VAN CAMPEN RI	04/27/21	\$94,900	\$42,100	44.36	\$90,183	\$18,371	\$76,529	\$120,692	0.634	1,210	\$63.25	3040	1.00 STY	60						
												\$165,900	\$90,100	54.31	\$197,212	\$46,413	\$119,487	\$253,444	0.471				
												Current ECF		0.595									
												Mean		0.479									
												Median		0.479									
												Mode		#N/A									
												2024 ECF	0.615	Additional weight to sale 2									

ECF Area 3080

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
3080	1	07-15-577-040	3249 W COURT ST	07/23/21	\$35,950	\$21,000	58.41	\$44,657	\$7,730	\$28,220	\$58,244	0.485	660	\$42.76	3080	1.00 STY	55						
3080	2	07-15-577-063	1567 RYAN ST	07/14/22	\$66,000	\$28,800	43.64	\$60,974	\$7,920	\$58,080	\$83,681	0.694	1,024	\$56.72	3080	1.00 STY	60						
3080	3	07-15-577-007	3221 W COURT ST	02/14/23	\$110,000	\$47,400	43.09	\$99,290	\$14,298	\$95,702	\$134,057	0.714	1,988	\$48.14	3080	1.00 STY	55						
3080	4	07-15-577-045	1509 RYAN ST	02/24/23	\$106,500	\$43,100	40.47	\$91,627	\$11,201	\$95,299	\$126,855	0.751	990	\$96.26	3080	1.00 STY	78						
3080	5	07-15-577-055	1606 HOURAN ST	08/08/22	\$52,500	\$18,600	35.43	\$39,722	\$7,920	\$44,580	\$50,161	0.889	704	\$63.32	3080	1.00 STY	45						
												\$370,950	\$158,900	42.84	\$336,270	\$49,069	\$321,881	\$452,998	0.711				
														Current ECF	0.634								
														Mean	0.706								
														Median	0.714								
														Mode	#N/A								
														2024 ECF	0.700								
Outlier for 2024																							
3080		07-15-577-051	1580 HOURAN ST	04/14/22	\$41,667	\$29,500	70.80	\$62,426	\$7,920	\$33,747	\$85,972	0.393	1,048	\$32.20	3080	1.00 STY	55						
3080		07-15-577-010	1526 MEIDA ST	04/15/22	\$42,500	\$29,000	68.24	\$61,729	\$8,069	\$34,431	\$84,637	0.407	782	\$44.03	3080	1.00 STY	78						

ECF Area 3100

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3100	1	07-15-576-019	3186 JACQUE ST	12/02/21	\$97,000	\$53,200	54.85	\$113,327	\$12,077	\$84,923	\$145,893	0.582	1,232	\$68.93	3100	1.00 STY	65	
3100	2	07-15-502-003	3341 TIMBERVIEW DR	09/14/21	\$90,000	\$49,200	54.67	\$104,926	\$12,006	\$77,994	\$133,890	0.583	1,084	\$71.95	3100	1.00 STY	65	
3100	3	07-15-502-019	3585 RIDGECLIFFE DR	07/29/21	\$100,000	\$47,500	47.50	\$101,351	\$11,700	\$88,300	\$129,180	0.684	1,064	\$82.99	3100	1.00 STY	65	
3100	4	07-15-502-037	3445 RIDGECLIFFE DR	11/19/21	\$99,900	\$44,800	44.84	\$95,557	\$10,400	\$89,500	\$122,705	0.729	1,062	\$84.27	3100	1.00 STY	70	
3100	5	07-15-552-022	3292 JACQUE ST	10/31/22	\$140,000	\$54,900	39.21	\$116,655	\$10,660	\$129,340	\$152,731	0.847	1,654	\$78.20	3100	QUAD-LEV	65	
3100	6	07-15-551-026	1410 FOXBORO LN	03/10/22	\$155,000	\$58,400	37.68	\$124,246	\$12,819	\$142,181	\$160,558	0.886	1,700	\$83.64	3100	2.00 STY	65	
3100	7	07-15-551-036	1404 RYAN ST	10/26/21	\$160,000	\$58,600	36.63	\$124,343	\$10,530	\$149,470	\$163,996	0.911	1,430	\$104.52	3100	1.00 STY	65	
					\$841,900	\$366,600	43.54	\$780,405	\$80,192	\$761,708	\$1,008,952	0.755						
											\$1,008,952	0.755						
												0.694						
												0.746						
												0.729						
												#N/A						
												2024 ECF	0.750					
Outlier for 2024																		
3100		07-15-552-034	3200 JACQUE ST	01/24/23	\$150,000	\$52,000	34.67	\$110,414	\$10,400	\$139,600	\$144,112	0.969	1,596	\$87.47	3100	QUAD-LEV	65	
3100		07-15-551-015	1444 RYAN ST	11/01/22	\$160,000	\$53,300	33.31	\$113,222	\$10,400	\$149,600	\$148,159	1.010	1,544	\$96.89	3100	2.00 STY	65	

ECF Area 3110

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3110	1	07-15-502-029	3509 RIDGECLIFFE DR	04/25/22	\$100,000	\$48,000	48.00	\$102,805	\$16,600	\$83,400	\$162,958	0.512	1,563	\$53.36	3110	1.00 STY	65	
3110	2	07-15-502-040	3462 RIDGECLIFFE DR	03/18/22	\$160,250	\$74,500	46.49	\$155,121	\$11,520	\$148,730	\$271,457	0.548	2,542	\$58.51	3110	2.00 STY	72	
3110	3	07-15-502-032	3485 RIDGECLIFFE DR	03/18/22	\$139,750	\$64,600	46.23	\$132,852	\$11,520	\$128,230	\$229,361	0.559	2,542	\$50.44	3110	2.00 STY	65	
					\$400,000	\$187,100	46.78	\$390,778	\$39,640	\$360,360	\$663,777	0.543						
												Current ECF	0.529					
												Mean	0.540					
												Median	0.548					
												Mode	#N/A					
												2024 ECF	0.548					
Outlier for 2024																		
3110		07-15-502-044	3494 RIDGECLIFFE DR	11/10/21	\$120,000	\$71,400	59.50	\$151,383	\$15,200	\$104,800	\$257,435	0.407	2,542	\$41.23	3110	2.00 STY	65	

ECF Area 3140

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3140	1	07-09-651-044	4320 CAYUGA TRL	02/01/22	\$268,000	\$140,300	52.35	\$295,883	\$22,727	\$245,273	\$395,305	0.620	2,371	\$103.45	3140	2.00 STY	81
3140	2	07-09-651-024	4203 CAYUGA TRL	08/06/21	\$250,000	\$129,200	51.68	\$272,225	\$18,028	\$231,972	\$367,868	0.631	2,387	\$97.18	3140	2.00 STY	81
3140	3	07-09-651-010	1101 TAHOE TRL	01/17/23	\$277,000	\$125,700	45.38	\$264,727	\$17,500	\$259,500	\$357,781	0.725	2,950	\$87.97	3140	2.00 STY	80
3140	4	07-09-651-055	4230 CAYUGA TRL	04/21/21	\$179,000	\$76,700	42.85	\$162,922	\$20,557	\$158,443	\$206,028	0.769	1,684	\$94.09	3140	2.00 STY	97
3140	5	07-09-651-022	4187 CAYUGA TRL	11/06/21	\$185,000	\$71,300	38.54	\$152,179	\$26,885	\$158,115	\$181,323	0.872	1,584	\$99.82	3140	2.00 STY	95
					\$1,159,000	\$543,200	46.87	\$1,147,936	\$105,697	\$1,053,303	\$1,508,305	0.698					
												Current ECF	0.691				
												Mean	0.723				
												Median	0.725				
												Mode	#N/A				
												2024 ECF	0.700				

ECF Area 3240

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
3240	1	07-19-501-006	2153 S ELMS RD	06/08/21	\$172,000	\$64,300	37.38	\$132,709	\$27,525	\$144,475	\$155,771	0.927	1,152	\$125.41	3240	1.00 STY	70		
												Current ECF	0.649						
												Mean	0.927						
												Median	0.927						
												Mode	#N/A						
												2024 ECF	0.714						
<p>Only 1 sale with ratio indicating increase Increased slightly to stay consistent with comp nbhd</p>																			

ECF Area 3300

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
3300	1	07-28-531-016	3054 KEITH DR	08/31/21	\$180,978	\$105,500	58.29	\$209,499	\$5,865	\$175,113	\$278,951	0.628	1,904	\$91.97	3300	1.00 STY	65		
3300	2	07-28-531-013	3088 KEITH DR	10/26/21	\$196,000	\$100,600	51.33	\$209,865	\$14,300	\$181,700	\$267,897	0.678	1,872	\$97.06	3300	1.00 STY	65		
3300	3	07-28-531-017	3044 KEITH DR	12/20/21	\$165,000	\$68,800	41.70	\$143,447	\$14,300	\$150,700	\$176,914	0.852	1,406	\$107.18	3300	1.00 STY	65		
3300	4	07-28-529-012	3039 KETZLER DR	04/08/22	\$217,750	\$85,800	39.40	\$178,683	\$21,104	\$196,646	\$215,862	0.911	1,804	\$109.01	3300	1.00 STY	60		
												\$759,728	\$360,700	47.48	\$741,494	\$55,569	\$704,159	\$939,623	0.749
												Current ECF		0.730					
												Mean		0.767					
												Median		0.765					
												Mode		#N/A					
												2024 ECF		0.755					
Outlier for 2024																			
3300		07-28-200-002	KEITH DR	08/31/21	\$4,022	\$1,900	47.24	\$3,865	\$3,865	\$157	\$0	#DIV/0!	0	#DIV/0!	3300	1.00 STY	90		

ECF Area 3310

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3310	1	07-28-530-024	3064 CURTIS DR	03/24/23	\$199,850	\$85,400	42.73	\$178,356	\$14,300	\$185,550	\$310,125	0.598	2,192	\$84.65	3310	2.00 STY	70
					\$199,850	\$85,400	42.73	\$178,356	\$14,300	\$185,550	\$310,125	0.598					
												Current ECF	0.529				
												Mean	0.598				
												Median	0.598				
												Mode	N/A				
												2024 ECF	0.529				
No change made for 2024 - lack of sales																	

ECF Area 3360

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3360	1	07-08-579-007	1198 N DYE RD	02/16/23	\$284,000	\$102,700	36.16	\$212,872	\$24,224	\$259,776	\$381,879	0.680	3,015	\$86.16	3360	2.00 STY	60	
												Current ECF	0.494					
												Mean	0.680					
												Median	0.680					
												Mode	N/A					
												2024 ECF	0.550					

Only 1 sale with ratio indicating increase
 Increased slightly to stay consistent with comp nbhd

ECF Area 3400

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3400	1	07-16-578-044	1292 KRSULS DR	11/17/21	\$284,900	\$170,800	59.95	\$360,702	\$24,309	\$260,591	\$435,179	0.599	1,948	\$133.77	3400	1.00 STY	80	
3400	2	07-16-578-043	1302 KRSULS DR	05/25/21	\$130,000	\$73,200	56.31	\$154,662	\$18,598	\$111,402	\$176,021	0.633	1,440	\$77.36	3400	1.00 STY	70	
3400	3	07-16-578-025	4157 SHERATON DR	07/22/22	\$160,000	\$77,100	48.19	\$162,958	\$17,141	\$142,859	\$188,638	0.757	1,320	\$108.23	3400	1.00 STY	65	
3400	4	07-16-578-018	4081 SHERATON DR	08/31/21	\$160,000	\$73,000	45.63	\$154,677	\$18,232	\$141,768	\$176,514	0.803	1,300	\$109.05	3400	1.00 STY	65	
3400	5	07-16-578-017	4069 SHERATON DR	11/17/21	\$132,900	\$58,400	43.94	\$123,859	\$15,819	\$117,081	\$139,767	0.838	1,152	\$101.63	3400	1.00 STY	65	
3400	6	07-16-578-030	1323 KRSULS DR	08/24/21	\$190,000	\$83,200	43.79	\$175,859	\$21,468	\$168,532	\$199,730	0.844	1,522	\$110.73	3400	1.00 STY	70	
3400	7	07-16-577-007	4160 W COURT ST	02/25/22	\$204,900	\$83,500	40.75	\$176,331	\$17,141	\$187,759	\$205,938	0.912	1,668	\$112.57	3400	1.00 STY	65	
												\$1,521,785	0.743					
												Current ECF	0.773					
												Mean	0.769					
												Median	0.803					
												Mode	#N/A					
												2024 ECF	0.767					
Outlier for 2024																		
3400		07-16-577-023	1404 S GRAHAM RD	11/11/21	\$75,000	\$51,500	68.67	\$109,382	\$15,091	\$59,909	\$121,981	0.491	1,291	\$46.41	3400	1.00 STY	65	
3400	8	07-16-577-023	1404 S GRAHAM RD	08/31/22	\$145,000	\$51,500	35.52	\$109,382	\$15,091	\$129,909	\$121,981	1.065	1,291	\$100.63	3400	1.00 STY	65	

ECF Area 3410

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3410	1	07-06-200-011	2539 RUSHBROOK DR	09/24/21	\$395,000	\$189,800	48.05	\$401,229	\$56,071	\$338,929	\$566,762	0.598	2,041	\$166.06	3410	1.00 STY	89
3410	2	07-06-627-003	2434 WYNDCREST DR	03/22/22	\$650,000	\$254,900	39.22	\$538,305	\$78,877	\$571,123	\$754,397	0.757	3,192	\$178.92	3410	1.00 STY	89
3410	3	07-06-627-007	2574 LAKE SIDE CT	02/02/23	\$790,000	\$269,700	34.14	\$570,212	\$57,288	\$732,712	\$842,240	0.870	3,541	\$206.92	3410	1.00 STY	98
					\$1,835,000	\$714,400	38.93	\$1,509,746	\$192,236	\$1,642,764	\$2,163,399	0.759					
												Current ECF	0.609				
												Mean	0.742				
												Median	0.757				
												Mode	#N/A				
												2024 ECF	0.730	Most weight on sale 1			

ECF Area 3420

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3420	1	07-15-503-046	1091 LASK ST	02/27/23	\$138,000	\$34,900	25.29	\$71,964	\$12,934	\$125,066	\$119,012	1.051	1,084	\$115.37	3420	1.00 STY	65
					\$138,000	\$34,900	25.29	\$71,964	\$12,934	\$125,066	\$119,012	1.051					
												Current ECF	0.496				
												Mean	1.051				
												Median	1.051				
												Mode	N/A				
												2024 ECF	0.520				
												Only 1 sale with ratio indicating increase					
												Increased slightly to stay consistent with comp nbhd					

ECF Area 3440

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3440	1	07-07-601-033	6326 LAURENTIAN CT	03/10/22	\$82,000	\$40,600	49.51	\$86,378	\$12,000	\$70,000	\$140,867	0.497	1,381	\$50.69	3440	2.00 STY	69	
3440	2	07-07-601-018	6360 LAURENTIAN CT	04/08/21	\$100,000	\$40,600	40.60	\$86,378	\$12,000	\$88,000	\$140,867	0.625	1,381	\$63.72	3440	2.00 STY	69	
3440	3	07-07-601-014	6368 LAURENTIAN CT	01/17/23	\$135,000	\$47,800	35.41	\$101,427	\$12,000	\$123,000	\$169,369	0.726	1,747	\$70.41	3440	2.00 STY	69	
3440	4	07-07-601-006	6319 LAURENTIAN CT	05/20/22	\$130,000	\$40,600	31.23	\$86,378	\$12,000	\$118,000	\$140,867	0.838	1,381	\$85.45	3440	2.00 STY	69	
					\$447,000	\$169,600	37.94	\$360,561	\$48,000	\$399,000	\$591,972	0.674						
												Current ECF	0.528					
												Mean	0.671					
												Median	0.675					
												Mode	#N/A					
												2024 ECF	0.654					

ECF Area 3460

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3460	1	07-03-526-009	2517 LAVELLE RD	07/08/21	\$60,000	\$19,000	31.67	\$39,368	\$4,480	\$55,520	\$66,453	0.835	704	\$78.86	3460	1.00 STY	60
					\$60,000	\$19,000	31.67	\$39,368	\$4,480	\$55,520	\$66,453	0.835					
												Current ECF	0.525				
												Mean	0.835				
												Median	0.835				
												Mode	#N/A				
												2024 ECF	0.551				

Only 1 sale with ratio indicating increase
Increased slightly to stay consistent with comp nbhd

ECF Area 3480

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3480	1	07-20-553-028	2319 MARLENE DR	09/15/21	\$270,000	\$148,600	55.04	\$316,045	\$18,869	\$251,131	\$432,571	0.581	2,718	\$92.40	3480	2.00 STY	89	
3480	2	07-20-553-018	2417 MARLENE DR	02/28/22	\$212,000	\$100,300	47.31	\$214,428	\$17,633	\$194,367	\$286,456	0.679	1,480	\$131.33	3480	1.00 STY	89	
3480	3	07-20-551-026	2206 NANDI HILLS TRI	03/03/22	\$190,000	\$87,100	45.84	\$186,756	\$22,254	\$167,746	\$239,450	0.701	1,588	\$105.63	3480	1.00 STY	84	
3480	4	07-20-553-004	2338 MARLENE DR	05/23/22	\$290,000	\$102,900	35.48	\$219,920	\$19,938	\$270,062	\$291,095	0.928	1,538	\$175.59	3480	1.00 STY	89	
					\$962,000	\$438,900	45.62	\$937,149	\$78,694	\$883,306	\$1,249,571	0.707						
												Current ECF	0.687					
												Mean	0.722					
												Median	0.690					
												Mode	#N/A					
												2024 ECF	0.702					

