

Ann Arbor Twp 2024														
ECF CODE	RESIDENTIAL	2023	2023	Parcel	# of	% of	% Change		AVG	Proper	Recom	2024	TARGET	2024
	Name	ECF	AV	Count	Sales	Sample	Ratio	Per Ratio	TCV	Land TCV	ECF	USED ECF	2024 AV	AV
001	SECTION 1-12,, 18-26, 29, 31-33	-	\$ 132,078,100	473	16	3.4%	43.76	14.3%	\$ 558,500	\$ 167,550	1.133	1.133	\$ 150,911,906	\$ 146,241,700
003	SECTION 13-17	-	\$ 18,865,500	84	3	3.57%	40.48	23.5%	\$ 449,200	\$ 101,070	1.221	1.221	\$ 23,302,248	\$ 20,724,100
HH	HAWTHORNE HILLS	1.400	\$ 17,638,700	31	1	3.2%	31.3	59.7%	\$ 1,138,000	\$ 341,400	1.386	1.386	\$ 28,176,837	\$ 17,600,500
025	RADRICK MEADOWS & PINE HILL VILLAS	-	\$ 18,773,300	40	2	5.0%	46.29	8.0%	\$ 938,700	\$ 281,610	1.022	1.022	\$ 20,277,922	\$ 19,251,500
027	SECTIONS 27, 30, 34, 35, 36	-	\$ 48,986,600	164	2	1.2%	45.16	10.7%	\$ 597,400	\$ 134,420	0.939	0.939	\$ 54,236,714	\$ 52,680,000
037	BARTON HILLS VILLAGE	MULTI	\$ 89,777,800	150	11	7.3%	46.49	7.6%	\$ 1,197,000	\$ 359,100	1.402	1.402	\$ 96,556,034	\$ 95,729,900
038	FLEMING CREEK 1 & 2	0.98	\$ 53,065,100	198	7	3.5%	46.47	7.6%	\$ 536,000	\$ 160,800	0.990	0.990	\$ 57,096,083	\$ 54,545,600
039	LAUREL GARDENS CONDOS	1.169	\$ 27,131,100	103	11	10.7%	42.6	17.4%	\$ 526,800	\$ 118,530	1.163	1.163	\$ 31,844,014	\$ 28,733,500
040	ARBORS	1.12	\$ 14,341,100	84	4	4.8%	47.74	4.73%	\$ 341,500	\$ 102,450	1.120	1.12	\$ 15,020,004	\$ 15,020,100

04410	PINEBROOK & THE RIDGE	VARIED	\$ 14,422,600	35	3	8.6%	43.11	15.98%	\$ 824,100	\$ 185,420	0.797	0.797	\$ 16,727,673	\$ 14,691,200
13330	TRILLIUM WOODS	1.03	\$ 5,737,900	15	2	13.3%	49.62	0.8%	\$ 765,100	\$ 172,150	1.030	1.03	\$ 5,781,842	\$ 5,793,900
18202	BARTON PLATEAU	1.161	\$ 36,284,800	133	5	3.8%	35.49	40.9%	\$ 545,600	\$ 122,760	1.095	1.095	\$ 45,180,600	\$ 45,582,300
27475	HUNTINGTON WOODS	1.874	\$ 29,246,100	74	6	8.1%	43.27	15.6%	\$ 790,400	\$ 177,840	1.562	1.562	\$ 32,808,600	\$ 28,706,300
45	NORTHBROOKE N & S	0.864	\$ 20,985,000	38	3	7.9%	41.02	21.9%	\$ 1,104,500	\$ 331,350	0.736	0.736	\$ 25,578,986	\$ 22,697,600
100	RIDGE/GRANDEUR/MOTHER TERESA	VARIED	\$ 8,457,600	17	1	5.9%	41.14	21.5%	\$ 995,000	\$ 298,500	1.221	1.221	\$ 10,279,047	\$ 9,208,700
CORN	CORNWELL FARMS	0.873	\$ 10,746,300	28	2	7.1%	41.35	20.9%	\$ 767,600	\$ 230,280	0.89	0.890	\$ 12,994,317	\$ 14,295,900

AGRICULTURAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Terms of Sale	Adj. Sale \$	Liber/Page	Community	VACANT/IMPROVED	LAND TCV	Land Imp	Land Size'	Bldg RESIDUAL SALE	Bldg RESIDUAL Manual	ECF	
A -01-24-400-026	6672 NAPIER RD	03/07/22	\$475,000	\$185,850	WD	03-ARM'S LENGTH	\$475,000	5498 799	SALEM	Ag Improved	\$ 211,700	\$ 3,761	12	\$259,539	\$156,239	1.66	
A -01-27-300-014	8040 NORTH TERRITORIAL	01/14/22	\$1,235,000	\$308,050	WD	03-ARM'S LENGTH	\$1,235,000	5471 013	SALEM	101 Ag Imp	\$ 463,100	\$ 2,976	56.22	\$768,924	\$150,024	5.13	
MULTI Parcel																	
B -02-10-100-022	2960 SEVEN MILE RD	06/15/22	\$1,450,000	\$100,400	WD	03-ARM'S LENGTH	\$907,606	5491 565	NORTHFIELD TWP	IMPROVED	\$ 189,400	\$ 144	43.37	\$1,260,456	\$11,256	111.98	
B -02-11-200-002	SEVEN MILE RD	06/15/22	\$1,450,000	\$60,000	WD	03-ARM'S LENGTH	\$542,394	5491 565	NORTHFIELD TWP	VACANT		\$ -					
B -02-14-300-003	7374 SUTTON RD	09/23/22	\$530,000	\$263,800	WD	03-ARM'S LENGTH	\$530,000	5498 506	NORTHFIELD TWP	IMPROVED							
C -03-28-205-008	6301 GREGORY RD	03/31/23	\$1,375,000	\$381,800	WD	03-ARM'S LENGTH	\$1,375,000	5516 130	WEBSTER TWP	101 AG IMP	\$ 125,200	\$ -	21.7	\$1,249,800	\$638,400	1.96	
F -06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	\$208,000	WD	03-ARM'S LENGTH	\$340,000	5445 487	SYLVAN TWP	101 AG IMP	\$ 261,200	\$ 7,140	109.16	\$71,660	\$147,660	0.49	
F -06-30-300-003	1655 RANK RD	02/08/23	\$375,000	\$177,800	WD	03-ARM'S LENGTH	\$375,000	5511 853	SYLVAN TWP	101 AG IMP	\$ 180,800	\$ 7,140	30	\$187,060	\$167,660	1.12	
G -07-14-300-007	10065 EASTON RD	03/07/22	\$560,000	\$218,700	WD	03-ARM'S LENGTH	\$560,000	5473 775	LIMA TWP	101	\$ 230,480	\$ 5,625	34.42	\$323,895	\$201,295	1.61	
G -07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	\$241,600	WD	03-ARM'S LENGTH	\$550,000	5472 926	LIMA TWP	101 AG IMP	\$ 197,680	\$ -	31.49	\$352,320	\$285,520	1.23	
G -07-28-200-005	985 S FLETCHER RD	11/01/22	\$300,000	\$121,100	WD	03-ARM'S LENGTH	\$300,000	5502 402	LIMA TWP	101 AG IMP	\$ 132,202	\$ -	21.37	\$167,798	\$109,998	1.53	
O -15-35-300-010	19821 SHARON VALLEY	01/04/22	\$255,000	\$114,000	WD	03-ARM'S LENGTH	\$255,000	5464 472	SHARON TWP	101	\$ 88,400	\$ -	10.69	\$166,600	\$139,600	1.19	
S -19-27-100-009	12320 PLATT RD	03/22/23	\$237,000	\$83,600	WD	03-ARM'S LENGTH	\$237,000	5516 351	YORK TWP	101	\$ 70,000	\$ -	2.07	\$167,000	\$97,200	1.72	
T -20-14-400-023	9575 TALLADAY RD	12/16/21	\$275,000	\$126,000	WD	03-ARM'S LENGTH	\$184,309	5465 776	AUGUSTA TWP	101	\$ 197,400	\$ -	41.19	\$77,600	\$54,600	1.42	
T -20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	\$150,500	WD	03-ARM'S LENGTH	\$180,000	5497 147	AUGUSTA TWP	RES HOMES (2)	\$ 146,400	\$ -	40	\$33,600	\$154,600	0.22	
M -13-30-300-004	8379 WEBER RD	05/05/22	\$695,000	\$266,200	WD	03-ARM'S LENGTH	\$695,000	5482 535	LODI TWP	101 AG IMP	\$ 408,200	\$ 496	67.56	\$286,304	\$123,704	2.31	
T -20-34-100-007	13208 TUTTLE HILL RD	08/19/22	\$308,000	\$204,800	WD	03-ARM'S LENGTH	\$308,000	5495 077	AUGUSTA TWP	AG BLDGS	\$ 300,800	\$ -	80	\$7,200	\$108,800	0.07	
		Totals:	\$10,590,000	\$2,741,200					\$9,049,309						\$5,379,756	\$2,314,052	8.91
											Avg ECF						
												2.324820704					

