

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
36 011 01 0105 000	29229 MUNRO	11/08/24	\$232,000	\$97,500	42.03	\$229,537	\$33,080	\$198,920	\$171,728	1.158	1,200	\$165.77	0011	9.1898	TWO-STORY
36 011 01 0138 000	29248 ADAMS	01/27/25	\$227,500	\$71,600	31.47	\$164,473	\$35,180	\$192,320	\$113,018	1.702	1,225	\$157.00	0011	45.1430	TWO-STORY
36 011 01 0187 000	29252 LOWELL	01/10/24	\$230,000	\$81,400	35.39	\$204,695	\$33,556	\$196,444	\$149,597	1.313	1,824	\$107.70	0011	6.2914	TWO-STORY
36 011 01 0188 000	29268 LOWELL	04/25/23	\$392,000	\$158,300	40.38	\$401,607	\$72,228	\$319,772	\$287,919	1.111	2,291	\$139.58	0011	13.9607	NEW TWO STORY
36 011 02 0178 002	29468 LOWELL	01/24/25	\$512,000	\$201,300	39.32	\$522,866	\$233,591	\$278,409	\$252,863	1.101	2,305	\$120.78	0011	14.9212	TWO-STORY
36 011 03 0040 000	29030 SPRINGSTEAD	03/29/24	\$191,000	\$75,100	39.32	\$190,245	\$41,188	\$149,812	\$130,295	1.150	1,248	\$120.04	0011	10.0445	NEW RANCH
36 011 03 0073 000	29060 DENISON	08/02/23	\$210,000	\$79,900	38.05	\$204,776	\$69,479	\$140,521	\$118,267	1.188	1,840	\$76.37	0011	6.2069	RANCH
36 011 03 0077 000	29112 DENISON	10/01/24	\$100,000	\$38,900	38.90	\$93,007	\$33,803	\$66,197	\$51,752	1.279	751	\$88.15	0011	2.8886	RANCH
Totals:			\$2,094,500	\$804,000		\$2,011,206		\$1,542,395	\$1,275,438			\$121.92		4.0934	
				Sale. Ratio =>	38.39				E.C.F. =>	1.209		Std. Deviation=>	0.19738409		
				Std. Dev. =>	3.28				Ave. E.C.F. =>	1.250		Ave. Variance=>	13.5808	Coefficient of Var=>	10.86252712

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36 018 01 0018 000	30213 ADAMS	07/02/24	\$594,000	\$252,500	42.51	\$509,214	\$123,798	\$470,202	\$232,318	2.024	3,096	\$151.87	00112	23.0496	TWO-STORY	
36 018 01 0021 301	30295 ADAMS	04/29/24	\$480,000	\$255,000	53.13	\$548,389	\$115,830	\$364,170	\$260,735	1.397	2,650	\$137.42	00112	39.6753	NEW COLONIAL	
36 018 01 0030 000	30475 ADAMS	04/17/23	\$340,000	\$178,400	52.47	\$397,538	\$198,795	\$141,205	\$119,797	1.179	1,716	\$82.29	00112	61.4756	BUNGALOW	
36 018 01 0045 300	30709 ADAMS	12/20/23	\$490,000	\$166,900	34.06	\$363,656	\$109,512	\$380,488	\$153,191	2.484	2,534	\$150.15	00112	69.0288	RANCH	
36 018 01 0053 000	30875 ADAMS	01/05/24	\$320,000	\$126,100	39.41	\$266,782	\$107,400	\$212,600	\$96,071	2.213	1,153	\$184.39	00112	41.9484	CAPE COD	
36 018 01 0095 000	30760 BAYVIEW	09/23/24	\$385,000	\$223,400	58.03	\$443,344	\$115,546	\$269,454	\$197,588	1.364	1,922	\$140.19	00112	42.9741	BUNGALOW	
36 018 01 0098 000	30730 BAYVIEW	08/06/24	\$333,000	\$189,400	56.88	\$378,422	\$111,766	\$221,234	\$160,733	1.376	1,395	\$158.59	00112	41.7053	BUNGALOW	
36 019 01 0017 000	30571 ISLAND	05/02/24	\$350,000	\$140,900	40.26	\$290,471	\$109,333	\$240,667	\$109,185	2.204	1,659	\$145.07	0019	41.0752	TWO-STORY	
36 019 01 0036 000	30843 ISLAND	05/12/23	\$355,000	\$167,800	47.27	\$361,837	\$119,928	\$235,072	\$145,816	1.612	1,506	\$156.09	0019	18.1348	RANCH	
36 019 01 0053 003	31110 ISLAND	10/30/23	\$365,000	\$136,600	37.42	\$293,172	\$99,515	\$265,485	\$116,731	2.274	1,600	\$165.93	0019	48.0869	TWO-STORY	
36 019 01 0082 000	30604 ISLAND	04/08/24	\$500,000	\$255,100	51.02	\$514,030	\$111,180	\$388,820	\$242,827	1.601	1,608	\$241.80	0019	19.2238	BUNGALOW	
Totals:			\$4,512,000	\$2,092,100		\$4,366,855		\$3,189,397	\$1,834,992			\$155.80		5.5361		
					Sale. Ratio =>	46.37				E.C.F. =>	1.738	Std. Deviation=>		0.45489953		
					Std. Dev. =>	8.27				Ave. E.C.F. =>	1.793	Ave. Variance=>		40.5798	Coefficient of Var=>	22.62654347