ECF Area 3520

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3520	1	07-30-501-009	3109 S ELMS RD	04/15/22	\$99,900	\$32,300	32.33	\$66,882	\$12,000	\$87,900	\$89,970	0.977	1,080	\$81.39	3520	1.00 STY	60
					\$99,900	\$32,300	32.33	\$66,882	\$12,000	\$87,900	\$89,970	0.977					
												Current ECF	0.610				
												Mean	0.977				
												Median	0.977				
												Mode	#N/A				
												2024 ECF	0.671				
												Only 1 sale with ratio indicating increase Increased slightly to stay consistent with comp nbhd					

ECF Area 3540

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3540																	

Current ECF	0.530
Mean	#DIV/0!
Median	#NUM!
Mode	#N/A
2024 ECF	0.530

No change for 2024 - lack of sales

ECF Area 3560

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
3560	1	07-08-530-040	1443 CHISSOM TRL	03/14/23	\$189,000	\$85,700	45.34	\$181,542	\$19,567	\$169,433	\$274,069	0.618	1,732	\$97.83	3560	1.00 STY	70						
3560	2	07-08-530-017	5029 SHADY OAK TR	05/23/22	\$217,000	\$88,000	40.55	\$186,058	\$18,401	\$198,599	\$283,684	0.700	1,835	\$108.23	3560	1.00 STY	70						
3560	3	07-08-530-006	1402 OX YOKE DR	11/14/22	\$265,000	\$104,200	39.32	\$220,366	\$22,265	\$242,735	\$335,196	0.724	2,576	\$94.23	3560	2.00 STY	70						
3560	4	07-08-530-043	5104 FOREST SIDE DR	01/20/22	\$195,000	\$68,600	35.18	\$145,506	\$18,000	\$177,000	\$215,746	0.820	1,800	\$98.33	3560	2.00 STY	70						
												\$866,000	\$346,500	40.01	\$733,472	\$78,233	\$787,767	\$1,108,695	0.711				
														Current ECF	0.591								
														Mean	0.716								
														Median	0.712								
														Mode	#N/A								
														2024 ECF	0.699	Additional weight to sales 1-3							
Outlier for 2024																							
3560		07-08-530-011	1348 OX YOKE DR	05/20/22	\$230,000	\$80,300	34.91	\$170,073	\$18,445	\$211,555	\$256,562	0.825	1,849	\$114.42	3560	1.00 STY	70						
3560		07-08-530-023	5089 SHADY OAK TR	07/18/22	\$210,000	\$120,000	57.14	\$252,892	\$18,312	\$191,688	\$396,920	0.483	2,406	\$79.67	3560	2.00 STY	71						
3560		07-08-530-011	1348 OX YOKE DR	11/29/21	\$115,000	\$80,300	69.83	\$170,073	\$18,445	\$96,555	\$256,562	0.376	1,849	\$52.22	3560	1.00 STY	70						

ECF Area 3600

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3600	1	07-32-576-021	5114 W MAPLE AVE	07/09/21	\$115,000	\$70,200	61.04	\$149,031	\$12,782	\$102,218	\$135,571	0.754	1,206	\$84.76	3600	1.00 STY	70
3600	2	07-32-576-046	4403 S DYE RD	06/15/22	\$130,000	\$69,500	53.46	\$147,260	\$12,200	\$117,800	\$134,388	0.877	1,346	\$87.52	3600	1.00 STY	65
3600	3	07-32-577-026	4478 MT VERNON PA	05/28/21	\$201,000	\$109,500	54.48	\$227,960	\$16,538	\$184,462	\$210,370	0.877	1,934	\$95.38	3600	2.00 STY	70
3600	4	07-32-578-016	5233 SAGAMORE DR	08/02/22	\$195,000	\$101,900	52.26	\$212,182	\$14,550	\$180,450	\$196,649	0.918	1,936	\$93.21	3600	QUAD-LEV	70
3600	5	07-32-577-046	4437 MT VERNON PA	06/10/22	\$185,000	\$93,900	50.76	\$194,815	\$18,499	\$166,501	\$175,493	0.949	1,428	\$116.60	3600	1.00 STY	65
3600	6	07-32-583-011	4378 STAUNTON DR	09/12/22	\$233,200	\$117,700	50.47	\$245,442	\$13,372	\$219,828	\$230,915	0.952	2,136	\$102.92	3600	QUAD-LEV	77
3600	7	07-32-582-027	4458 SULGRAVE DR	07/01/22	\$159,999	\$80,100	50.06	\$166,279	\$20,771	\$139,228	\$144,784	0.962	1,454	\$95.76	3600	2.00 STY	67
3600	8	07-32-576-041	4449 S DYE RD	01/21/22	\$177,500	\$87,000	49.01	\$183,892	\$11,100	\$166,400	\$171,932	0.968	1,580	\$105.32	3600	1.00 STY	70
3600	9	07-32-579-015	4425 DIXON DR	10/31/22	\$166,700	\$82,600	49.55	\$171,658	\$15,950	\$150,750	\$154,933	0.973	1,369	\$110.12	3600	1.00 STY	65
3600	10	07-32-576-015	5044 W MAPLE AVE	09/19/22	\$185,000	\$90,000	48.65	\$190,443	\$13,426	\$171,574	\$176,136	0.974	1,305	\$131.47	3600	1.00 STY	65
3600	11	07-32-581-062	4400 MT VERNON PA	09/26/22	\$174,900	\$85,800	49.06	\$178,447	\$13,943	\$160,957	\$163,686	0.983	1,564	\$102.91	3600	2.00 STY	67
3600	12	07-32-400-006	4327 S DYE RD	10/19/22	\$192,000	\$91,900	47.86	\$195,486	\$17,985	\$174,015	\$176,618	0.985	1,542	\$112.85	3600	1.00 STY	70
3600	13	07-32-582-029	4444 SULGRAVE DR	02/17/22	\$140,000	\$68,000	48.57	\$141,251	\$13,857	\$126,143	\$126,760	0.995	1,468	\$85.93	3600	QUAD-LEV	68
3600	14	07-32-576-030	5202 W MAPLE AVE	08/02/22	\$181,500	\$84,000	46.28	\$178,113	\$13,426	\$168,074	\$163,868	1.026	1,222	\$137.54	3600	1.00 STY	75
3600	15	07-32-578-041	5146 MONTICELLO DR	01/28/22	\$167,500	\$77,800	46.45	\$161,701	\$13,323	\$154,177	\$147,640	1.044	1,234	\$124.94	3600	1.00 STY	65
3600	16	07-32-577-007	5055 HYDE PARK DR	11/10/22	\$240,000	\$111,300	46.38	\$230,750	\$13,679	\$226,321	\$215,991	1.048	1,840	\$123.00	3600	2.00 STY	65
3600	17	07-32-582-044	4316 SULGRAVE DR	05/25/21	\$170,000	\$75,800	44.59	\$157,564	\$13,209	\$156,791	\$143,637	1.092	1,468	\$106.81	3600	QUAD-LEV	68
3600	18	07-32-579-008	4408 DIXON DR	04/22/22	\$175,000	\$76,200	43.54	\$158,319	\$13,250	\$161,750	\$144,347	1.121	1,433	\$112.88	3600	2.00 STY	65
3600	19	07-32-577-038	5068 MONTICELLO DR	11/08/21	\$206,000	\$89,700	43.54	\$186,255	\$18,398	\$187,602	\$167,022	1.123	1,416	\$132.49	3600	1.00 STY	65
3600	20	07-32-578-034	5216 MONTICELLO DR	07/30/21	\$185,000	\$80,200	43.35	\$166,541	\$14,335	\$170,665	\$151,449	1.127	1,350	\$126.42	3600	1.00 STY	65
3600	21	07-32-583-027	4341 STAUNTON DR	12/07/22	\$209,900	\$88,800	42.31	\$184,938	\$13,943	\$195,957	\$170,144	1.152	1,656	\$118.33	3600	QUAD-LEV	73
3600	22	07-32-582-013	4397 SULGRAVE DR	08/31/21	\$210,000	\$88,500	42.14	\$184,393	\$13,372	\$196,628	\$170,170	1.155	1,447	\$135.89	3600	2.00 STY	75
3600	23	07-32-583-023	4377 STAUNTON DR	11/18/22	\$210,000	\$88,400	42.10	\$184,049	\$13,943	\$196,057	\$169,260	1.158	1,656	\$118.39	3600	QUAD-LEV	73
3600	24	07-32-400-002	4287 S DYE RD	01/03/23	\$139,900	\$57,100	40.81	\$122,234	\$16,202	\$123,698	\$105,504	1.172	1,468	\$84.26	3600	QUAD-LEV	65
3600	25	07-32-580-023	4392 DIXON DR	05/24/21	\$190,000	\$78,900	41.53	\$164,044	\$13,500	\$176,500	\$149,795	1.178	1,433	\$123.17	3600	2.00 STY	70
3600	26	07-32-578-022	4416 WHEATLAND DR	04/22/21	\$181,000	\$72,400	40.00	\$150,440	\$13,254	\$167,746	\$136,503	1.229	1,468	\$114.27	3600	QUAD-LEV	65
3600	27	07-32-580-034	5196 HANSEN DR	02/07/23	\$200,000	\$79,500	39.75	\$165,270	\$15,190	\$184,810	\$149,333	1.238	1,468	\$125.89	3600	QUAD-LEV	70
3600	28	07-32-582-017	4431 SULGRAVE DR	03/27/23	\$200,000	\$79,000	39.50	\$164,351	\$13,372	\$186,628	\$150,228	1.242	1,443	\$129.33	3600	2.00 STY	70
3600	29	07-32-582-054	5134 NORRIS DR	09/23/22	\$236,900	\$93,300	39.38	\$194,127	\$13,767	\$223,133	\$179,463	1.243	1,472	\$151.58	3600	1.00 STY	67
3600	30	07-32-578-033	4467 WHEATLAND DR	09/19/22	\$189,500	\$71,800	37.89	\$149,220	\$12,000	\$177,500	\$136,537	1.300	1,274	\$139.32	3600	1.00 STY	65
3600	31	07-32-582-044	4316 SULGRAVE DR	11/08/22	\$201,000	\$75,800	37.71	\$157,564	\$13,209	\$187,791	\$143,637	1.307	1,468	\$127.92	3600	QUAD-LEV	68
3600	32	07-32-580-022	4384 DIXON DR	06/22/21	\$195,000	\$72,900	37.38	\$151,448	\$12,750	\$182,250	\$138,008	1.321	1,468	\$124.15	3600	QUAD-LEV	65
3600	33	07-32-576-018	5072 W MAPLE AVE	05/13/22	\$195,000	\$68,600	35.18	\$145,560	\$13,426	\$181,574	\$131,477	1.381	1,432	\$126.80	3600	QUAD-LEV	61
					\$6,138,499	\$2,758,100	44.93	\$5,761,027	\$472,521	\$5,665,978	\$5,262,250	1.077					
												Current ECF	1.005				
												Mean	1.086				
												Median	1.092				
												Mode	#N/A				
												2024 ECF	1.075				
Outlier for 2024																	
3600		07-32-580-031	4337 DIXON DR	04/30/21	\$195,000	\$68,200	34.97	\$141,423	\$17,245	\$177,755	\$123,560	1.439	973	\$182.69	3600	1.00 STY	65
3600		07-32-581-031	5072 NORRIS DR	08/18/21	\$160,000	\$114,700	71.69	\$238,631	\$17,005	\$142,995	\$220,523	0.648	2,086	\$68.55	3600	2.00 STY	67

ECF Area 3740

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3740	1	07-18-577-003	6154 CORUNNA RD	03/09/23	\$83,500	\$45,600	54.61	\$99,745	\$37,335	\$46,165	\$87,409	0.528	1,020	\$45.26	3740	1.25 STY	55
3740	2	07-18-577-011	6243 W COURT ST	04/09/21	\$190,000	\$76,300	40.16	\$164,482	\$40,794	\$149,206	\$173,233	0.861	1,872	\$79.70	3740	QUAD-LE\	65
3740	3	07-18-400-023	6072 CORUNNA RD	10/12/22	\$195,000	\$69,600	35.69	\$148,832	\$29,814	\$165,186	\$166,692	0.991	1,972	\$83.77	3740	1.50 STY	60
3740	4	07-18-577-011	6243 W COURT ST	04/29/22	\$230,000	\$76,300	33.17	\$164,482	\$40,794	\$189,206	\$173,233	1.092	1,872	\$101.07	3740	QUAD-LE\	65
3740	5	07-18-577-013	6261 W COURT ST	12/21/22	\$144,900	\$48,900	33.75	\$106,544	\$35,685	\$109,215	\$99,242	1.100	924	\$118.20	3740	1.00 STY	55

\$843,400	\$316,700	37.55	\$684,085	\$184,422	\$658,978	\$699,808	0.942
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Current ECF	0.714
Mean	0.915
Median	0.991
Mode	#N/A
2024 ECF	0.880

Outlier for 2024

3740	07-18-400-024	6098 CORUNNA RD	12/09/22	\$110,000	\$70,700	64.27	\$151,702	\$32,525	\$77,475	\$166,915	0.464	1,589	\$48.76	3740	1.75 STY	65
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ECF Area 3780

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
3780	1	07-25-578-072	1192 CATALINA DR	03/14/23	\$117,500	\$53,200	45.28	\$116,782	\$18,328	\$99,172	\$94,576	1.049	1,068	\$92.86	3780	1.25 STY	55	
3780	2	07-25-578-056	3348 VAN CAMPEN DI	03/02/22	\$120,000	\$54,400	45.33	\$118,223	\$16,037	\$103,963	\$98,161	1.059	1,090	\$95.38	3780	1.25 STY	55	
3780	3	07-25-578-087	1248 RIVIERA DR	03/11/22	\$147,400	\$62,100	42.13	\$142,203	\$37,790	\$109,610	\$100,301	1.093	988	\$110.94	3780	1.25 STY	55	
3780	4	07-25-578-082	1237 RIVIERA DR	03/31/23	\$115,000	\$50,900	44.26	\$109,878	\$13,898	\$101,102	\$92,200	1.097	950	\$106.42	3780	1.25 STY	55	
3780	5	07-25-578-038	3299 VAN CAMPEN DI	06/27/22	\$165,000	\$71,600	43.39	\$153,305	\$13,041	\$151,959	\$134,740	1.128	1,594	\$95.33	3780	1.25 STY	57	
3780	6	07-25-578-009	3372 RENAULT DR	06/09/21	\$134,900	\$57,000	42.25	\$123,424	\$14,956	\$119,944	\$104,196	1.151	1,146	\$104.66	3780	1.25 STY	55	
3780	7	07-25-578-069	1211 CATALINA DR	07/30/21	\$150,000	\$61,400	40.93	\$133,839	\$17,760	\$132,240	\$111,507	1.186	1,128	\$117.23	3780	1.25 STY	55	
3780	8	07-25-578-066	1239 CATALINA DR	12/29/22	\$142,000	\$54,200	38.17	\$117,375	\$14,333	\$127,667	\$98,984	1.290	1,052	\$121.36	3780	1.25 STY	55	
3780	9	07-25-578-005	1239 SIMCA DR	12/22/22	\$128,000	\$46,000	35.94	\$105,193	\$12,000	\$116,000	\$89,734	1.293	950	\$122.11	3780	1.25 STY	55	
3780	10	07-25-578-074	1212 CATALINA DR	03/31/23	\$145,000	\$54,200	37.38	\$117,497	\$13,608	\$131,392	\$99,797	1.317	1,230	\$106.82	3780	1.25 STY	55	
3780	11	07-25-578-043	3339 VAN CAMPEN DI	04/06/22	\$138,000	\$49,500	35.87	\$108,217	\$15,061	\$122,939	\$89,487	1.374	950	\$129.41	3780	1.25 STY	55	
					\$1,502,800	\$614,500	40.89	\$1,345,936	\$186,812	\$1,315,988	\$1,113,683	1.182						
												Current ECF	1.041					
												Mean	1.185					
												Median	1.151					
												Mode	#N/A					
												2024 ECF	1.173					
Outlier for 2024																		
3780		07-25-578-065	1247 CATALINA DR	09/30/22	\$100,000	\$68,900	68.90	\$149,217	\$18,366	\$81,634	\$125,697	0.649	1,809	\$45.13	3780	1.75 STY	50	

ECF Area 3800

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
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3800																	
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Current ECF	0.597
Mean	N/A
Median	N/A
Mode	#N/A
2024 ECF	0.659

No sales for 2024 - increase moderately consistent with comparable nbhds

ECF Area 3861

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
3861																			
												Current ECF	0.423						
												Mean	#DIV/0!						
												Median	#NUM!						
												Mode	#N/A						
												2024 ECF	0.465						
<p>No sales for 2024 - increase moderately to stay consistent with all other condo nbhds</p>																			

ECF Area 3880

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
3880	1	07-28-551-041	4485 RADCLIFFE ST	11/08/22	\$60,000	\$22,700	37.83	\$47,218	\$10,477	\$49,523	\$74,075	0.669	832	\$59.52	3880	1.00 STY	55						
3880	2	07-28-551-028	3435 SWARTZ ST	09/20/22	\$160,000	\$56,700	35.44	\$117,996	\$21,086	\$138,914	\$195,383	0.711	2,013	\$69.01	3880	1.00 STY	55						
												\$220,000	\$79,400	36.09	\$165,214	\$31,563	\$188,437	\$269,458	0.699				
														Current ECF	0.496								
														Mean	0.690								
														Median	0.690								
														Mode	#N/A								
														2024 ECF	0.659								