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36 017 01 0673 000	29311 S GIBRALTAR	06/28/24	\$341,000	\$166,700	48.89	\$355,622	\$139,953	\$201,047	\$149,355	1.346	1,614	\$124.56	0017	23.4163	RANCH	
36 017 01 0774 002	29958 YOUNG	06/07/24	\$260,000	\$112,700	43.35	\$245,682	\$91,290	\$168,710	\$106,920	1.578	1,625	\$103.82	0017	0.2348	BI-LEVEL	
36 017 01 0812 002	30372 YOUNG	09/25/23	\$600,000	\$247,800	41.30	\$543,265	\$162,830	\$437,170	\$263,459	1.659	3,112	\$140.48	0017	7.9085	COLONIAL	
36 017 01 0846 000	30622 TRIANGLE	08/18/23	\$365,000	\$158,500	43.42	\$352,958	\$165,247	\$199,753	\$129,994	1.537	1,369	\$145.91	0017	4.3627	RANCH	
36 017 01 0848 000	30642 TRIANGLE	07/17/24	\$410,000	\$191,200	46.63	\$406,824	\$156,628	\$253,372	\$173,266	1.462	1,648	\$153.75	0017	11.7932	RANCH	
36 017 01 0874 000	30701 YOUNG	07/31/23	\$300,000	\$108,100	36.03	\$224,495	\$69,055	\$230,945	\$109,157	2.116	1,692	\$136.49	0017	53.5446	CAPE COD	
36 017 01 0895 000	30545 YOUNG	09/01/23	\$297,500	\$146,500	49.24	\$316,423	\$79,455	\$218,045	\$164,105	1.329	1,943	\$112.22	0017	25.1572	TWO-STORY	
36 017 01 0978 000	30511 E POINTE	05/23/23	\$405,011	\$156,100	38.54	\$355,097	\$81,183	\$323,828	\$189,691	1.707	2,245	\$144.24	0017	12.6871	NEW TWO STORY	
36 017 01 1066 000	29790 POINTE	04/07/23	\$549,000	\$213,700	38.93	\$465,237	\$172,553	\$376,447	\$202,690	1.857	2,605	\$144.51	0017	27.6995	TWO-STORY	
36 017 01 1079 000	30024 POINTE	10/04/23	\$420,000	\$181,200	43.14	\$390,776	\$75,226	\$344,774	\$218,525	1.578	1,696	\$203.29	0017	0.2529	NEW TWO STORY	
36 017 01 1129 000	30331 WORTH	02/23/24	\$225,000	\$93,200	41.42	\$204,799	\$70,677	\$154,323	\$92,882	1.661	999	\$154.48	0017	8.1229	RANCH	
36 017 01 1155 002	29873 S GIBRALTAR	10/18/24	\$371,000	\$193,000	52.02	\$401,505	\$104,079	\$266,921	\$205,974	1.296	2,459	\$108.55	0017	28.4363	TWO-STORY	
36 018 01 0602 000	29924 BAYVIEW	07/18/23	\$166,000	\$86,200	51.93	\$199,057	\$69,176	\$96,824	\$89,945	1.076	1,255	\$77.15	0017	50.3785	CAPE COD	
36 018 01 0604 000	29914 BAYVIEW	05/19/23	\$316,410	\$109,100	34.48	\$255,855	\$72,522	\$243,888	\$126,962	1.921	1,242	\$196.37	0017	34.0692	RANCH	
Totals:			\$5,025,921	\$2,164,000		\$4,717,595		\$3,516,047	\$2,222,925			\$138.99		0.1459		
					Sale. Ratio =>	43.06				E.C.F. =>	1.582	Std. Deviation=>		0.27414971		
					Std. Dev. =>	5.60				Ave. E.C.F. =>	1.580	Ave. Variance=>		20.5760	Coefficient of Var=>	13.02061103