ECF Area 3900

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
3900	1	07-28-503-007	3135 OLD FARM RD	02/28/23	\$275,000	\$155,400	56.51	\$324,516	\$16,236	\$258,764	\$419,429	0.617	2,846	\$90.92	3900	1.00 STY	75
3900	2	07-28-503-007	3135 OLD FARM RD	11/09/22	\$276,000	\$155,400	56.30	\$324,516	\$16,236	\$259,764	\$419,429	0.619	2,846	\$91.27	3900	1.00 STY	75
3900	3	07-28-502-002	3196 RED BARN RD	12/20/22	\$172,000	\$88,200	51.28	\$184,002	\$13,426	\$158,574	\$232,076	0.683	1,707	\$92.90	3900	1.00 STY	65
3900	4	07-28-502-043	3075 WAGON TRL	02/17/22	\$165,000	\$79,800	48.36	\$166,367	\$13,561	\$151,439	\$207,899	0.728	1,904	\$79.54	3900	1.00 STY	65
3900	5	07-28-502-050	3147 WAGON TRL	03/06/23	\$175,000	\$83,600	47.77	\$174,266	\$13,920	\$161,080	\$218,158	0.738	1,534	\$105.01	3900	1.00 STY	65
3900	6	07-28-502-029	3194 OLD FARM RD	06/22/22	\$190,000	\$90,500	47.63	\$188,807	\$13,921	\$176,079	\$237,940	0.740	1,916	\$91.90	3900	2.00 STY	70
3900	7	07-28-503-008	3125 OLD FARM RD	02/23/23	\$259,000	\$118,200	45.64	\$247,065	\$14,842	\$244,158	\$315,950	0.773	1,776	\$137.48	3900	1.00 STY	76
3900	8	07-28-503-024	3044 OLD FARM RD	12/30/21	\$191,000	\$82,100	42.98	\$171,629	\$13,300	\$177,700	\$215,414	0.825	1,440	\$123.40	3900	1.00 STY	80
					\$1,703,000	\$853,200	50.10	\$1,781,168	\$115,442	\$1,587,558	\$2,266,294	0.701					
												Current ECF	0.735				
												Mean	0.716				
												Median	0.733				
												Mode	#N/A				
												2024 ECF	0.702				
Outlier for 2024																	
3900		07-28-503-035	3162 OLD FARM RD	08/27/21	\$165,000	\$99,500	60.30	\$208,026	\$13,300	\$151,700	\$264,933	0.573	2,126	\$71.35	3900	BI-LEVEL	81

ECF Area 4020

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4020	1	07-18-400-017	1513 EAST DR	08/24/21	\$90,000	\$51,700	57.44	\$108,319	\$6,540	\$83,460	\$87,065	0.959	1,344	\$62.10	4020	1.00 STY	55	
4020	2	07-17-300-046	5508 W COURT ST	06/17/22	\$225,000	\$118,700	52.76	\$246,415	\$24,276	\$200,724	\$190,025	1.056	1,711	\$117.31	4020	1.00 STY	65	
4020	3	07-19-526-009	2084 AINSWORTH ST	07/22/21	\$78,000	\$40,000	51.28	\$84,461	\$7,551	\$70,449	\$65,791	1.071	672	\$104.83	4020	1.00 STY	65	
4020	4	07-19-526-039	2073 BERNICE AVE	08/01/22	\$210,000	\$93,200	44.38	\$197,413	\$22,654	\$187,346	\$150,984	1.241	1,640	\$114.24	4020	2.00 STY	61	
4020	5	07-19-526-046	2063 AINSWORTH ST	11/02/21	\$105,000	\$46,100	43.90	\$97,470	\$10,689	\$94,311	\$74,235	1.270	864	\$109.16	4020	1.00 STY	60	
4020	6	07-17-555-019	5526 CORUNNA RD	06/14/22	\$240,632	\$98,700	41.02	\$205,159	\$15,014	\$225,618	\$162,656	1.387	1,499	\$150.51	4020	1.00 STY	60	
					\$948,632	\$448,400	47.27	\$939,237	\$86,724	\$861,908	\$730,757	1.179						
												Current ECF	1.169					
												Mean	1.201					
												Median	1.241					
												Mode	#N/A					
												2024 ECF	1.150					
Outlier for 2024																		
4020		07-18-400-011	1489 EAST DR	02/11/22	\$92,000	\$55,700	60.54	\$116,824	\$6,440	\$85,560	\$94,426	0.906	1,267	\$67.53	4020	1.00 STY	55	
4020		07-19-526-010	2090 AINSWORTH ST	08/01/22	\$85,000	\$57,600	67.76	\$121,046	\$7,551	\$77,449	\$97,087	0.798	884	\$87.61	4020	1.00 STY	65	
4020		07-17-555-015	1491 MINTOLA AVE	05/19/22	\$175,000	\$118,500	67.71	\$249,345	\$12,195	\$162,805	\$202,866	0.803	1,896	\$85.87	4020	1.75 STY	77	
4020		07-17-555-016	5478 CORUNNA RD	11/28/22	\$125,000	\$89,100	71.28	\$188,241	\$13,750	\$111,250	\$149,265	0.745	1,144	\$97.25	4020	1.00 STY	84	
4020		07-18-400-014	1503 EAST DR	05/13/22	\$92,000	\$36,500	39.67	\$76,249	\$3,220	\$88,780	\$62,471	1.421	844	\$105.19	4020	1.25 STY	55	

ECF Area 4100

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4100	1	07-21-579-002	2354 TANDY DR	05/14/21	\$158,000	\$80,900	51.20	\$170,889	\$15,000	\$143,000	\$196,087	0.729	1,382	\$103.47	4100	1.00 STY	71
4100	2	07-21-578-003	2502 TANDY DR	08/06/21	\$145,000	\$68,600	47.31	\$145,040	\$15,000	\$130,000	\$163,572	0.795	1,138	\$114.24	4100	1.00 STY	65
4100	3	07-21-578-031	4076 LENNON RD	08/26/21	\$129,900	\$51,800	39.88	\$109,462	\$11,887	\$118,013	\$122,736	0.962	1,594	\$74.04	4100	1.75 STY	60
4100	4	07-21-579-017	2345 TANDY DR	04/23/21	\$130,000	\$50,800	39.08	\$107,865	\$15,000	\$115,000	\$116,811	0.984	971	\$118.43	4100	1.00 STY	65
4100	5	07-21-578-016	2374 TANDY DR	02/17/23	\$184,900	\$72,100	38.99	\$151,968	\$16,608	\$168,292	\$166,110	1.013	1,230	\$136.82	4100	1.00 STY	65
					\$747,800	\$324,200	43.35	\$514,335	\$58,495	\$531,305	\$569,230	0.933					
												Current ECF	0.795				
												Mean	0.938				
												Median	0.973				
												Mode	#N/A				
												2024 ECF	0.867	More weight to sales 1-4			

ECF Area 4120

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4120	1	07-03-100-005	2354 MURPHY RD	05/20/22	\$145,000	\$59,900	41.31	\$129,195	\$31,234	\$113,766	\$197,502	0.576	1,417	\$80.29	4120	1.00 STY	77
4120	2	07-03-100-063	2479 MURPHY RD	07/14/21	\$115,000	\$43,000	37.39	\$93,359	\$33,964	\$81,036	\$111,104	0.729	1,392	\$58.22	4120	1.00 STY	48
4120	3	07-03-100-016	2405 MURPHY RD	04/02/21	\$100,000	\$33,300	33.30	\$71,435	\$16,340	\$83,660	\$111,079	0.753	768	\$108.93	4120	1.00 STY	67
					\$360,000	\$136,200	37.83	\$293,989	\$81,538	\$278,462	\$419,684	0.664					
												Current ECF	0.496				
												Mean	0.686				
												Median	0.729				
												Mode	#N/A				
												2024 ECF	0.600	Additional weight given to sale 1			
Outlier for 2024																	
4120		07-03-100-012	2363 MURPHY RD	09/09/21	\$114,000	\$31,400	27.54	\$68,223	\$21,531	\$92,469	\$94,137	0.982	864	\$107.02	4120	1.00 STY	55

ECF Area 4160

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4160	1	07-19-528-028	2212 NOBLE AVE	03/22/23	\$147,000	\$88,900	60.48	\$186,545	\$7,260	\$139,740	\$165,240	0.846	1,352	\$103.36	4160	MODULAR	89
4160	2	07-19-528-033	2243 NOBLE AVE	11/10/22	\$90,500	\$53,200	58.78	\$110,806	\$7,890	\$82,610	\$94,853	0.871	1,400	\$59.01	4160	1.00 STY	50
4160	3	07-19-528-053	2073 NOBLE AVE	01/11/22	\$150,000	\$83,200	55.47	\$173,998	\$7,533	\$142,467	\$153,424	0.929	1,544	\$92.27	4160	1.00 STY	65
					\$387,500	\$225,300	58.14	\$471,349	\$22,683	\$364,817	\$413,517	0.882					
												Current ECF	1.085				
												Mean	0.882				
												Median	0.871				
												Mode	#N/A				
												2024 ECF	0.900	More weight given to sales 2 and 3			

ECF Area 4180

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
NORMANDY TERRACE CONDOS																		
4180	1	07-16-601-031	1121 NORMANDY TER	10/19/22	\$65,000	\$35,400	54.46	\$76,109	\$8,500	\$56,500	\$162,132	0.348	1,260	\$44.84	4180	1.00 STY	70	
4180	2	07-16-601-036	1051 NORMANDY TER	08/18/21	\$60,000	\$32,000	53.33	\$68,916	\$8,500	\$51,500	\$144,883	0.355	1,260	\$40.87	4180	1.00 STY	68	
4180	3	07-16-601-002	1112 NORMANDY TER	06/29/22	\$70,000	\$35,400	50.57	\$76,109	\$8,500	\$61,500	\$162,132	0.379	1,260	\$48.81	4180	1.00 STY	70	
4180	4	07-16-601-080	1024 NORMANDY TER	01/10/22	\$70,000	\$34,500	49.29	\$74,177	\$8,500	\$61,500	\$157,499	0.390	1,260	\$48.81	4180	1.00 STY	68	
4180	5	07-16-601-067	1201 NORMANDY TER	09/23/21	\$79,900	\$35,200	44.06	\$75,811	\$8,500	\$71,400	\$161,417	0.442	1,376	\$51.89	4180	1.00 STY	72	
4180	6	07-16-601-061	1074 NORMANDY TER	10/01/21	\$80,000	\$32,500	40.63	\$70,023	\$8,500	\$71,500	\$147,537	0.485	1,232	\$58.04	4180	1.00 STY	72	
4180	7	07-16-601-002	1112 NORMANDY TER	12/09/22	\$100,000	\$35,400	35.40	\$76,109	\$8,500	\$91,500	\$162,132	0.564	1,260	\$72.62	4180	1.00 STY	70	
4180	8	07-16-601-057	1154 NORMANDY TER	01/14/22	\$100,000	\$35,200	35.20	\$75,811	\$8,500	\$91,500	\$161,417	0.567	1,376	\$66.50	4180	1.00 STY	72	
4180	9	07-16-601-043	1064 NORMANDY TER	07/20/22	\$98,000	\$33,300	33.98	\$71,702	\$8,500	\$89,500	\$151,564	0.591	1,260	\$71.03	4180	1.00 STY	68	
4180	10	07-16-601-010	1092 NORMANDY TER	02/15/23	\$105,000	\$35,400	33.71	\$76,109	\$8,500	\$96,500	\$162,132	0.595	1,260	\$76.59	4180	1.00 STY	70	
4180	11	07-16-601-030	1134 NORMANDY TER	09/21/22	\$108,000	\$35,400	32.78	\$76,109	\$8,500	\$99,500	\$162,132	0.614	1,260	\$78.97	4180	1.00 STY	70	
					\$935,900	\$379,700	40.57	\$816,985	\$93,500	\$842,400	\$1,734,976	0.486						
												Current ECF	0.417					
												Mean	0.485					
												Median	0.485					
												Mode	#N/A					
												2024 ECF	0.480					
Outlier for 2024																		
4180		07-16-601-020	1043 NORMANDY TER	10/14/22	\$102,500	\$30,700	29.95	\$66,383	\$8,500	\$94,000	\$138,808	0.677	1,260	\$74.60	4180	1.00 STY	68	
4180		07-16-601-059	1072 NORMANDY TER	09/30/22	\$109,337	\$32,500	29.72	\$70,023	\$8,500	\$100,837	\$147,537	0.683	1,232	\$81.85	4180	1.00 STY	72	
4180		07-16-601-069	1203 NORMANDY TER	12/16/22	\$122,000	\$32,800	26.89	\$70,643	\$8,500	\$113,500	\$149,024	0.762	1,232	\$92.13	4180	1.00 STY	72	
4180		07-16-601-043	1064 NORMANDY TER	09/02/22	\$98,914	\$33,300	33.67	\$71,702	\$8,500	\$90,414	\$151,564	0.597	1,260	\$71.76	4180	1.00 STY	68	

ECF Area 4200

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4200	1	07-05-676-032	2148 PAINTED POST D	04/02/21	\$55,000	\$28,200	51.27	\$61,124	\$10,500	\$44,500	\$99,654	0.447	924	\$48.16	4200	1.00 STY	70
4200	2	07-05-676-021	2180 PAINTED POST D	04/12/21	\$56,000	\$25,700	45.89	\$55,873	\$10,500	\$45,500	\$89,317	0.509	810	\$56.17	4200	1.00 STY	70
4200	3	07-05-676-012	2179 PAINTED POST D	09/16/22	\$61,000	\$27,900	45.74	\$60,401	\$10,500	\$50,500	\$98,230	0.514	924	\$54.65	4200	1.00 STY	69
4200	4	07-05-676-041	2093 PAINTED POST D	07/12/21	\$74,200	\$32,000	43.13	\$68,849	\$10,500	\$63,700	\$114,860	0.555	900	\$70.78	4200	1.00 STY	70
4200	5	07-05-676-010	2171 PAINTED POST D	04/01/22	\$62,000	\$26,500	42.74	\$57,422	\$10,500	\$51,500	\$92,366	0.558	924	\$55.74	4200	2.00 STY	69
					\$308,200	\$140,300	45.52	\$303,669	\$52,500	\$255,700	\$494,427	0.517					
												Current ECF	0.508				
												Mean	0.516				
												Median	0.514				
												Mode	#N/A				
												2024 ECF	0.530	Weight given to sales 2-5			
4200		Outlier for 2024 07-05-676-015	2187 PAINTED POST D	06/17/22	\$78,100	\$26,500	33.93	\$57,422	\$10,500	\$67,600	\$92,366	0.732	924	\$73.16	4200	2.00 STY	69

ECF Area 4240

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
4240	1	07-29-501-010	5349 LENNON RD	12/30/21	\$230,000	\$73,400	31.91	\$155,315	\$18,150	\$211,850	\$197,360	1.073	1,372	\$154.41	4240	1.00 STY	89		
4240	2	07-29-501-007	5321 LENNON RD	03/31/23	\$208,000	\$57,000	27.40	\$120,898	\$15,000	\$193,000	\$152,371	1.267	1,837	\$105.06	4240	QUAD-LE\	65		
												\$438,000	\$130,400	29.77	\$276,213	\$33,150	\$404,850	\$349,731	1.158
												Current ECF		0.695					
												Mean		1.170					
												Median		1.170					
												Mode		#N/A					
												2024 ECF		0.800					

2 sales both indicating inc - moderate increase consistent with other nbhd

ECF Area 4300

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
PICKWICK VILLAGE																	
4300	1	07-36-578-018	1293 PICKWICK PL	08/12/22	\$159,900	\$78,400	49.03	\$164,748	\$18,009	\$141,891	\$158,981	0.893	1,716	\$82.69	4300	QUAD-LEV	61
4300	2	07-36-578-016	1277 PICKWICK PL	01/09/23	\$164,500	\$79,700	48.45	\$167,773	\$15,438	\$149,062	\$165,043	0.903	1,384	\$107.70	4300	1.00 STY	61
4300	3	07-36-577-003	1083 PICKWICK PL	08/31/21	\$181,000	\$85,100	47.02	\$179,340	\$19,678	\$161,322	\$172,982	0.933	1,826	\$88.35	4300	2.00 STY	61
4300	4	07-36-580-048	4387 SUNDERLAND PL	10/12/21	\$186,000	\$86,600	46.56	\$182,299	\$12,984	\$173,016	\$183,440	0.943	1,748	\$98.98	4300	2.00 STY	68
4300	5	07-36-580-058	4460 SUNDERLAND PL	02/04/22	\$165,000	\$76,000	46.06	\$159,850	\$16,423	\$148,577	\$155,392	0.956	1,678	\$88.54	4300	2.00 STY	61
4300	6	07-36-578-083	1160 PICKWICK PL	12/22/21	\$185,000	\$83,300	45.03	\$175,069	\$13,610	\$171,390	\$174,929	0.980	1,826	\$93.86	4300	2.00 STY	61
4300	7	07-36-578-011	1243 PICKWICK PL	04/26/21	\$173,000	\$75,600	43.70	\$159,474	\$16,973	\$156,027	\$154,389	1.011	1,678	\$92.98	4300	2.00 STY	61
4300	8	07-36-580-016	4415 WICKFIELD DR	09/08/22	\$175,000	\$76,000	43.43	\$159,930	\$13,207	\$161,793	\$158,963	1.018	1,496	\$108.15	4300	1.00 STY	61
4300	9	07-36-577-042	1092 PICKWICK PL	12/08/22	\$190,000	\$81,000	42.63	\$170,385	\$15,193	\$174,807	\$168,139	1.040	1,366	\$127.97	4300	1.00 STY	61
4300	10	07-36-579-038	1026 TROTWOOD LN	08/24/22	\$182,000	\$76,900	42.25	\$161,885	\$15,696	\$166,304	\$158,385	1.050	1,418	\$117.28	4300	1.00 STY	61
4300	11	07-36-577-016	4451 ST MARTINS DR	09/12/22	\$185,000	\$77,900	42.11	\$163,867	\$17,190	\$167,810	\$158,913	1.056	1,493	\$112.40	4300	1.00 STY	61
4300	12	07-36-580-005	1132 HIGHGATE DR	10/25/22	\$189,900	\$79,300	41.76	\$167,246	\$16,476	\$173,424	\$163,348	1.062	1,276	\$135.91	4300	1.00 STY	61
4300	13	07-36-580-070	1123 HIGHGATE DR	10/25/21	\$159,900	\$66,500	41.59	\$140,297	\$14,107	\$145,793	\$136,717	1.066	1,250	\$116.63	4300	1.00 STY	61
4300	14	07-36-577-019	4477 ST MARTINS DR	08/03/22	\$208,000	\$85,300	41.01	\$179,417	\$15,594	\$192,406	\$177,490	1.084	1,611	\$119.43	4300	1.00 STY	61
					\$2,504,200	\$1,107,600	44.23	\$2,331,580	\$220,578	\$2,283,622	\$2,287,109	0.998					
											Current ECF	0.923					
											Mean	1.000					
											Median	1.014					
											Mode	#N/A					
											2024 ECF	0.980					
Outlier for 2024																	
4300		07-36-578-043	4348 BRISTOLWOOD I	04/29/22	\$188,000	\$71,400	37.98	\$150,231	\$12,772	\$175,228	\$148,926	1.177	1,716	\$102.11	4300	QUAD-LEV	61
4300		07-36-578-008	1213 PICKWICK PL	12/22/21	\$112,500	\$72,300	64.27	\$152,665	\$16,079	\$96,421	\$147,981	0.652	1,628	\$59.23	4300	2.00 STY	61
4300		07-36-578-015	1269 PICKWICK PL	09/24/21	\$125,000	\$76,200	60.96	\$160,515	\$13,969	\$111,031	\$158,771	0.699	1,719	\$64.59	4300	2.00 STY	61
4300		07-36-577-018	4467 ST MARTINS DR	12/06/21	\$193,000	\$76,200	39.48	\$160,554	\$14,750	\$178,250	\$157,968	1.128	1,716	\$103.88	4300	QUAD-LEV	61
4300		07-36-577-013	4431 ST MARTINS DR	12/02/22	\$191,000	\$74,100	38.80	\$156,137	\$16,129	\$174,871	\$151,688	1.153	1,716	\$101.91	4300	QUAD-LEV	61