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36 017 01 0726 002	14242 NAVARRE	10/02/23	\$215,000	\$111,700	51.95	\$268,187	\$47,094	\$167,906	\$146,711	1.144	2,005	\$83.74	00172	36.8358	BI-LEVEL	
36 017 01 0758 000	29740 YOUNG	09/11/23	\$345,000	\$116,800	33.86	\$271,933	\$47,981	\$297,019	\$148,608	1.999	1,303	\$227.95	00172	48.5848	RANCH	
36 017 01 0759 002	29752 YOUNG	10/28/24	\$219,000	\$109,300	49.91	\$247,357	\$45,681	\$173,319	\$133,826	1.295	1,008	\$171.94	00172	21.7723	RANCH	
36 017 01 1171 002	13975 NAVARRE	05/13/24	\$225,000	\$96,500	42.89	\$218,832	\$52,920	\$172,080	\$110,094	1.563	1,641	\$104.86	00172	5.0196	BI-LEVEL	
36 017 01 1182 002	14127 NAVARRE	07/08/24	\$225,000	\$92,900	41.29	\$210,615	\$43,633	\$181,367	\$110,804	1.637	1,585	\$114.43	00172	12.3995	BI-LEVEL	
36 017 01 1185 002	14153 NAVARRE	08/07/23	\$266,000	\$100,800	37.89	\$243,367	\$43,804	\$222,196	\$132,424	1.678	1,973	\$112.62	00172	16.5085	BI-LEVEL	
36 017 01 1246 002	14312 STOEFLLET	09/29/23	\$212,000	\$81,400	38.40	\$187,672	\$44,411	\$167,589	\$95,064	1.763	999	\$167.76	00172	25.0084	RANCH	
36 017 01 1268 002	13946 STOEFLLET	06/28/23	\$148,700	\$87,400	58.78	\$199,433	\$41,240	\$107,460	\$104,972	1.024	1,558	\$68.97	00172	48.9128	BI-LEVEL	
Totals:			\$1,855,700	\$796,800		\$1,847,396		\$1,488,936	\$982,503			\$131.53		0.2624		
					Sale. Ratio =>	42.94				E.C.F. =>	1.515	Std. Deviation=>		0.33081618		
					Std. Dev. =>	8.41				Ave. E.C.F. =>	1.513	Ave. Variance=>		26.8802	Coefficient of Var=>	17.76819121

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36 017 01 0990 000	30426 E POINTE	01/30/24	\$165,000	\$84,000	50.91	\$193,193	\$43,004	\$121,996	\$107,278	1.137	1,405	\$86.83	0018	33.8983	BUNGALOW
36 017 01 1018 002	30445 POINTE	04/11/23	\$168,000	\$76,800	45.71	\$183,313	\$72,716	\$95,284	\$78,998	1.206	1,182	\$80.61	0018	27.0020	BUNGALOW
36 017 01 1309 002	14445 STOEFLLET	10/16/24	\$194,900	\$88,000	45.15	\$197,381	\$56,958	\$137,942	\$100,302	1.375	1,305	\$105.70	0018	10.0914	CAPE COD
36 017 01 1343 002	30058 LISCH	05/19/23	\$163,000	\$80,600	49.45	\$185,100	\$41,666	\$121,334	\$102,453	1.184	981	\$123.68	0018	29.1888	RANCH
36 017 01 1346 002	30034 LISCH	09/24/24	\$200,000	\$82,600	41.30	\$183,614	\$41,350	\$158,650	\$101,617	1.561	981	\$161.72	0018	8.5073	RANCH
36 017 01 1367 002	30083 LISCH	12/19/24	\$203,500	\$84,700	41.62	\$194,831	\$45,872	\$157,628	\$106,399	1.481	1,089	\$144.75	0018	0.5297	RANCH
36 017 01 1373 002	30504 S GIBRALTAR	11/09/23	\$200,000	\$87,400	43.70	\$181,538	\$42,421	\$157,579	\$107,843	1.461	1,227	\$128.43	0018	1.4985	RANCH
36 017 01 1377 002	30118 MARR	09/26/24	\$210,000	\$95,100	45.29	\$186,949	\$36,512	\$173,488	\$116,618	1.488	1,480	\$117.22	0018	1.1484	COLONIAL
36 017 01 1498 000	30456 LISCH	06/09/23	\$160,000	\$77,000	48.13	\$178,754	\$40,043	\$119,957	\$99,079	1.211	1,098	\$109.25	0018	26.5462	RANCH
36 018 01 0158 000	30233 BAYVIEW	05/10/24	\$187,000	\$69,000	36.90	\$155,699	\$33,080	\$153,920	\$87,585	1.757	1,248	\$123.33	0018	28.1200	TWO-STORY
36 018 01 0172 000	30545 BAYVIEW	07/03/24	\$330,000	\$157,800	47.82	\$343,630	\$56,609	\$273,391	\$205,015	1.334	2,079	\$131.50	0018	14.2662	TRI-LEVEL
36 018 01 0179 000	30661 BAYVIEW	10/17/24	\$165,000	\$83,600	50.67	\$184,524	\$58,717	\$106,283	\$89,862	1.183	1,364	\$77.92	0018	29.3445	TWO-STORY
36 018 01 0185 000	30735 BAYVIEW	02/26/24	\$310,000	\$120,600	38.90	\$301,889	\$132,168	\$177,832	\$121,229	1.467	1,546	\$115.03	0018	0.9273	BUNGALOW
36 018 01 0212 000	13430 STORK	07/20/23	\$140,000	\$65,000	46.43	\$151,007	\$38,665	\$101,335	\$80,244	1.263	1,054	\$96.14	0018	21.3348	RANCH
36 018 01 0215 000	13330 STORK	01/29/24	\$245,000	\$96,100	39.22	\$219,406	\$75,770	\$169,230	\$102,597	1.649	1,528	\$110.75	0018	17.3282	RANCH
36 018 01 0271 000	13419 IVY	01/24/25	\$169,900	\$90,200	53.09	\$200,148	\$34,811	\$135,089	\$118,098	1.144	1,148	\$117.67	0018	33.2306	RANCH
36 018 01 0235 000	13412 NEELY	08/02/24	\$192,000	\$72,700	37.86	\$166,222	\$33,383	\$158,617	\$94,885	1.672	1,161	\$136.62	0018	19.5497	NEW RANCH
36 018 01 0237 000	13336 NEELY	02/20/25	\$180,000	\$58,700	32.61	\$134,864	\$35,869	\$144,131	\$70,711	2.038	1,131	\$127.44	0018	56.2140	RANCH
36 018 01 0243 000	30772 ADAMS	04/09/24	\$210,000	\$71,300	33.95	\$157,838	\$41,905	\$168,095	\$82,809	2.030	1,161	\$144.78	0018	55.3726	RANCH
36 018 01 0251 000	13421 LESLIE	07/28/23	\$160,000	\$64,900	40.56	\$155,707	\$34,275	\$125,725	\$86,737	1.449	1,131	\$111.16	0018	2.6685	RANCH
36 018 01 0251 000	13421 LESLIE	07/12/24	\$185,000	\$68,400	36.97	\$155,707	\$34,275	\$150,725	\$86,737	1.738	1,131	\$133.27	0018	26.1543	RANCH
36 018 01 0274 301	13438 IVY	11/20/23	\$234,900	\$97,000	41.29	\$222,088	\$58,574	\$176,326	\$116,796	1.510	1,356	\$130.03	0018	3.3517	RANCH
36 018 01 0276 300	13430 IVY	10/30/24	\$217,900	\$86,900	39.88	\$194,071	\$66,160	\$151,740	\$91,365	1.661	1,118	\$135.72	0018	18.4632	RANCH
36 018 01 0310 000	30550 ADAMS	08/23/24	\$310,000	\$131,900	42.55	\$290,649	\$42,177	\$267,823	\$177,480	1.509	1,623	\$165.02	0018	3.2853	TWO-STORY
36 018 01 0379 000	13392 GERALD	05/15/24	\$265,000	\$107,400	40.53	\$237,322	\$71,523	\$193,477	\$118,428	1.634	1,445	\$133.89	0018	15.7533	TRI-LEVEL
36 018 01 0453 000	13649 ROSE	04/27/23	\$150,000	\$72,900	48.60	\$167,148	\$38,051	\$111,949	\$92,212	1.214	1,472	\$76.05	0018	26.2141	TWO-STORY
36 018 01 0461 302	13612 ROSE	05/08/24	\$205,000	\$79,600	38.83	\$181,648	\$51,647	\$153,353	\$92,858	1.651	1,194	\$128.44	0018	17.5302	BUNGALOW
36 018 01 0510 000	13614 STOEFLLET	10/01/24	\$235,000	\$112,500	47.87	\$245,817	\$43,334	\$191,666	\$144,631	1.325	1,780	\$107.68	0018	15.0969	RANCH
Totals:			\$5,756,100	\$2,462,700		\$5,550,057		\$4,354,565	\$2,980,866			\$120.02		1.5340	
					Sale. Ratio =>	42.78				E.C.F. =>	1.461	Std. Deviat	0.246920716		
					Std. Dev. =>	5.33				Ave. E.C.F. =>	1.476	Ave. Varianc	19.3791	Coefficient of	13.12790637