ECF Area 4340

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4340																	

Current ECF	0.494
Mean	N/A
Median	N/A
Mode	N/A
2024 ECF	0.494

No change for 2024 - lack of sales

ECF Area 4400

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4400	1	07-05-506-006	2445 WARNER RD	01/10/22	\$280,000	\$166,500	59.46	\$347,321	\$14,517	\$265,483	\$392,458	0.676	2,980	\$89.09	4400	1.50 STY	65	
4400	2	07-05-504-002	5371 PINEWOOD DR	09/26/22	\$232,500	\$131,600	56.60	\$274,449	\$11,628	\$220,872	\$309,930	0.713	2,434	\$90.74	4400	1.25 STY	59	
4400	3	07-05-505-027	2445 PINEWOOD CT	04/27/21	\$185,000	\$89,000	48.11	\$185,490	\$13,552	\$171,448	\$202,757	0.846	1,872	\$91.59	4400	2.00 STY	65	
4400	4	07-05-505-030	2446 PINEWOOD CT	01/13/23	\$228,000	\$108,600	47.63	\$226,612	\$15,636	\$212,364	\$248,792	0.854	1,972	\$107.69	4400	2.00 STY	70	
4400	5	07-05-504-009	5307 PINEWOOD DR	09/19/22	\$236,000	\$110,100	46.65	\$229,658	\$17,708	\$218,292	\$249,941	0.873	1,714	\$127.36	4400	1.00 STY	65	
4400	6	07-05-506-011	5488 FLUSHING RD	07/12/21	\$240,000	\$105,200	43.83	\$220,174	\$14,209	\$225,791	\$242,883	0.930	1,368	\$165.05	4400	1.00 STY	89	
4400	7	07-05-505-004	2466 WARNER RD	01/10/22	\$184,900	\$77,800	42.08	\$162,263	\$17,729	\$167,171	\$170,441	0.981	1,342	\$124.57	4400	1.00 STY	65	
4400	8	07-05-505-008	2516 REDWOOD DR	03/17/23	\$250,000	\$87,700	35.08	\$182,933	\$13,359	\$236,641	\$199,969	1.183	1,940	\$121.98	4400	2.00 STY	65	
					\$1,836,400	\$876,500	47.73	\$1,828,900	\$118,338	\$1,718,062	\$2,017,172	0.852						
												Current ECF	0.848					
												Mean	0.882					
												Median	0.863					
												Mode	#N/A					
												2024 ECF	0.855					
Outlier for 2024																		
4400		07-05-505-010	2496 REDWOOD DR	08/05/22	\$285,000	\$87,500	30.70	\$182,531	\$19,371	\$265,629	\$192,406	1.381	1,924	\$138.06	4400	2.00 STY	70	

ECF Area 4440

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4440																	

Current ECF	0.721
Mean	N/A
Median	N/A
Mode	#N/A
2024 ECF	0.793

No sales for 2024 - increase consistent with comparable nbhd

ECF Area 4450

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4450																	

Current ECF	0.723
Mean	N/A
Median	N/A
Mode	#N/A
2024 ECF	0.759

No sales for 2024 - increase consistent with comparable nbhd

ECF Area 4460

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4460	1	07-22-552-001	2368 UTLEY RD	07/08/22	\$155,461	\$93,700	60.27	\$194,207	\$16,861	\$138,600	\$188,740	0.734	1,476	\$93.90	4460	1.00 STY	60
4460	2	07-22-300-077	2462 NERREDIA ST	01/30/23	\$105,000	\$58,100	55.33	\$123,764	\$20,697	\$84,303	\$110,587	0.762	1,010	\$83.47	4460	1 PLUS ST	60
4460	3	07-22-552-010	2444 UTLEY RD	12/03/21	\$140,000	\$76,200	54.43	\$161,164	\$18,735	\$121,265	\$152,821	0.794	1,554	\$78.03	4460	1.00 STY	54
4460	4	07-22-552-014	2492 UTLEY RD	12/27/21	\$150,000	\$74,800	49.87	\$158,549	\$33,366	\$116,634	\$134,317	0.868	1,434	\$81.33	4460	1.00 STY	60
4460	5	07-22-300-034	2395 UTLEY RD	06/24/21	\$60,000	\$28,600	47.67	\$61,000	\$10,713	\$49,287	\$53,956	0.913	760	\$64.85	4460	1.50 STY	55
4460	6	07-22-300-021	2321 UTLEY RD	01/24/22	\$162,000	\$74,800	46.17	\$158,666	\$20,820	\$141,180	\$147,903	0.955	1,192	\$118.44	4460	1.50 STY	65
4460	7	07-22-300-010	2320 UTLEY RD	09/15/21	\$120,000	\$54,100	45.08	\$114,562	\$14,726	\$105,274	\$107,120	0.983	1,080	\$97.48	4460	1.00 STY	60
4460	8	07-22-300-024	2347 UTLEY RD	10/07/21	\$125,000	\$50,600	40.48	\$107,347	\$14,150	\$110,850	\$99,997	1.109	1,064	\$104.18	4460	1.00 STY	60
4460	9	07-22-552-012	2462 UTLEY RD	09/19/22	\$129,950	\$47,300	36.40	\$100,215	\$12,552	\$117,398	\$94,059	1.248	1,008	\$116.47	4460	1.00 STY	59
					\$1,147,411	\$558,200	48.65	\$1,179,474	\$162,620	\$984,791	\$1,089,500	0.904					
												Current ECF	0.932				
												Mean	0.930				
												Median	0.913				
												Mode	#N/A				
												2024 ECF	0.900				

ECF Area 4480

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4480	1	07-10-551-075	1119 RIVERFOREST DF	10/20/21	\$62,000	\$21,700	35.00	\$50,057	\$10,000	\$52,000	\$121,385	0.428	1,150	\$45.22	4480	2.00 STY	70
4480	2	07-10-651-002	1037 RIVER VALLEY DF	12/30/21	\$70,000	\$21,900	31.29	\$50,559	\$10,000	\$60,000	\$122,906	0.488	1,144	\$52.45	4480	2.00 STY	70
4480	3	07-10-651-023	1127 RIVER HILL CT	06/15/22	\$85,000	\$25,500	30.00	\$57,917	\$10,000	\$75,000	\$145,203	0.517	1,496	\$50.13	4480	2.00 STY	70
					\$217,000	\$69,100	31.84	\$158,533	\$30,000	\$187,000	\$389,494	0.480					
												Current ECF	0.330				
												Mean	0.478				
												Median	0.488				
												Mode	#N/A				
												2024 ECF	0.396				
Outlier for 2024																	
4480		07-10-651-013	1059 RIVER HILL DR	04/08/22	\$65,000	\$19,100	29.38	\$44,730	\$10,000	\$55,000	\$105,242	0.523	912	\$60.31	4480	1.00 STY	70
4480		07-10-651-033	1147 RIVER HILL DR	03/08/22	\$80,000	\$20,400	25.50	\$47,290	\$10,000	\$70,000	\$113,000	0.619	1,126	\$62.17	4480	2.00 STY	70

ECF Area 4500

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
4500																			
												Current ECF	0.383						
												Mean	N/A						
												Median	N/A						
												Mode	N/A						
												2024 ECF	0.383						
No change for 2024 - lack of sales																			

ECF Area 4550

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4550	1	07-18-526-017	1071 ROYAL CREST DR	11/23/22	\$287,000	\$103,900	36.20	\$219,550	\$14,312	\$272,688	\$363,897	0.749	2,532	\$107.70	4550	2.00 STY	75	
												Current ECF	0.564					
												Mean	0.749					
												Median	0.749					
												Mode	N/A					
												2024 ECF	0.564					
No change for 2024 - lack of sales																		

ECF Area 4560

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4560	1	07-36-528-096	1047 MCLEAN AVE	06/15/21	\$35,000	\$17,800	50.86	\$36,800	\$3,788	\$31,212	\$42,984	0.726	722	\$43.23	4560	1.00 STY	50	
4560	2	07-36-528-161	1055 SCOTTWOOD AV	01/09/23	\$45,000	\$21,200	47.11	\$43,922	\$6,810	\$38,190	\$48,323	0.790	770	\$49.60	4560	1.00 STY	50	
4560	3	07-36-528-024	1075 WILLIAMSON AV	04/19/21	\$130,000	\$51,100	39.31	\$106,165	\$5,886	\$124,114	\$130,572	0.951	1,424	\$87.16	4560	1.00 STY	60	
4560	4	07-36-528-166	1023 SCOTTWOOD AV	04/16/21	\$95,300	\$36,700	38.51	\$76,145	\$6,347	\$88,953	\$90,883	0.979	1,107	\$80.36	4560	1.00 STY	55	
												\$312,762	0.903					
												Current ECF	0.768					
												Mean	0.861					
												Median	0.870					
												Mode	#N/A					
												2024 ECF	0.883					
Outlier for 2024																		
4560		07-36-528-173	1054 JUDD RD	06/30/21	\$66,150	\$41,800	63.19	\$86,294	\$9,337	\$56,813	\$100,204	0.567	1,569	\$36.21	4560	1.00 STY	50	
4560		07-36-528-143	1080 BUDER AVE	12/02/21	\$30,000	\$22,500	75.00	\$46,521	\$3,500	\$26,500	\$56,017	0.473	660	\$40.15	4560	1.00 STY	50	
4560		07-36-528-127	1059 BUDER AVE	07/28/21	\$95,000	\$28,600	30.11	\$59,423	\$3,500	\$91,500	\$72,816	1.257	920	\$99.46	4560	1.00 STY	55	
4560		07-36-528-095	1051 MCLEAN AVE	05/19/22	\$92,000	\$25,900	28.15	\$53,848	\$3,234	\$88,766	\$65,904	1.347	792	\$112.08	4560	1.00 STY	55	
4560		07-36-200-033	1147 SCHUMACHER A	08/29/22	\$145,000	\$41,100	28.34	\$84,684	\$6,708	\$138,292	\$101,531	1.362	2,016	\$68.60	4560	1.50 STY	43	

ECF Area 4570

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4570	1	07-06-651-013	6341 KINGS CT	06/17/22	\$195,000	\$94,400	48.41	\$198,934	\$12,000	\$183,000	\$259,992	0.704	1,425	\$128.42	4570	1.00 STY	79
4570	2	07-06-651-043	6294 PRINCESS CT	09/28/21	\$185,000	\$86,900	46.97	\$183,377	\$12,000	\$173,000	\$238,355	0.726	1,204	\$143.69	4570	1.00 STY	81
4570	3	07-06-651-048	6437 DUCHESS CT	04/23/21	\$191,000	\$88,900	46.54	\$187,646	\$12,000	\$179,000	\$244,292	0.733	1,278	\$140.06	4570	1.00 STY	83
4570	4	07-06-651-007	6287 PRINCE CT	05/20/21	\$180,000	\$82,900	46.06	\$174,845	\$12,000	\$168,000	\$226,488	0.742	1,153	\$145.71	4570	1.00 STY	79
4570	5	07-06-651-021	6348 KINGS CT	03/29/22	\$200,000	\$92,100	46.05	\$194,183	\$12,000	\$188,000	\$253,384	0.742	1,406	\$133.71	4570	1.00 STY	77
4570	6	07-06-651-014	6343 KINGS CT	06/01/22	\$186,400	\$85,800	46.03	\$180,877	\$12,000	\$174,400	\$234,878	0.743	1,236	\$141.10	4570	1.00 STY	79
4570	7	07-06-651-019	6356 KINGS CT	08/25/22	\$215,000	\$97,900	45.53	\$206,343	\$12,000	\$203,000	\$270,296	0.751	1,492	\$136.06	4570	1.00 STY	80
4570	8	07-06-651-046	6402 ROYAL CLUB DR	01/28/22	\$210,000	\$94,000	44.76	\$198,178	\$12,000	\$198,000	\$258,940	0.765	1,402	\$141.23	4570	1.00 STY	81
4570	9	07-06-651-015	6347 KINGS CT	11/19/21	\$191,900	\$82,100	42.78	\$173,234	\$12,000	\$179,900	\$224,248	0.802	1,196	\$150.42	4570	1.00 STY	78
4570	10	07-06-651-031	6350 QUEENS CT	01/07/22	\$189,900	\$79,100	41.65	\$167,014	\$12,000	\$177,900	\$215,597	0.825	1,406	\$126.53	4570	1.00 STY	80
4570	11	07-06-651-025	6351 QUEENS CT	05/27/22	\$295,000	\$119,500	40.51	\$251,508	\$12,000	\$283,000	\$333,113	0.850	1,841	\$153.72	4570	1.00 STY	79
4570	12	07-06-651-033	6344 QUEENS CT	03/01/22	\$185,000	\$71,500	38.65	\$151,155	\$12,000	\$173,000	\$193,540	0.894	1,130	\$153.10	4570	1.00 STY	80
					\$2,424,200	\$1,075,100	44.35	\$2,267,294	\$144,000	\$2,280,200	\$2,953,121	0.772					
												Current ECF	0.719				
												Mean	0.773				
												Median	0.747				
												Mode	#N/A				
												2024 ECF	0.768				

ECF Area 4580

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
4580	1	07-09-527-019	2075 CASALOMA CT	09/09/22	\$182,000	\$54,800	30.11	\$115,519	\$13,472	\$168,528	\$202,877	0.831	1,696	\$99.37	4580	2.00 STY	76						
4580	2	07-09-527-018	2083 CASALOMA CT	03/07/22	\$198,000	\$51,700	26.11	\$106,982	\$12,176	\$185,824	\$188,481	0.986	1,848	\$100.55	4580	1.00 STY	60						
												\$380,000	\$106,500	28.03	\$222,501	\$25,648	\$354,352	\$391,358	0.905				
												Current ECF		0.503									
												Mean		0.908									
												Median		0.908									
												Mode		#N/A									
												2024 ECF		0.565									
2 sales - ratios indicates increase warranted; adjusted ECF consistent w/other nbhd increases 12-15%																							

ECF Area 4600

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
4600	1	07-35-576-014	2063 GERARD ST	12/09/21	\$104,000	\$32,500	31.25	\$71,233	\$14,000	\$90,000	\$97,170	0.926	988	\$91.09	4600	1.00 STY	60					
4600	2	07-35-576-012	2047 GERARD ST	04/22/22	\$154,500	\$41,400	26.80	\$89,886	\$14,000	\$140,500	\$128,839	1.091	1,500	\$93.67	4600	1.00 STY	60					
												\$258,500	\$73,900	28.59	\$161,119	\$28,000	\$230,500	\$226,008	1.020			
												Current ECF		0.589								
												Mean		1.008								
												Median		1.008								
												Mode		#N/A								
												2024 ECF		0.660								

2 sales - ratios indicate increase in ecf warranted
adjusted consistent w/other nbhd increases 12-15%

ECF Area 4620

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec				
STACEY ACRES																					
4620	1	07-18-100-008	6483 CALKINS RD	07/16/21	\$125,000	\$68,300	54.64	\$141,669	\$15,052	\$109,948	\$152,184	0.722	1,648	\$66.72	4620	1.50 STY	60				
4620	2	07-18-100-013	6263 CALKINS RD	11/30/21	\$75,000	\$39,100	52.13	\$80,596	\$18,463	\$56,537	\$74,679	0.757	911	\$62.06	4620	1.00 STY	55				
4620	3	07-18-100-013	6263 CALKINS RD	05/31/22	\$78,000	\$39,100	50.13	\$80,596	\$18,463	\$59,537	\$74,679	0.797	911	\$65.35	4620	1.00 STY	55				
4620	4	07-18-200-003	6221 CALKINS RD	10/28/22	\$210,000	\$97,600	46.48	\$203,213	\$22,384	\$187,616	\$217,343	0.863	1,482	\$126.60	4620	1.00 STY	75				
4620	5	07-07-551-003	6158 CALKINS RD	12/03/21	\$161,000	\$68,200	42.36	\$141,686	\$12,748	\$148,252	\$154,974	0.957	1,194	\$124.16	4620	1.00 STY	65				
4620	6	07-07-551-005	6182 CALKINS RD	03/03/23	\$163,000	\$64,200	39.39	\$133,271	\$12,748	\$150,252	\$144,859	1.037	1,356	\$110.81	4620	1.00 STY	65				
4620	7	07-07-551-025	6286 CALKINS RD	09/22/21	\$155,000	\$59,900	38.65	\$124,256	\$12,686	\$142,314	\$134,099	1.061	1,260	\$112.95	4620	1.00 STY	60				
												\$967,000	\$436,400	45.13	\$905,287	\$112,544	\$854,456	\$952,816	0.897		
														Current ECF	0.832						
														Mean	0.885						
														Median	0.863						
														Mode	#N/A						
														2024 ECF	0.888						

Outlier for 2024

4620		07-07-551-018	6316 CALKINS RD	11/17/21	\$93,750	\$69,200	73.81	\$143,725	\$12,624	\$81,126	\$157,573	0.515	1,672	\$48.52	4620	QUAD-LEV	65
4620		07-07-551-007	6200 CALKINS RD	09/19/22	\$175,000	\$49,700	28.40	\$102,925	\$12,748	\$162,252	\$108,386	1.497	1,000	\$162.25	4620	1.00 STY	61

ECF Area 4700

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
STONEHENGE GATES																		
4700	1	07-18-507-022	6302 WRECKENRIDGE	06/24/22	\$187,000	\$90,800	48.56	\$191,641	\$14,876	\$172,124	\$198,612	0.867	1,740	\$98.92	4700	2.00 STY	75	
4700	2	07-18-502-022	6376 YORKSHIRE NOR	05/02/22	\$169,900	\$79,600	46.85	\$168,402	\$17,099	\$152,801	\$170,003	0.899	1,516	\$100.79	4700	2.00 STY	71	
4700	3	07-18-503-010	1041 STONEHENGE RC	12/06/21	\$170,000	\$78,700	46.29	\$166,599	\$16,221	\$153,779	\$168,964	0.910	1,536	\$100.12	4700	2.00 STY	73	
4700	4	07-18-502-006	1066 RAMSGATE RD	09/17/21	\$185,000	\$80,300	43.41	\$169,880	\$16,036	\$168,964	\$172,858	0.977	1,516	\$111.45	4700	2.00 STY	72	
4700	5	07-18-503-004	1046 STONEHENGE RC	09/07/22	\$168,000	\$66,600	39.64	\$141,091	\$15,050	\$152,950	\$141,619	1.080	1,248	\$122.56	4700	2.00 STY	73	
4700	6	07-18-502-013	6309 YORKSHIRE NOR	07/15/22	\$167,123	\$62,400	37.34	\$132,212	\$15,074	\$152,049	\$131,616	1.155	1,216	\$125.04	4700	1.50 STY	72	
4700	7	07-18-503-009	1031 STONEHENGE RC	01/12/23	\$240,000	\$84,700	35.29	\$178,852	\$18,727	\$221,273	\$179,916	1.230	1,668	\$132.66	4700	2.00 STY	73	
					\$1,287,023	\$543,100	42.20	\$1,148,677	\$113,083	\$1,173,940	\$1,163,589	1.009						
												Current ECF	0.890					
												Mean	1.017					
												Median	0.977					
												Mode	#N/A					
												2024 ECF	0.998					

ECF Area 4800

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4800	1	07-09-501-038	1394 HILLSIDE DR	07/12/21	\$133,900	\$74,500	55.64	\$155,982	\$11,226	\$122,674	\$167,348	0.733	1,346	\$91.14	4800	1.00 STY	65	
4800	2	07-09-501-035	1445 WESTERRACE DF	08/09/22	\$125,000	\$68,800	55.04	\$144,026	\$11,000	\$114,000	\$153,787	0.741	1,256	\$90.76	4800	1.00 STY	65	
4800	3	07-09-501-021	1431 HILLSIDE DR	11/07/22	\$160,000	\$83,200	52.00	\$174,171	\$10,921	\$149,079	\$188,728	0.790	1,400	\$106.49	4800	1.00 STY	70	
4800	4	07-09-501-014	1396 WESTERRACE DF	08/06/21	\$150,900	\$72,300	47.91	\$151,497	\$11,386	\$139,514	\$161,978	0.861	1,152	\$121.11	4800	1.00 STY	70	
4800	5	07-09-501-006	1462 WESTERRACE DF	12/30/22	\$140,000	\$58,800	42.00	\$122,882	\$12,844	\$127,156	\$127,212	1.000	1,318	\$96.48	4800	1.00 STY	56	
					\$709,800	\$357,600	50.38	\$748,558	\$57,377	\$652,423	\$799,053	0.816						
												Current ECF	0.865					
												Mean	0.825					
												Median	0.790					
												Mode	#N/A					
												2024 ECF	0.815					

ECF Area 4820

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4820	1	07-20-576-013	2399 S DYE RD	05/21/21	\$57,000	\$26,900	47.19	\$55,391	\$10,611	\$46,389	\$58,260	0.796	816	\$56.85	4820	1.00 STY	45
4820	2	07-20-300-006	5328 LENNON RD	06/08/22	\$242,000	\$85,000	35.12	\$176,852	\$12,431	\$229,569	\$229,959	0.998	1,791	\$128.18	4820	1.00 STY	65
4820	3	07-20-300-009	2472 S DYE RD	05/06/22	\$135,000	\$39,700	29.41	\$82,458	\$7,522	\$127,478	\$104,806	1.216	1,144	\$111.43	4820	1.00 STY	60
					\$434,000	\$151,600	34.93	\$314,701	\$30,564	\$403,436	\$393,025	1.026					
												Current ECF	0.715				
												Mean	1.004				
												Median	0.998				
												Mode	#N/A				
												2024 ECF	0.897	sales 1&2 given more weight			

ECF Area 4860

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4860	1	07-03-551-045	2162 LAVELLE RD	10/18/21	\$85,000	\$22,300	26.24	\$45,841	\$11,239	\$73,761	\$72,693	1.015	1,028	\$71.75	4860	1.50 STY	50
					\$85,000	\$22,300	26.24	\$45,841	\$11,239	\$73,761	\$72,693	1.015					
												Current ECF	0.476				
												Mean	1.015				
												Median	1.015				
												Mode	#N/A				
												2024 ECF	0.524				
												1 sale indicating increase					
												Increased consistent w/comparable nbhd					

ECF Area 4900

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4900					\$0	\$0	#DIV/0!	\$0	\$0	\$0	\$0	#DIV/0!						
												Current ECF	0.487					
												Mean	#DIV/0!					
												Median	#NUM!					
												Mode	#VALUE!					
												2024 ECF	0.487					
No change for 2024 - lack of sales																		

ECF Area 4960

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4960	1	07-17-556-020	1460 S DYE RD	07/18/22	\$75,400	\$26,600	35.28	\$57,148	\$14,850	\$60,550	\$65,988	0.918	1,014	\$59.71	4960	1.00 STY	45	
												Current ECF	0.641					
												Mean	0.918					
												Median	0.918					
												Mode	N/A					
												2024 ECF	0.641					

No change for 2024 - lack of sales

ECF Area 4970

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
4970	1	07-17-556-010	5315 W COURT ST	03/23/23	\$170,000	\$44,000	25.88	\$94,704	\$24,127	\$145,873	\$114,202	1.277	1,248	\$116.89	4970	1 PLUS ST	60	
4970	2	07-17-556-011	5297 W COURT ST	10/12/21	\$155,000	\$39,200	25.29	\$84,669	\$22,857	\$132,143	\$100,019	1.321	1,180	\$111.99	4970	1.00 STY	60	
												\$214,222	1.298					
												Current ECF	0.618					
												Mean	1.299					
												Median	1.299					
												Mode	#N/A					
												2024 ECF	0.691					
Sales indicate increase - adj by percentage consistent w/ comp nbhds																		

ECF Area 4980

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
4980	1	07-20-502-012	5399 BROBECK ST	07/02/21	\$136,000	\$74,000	54.41	\$155,386	\$21,120	\$114,880	\$129,600	0.886	1,296	\$88.64	4980	1.00 STY	65
4980	2	07-20-502-001	5507 BROBECK ST	10/01/21	\$157,500	\$86,400	54.86	\$178,999	\$25,680	\$131,820	\$147,991	0.891	1,458	\$90.41	4980	1.25 STY	65
4980	3	07-19-530-020	2159 BERNICE AVE	02/23/22	\$105,500	\$41,700	39.53	\$87,278	\$9,518	\$95,982	\$75,058	1.279	1,040	\$92.29	4980	1.00 STY	60
4980	4	07-19-530-007	2142 BERNICE AVE	09/01/21	\$155,000	\$52,500	33.87	\$110,664	\$28,727	\$126,273	\$79,090	1.597	1,000	\$126.27	4980	1.75 STY	55
					\$554,000	\$254,600	45.96	\$532,327	\$85,045	\$468,955	\$431,739	1.086					
												Current ECF	1.036				
												Mean	1.163				
												Median	1.085				
												Mode	#N/A				
												2024 ECF	1.079				

ECF Area 5000

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
5000	1	07-03-577-003	3377 MACKIN RD	02/21/23	\$124,900	\$44,400	35.55	\$92,260	\$9,988	\$114,912	\$162,915	0.705	1,345	\$85.44	5000	1.00 STY	65		
												Current ECF	0.505						
												Mean	0.705						
												Median	0.705						
												2024 ECF	0.505						
												No change for 2024 - lack of sales							
Outlier for 2024																			
5000		07-03-577-004	3367 MACKIN RD	02/03/23	\$75,000	\$52,000	69.33	\$108,127	\$10,152	\$64,848	\$194,010	0.334	1,712	\$37.88	5000	1.00 STY	65		

ECF Area 5020

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5020					\$0	\$0	0.00	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.510				
												Mean	N/A				
												Median	N/A				
												2024 ECF	0.510				
												No change for 2024 - lack of sales					

ECF Area 5040

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5040	1	07-03-552-037	3494 CONCORD ST	02/21/22	\$105,000	\$43,500	41.43	\$90,603	\$5,307	\$99,693	\$178,071	0.560	1,692	\$58.92	5040	1.00 STY	77	
												Current ECF	0.479					
												Mean	0.560					
												Median	0.560					
												Mode	N/A					
												2024 ECF	0.479					

No change for 2024 - lack of sales

ECF Area 5100

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5100	1	07-09-559-003	1278 DONAL DR	10/24/22	\$202,000	\$112,000	55.45	\$236,501	\$21,483	\$180,517	\$284,040	0.636	1,568	\$115.13	5100	1.00 STY	78
5100	2	07-09-555-010	1130 CABOT DR	09/17/21	\$175,000	\$92,200	52.69	\$194,682	\$15,000	\$160,000	\$237,361	0.674	1,556	\$102.83	5100	1.00 STY	75
5100	3	07-09-551-014	1110 SUSSEX LN	03/28/23	\$164,000	\$76,400	46.59	\$161,431	\$14,886	\$149,114	\$193,587	0.770	1,681	\$88.71	5100	2.00 STY	71
5100	4	07-09-557-002	4371 POST DR	05/11/22	\$200,150	\$84,600	42.27	\$179,112	\$19,383	\$180,767	\$211,003	0.857	1,903	\$94.99	5100	2.00 STY	70
5100	5	07-09-551-005	1097 SUSSEX LN	08/25/22	\$210,000	\$87,800	41.81	\$185,214	\$15,000	\$195,000	\$224,853	0.867	1,866	\$104.50	5100	2.00 STY	71
					\$951,150	\$453,000	47.63	\$956,940	\$85,752	\$865,398	\$1,150,843	0.752					
												Current ECF	0.757				
												Mean	0.761				
												Median	0.770				
												Mode	#N/A				
												2024 ECF	0.770				
Outlier for 2024																	
5100		07-09-559-001	1306 DONAL DR	01/12/23	\$175,000	\$116,100	66.34	\$245,122	\$19,645	\$155,355	\$297,856	0.522	1,800	\$86.31	5100	1.00 STY	78
5100		07-09-559-010	1237 JOAL DR	06/18/21	\$190,000	\$124,400	65.47	\$262,218	\$14,099	\$175,901	\$327,766	0.537	1,704	\$103.23	5100	2.00 STY	84

ECF Area 5200

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5200	1	07-06-527-008	2451 RUSHBROOK DR	08/27/21	\$165,000	\$73,600	44.61	\$158,583	\$19,570	\$145,430	\$148,677	0.978	1,144	\$127.12	5200	1.00 STY	70
5200	2	07-06-527-011	2471 RUSHBROOK DR	05/26/21	\$210,000	\$91,100	43.38	\$197,096	\$26,793	\$183,207	\$182,142	1.006	1,458	\$125.66	5200	1.00 STY	75
5200	3	07-06-527-011	2471 RUSHBROOK DR	03/03/23	\$226,000	\$91,100	40.31	\$197,096	\$26,793	\$199,207	\$182,142	1.094	1,458	\$136.63	5200	1.00 STY	75
5200	4	07-06-527-028	2420 RUSHBROOK DR	09/30/21	\$200,000	\$80,300	40.15	\$172,273	\$17,932	\$182,068	\$165,071	1.103	1,624	\$112.11	5200	QUAD-LE	70
					\$801,000	\$336,100	41.96	\$725,048	\$91,088	\$709,912	\$678,032	1.047					
												Current ECF	0.935				
												Mean	1.045				
												Median	1.050				
												Mode	#N/A				
												2024 ECF	1.040				

ECF Area 5210

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
5210	1	07-05-601-023	2734 TIMBER LN	10/27/21	\$645,000	\$385,900	59.83	\$804,094	\$87,000	\$558,000	\$1,099,837	0.507	3,336	\$167.27	5210	1.00 STY	89						
5210	2	07-05-601-019	2710 TIMBER LN	06/30/22	\$585,500	\$266,600	45.53	\$553,995	\$90,000	\$495,500	\$711,649	0.696	3,248	\$152.56	5210	2.00 STY	89						
												\$1,230,500	\$652,500	53.03	\$1,358,089	\$177,000	\$1,053,500	\$1,811,486	0.582				
														Current ECF	0.652								
														Mean	0.602								
														Median	0.602								
														Mode	#N/A								
														2024 ECF	0.690	sale two has more weight							

ECF Area 5220

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5220	1	07-03-527-093	2544 BERTHA AVE	03/20/23	\$45,000	\$21,800	48.44	\$45,195	\$7,364	\$37,636	\$118,965	0.316	1,327	\$28.36	5220	1.25 STY	60	
5220	2	07-03-527-199	2532 LAVELLE RD	06/17/22	\$20,000	\$9,000	45.00	\$18,565	\$3,692	\$16,308	\$46,770	0.349	710	\$22.97	5220	1.00 STY	50	
												\$165,736	0.325					
												Current ECF	0.318					
												Mean	0.333					
												Median	0.333					
												Mode	#N/A					
												2024 ECF	0.325					

ECF Area 5240

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5240	1	07-07-501-010	1477 LAURENTIAN PA	10/20/21	\$125,000	\$72,400	57.92	\$152,171	\$9,738	\$115,262	\$198,929	0.579	1,450	\$79.49	5240	1.00 STY	64	
5240	2	07-07-502-028	6423 BEECHER RD	05/04/21	\$165,000	\$87,400	52.97	\$184,090	\$10,398	\$154,602	\$242,587	0.637	1,306	\$118.38	5240	1.00 STY	78	
5240	3	07-07-502-032	6407 BEECHER RD	12/30/21	\$179,000	\$94,200	52.63	\$198,036	\$9,709	\$169,291	\$263,027	0.644	1,602	\$105.67	5240	1.00 STY	74	
5240	4	07-07-502-004	6419 WESTERN WAY	06/18/21	\$162,000	\$84,300	52.04	\$177,034	\$9,090	\$152,910	\$234,559	0.652	1,492	\$102.49	5240	1.00 STY	66	
5240	5	07-07-502-039	6430 WESTERN WAY	08/31/21	\$170,000	\$86,100	50.65	\$181,023	\$10,214	\$159,786	\$238,560	0.670	1,642	\$97.31	5240	1.00 STY	69	
5240	6	07-07-502-018	6454 WESTERN WAY	09/19/22	\$155,000	\$72,700	46.90	\$152,750	\$6,445	\$148,555	\$204,337	0.727	1,190	\$124.84	5240	1.00 STY	72	
5240	7	07-07-502-019	6452 WESTERN WAY	11/30/21	\$169,900	\$71,800	42.26	\$150,847	\$6,404	\$163,496	\$201,736	0.810	1,190	\$137.39	5240	1.00 STY	72	
					\$1,125,900	\$568,900	50.53	\$1,195,951	\$61,998	\$1,063,902	\$1,583,733	0.672						
												Current ECF	0.716					
												Mean	0.674					
												Median	0.652					
												Mode	#N/A					
												2024 ECF	0.683					