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36 009 01 0002 000	29048 SUGAR ISLAND COURT	07/13/23	\$415,000	\$161,000	38.80	\$383,851	\$50,943	\$364,057	\$364,631	0.998	2,509	\$145.10	009.1	7.0867	COLONIAL	
36 009 01 0005 000	28986 SUGAR ISLAND COURT	05/25/23	\$359,900	\$148,900	41.37	\$356,578	\$51,473	\$308,427	\$334,179	0.923	2,353	\$131.08	009.1	0.4618	COLONIAL	
36 009 01 0020 000	14114 CALF ISLAND COURT	07/08/24	\$395,000	\$178,000	45.06	\$389,856	\$62,368	\$332,632	\$358,694	0.927	2,394	\$138.94	009.1	0.0218	CONTEMPORARY	
36 009 02 0069 000	13951 STURGEON BAR COURT	06/05/23	\$382,000	\$169,400	44.35	\$401,734	\$51,693	\$330,307	\$383,397	0.862	2,257	\$146.35	009.1	6.6031	NEW TWO STORY	
Totals:			\$1,551,900	\$657,300		\$1,532,019		\$1,335,423	\$1,440,900			\$140.37		0.0761		
					Sale. Ratio =>	42.35				E.C.F. =>	0.927	Std. Deviation=>		0.05598678		
					Std. Dev. =>	2.88				Ave. E.C.F. =>	0.928	Ave. Variance=>		3.5434	Coefficient of Var=>	3.820083598