ECF Area 5280

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5280	1	07-22-502-056	3308 ARLENE DR	09/21/22	\$70,000	\$36,900	52.71	\$78,477	\$11,299	\$58,701	\$115,426	0.509	1,040	\$56.44	5280	1.00 STY	65
5280	2	07-22-502-149	3245 HERRICK AVE	07/01/22	\$76,500	\$39,100	51.11	\$83,160	\$10,319	\$66,181	\$125,156	0.529	1,170	\$56.56	5280	MODULAR	89
5280	3	07-22-503-051	3187 HOGARTH AVE	09/15/22	\$52,430	\$24,500	46.73	\$50,628	\$5,867	\$46,563	\$76,909	0.605	864	\$53.89	5280	1.50 STY	50
5280	4	07-22-502-137	3280 HOGARTH AVE	04/13/22	\$50,000	\$20,100	40.20	\$42,995	\$10,319	\$39,681	\$56,144	0.707	1,039	\$38.19	5280	1.00 STY	45
5280	5	07-22-502-302	3331 HOGARTH AVE	10/28/22	\$119,900	\$47,400	39.53	\$101,187	\$16,938	\$102,962	\$144,758	0.711	1,299	\$79.26	5280	1.00 STY	70
5280	6	07-22-502-065	3356 HERRICK AVE	11/03/21	\$55,000	\$20,900	38.00	\$44,285	\$6,136	\$48,864	\$65,548	0.745	978	\$49.96	5280	1.00 STY	50
					\$423,830	\$188,900	44.57	\$400,732	\$60,878	\$362,952	\$583,942	0.622					
												Current ECF	0.582				
												Mean	0.634				
												Median	0.656				
												Mode	#N/A				
												2024 ECF	0.603				
Outlier for 2024																	
5280		07-22-502-079	3341 ARLENE DR	04/26/21	\$27,000	\$17,000	62.96	\$36,367	\$8,362	\$18,638	\$48,119	0.387	832	\$22.40	5280	1.00 STY	50
5280		07-22-502-259	2080 NEDRA ST	10/20/21	\$28,000	\$18,000	64.29	\$38,133	\$6,721	\$21,279	\$53,973	0.394	850	\$25.03	5280	1.00 STY	45
5280		07-22-502-031	3288 AUGUSTA ST	08/15/22	\$65,000	\$19,000	29.23	\$40,429	\$6,627	\$58,373	\$58,079	1.005	1,023	\$57.06	5280	1.00 STY	50
5280	9	07-22-503-013	3175 ARLENE DR	07/23/21	\$55,000	\$17,200	31.27	\$36,603	\$6,136	\$48,864	\$52,349	0.933	924	\$52.88	5280	1.25 STY	50
5280	10	07-22-502-249	3198 WHITNEY AVE	07/08/22	\$55,000	\$16,900	30.73	\$35,927	\$6,136	\$48,864	\$51,187	0.955	868	\$56.29	5280	1.00 STY	45
5280	7	07-22-502-307	3343 HERRICK AVE	05/13/22	\$44,000	\$15,300	34.77	\$32,831	\$7,613	\$36,387	\$43,330	0.840	732	\$49.71	5280	1.00 STY	50
5280	8	07-22-502-037	3314 AUGUSTA ST	06/04/21	\$55,500	\$18,500	33.33	\$39,208	\$8,127	\$47,373	\$53,404	0.887	945	\$50.13	5280	1.00 STY	50

ECF Area 5290

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5290					\$0	\$0	0.00	\$0	\$0	\$0	\$0	#DIV/0!					
												Current ECF	0.597				
												Mean	N/A				
												Median	N/A				
												2024 ECF	0.603				

ECF increased - comparable to Utley Hills 5280

ECF Area 5300

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5300	1	07-30-627-016	3199 BLUE GRASS LN	06/08/21	\$216,000	\$97,800	45.28	\$208,870	\$16,835	\$199,165	\$222,778	0.894	1,394	\$142.87	5300	1.00 STY	84	
5300	2	07-30-627-002	3100 BRASS RING CT	04/26/21	\$198,000	\$87,900	44.39	\$188,648	\$17,877	\$180,123	\$198,110	0.909	1,152	\$156.36	5300	1.00 STY	89	
5300	3	07-30-626-019	3014 BLUE GRASS LN	04/09/21	\$232,500	\$97,800	42.06	\$209,293	\$23,966	\$208,534	\$214,997	0.970	1,677	\$124.35	5300	1.00 STY	72	
5300	4	07-30-626-036	3095 DERBY LN	02/18/22	\$275,000	\$108,200	39.35	\$231,163	\$19,370	\$255,630	\$245,700	1.040	1,564	\$163.45	5300	1.00 STY	78	
5300	5	07-30-627-021	6199 OAK FARM RD	09/19/22	\$250,000	\$97,000	38.80	\$206,779	\$14,962	\$235,038	\$222,526	1.056	1,398	\$168.12	5300	1.00 STY	84	
					\$1,171,500	\$488,700	41.72	\$1,044,753	\$93,010	\$1,078,490	\$1,104,110	0.977						
												Current ECF	0.862					
												Mean	0.974					
												Median	0.970					
												Mode	#N/A					
												2024 ECF	0.970					

ECF Area 5320

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
VALLEY OAKS CONDO																			
5320	1	07-20-626-011	2489 VALLEY OAKS CIF	06/30/21	\$136,900	\$73,000	53.32	\$155,105	\$18,000	\$118,900	\$216,596	0.549	1,345	\$88.40	5320	1.00 STY	83		
5320	2	07-20-626-012	2523 WHITE OAK PL	12/08/21	\$127,000	\$61,100	48.11	\$130,149	\$18,000	\$109,000	\$177,171	0.615	1,350	\$80.74	5320	2.00 STY	77		
5320	3	07-20-626-007	2410 TANBARK OAK D	12/08/21	\$131,000	\$62,000	47.33	\$131,989	\$18,000	\$113,000	\$180,077	0.628	1,181	\$95.68	5320	1.00 STY	80		
5320	4	07-20-626-021	2462 VALLEY OAKS CIF	01/03/23	\$148,000	\$64,800	43.78	\$137,945	\$18,000	\$130,000	\$189,487	0.686	1,152	\$112.85	5320	1.00 STY	84		
												\$542,900	\$260,900	48.06	\$555,188	\$72,000	\$470,900	\$763,330	0.617
												Current ECF		0.633					
												Mean		0.619					
												Median		0.621					
												Mode		#N/A					
												2024 ECF		0.630					

ECF Area 5360

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec						
5360	1	07-36-505-039	1451 RONNIE ST	08/13/21	\$84,000	\$41,100	48.93	\$87,299	\$11,018	\$72,982	\$69,918	1.044	864	\$84.47	5360	1.00 STY	55						
5360	2	07-36-504-008	1478 MARK ST	02/17/23	\$118,500	\$54,600	46.08	\$115,334	\$11,114	\$107,386	\$95,527	1.124	1,014	\$105.90	5360	1.00 STY	55						
5360	3	07-36-505-040	1459 RONNIE ST	03/31/22	\$108,000	\$44,000	40.74	\$93,385	\$10,080	\$97,920	\$76,357	1.282	888	\$110.27	5360	1.00 STY	55						
5360	4	07-36-505-004	1490 MARIA ST	06/02/22	\$130,000	\$52,000	40.00	\$109,955	\$10,080	\$119,920	\$91,544	1.310	1,177	\$101.89	5360	1.00 STY	55						
5360	5	07-36-504-034	4203 VAN SLYKE RD	08/08/22	\$146,000	\$52,000	35.62	\$110,752	\$13,948	\$132,052	\$88,730	1.488	984	\$134.20	5360	1.00 STY	55						
												\$586,500	\$243,700	41.55	\$516,725	\$56,240	\$530,260	\$422,076	1.256				
														Current ECF	1.091								
														Mean	1.250								
														Median	1.282								
														Mode	#N/A								
														2024 ECF	1.250								
Outlier for 2024																							
5360		07-36-504-036	4211 VAN SLYKE RD	04/16/21	\$72,100	\$53,900	74.76	\$114,775	\$15,168	\$56,932	\$91,299	0.624	1,044	\$54.53	5360	1.00 STY	55						

ECF Area 5400

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
VAN SLYKE MANOR																	
5400	1	07-35-579-059	4327 KENTWOOD AVE	12/08/21	\$135,000	\$79,200	58.67	\$170,354	\$15,040	\$119,960	\$150,644	0.796	1,670	\$71.83	5400	TRI-LEVEL	65
5400	2	07-36-557-059	1417 JUDD RD	06/11/21	\$141,000	\$80,400	57.02	\$172,732	\$16,889	\$124,111	\$151,157	0.821	1,107	\$112.11	5400	1.00 STY	60
5400	3	07-35-579-051	2093 KINGSWOOD DR	09/10/21	\$145,000	\$82,100	56.62	\$176,808	\$16,305	\$128,695	\$155,677	0.827	1,656	\$77.71	5400	QUAD-LEV	65
5400	4	07-35-579-080	4417 OLD COLONY DR	07/23/21	\$155,000	\$82,100	52.97	\$177,379	\$17,916	\$137,084	\$154,668	0.886	1,684	\$81.40	5400	QUAD-LEV	65
5400	5	07-36-556-012	1437 WILLIAMSBURG	02/09/22	\$167,000	\$86,600	51.86	\$188,534	\$25,776	\$141,224	\$157,864	0.895	1,801	\$78.41	5400	QUAD-LEV	60
5400	6	07-36-557-007	4309 VAN SLYKE RD	05/28/21	\$171,000	\$89,200	52.16	\$191,810	\$18,665	\$152,335	\$167,939	0.907	1,740	\$87.55	5400	2.00 STY	60
5400	7	07-36-557-032	1368 WILLIAMSBURG	11/30/22	\$155,000	\$80,500	51.94	\$172,489	\$15,502	\$139,498	\$152,267	0.916	1,216	\$114.72	5400	1.00 STY	60
5400	8	07-36-556-035	4366 CAPTAINS LN	01/20/23	\$249,900	\$128,900	51.58	\$274,647	\$17,868	\$232,032	\$249,058	0.932	2,514	\$92.30	5400	QUAD-LEV	70
5400	9	07-36-557-066	1416 JUDD RD	12/30/21	\$155,000	\$77,000	49.68	\$165,425	\$14,571	\$140,429	\$146,318	0.960	1,236	\$113.62	5400	1.00 STY	60
5400	10	07-36-557-071	1456 JUDD RD	05/13/21	\$165,000	\$79,200	48.00	\$170,124	\$15,832	\$149,168	\$149,653	0.997	1,418	\$105.20	5400	1.00 STY	60
5400	11	07-36-556-007	1473 WILLIAMSBURG	11/24/21	\$165,000	\$77,600	47.03	\$169,053	\$22,952	\$142,048	\$141,708	1.002	1,292	\$109.94	5400	1.00 STY	60
5400	12	07-36-557-053	1467 JUDD RD	07/14/21	\$140,000	\$64,700	46.21	\$140,103	\$15,297	\$124,703	\$121,053	1.030	1,022	\$122.02	5400	1.00 STY	60
5400	13	07-35-577-006	4442 VAN SLYKE RD	11/18/22	\$115,000	\$53,100	46.17	\$114,549	\$11,529	\$103,471	\$99,922	1.036	994	\$104.10	5400	1.00 STY	60
5400	14	07-36-556-034	4358 CAPTAINS LN	11/23/21	\$163,000	\$74,700	45.83	\$161,151	\$16,101	\$146,899	\$140,689	1.044	1,650	\$89.03	5400	QUAD-LEV	60
5400	15	07-36-557-012	4308 GREENTREE DR	11/10/22	\$160,000	\$72,400	45.25	\$156,158	\$16,878	\$143,122	\$135,092	1.059	1,107	\$129.29	5400	1.00 STY	60
5400	16	07-35-579-021	2129 WESTMINISTER I	07/12/22	\$185,000	\$83,700	45.24	\$180,143	\$16,305	\$168,695	\$158,912	1.062	1,700	\$99.23	5400	QUAD-LEV	65
5400	17	07-35-578-001	2057 FOREST HEIGHTS	05/07/21	\$130,000	\$57,500	44.23	\$126,487	\$19,343	\$110,657	\$103,922	1.065	950	\$116.48	5400	1.00 STY	60
5400	18	07-36-557-036	1393 WILLIAMSBURG	05/06/22	\$195,000	\$87,800	45.03	\$188,689	\$19,596	\$175,404	\$164,009	1.069	1,716	\$102.22	5400	2.00 STY	60
5400	19	07-35-578-019	2083 HUNTINGTON A'	08/12/21	\$165,000	\$72,900	44.18	\$159,867	\$23,011	\$141,989	\$132,741	1.070	1,210	\$117.35	5400	1.00 STY	60
5400	20	07-35-578-017	4463 WESTMONT DR	12/23/21	\$125,000	\$54,900	43.92	\$121,092	\$19,215	\$105,785	\$98,814	1.071	888	\$119.13	5400	1.00 STY	60
5400	21	07-35-578-010	2097 HUNTINGTON A'	08/13/21	\$140,000	\$59,900	42.79	\$130,818	\$17,419	\$122,581	\$109,989	1.114	1,004	\$122.09	5400	1.00 STY	60
5400	22	07-35-579-019	2113 WESTMINISTER I	03/10/22	\$200,100	\$81,600	40.78	\$175,704	\$16,305	\$183,795	\$154,606	1.189	1,628	\$112.90	5400	QUAD-LEV	61
5400	23	07-36-556-044	4357 VAN SLYKE RD	09/23/22	\$200,000	\$80,200	40.10	\$173,068	\$18,579	\$181,421	\$149,844	1.211	1,650	\$109.95	5400	QUAD-LEV	60
5400	24	07-35-577-017	4456 WOODBRIAR DR	05/20/22	\$139,900	\$55,800	39.89	\$120,647	\$12,400	\$127,500	\$104,992	1.214	950	\$134.21	5400	1.00 STY	60
5400	25	07-36-556-037	1474 WILLIAMSBURG	04/01/22	\$226,000	\$89,500	39.60	\$192,093	\$18,141	\$207,859	\$168,722	1.232	1,770	\$117.43	5400	QUAD-LEV	60
5400	26	07-36-557-055	1451 JUDD RD	03/04/22	\$177,500	\$68,800	38.76	\$148,665	\$16,748	\$160,752	\$127,951	1.256	1,000	\$160.75	5400	1.00 STY	60
5400	27	07-35-577-023	2031 FOREST HEIGHTS	06/01/21	\$142,000	\$51,300	36.13	\$111,857	\$14,707	\$127,293	\$94,229	1.351	925	\$137.61	5400	1.00 STY	60

\$4,407,400	\$2,051,600	46.55	\$4,430,446	\$468,890	\$3,938,510	\$3,842,440	1.025	
							Current ECF	1.031
							Mean	1.037
							Median	1.044
							Mode	#N/A
							2024 ECF	1.035

Outlier for 2024																	
5400		07-35-577-003	4464 VAN SLYKE RD	07/06/21	\$85,000	\$53,300	62.71	\$116,164	\$14,020	\$70,980	\$99,073	0.716	890	\$79.75	5400	1.00 STY	70
5400		07-35-577-019	4468 WOODBRIAR DR	11/03/21	\$75,000	\$46,400	61.87	\$100,471	\$10,876	\$64,124	\$86,901	0.738	888	\$72.21	5400	1.00 STY	60

ECF Area 5510

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5510	1	07-05-651-043	2101 MAPLE CREEK DI	04/27/22	\$265,000	\$137,500	51.89	\$291,872	\$18,111	\$246,889	\$369,448	0.668	1,968	\$125.45	5510	2.00 STY	89	
5510	2	07-05-651-009	5401 BRIGHT CREEK C	07/30/21	\$243,000	\$113,900	46.87	\$243,574	\$23,621	\$219,379	\$296,833	0.739	1,508	\$145.48	5510	1.00 STY	89	
5510	3	07-05-651-064	2085 MAPLE CREEK DI	04/02/21	\$235,000	\$107,600	45.79	\$229,194	\$18,111	\$216,889	\$284,862	0.761	1,358	\$159.71	5510	1.00 STY	89	
5510	4	07-05-651-034	5416 SYCAMORE LN	02/16/22	\$365,000	\$164,700	45.12	\$348,719	\$17,321	\$347,679	\$447,231	0.777	2,391	\$145.41	5510	2.00 STY	89	
					\$1,108,000	\$523,700	47.27	\$1,113,359	\$77,164	\$1,030,836	\$1,398,374	0.737						
												Current ECF	0.741					
												Mean	0.737					
												Median	0.750					
												Mode	#N/A					
												2024 ECF	0.750					

ECF Area 5520

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5520	1	07-20-527-008	5138 SUNBURST CT	09/10/21	\$156,200	\$61,000	39.05	\$128,612	\$10,512	\$145,688	\$165,871	0.878	1,366	\$106.65	5520	1.00 STY	68
					\$156,200	\$61,000	39.05	\$128,612	\$10,512	\$145,688	\$165,871	0.878					
												Current ECF					
												Mean					
												Median					
												Mode					
												2024 ECF					
													No change for 2024 - lack of sales				

ECF Area 5540

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
5540	1	07-17-200-019	1161 S DYE RD	12/27/22	\$190,000	\$87,400	46.00	\$180,819	\$26,775	\$163,225	\$190,180	0.858	1,620	\$100.76	5540	1.25 STY	65
5540	2	07-17-200-020	1179 S DYE RD	07/28/21	\$70,000	\$30,900	44.14	\$63,908	\$12,500	\$57,500	\$64,991	0.885	688	\$83.58	5540	1.00 STY	60
5540	3	07-17-576-019	5079 W COURT ST	09/30/22	\$240,000	\$98,700	41.13	\$207,017	\$20,103	\$219,897	\$228,411	0.963	1,554	\$141.50	5540	1.00 STY	71
												\$483,583	0.911				
												Current ECF	0.791				
												Mean	0.902				
												Median	0.885				
												Mode	#N/A				
												2024 ECF	0.875	Additional weight to sales 1 & 2			
Outlier for 2024																	
5540		07-17-576-020	5073 W COURT ST	12/23/22	\$65,000	\$35,500	54.62	\$75,307	\$20,321	\$44,679	\$69,515	0.643	880	\$50.77	5540	1.00 STY	55
5540		07-17-200-047	1249 S DYE RD	09/01/22	\$129,900	\$37,000	28.48	\$74,906	\$42,174	\$87,726	\$32,732	2.680	0	#DIV/0!	5540		0

ECF Area 5560

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5560	1	07-18-582-010	6152 W COURT ST	07/28/21	\$137,000	\$62,900	45.91	\$135,730	\$17,500	\$119,500	\$172,096	0.694	1,232	\$97.00	5560	1.00 STY	70	
5560	2	07-18-578-001	6024 W COURT ST	04/28/22	\$210,000	\$74,800	35.62	\$160,569	\$18,200	\$191,800	\$207,233	0.926	1,800	\$106.56	5560	2.00 STY	65	
5560	3	07-18-578-009	6112 W COURT ST	12/23/21	\$165,000	\$54,100	32.79	\$117,292	\$17,500	\$147,500	\$145,258	1.015	1,196	\$123.33	5560	1.00 STY	65	
					\$512,000	\$191,800	37.46	\$413,591	\$53,200	\$458,800	\$524,587	0.875						
												Current ECF	0.687					
												Mean	0.878					
												Median	0.926					
												Mode	#N/A					
												2024 ECF	0.825					