GARAGE UNITS

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36 009 03 0012 000	13856 WATERSWAY DR.	11/27/24	\$160,000	\$67,300	42.06	\$140,516	\$28,507	\$131,493	\$95,489	1.377	1,068	\$123.12	009.3	9.0175	GARAGE UNIT	
36 009 03 0020 000	13926 WATERSWAY DR.	12/16/24	\$157,000	\$68,600	43.69	\$143,509	\$28,514	\$128,486	\$98,035	1.311	1,068	\$120.31	009.3	2.3745	GARAGE UNIT	
36 009 03 0028 000	13986 WATERSWAY DR.	11/21/23	\$151,000	\$57,900	38.34	\$147,669	\$28,000	\$123,000	\$102,020	1.206	1,068	\$115.17	009.3	8.1218	GARAGE UNIT #1	
36 009 03 0060 000	14117 WATERSWAY DR.	09/30/24	\$152,500	\$66,200	43.41	\$138,443	\$28,000	\$124,500	\$94,154	1.322	1,012	\$123.02	009.3	3.5429	GARAGE UNIT	
36 009 03 0072 000	13997 WATERSWAY DR.	10/12/23	\$148,000	\$56,500	38.18	\$143,516	\$28,521	\$119,479	\$98,035	1.219	1,068	\$111.87	009.3	6.8130	GARAGE UNIT	
Totals:			\$768,500	\$316,500		\$713,653		\$626,958	\$487,733			\$118.70		0.1416		
					Sale. Ratio =>	41.18				E.C.F. =>	1.285	Std. Deviation=>		0.07278161		
					Std. Dev. =>	2.70				Ave. E.C.F. =>	1.287	Ave. Variance=>		5.9739	Coefficient of Var=>	4.642229832

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 009 03 0030 000	14022 WATERSWAY DR.	05/16/24	\$159,900	\$64,300	40.21	\$124,277	\$28,288	\$131,612	\$167,228	0.787	1,080	\$121.86	009.3	2.4901	TWO-STORY	
36 009 03 0061 000	14071 WATERSWAY DR.	08/12/24	\$185,000	\$70,000	37.84	\$135,920	\$28,288	\$156,712	\$187,512	0.836	1,109	\$141.31	009.3	2.4066	RANCH	
36 009 03 0062 000	14073 WATERSWAY DR.	10/15/24	\$174,900	\$70,700	40.42	\$137,187	\$28,288	\$146,612	\$189,720	0.773	1,127	\$130.09	009.3	3.8894	RANCH	
36 009 03 0069 000	13995 WATERSWAY DR.	10/04/24	\$176,000	\$66,300	37.67	\$127,954	\$28,801	\$147,199	\$172,740	0.852	1,092	\$134.80	009.3	4.0218	TWO-STORY	
Totals:			\$695,800	\$271,300		\$525,338		\$582,135	\$717,200			\$132.02		0.0245		
					Sale. Ratio =>	38.99				E.C.F. =>	0.812	Std. Deviation=>		0.0380214		
					Std. Dev. =>	1.48				Ave. E.C.F. =>	0.812	Ave. Variance=>		3.2020	Coefficient of Var=>	3.943721081