ECF Area 5600

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5600	1	07-18-581-016	1337 YORKTOWN DR	07/19/22	\$195,000	\$88,400	45.33	\$194,034	\$25,000	\$170,000	\$209,460	0.812	1,678	\$101.31	5600	2.00 STY	73	
5600	2	07-18-580-022	6058 RIDGEWOOD CT	08/26/22	\$174,000	\$77,700	44.66	\$173,024	\$29,099	\$144,901	\$178,346	0.812	1,523	\$95.14	5600	1.00 STY	65	
5600	3	07-18-580-038	6220 LANCASTER DR	04/08/22	\$180,000	\$77,500	43.06	\$171,224	\$25,414	\$154,586	\$180,682	0.856	1,636	\$94.49	5600	TRI-LEVEL	65	
5600	4	07-18-579-016	6120 LANCASTER DR	12/15/22	\$172,000	\$73,000	42.44	\$161,691	\$25,000	\$147,000	\$169,382	0.868	1,340	\$109.70	5600	1.00 STY	65	
5600	5	07-18-579-033	6065 LANCASTER DR	12/09/22	\$187,500	\$79,500	42.40	\$175,139	\$25,000	\$162,500	\$186,046	0.873	1,864	\$87.18	5600	2.00 STY	65	
5600	6	07-18-581-008	6216 TRENTON DR	01/24/23	\$189,900	\$73,300	38.60	\$164,356	\$30,678	\$159,222	\$165,648	0.961	1,620	\$98.29	5600	2.00 STY	68	
5600	7	07-18-579-004	6123 LANCASTER DR	10/17/22	\$201,750	\$76,300	37.82	\$168,606	\$25,000	\$176,750	\$177,950	0.993	1,688	\$104.71	5600	1.00 STY	65	
					\$1,300,150	\$545,700	41.97	\$1,208,074	\$185,191	\$1,114,959	\$1,267,513	0.880						
												Current ECF	0.807					
												Mean	0.882					
												Median	0.868					
												Mode	#N/A					
												2024 ECF	0.869					
Outlier for 2024																		
5600		07-18-580-006	6103 TRENTON DR	04/29/21	\$120,000	\$86,300	71.92	\$189,429	\$25,000	\$95,000	\$203,753	0.466	2,148	\$44.23	5600	2.00 STY	65	

ECF Area 5700

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5700	1	07-20-505-028	5511 WESTCHESTER D	09/21/21	\$140,000	\$77,900	55.64	\$165,650	\$14,448	\$125,552	\$142,778	0.879	1,680	\$74.73	5700	QUAD-LEVEL	65	
5700	2	07-20-505-070	5411 LITCHFIELD DR	11/30/21	\$159,900	\$89,000	55.66	\$189,104	\$15,443	\$144,457	\$163,986	0.881	1,755	\$82.31	5700	TRI-LEVEL	65	
5700	3	07-20-503-028	5369 DEVON CT	06/01/22	\$144,400	\$73,500	50.90	\$157,631	\$20,848	\$123,552	\$129,162	0.957	1,006	\$122.82	5700	1.00 STY	70	
5700	4	07-20-505-001	5406 LITCHFIELD DR	03/31/22	\$151,000	\$76,000	50.33	\$162,382	\$17,758	\$133,242	\$136,567	0.976	1,040	\$128.12	5700	1.00 STY	65	
5700	5	07-20-505-068	5421 LITCHFIELD DR	10/12/21	\$137,000	\$68,300	49.85	\$145,320	\$14,047	\$122,953	\$123,959	0.992	1,140	\$107.85	5700	1.00 STY	60	
5700	6	07-20-506-022	5514 MEADOWCREST	08/06/21	\$152,000	\$75,700	49.80	\$161,264	\$14,799	\$137,201	\$138,305	0.992	1,200	\$114.33	5700	2.00 STY	72	
5700	7	07-20-505-010	5474 LITCHFIELD DR	06/03/22	\$159,000	\$77,800	48.93	\$165,370	\$14,600	\$144,400	\$142,370	1.014	1,264	\$114.24	5700	1.00 STY	65	
5700	8	07-20-503-022	5350 WESTCHESTER D	06/16/22	\$153,000	\$73,700	48.17	\$157,307	\$16,942	\$136,058	\$132,545	1.027	988	\$137.71	5700	1.00 STY	65	
5700	9	07-20-506-005	5449 MEADOWCREST	04/13/22	\$154,900	\$73,800	47.64	\$157,087	\$13,859	\$141,041	\$135,248	1.043	1,092	\$129.16	5700	1.00 STY	71	
5700	10	07-20-506-030	5450 MEADOWCREST	07/14/21	\$149,000	\$70,200	47.11	\$149,743	\$14,404	\$134,596	\$127,799	1.053	1,050	\$128.19	5700	1.00 STY	71	
5700	11	07-20-506-026	5482 MEADOWCREST	10/15/21	\$160,000	\$74,700	46.69	\$159,160	\$14,404	\$145,596	\$136,691	1.065	1,134	\$128.39	5700	1.00 STY	74	
5700	12	07-20-505-029	5503 WESTCHESTER D	08/18/22	\$135,500	\$63,000	46.49	\$134,623	\$14,448	\$121,052	\$113,480	1.067	934	\$129.61	5700	1.00 STY	65	
5700	13	07-20-505-027	5517 WESTCHESTER D	05/07/21	\$138,500	\$61,700	44.55	\$131,777	\$14,448	\$124,052	\$110,792	1.120	922	\$134.55	5700	1.00 STY	60	
5700	14	07-20-505-049	5484 WESTCHESTER D	02/08/22	\$140,000	\$61,100	43.64	\$130,567	\$15,000	\$125,000	\$109,128	1.145	1,060	\$117.92	5700	1.00 STY	60	
5700	15	07-20-505-065	5443 LITCHFIELD DR	09/21/21	\$145,415	\$63,300	43.53	\$134,861	\$14,047	\$131,368	\$114,083	1.152	1,140	\$115.24	5700	1.00 STY	60	
5700	16	07-20-505-063	5459 LITCHFIELD DR	05/17/21	\$137,500	\$59,600	43.35	\$127,113	\$14,047	\$123,453	\$106,767	1.156	1,008	\$122.47	5700	1.00 STY	60	
5700		07-20-505-004	5426 LITCHFIELD DR	04/05/22	\$150,000	\$63,200	42.13	\$134,780	\$14,600	\$135,400	\$113,484	1.193	1,022	\$132.49	5700	1.00 STY	60	
5700		07-20-505-040	5417 WESTCHESTER D	11/23/21	\$147,000	\$60,600	41.22	\$129,453	\$14,502	\$132,498	\$108,547	1.221	948	\$139.77	5700	1.00 STY	65	
5700		07-20-504-032	5402 WESTCHESTER D	11/10/22	\$150,000	\$61,600	41.07	\$131,421	\$14,207	\$135,793	\$110,684	1.227	1,058	\$128.35	5700	1.00 STY	60	
5700		07-20-504-007	5298 WESTCHESTER D	05/27/22	\$155,000	\$63,500	40.97	\$135,006	\$16,775	\$138,225	\$111,644	1.238	1,058	\$130.65	5700	1.00 STY	60	
5700		07-20-505-048	5476 WESTCHESTER D	01/07/23	\$135,000	\$53,200	39.41	\$114,012	\$15,000	\$120,000	\$93,496	1.283	1,002	\$119.76	5700	1.00 STY	60	
					\$3,094,115	\$1,441,400	46.59	\$3,073,631	\$318,626	\$2,775,489	\$2,601,516	1.067						
												Current ECF	1.059					
												Mean	1.080					
												Median	1.065					
												Mode	#N/A					
												2024 ECF	1.150					
Outlier for 2024																		
5700		07-20-504-026	5361 ELMFORD DR	04/26/22	\$107,500	\$61,200	56.93	\$131,461	\$18,017	\$89,483	\$107,124	0.835	1,008	\$88.77	5700	1.00 STY	60	
5700		07-20-505-008	5458 LITCHFIELD DR	10/27/21	\$138,000	\$78,200	56.67	\$166,334	\$16,319	\$121,681	\$141,657	0.859	1,008	\$120.72	5700	1.00 STY	65	
5700		07-20-505-024	2104 CAMBRIAN DR	11/22/22	\$108,000	\$67,300	62.31	\$143,598	\$16,092	\$91,908	\$120,402	0.763	1,088	\$84.47	5700	1.00 STY	60	

ECF Area 5721

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
5721	1	07-20-100-005	5481 CORUNNA RD	02/15/22	\$60,000	\$43,200	72.00	\$89,794	\$6,149	\$53,851	\$137,123	0.393	1,260	\$42.74	5721	1.00 STY	65	
												Current ECF	0.610					
												Mean	0.393					
												Median	0.393					
												Mode	N/A					
												2024 ECF	0.610					
No change for 2024 - lack of sales																		

ECF Area 5760

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
WESTERN HILLS 0-6																	
5760	1	07-07-528-003	6050 COVERED WAGC	04/08/21	\$400,000	\$220,000	55.00	\$461,351	\$27,846	\$372,154	\$776,891	0.479	4,478	\$83.11	5760	2.00 STY	73
5760	2	07-07-507-001	1380 HIGHLAND MEAI	08/29/22	\$375,000	\$181,300	48.35	\$383,686	\$35,976	\$339,024	\$623,136	0.544	3,974	\$85.31	5760	1.75 STY	70
5760	3	07-07-578-002	6088 SIERRA PASS	07/06/21	\$265,000	\$126,700	47.81	\$270,261	\$49,000	\$216,000	\$396,525	0.545	3,021	\$71.50	5760	2.00 STY	55
5760	4	07-07-504-020	6419 WEST CIMARROI	06/30/21	\$275,000	\$131,700	47.89	\$276,664	\$27,967	\$247,033	\$445,694	0.554	3,206	\$77.05	5760	2.00 STY	65
5760	5	07-07-505-001	6273 WEST CIMARROI	10/28/21	\$360,000	\$172,400	47.89	\$361,560	\$28,180	\$331,820	\$591,225	0.561	3,116	\$106.49	5760	2.00 STY	66
5760	6	07-07-503-015	1393 HICKORY HOLLO	02/01/22	\$290,000	\$135,800	46.83	\$285,150	\$27,998	\$262,002	\$460,846	0.569	3,247	\$80.69	5760	2.00 STY	66
5760	7	07-07-577-018	1097 SANDSTONE PAS	09/15/22	\$190,000	\$87,800	46.21	\$186,998	\$30,415	\$159,585	\$280,615	0.569	2,328	\$68.55	5760	2.00 STY	55
5760	8	07-07-577-034	1062 WESTERN HILLS	01/28/22	\$156,900	\$71,900	45.83	\$154,422	\$32,728	\$124,172	\$218,090	0.569	1,526	\$81.37	5760	2.00 STY	55
5760	9	07-07-505-005	1297 HIGHLAND MEAI	02/22/22	\$360,000	\$167,700	46.58	\$351,233	\$27,676	\$332,324	\$579,851	0.573	3,326	\$99.92	5760	2.00 STY	66
5760	10	07-07-526-018	6201 CIMARRON TRL	12/14/21	\$285,000	\$132,500	46.49	\$277,443	\$27,492	\$257,508	\$447,941	0.575	3,032	\$84.93	5760	2.00 STY	60
5760	11	07-07-579-019	6210 SIERRA PASS	11/19/21	\$345,000	\$158,900	46.06	\$330,782	\$25,789	\$319,211	\$546,582	0.584	3,458	\$92.31	5760	2.00 STY	60
5760	12	07-07-506-011	6475 HICKORY HOLLO	08/31/22	\$287,000	\$130,900	45.61	\$273,570	\$26,466	\$260,534	\$442,839	0.588	2,483	\$104.93	5760	1.00 STY	64
					\$3,588,900	\$1,717,600	47.86	\$3,613,120	\$367,533	\$3,221,367	\$5,810,234	0.554					
												Current ECF	0.558				
												Mean	0.559				
												Median	0.569				
												Mode	#N/A				
												2024 ECF	0.560				
Outlier for 2024																	
5760		07-07-506-008	6500 HICKORY HOLLO	02/04/22	\$350,000	\$155,800	44.51	\$326,460	\$27,320	\$322,680	\$536,093	0.602	2,863	\$112.71	5760	1.00 STY	70
5760		07-07-506-013	6457 HICKORY HOLLO	06/30/22	\$406,000	\$172,200	42.41	\$362,086	\$32,230	\$373,770	\$591,140	0.632	3,194	\$117.02	5760	2.00 STY	67
5760		07-07-504-004	6285 WEST CIMARROI	10/18/21	\$294,995	\$124,500	42.20	\$260,498	\$26,859	\$268,136	\$418,708	0.640	1,880	\$142.63	5760	1.00 STY	82
5760		07-07-577-016	6052 SIERRA PASS	05/11/22	\$220,000	\$91,000	41.36	\$189,000	\$25,714	\$194,286	\$292,627	0.664	2,472	\$78.59	5760	2.00 STY	55
5760		07-07-581-027	1169 SPRINGBORROW	08/13/21	\$315,000	\$125,300	39.78	\$266,073	\$33,741	\$281,259	\$416,366	0.676	3,494	\$80.50	5760	2.00 STY	60
5760		07-07-507-008	6339 SANTA FE TRL	09/29/21	\$272,000	\$94,700	34.82	\$244,853	\$32,757	\$239,243	\$346,570	0.690	2,107	\$113.55	5760	1.75 STY	70
5760		07-07-578-019	1072 STONEGATE CT	07/28/22	\$250,000	\$99,300	39.72	\$206,987	\$26,134	\$223,866	\$324,109	0.691	2,625	\$85.28	5760	2.00 STY	60
5760		07-07-576-014	6036 MAPLERIDGE DR	07/01/22	\$248,000	\$97,700	39.40	\$205,614	\$28,456	\$219,544	\$317,487	0.692	2,322	\$94.55	5760	1.00 STY	52
5760		07-07-526-046	6218 CIMARRON TRL	03/14/22	\$315,000	\$121,000	38.41	\$256,189	\$30,111	\$284,889	\$405,158	0.703	3,002	\$94.90	5760	2.00 STY	60
5760		07-07-506-007	6494 HICKORY HOLLO	06/03/22	\$325,000	\$121,300	37.32	\$255,000	\$30,068	\$294,932	\$403,104	0.732	3,074	\$95.94	5760	2.00 STY	68
5760		07-07-504-016	6467 WEST CIMARROI	11/15/21	\$310,000	\$107,300	34.61	\$224,760	\$27,192	\$282,808	\$354,065	0.799	2,717	\$104.09	5760	1.75 STY	63
5760		07-07-528-005	6240 WESTERN PASS	04/19/21	\$320,000	\$181,500	56.72	\$381,143	\$28,275	\$291,725	\$632,380	0.461	3,356	\$86.93	5760	2.00 STY	70
5760		07-07-579-025	6173 SIERRA PASS	10/22/21	\$276,000	\$174,400	63.19	\$364,911	\$30,859	\$245,141	\$598,660	0.409	4,334	\$56.56	5760	2.00 STY	60

ECF Area 6020

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec								
WESTHAVEN ADDITION NO 1																									
6020	1	07-35-553-117	2497 BETTY LN	08/01/22	\$120,000	\$65,800	54.83	\$139,268	\$14,991	\$105,009	\$127,203	0.826	1,365	\$76.93	6020	1.00 STY	65								
6020	2	07-35-553-054	2438 SUE ANN LN	12/29/22	\$159,000	\$84,700	53.27	\$178,197	\$9,929	\$149,071	\$172,229	0.866	1,908	\$78.13	6020	1.00 STY	70								
6020	3	07-35-553-065	2457 WILL JO LN	04/15/21	\$129,000	\$59,200	45.89	\$124,987	\$9,929	\$119,071	\$117,767	1.011	988	\$120.52	6020	1.00 STY	70								
6020	4	07-35-553-010	2479 BETTY LN	06/29/22	\$227,000	\$96,900	42.69	\$204,167	\$15,152	\$211,848	\$193,465	1.095	1,848	\$114.64	6020	1.00 STY	70								
6020	5	07-35-553-018	2480 BETTY LN	05/13/22	\$155,000	\$64,000	41.29	\$135,268	\$14,842	\$140,158	\$123,261	1.137	1,396	\$100.40	6020	1.00 STY	65								
6020	6	07-35-553-006	2453 BETTY LN	07/29/21	\$132,000	\$53,200	40.30	\$112,233	\$10,007	\$121,993	\$104,633	1.166	1,184	\$103.03	6020	1.00 STY	65								
6020	7	07-35-553-102	4487 SHELDON LN	07/01/22	\$145,000	\$54,900	37.86	\$115,739	\$9,675	\$135,325	\$108,561	1.247	1,304	\$103.78	6020	1.00 STY	60								
6020	8	07-35-553-114	2420 W MAPLE AVE	11/09/22	\$154,000	\$57,400	37.27	\$121,385	\$13,714	\$140,286	\$110,206	1.273	1,008	\$139.17	6020	1.00 STY	65								
6020	9	07-35-553-049	2470 SUE ANN LN	12/15/22	\$155,000	\$55,400	35.74	\$116,970	\$9,929	\$145,071	\$109,561	1.324	960	\$151.12	6020	1.00 STY	65								
												\$1,376,000	\$591,500	42.99	\$1,248,214	\$108,168	\$1,267,832	\$1,166,884	1.087						
												Current ECF		0.977											
												Mean		1.105											
												Median		1.137											
												Mode		#N/A											
												2024 ECF		1.075											

ECF Area 6040

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec			
6040																				
												Current ECF		0.723						
												Mean		#N/A						
												Median		#N/A						
												Mode		#N/A						
												2024 ECF		0.723						

No change for 2024 - lack of sales

ECF Area 6060

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
WESTHAVEN																			
6060	1	07-18-583-024	1448 DORELLEN AVE	06/14/21	\$116,000	\$36,600	31.55	\$77,734	\$10,800	\$105,200	\$95,348	1.103	988	\$106.48	6060	1.00 STY	60		
6060	2	07-18-583-022	1464 DORELLEN AVE	05/31/22	\$152,000	\$40,100	26.38	\$84,968	\$10,800	\$141,200	\$105,652	1.336	936	\$150.85	6060	1.00 STY	65		
												\$268,000	\$76,700	28.62	\$162,702	\$21,600	\$246,400	\$201,000	1.226
														Current ECF	0.702				
														Mean	1.220				
														Median	1.220				
														Mode	#N/A				
														2024 ECF	0.802				
												21 parcels in tract							
												Ratio indicates increase							
												Adj to be consistent w/comparable nbhd 6020							

ECF Area 6080

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
6080	1	07-18-551-027	6443 W COURT ST	12/27/22	\$112,153	\$58,600	52.25	\$121,526	\$14,142	\$98,011	\$106,532	0.920	1,232	\$79.55	6080	2.00 STY	60	
6080	2	07-18-551-022	1439 S ELMS RD	05/19/21	\$152,451	\$77,400	50.77	\$161,108	\$9,323	\$143,128	\$150,580	0.951	1,332	\$107.45	6080	1.00 STY	65	
6080	3	07-18-551-064	1273 S ELMS RD	10/17/22	\$173,000	\$82,600	47.75	\$178,820	\$25,628	\$147,372	\$152,051	0.969	1,192	\$123.63	6080		70	
6080	4	07-18-551-016	6480 CORUNNA RD	04/21/21	\$130,000	\$59,500	45.77	\$128,925	\$20,451	\$109,549	\$107,613	1.018	1,164	\$94.11	6080	1.50 STY	55	
6080	5	07-18-551-002	6290 CORUNNA RD	03/07/23	\$255,000	\$118,700	46.55	\$252,482	\$20,451	\$234,549	\$230,189	1.019	1,950	\$120.28	6080	1.00 STY	58	
6080	6	07-18-551-032	6363 W COURT ST	02/24/23	\$150,000	\$66,800	44.53	\$144,389	\$20,138	\$129,862	\$123,265	1.054	1,420	\$91.45	6080	1.50 STY	65	
6080	7	07-18-551-069	6289 W COURT ST	03/31/23	\$200,000	\$87,700	43.85	\$187,956	\$28,662	\$171,338	\$158,086	1.084	1,494	\$114.68	6080	1.00 STY	75	
					\$1,172,604	\$551,300	47.02	\$1,175,206	\$138,795	\$1,033,809	\$1,028,317	1.005						
												Current ECF	1.008					
												Mean	1.002					
												Median	1.018					
												Mode	#N/A					
												2024 ECF	1.010					
Outlier for 2024																		
6080		07-18-551-061	1321 S ELMS RD	07/08/22	\$113,000	\$39,300	34.78	\$84,950	\$12,897	\$100,103	\$71,481	1.400	1,072	\$93.38	6080	1.25 STY	50	
6080		07-18-551-050	6396 W COURT ST	09/07/21	\$108,000	\$68,100	63.06	\$145,866	\$15,658	\$92,342	\$129,175	0.715	1,225	\$75.38	6080	1.75 STY	60	

ECF Area 6100

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec	
WESTWOOD HILLS																		
6100	1	07-09-502-001	4639 BEECHER RD	03/15/23	\$110,000	\$47,700	43.36	\$106,860	\$24,418	\$85,582	\$98,970	0.865	1,032	\$82.93	6100	1.00 STY	60	
6100	2	07-09-503-018	1333 AUTUMN DR	01/25/22	\$149,000	\$69,000	46.31	\$142,987	\$16,000	\$133,000	\$152,445	0.872	1,232	\$107.95	6100	1.00 STY	60	
6100	3	07-09-503-052	1506 AUTUMN DR	06/15/21	\$116,000	\$51,600	44.48	\$106,775	\$18,150	\$97,850	\$106,393	0.920	1,032	\$94.82	6100	1.00 STY	60	
6100	4	07-09-503-015	1393 AUTUMN DR	06/24/21	\$140,000	\$58,600	41.86	\$124,248	\$17,869	\$122,131	\$127,706	0.956	1,200	\$101.78	6100	1.00 STY	60	
6100	5	07-09-502-024	1315 WESTWOOD CT	03/30/23	\$170,000	\$66,900	39.35	\$146,181	\$22,380	\$147,620	\$148,621	0.993	1,216	\$121.40	6100	1.00 STY	60	
6100	6	07-09-502-032	1414 WESTWOOD DR	05/24/22	\$165,000	\$64,300	38.97	\$133,418	\$15,000	\$150,000	\$142,158	1.055	1,644	\$91.24	6100	TRI-LEVEL	65	
6100	7	07-09-503-004	1489 AUTUMN DR	09/21/21	\$151,000	\$57,600	38.15	\$120,434	\$17,076	\$133,924	\$124,079	1.079	1,100	\$121.75	6100	1.00 STY	60	
					\$1,001,000	\$415,700	41.53	\$880,903	\$130,893	\$870,107	\$900,372	0.966						
												Current ECF	0.833					
												Mean	0.963					
												Median	0.956					
												Mode	#N/A					
												2024 ECF	0.955					
<i>Outlier for 2024</i>																		
6100		07-09-503-039	1360 AUTUMN DR	03/04/22	\$161,000	\$53,100	32.98	\$113,649	\$18,648	\$142,352	\$114,047	1.248	1,080	\$131.81	6100	1.00 STY	60	
6100		07-09-502-027	1364 WESTWOOD DR	01/31/23	\$130,000	\$68,300	52.54	\$141,815	\$15,179	\$114,821	\$152,024	0.755	1,618	\$70.96	6100	1.50 STY	60	

ECF Area 6160

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
6160																			
												Current ECF	0.404						
												Mean	#DIV/0!						
												Median	#NUM!						
												Mode	#N/A						
												2024 ECF	0.404						
No change for 2024 - lack of sales																			



ECF Area 6170

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec											
WOOD HILL ESTATES CONDO																												
6170	1	07-05-678-003	2188 WOOD HILL DR	07/02/21	\$220,000	\$107,500	48.86	\$224,619	\$9,684	\$210,316	\$399,507	0.526	1,848	\$113.81	6170	1.00 STY	89											
6170	2	07-05-678-004	2186 WOOD HILL DR	09/16/21	\$253,000	\$106,100	41.94	\$221,398	\$9,128	\$243,872	\$394,554	0.618	1,848	\$131.97	6170	1.00 STY	79											
6170	3	07-05-678-004	2186 WOOD HILL DR	08/11/22	\$275,000	\$106,100	38.58	\$221,398	\$9,128	\$265,872	\$394,554	0.674	1,848	\$143.87	6170	1.00 STY	79											
												\$748,000	\$319,700	42.74	\$667,415	\$27,940	\$720,060	\$1,188,615	0.606									
														Current ECF	0.538													
														Mean	0.606													
														Median	0.618													
														Mode	#N/A													
														2024 ECF	0.604													

ECF Area 6200

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec								
WROXTON CONDO																									
6200	1	07-10-676-019	3766 RIVER BIRCH DR	03/24/22	\$65,000	\$39,900	61.38	\$82,925	\$6,000	\$59,000	\$202,434	0.291	1,426	\$41.37	6200	1.00 STY	65								
6200	2	07-10-676-014	3806 WROXTON DR	02/23/22	\$83,000	\$43,100	51.93	\$89,610	\$6,000	\$77,000	\$220,026	0.350	1,582	\$48.67	6200	1.00 STY	65								
												\$148,000	\$83,000	56.08	\$172,535	\$12,000	\$136,000	\$422,461	0.322						
												Current ECF		0.380											
												Mean		0.321											
												Median		0.321											
												Mode		#N/A											
												2024 ECF		0.350	Sale 2 additional weight										

ECF Area 6220

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec					
WYNWOOD CONDO																						
6220	1	07-05-677-039	2023 BEEKMAN CT	04/19/21	\$81,500	\$45,200	55.46	\$96,000	\$12,000	\$69,500	\$155,556	0.447	1,265	\$54.94	6220	2.00 STY	72					
6220	2	07-05-677-029	2014 BEEKMAN CT	04/30/21	\$103,000	\$45,200	43.88	\$96,000	\$12,000	\$91,000	\$155,556	0.585	1,265	\$71.94	6220	2.00 STY	72					
6220	3	07-05-677-026	2010 BEEKMAN CT	08/05/21	\$108,500	\$45,200	41.66	\$96,000	\$12,000	\$96,500	\$155,556	0.620	1,265	\$76.28	6220	2.00 STY	72					
6220	4	07-05-677-030	2012 BEEKMAN CT	08/27/21	\$140,000	\$53,600	38.29	\$113,580	\$12,000	\$128,000	\$188,111	0.680	1,646	\$77.76	6220	2.00 STY	72					
												\$433,000	\$189,200	43.70	\$401,580	\$48,000	\$385,000	\$654,778	0.588			
														Current ECF	0.540							
														Mean	0.583							
														Median	0.603							
														Mode	#N/A							
														2024 ECF	0.583							
Outlier for 2024																						
6220		07-05-677-018	2004 BEEKMAN CT	11/29/21	\$158,000	\$53,700	33.99	\$113,637	\$12,000	\$146,000	\$188,217	0.776	1,647	\$88.65	6220	2.00 STY	72					
6220		07-05-677-032	2017 BEEKMAN CT	12/21/22	\$65,000	\$44,700	68.77	\$94,934	\$12,000	\$53,000	\$153,581	0.345	1,265	\$41.90	6220	2.00 STY	72					

ECF Area 6240

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
FLAGSTONE 1-8																	
6240	1	07-06-528-005	6116 BOULDER DR	11/09/21	\$340,000	\$186,300	54.79	\$392,747	\$23,200	\$316,800	\$443,634	0.714	2,001	\$158.32	6240	1.00 STY	96
6240	2	07-06-528-004	6128 BOULDER DR	05/25/21	\$365,000	\$186,900	51.21	\$402,557	\$22,000	\$343,000	\$454,846	0.754	2,001	\$171.41	6240	1.00 STY	97
6240	3	07-06-503-013	6464 MARBLE LN	06/10/22	\$345,000	\$179,500	52.03	\$373,914	\$20,000	\$325,000	\$424,867	0.765	1,893	\$171.69	6240	1.00 STY	71
6240	4	07-06-504-007	6480 STONE BROOK LI	03/08/23	\$374,000	\$188,900	50.51	\$395,075	\$21,400	\$352,600	\$448,589	0.786	2,242	\$157.27	6240	2.00 STY	73
6240	5	07-06-528-001	6204 BOULDER DR	05/24/21	\$270,000	\$134,500	49.81	\$284,282	\$23,800	\$246,200	\$312,703	0.787	1,705	\$144.40	6240	1.00 STY	89
6240	6	07-06-503-011	6472 MARBLE LN	11/19/21	\$337,900	\$161,700	47.85	\$339,817	\$23,100	\$314,800	\$380,213	0.828	2,230	\$141.17	6240	1.50 STY	71
6240	7	07-06-552-002	2254 STONE FIELD CT	09/15/21	\$321,500	\$148,000	46.03	\$312,336	\$30,630	\$290,870	\$338,182	0.860	1,688	\$172.32	6240	1.00 STY	82
6240	8	07-06-503-014	6460 MARBLE LN	04/04/22	\$355,000	\$159,500	44.93	\$342,352	\$20,000	\$335,000	\$384,972	0.870	2,392	\$140.05	6240	1.25 STY	71
6240	9	07-06-502-017	2382 FLAGSTONE DR	04/08/22	\$330,000	\$150,800	45.70	\$316,154	\$25,350	\$304,650	\$349,104	0.873	2,316	\$131.54	6240	2.00 STY	71
6240	10	07-06-552-007	6355 BOULDER DR	12/30/21	\$327,000	\$149,100	45.60	\$311,492	\$20,600	\$306,400	\$349,210	0.877	2,167	\$141.39	6240	2.00 STY	79
6240	11	07-06-503-008	2375 STEPPING STONI	12/14/22	\$297,000	\$132,600	44.65	\$281,955	\$26,000	\$271,000	\$305,954	0.886	2,094	\$129.42	6240	2.00 STY	72
6240	12	07-06-502-014	6458 FLAGSTONE CT	08/17/21	\$293,800	\$133,100	45.30	\$277,000	\$20,000	\$273,800	\$308,523	0.887	1,981	\$138.21	6240	1.00 STY	71
6240	13	07-06-553-004	6254 BOULDER DR	09/14/22	\$305,000	\$132,500	43.44	\$276,828	\$11,633	\$293,367	\$318,361	0.921	1,748	\$167.83	6240	1.00 STY	83
6240	14	07-06-503-012	6468 MARBLE LN	11/03/21	\$325,000	\$141,200	43.45	\$295,370	\$21,400	\$303,600	\$328,896	0.923	2,122	\$143.07	6240	2.00 STY	71
Median SP					\$4,586,200	\$2,184,600	47.63	\$4,601,879	\$309,113	\$4,277,087	\$5,148,055	0.831					
												Current ECF	0.833				
												Mean	0.838				
												Median	0.865				
												Mode	#N/A				
												2024 ECF	0.850				
Outlier for 2024																	
6240		07-06-552-016	2337 STONE FIELD DR	09/27/21	\$260,000	\$149,200	57.38	\$311,312	\$20,000	\$240,000	\$349,714	0.686	1,944	\$123.46	6240	2.00 STY	82
6240		07-06-552-005	2257 STONE FIELD CT	01/14/22	\$302,500	\$170,300	56.30	\$357,828	\$22,600	\$279,900	\$402,435	0.696	2,406	\$116.33	6240	1.00 STY	80
6240		07-06-507-006	2335 PEBBLE CREEK D	05/31/22	\$299,900	\$126,500	42.18	\$270,154	\$26,800	\$273,100	\$292,142	0.935	2,008	\$136.01	6240	2.00 STY	76
6240		07-06-552-015	2329 STONE FIELD DR	12/20/21	\$325,000	\$136,300	41.94	\$284,278	\$20,000	\$305,000	\$317,261	0.961	1,550	\$196.77	6240	1.00 STY	81
6240		07-06-502-013	6462 FLAGSTONE CT	12/30/22	\$254,900	\$105,200	41.27	\$219,616	\$20,800	\$234,100	\$238,675	0.981	1,949	\$120.11	6240	1.25 STY	71
6240		07-06-528-014	6213 BOULDER DR	09/20/22	\$392,500	\$160,200	40.82	\$335,511	\$21,000	\$371,500	\$377,564	0.984	1,866	\$199.09	6240	1.00 STY	90
6240		07-06-508-014	6528 STONE BROOK LI	11/17/21	\$390,000	\$150,700	38.64	\$317,278	\$22,440	\$367,560	\$353,947	1.038	1,726	\$212.95	6240	1.00 STY	92
6240		07-06-553-003	6268 BOULDER DR	09/27/21	\$25,500	\$10,000	39.22	\$20,400	\$20,400	\$5,100	\$0	#DIV/0!	0	#DIV/0!	6240		90

ECF Area 6241

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec		
FLAGSTONE NO 9																			
6241	1	07-06-551-013	2328 FLAGSTONE DR	04/06/22	\$395,000	\$178,900	45.29	\$378,802	\$21,780	\$373,220	\$461,865	0.808	2,481	\$150.43	6241	2.00 STY	79		
												\$461,865	0.808						
												Current ECF	0.773						
												2024 ECF	0.773						
No change for 2024 - lack of sales																			

ECF Area 6260

ECF Area	Sale Num	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Style	Deprec
HERITAGE PLACE																	
6260	1	07-07-626-030	1500 DURANGO CT	04/26/22	\$220,000	\$117,700	53.50	\$247,621	\$12,000	\$208,000	\$360,828	0.576	1,933	\$107.60	6260	1.00 STY	75
6260	2	07-07-626-012	1525 RIO GRANDE CT	06/07/21	\$194,000	\$102,700	52.94	\$216,211	\$12,000	\$182,000	\$312,727	0.582	1,676	\$108.59	6260	1.00 STY	73
6260	3	07-07-626-039	1510 WILDWOOD CT	05/03/22	\$245,000	\$121,800	49.71	\$256,239	\$12,000	\$233,000	\$374,026	0.623	1,921	\$121.29	6260	1.00 STY	77
6260	4	07-07-626-018	1502 SILVERTON CT	04/19/22	\$215,500	\$105,400	48.91	\$221,696	\$12,000	\$203,500	\$321,127	0.634	1,676	\$121.42	6260	1.00 STY	74
6260	5	07-07-626-017	1506 SILVERTON CT	09/30/22	\$242,000	\$115,500	47.73	\$242,875	\$12,000	\$230,000	\$353,561	0.651	1,909	\$120.48	6260	1.00 STY	74
6260	6	07-07-626-008	1509 RIO GRANDE CT	06/08/22	\$245,000	\$102,300	41.76	\$215,310	\$12,000	\$233,000	\$311,348	0.748	1,676	\$139.02	6260	1.00 STY	72
					\$1,361,500	\$665,400	48.87	\$1,399,952	\$72,000	\$1,289,500	\$2,033,617	0.634					
												Current ECF	0.653				
												Mean	0.636				
												Median	0.628				
												Mode	#N/A				
												2024 ECF	0.670	Sales 3-4 given additional weight			

Outlier for 2024

6260		07-07-626-037	1518 WILDWOOD CT	06/01/21	\$205,000	\$121,500	59.27	\$255,510	\$12,000	\$193,000	\$372,910	0.518	1,909	\$101.10	6260	1.00 STY	77
6260		07-07-626-041	1502 WILDWOOD CT	07/13/21	\$205,000	\$121,500	59.27	\$255,510	\$12,000	\$193,000	\$372,910	0.518	1,909	\$101.10	6260	1.00 STY	77