OLDER SALES OUTSIDE 2 YEAR RANGE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 012 02 0005 000	29305 W JEFFERSON, UNIT #5	10/13/22	\$120,000	\$49,200	41.00	\$132,296	\$26,300	\$93,700	\$167,450	0.560	1,192	\$78.61	012.1	4.7466	TWO-STORY	
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	07/19/22	\$127,000	\$47,500	37.40	\$127,443	\$26,300	\$100,700	\$159,784	0.630	1,122	\$89.75	012.1	2.3192	TWO-STORY	
36 012 02 0011 000	29307 W JEFFERSON, UNIT #11	05/03/22	\$132,000	\$49,200	37.27	\$132,283	\$26,300	\$105,700	\$167,430	0.631	1,192	\$88.67	012.1	2.4274	TWO-STORY	
Totals:			\$379,000	\$145,900		\$392,022		\$300,100	\$494,664			\$85.68		0.0360		
					Sale. Ratio =>	38.50				E.C.F. =>	0.607	Std. Deviation=>		0.04111055		
					Std. Dev. =>	2.12				Ave. E.C.F. =>	0.607	Ave. Variance=>		3.1644	Coefficient of Var=>	5.212903309

NO SALES IN 2 YEAR RANGE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 012 03 0013 000	29589 W JEFFERSON, UNIT 13	02/08/24	\$52,500	\$23,200	44.19	\$51,264	\$13,600	\$38,900	\$40,674	0.956	607	\$64.09	12.03	43.4269	RANCH	
36 012 03 0015 000	29589 W JEFFERSON, UNIT 15	08/16/24	\$105,000	\$28,600	27.24	\$59,978	\$13,600	\$91,400	\$50,084	1.825	787	\$116.14	12.03	43.4269	RANCH	
Totals:			\$157,500	\$51,800		\$111,242		\$130,300	\$90,758			\$90.11		4.5028		
					Sale. Ratio =>	32.89				E.C.F. =>	1.436	Std. Deviation=>		0.61414878		
					Std. Dev. =>	11.99				Ave. E.C.F. =>	1.391	Ave. Variance=>		43.4269	Coefficient of Var=>	31.22760163

DATE RANGE 4/1/22 TO 3/31/25

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	12/16/22	\$60,000	\$24,800	41.33	\$60,003	\$13,600	\$46,400	\$50,111	0.926	787	\$58.96	12.03	10.3395	RANCH	
36 012 03 0008 000	29565 W JEFFERSON, UNIT 8	12/07/22	\$70,000	\$23,000	32.86	\$53,128	\$13,600	\$56,400	\$46,779	1.206	708	\$79.66	12.03	17.6342	RANCH	
36 012 03 0013 000	29589 W JEFFERSON, UNIT 13	02/08/24	\$52,500	\$23,200	44.19	\$51,264	\$13,600	\$38,900	\$40,674	0.956	607	\$64.09	12.03	7.2947	RANCH	
Totals:			\$182,500	\$71,000		\$164,395		\$141,700	\$137,564			\$67.57		0.0732		
					Sale. Ratio =>	38.90				E.C.F. =>	1.030	Std. Deviation=>		0.15347352		
					Std. Dev. =>	5.89				Ave. E.C.F. =>	1.029	Ave. Variance=>		11.7561	Coefficient of Var=>	11.42108943

DUE TO LACK OF SALES AND LARGE MOVE GENERATED, SALES WERE CONSIDERED BACK TO 4/1/22.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 012 01 0002 000	30744 S GIBRALTAR	11/27/23	\$293,000	\$114,300	39.01	\$304,468	\$47,967	\$245,033	\$191,992	1.276	1,600	\$153.15	12KBW	7.7602	RANCH	
36 012 01 0006 000	14809 WILLIAMS COURT	08/02/24	\$339,000	\$154,700	45.63	\$400,029	\$52,025	\$286,975	\$260,482	1.102	2,029	\$141.44	12KBW	25.2162	CONTEMPORARY	
36 012 01 0053 000	29941 WINDSOR	05/11/23	\$420,000	\$141,400	33.67	\$347,630	\$69,503	\$350,497	\$208,179	1.684	2,419	\$144.89	12KBW	32.9764	COLONIAL	
Totals:			\$1,052,000	\$410,400		\$1,052,127		\$882,505	\$660,653			\$146.49		1.8062		
					Sale. Ratio =>	39.01				E.C.F. =>	1.336	Std. Deviation=>		0.29862357		
					Std. Dev. =>	6.00				Ave. E.C.F. =>	1.354	Ave. Variance=>		21.9843	Coefficient of Var=>	16.23808982

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 017 02 0014 000	30334 WINDSOR - UNIT 14	11/18/24	\$210,000	\$93,600	44.57	\$206,434	\$48,977	\$161,023	\$102,712	1.568	1,012	\$159.11	17KBC	0.7504	TWO-STORY	
36 017 02 0020 000	30348 WINDSOR-UNIT 20	07/28/23	\$175,000	\$70,600	40.34	\$162,551	\$48,591	\$126,409	\$74,338	1.700	1,144	\$110.50	17KBC	12.5243	GARAGE UNIT	
36 017 02 0020 000	30348 WINDSOR-UNIT 20	03/22/24	\$190,000	\$70,600	37.16	\$162,551	\$48,591	\$141,409	\$74,338	1.902	1,144	\$123.61	17KBC	32.7024	GARAGE UNIT	
36 017 02 0029 000	30373 WINDSOR-UNIT 29	12/13/24	\$195,000	\$102,300	52.46	\$226,100	\$48,879	\$146,121	\$115,604	1.264	1,013	\$144.25	17KBC	31.1244	RANCH	
36 017 02 0037 000	30402 WINDSOR-UNIT 37	06/27/24	\$170,000	\$91,000	53.53	\$202,953	\$48,992	\$121,008	\$100,431	1.205	854	\$141.70	17KBC	37.0338	RANCH	
36 017 02 0038 000	30404 WINDSOR-UNIT 38	07/31/24	\$190,000	\$93,800	49.37	\$206,729	\$49,390	\$140,610	\$102,635	1.370	1,012	\$138.94	17KBC	20.5218	TWO-STORY	
36 017 02 0044 000	30418 WINDSOR-UNIT 44	10/31/24	\$200,000	\$75,100	37.55	\$163,653	\$48,591	\$151,409	\$75,057	2.017	1,144	\$132.35	17KBC	44.2038	GARAGE UNIT	
Totals:			\$1,330,000	\$597,000		\$1,330,971		\$987,989	\$645,114			\$135.78		4.3728		
					Sale. Ratio =>	44.89				E.C.F. =>	1.531	Std. Deviation=>		0.31470131		
					Std. Dev. =>	6.91				Ave. E.C.F. =>	1.575	Ave. Variance=>		25.5515	Coefficient of Var=>	16.2209128

NEWER

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 012 99 0008 706	13960 M GIBRALTAR	07/28/23	\$326,000	\$144,300	44.26	\$370,637	\$48,750	\$277,250	\$279,902	0.991	1,801	\$153.94	GMB01	7.8599	TWO-STORY	
36 012 99 0008 706	13960 M GIBRALTAR	11/19/24	\$370,000	\$157,900	42.68	\$370,637	\$48,750	\$321,250	\$279,902	1.148	1,801	\$178.37	GMB01	7.8599	TWO-STORY	
Totals:			\$696,000	\$302,200		\$741,274		\$598,500	\$559,804			\$166.16		0.0000		
					Sale. Ratio =>	43.42				E.C.F. =>	1.069	Std. Deviation=>		0.11115578		
					Std. Dev. =>	1.12				Ave. E.C.F. =>	1.069	Ave. Variance=>		7.8599	Coefficient of Var=>	7.351712615

OLDER

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
36 016 99 0005 000	30794 W JEFFERSON	05/01/24	\$155,000	\$60,000	38.71	\$127,402	\$20,356	\$134,644	\$75,120	1.792	1,123	\$119.90	GMB01	0.0000	RANCH	
Totals:			\$155,000	\$60,000		\$127,402		\$134,644	\$75,120			\$119.90		0.0000		
					Sale. Ratio =>	38.71				E.C.F. =>	1.792	Std. Deviation=>		#DIV/0!		
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.792	Ave. Variance=>		0.0000	Coefficient of Var=>	0