ARBORS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value		
I-09-25-326-009	4483 HILLSIDE CT	05/24/21	\$341,900	PTA	03-ARM'S LENGTH	\$341,900	\$155,900	45.60	\$340,655	\$90,000	\$251,900	\$208,879	1.206	1,286	\$195.88	040	8.8868	2 STORY	\$90,000		
I-09-25-326-012	4471 HILLSIDE CT	03/21/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$154,400	42.07	\$337,242	\$90,000	\$277,000	\$206,035	1.344	1,286	\$215.40	040	22.7340	2 STORY	\$90,000		
I-09-25-326-034	4320 HILLSIDE DR	05/14/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$168,800	48.93	\$370,008	\$90,000	\$255,000	\$233,340	1.093	1,553	\$164.20	040	2.4266	2 STORY	\$90,000		
I-09-25-326-066	4275 PINE RIDGE CT	04/21/21	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$166,600	51.58	\$364,985	\$90,000	\$233,000	\$229,154	1.017	1,553	\$150.03	040	10.0309	2 STORY	\$90,000		
Totals:			\$1,630,900			\$1,630,900	\$778,560		\$1,715,541		\$1,180,900	\$1,054,618			\$175.36		0.2650				
								Sale. Ratio =>	47.74					E.C.F. =>	1.120	Std. Deviation=>		0.16351955			
								Std. Dev. =>	4.27					Ave. E.C.F. =>	1.117	Ave. Variance=>		12.6483	Coefficient of Var=>	11.32253318	

BARTON PLATEAU

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class	
I-09-07-361-014	2834 NEWPORT RD	12/03/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$228,200	30.43	\$682,771	\$381,639	\$368,361	\$259,373	1.420	2,707	\$136.08	18202	30.1190	1 STORY	\$366,401	BARTON PLATEAU	401	
I-09-18-202-004	2800 ENGLAVE DR	04/19/21	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$262,900	40.45	\$812,710	\$354,253	\$295,747	\$394,881	0.749	2,893	\$102.23	18202	37.0056	2 STORY	\$352,848	BARTON PLATEAU	401	
I-09-18-232-007	2338 BELGRADE NOTCH ST	03/17/23	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$323,100	37.35	\$854,652	\$356,590	\$508,410	\$428,994	1.185	3,390	\$149.97	18202	6.6114	2 STORY	\$356,590	BARTON PLATEAU	401	
I-09-18-262-002	2377 BLUEBERRY LN	03/31/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$330,500	36.72	\$929,140	\$390,244	\$509,756	\$464,165	1.098	4,745	\$107.43	18202	2.0787	TRI-LEVEL	\$367,699	BARTON PLATEAU	401	
I-09-18-297-007	2353 BLUEBERRY LN	03/13/23	\$880,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$880,000	\$290,700	33.03	\$884,622	\$593,826	\$286,174	\$250,470	1.143	1,522	\$188.02	18202	2.3539	2 STORY	\$571,283	BARTON PLATEAU	401	
Totals:						\$4,045,000	\$1,435,400		\$4,163,895		\$1,968,448	\$1,797,884			\$136.75		2.4138					
								Sale. Ratio =>	35.49				E.C.F. =>	1.095	Std. Deviation=>		0.24135771					
								Std. Dev. =>	3.91				Ave. E.C.F. =>	1.119	Ave. Variance=>		15.6337	Coefficient of Var=>		13.97105566		

OUTLIERS

I-09-18-262-006	2558 N MAPLE RD	10/13/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$258,200	60.05	\$775,116	\$404,010	\$25,990	\$319,643	0.081	2,651	\$9.80	18202	103.7698	1 STORY	\$391,279	BARTON PLATEAU	401
I-09-18-231-009	2774 N MAPLE RD	11/19/21	\$621,000	WD	03-ARM'S LENGTH	\$621,000	\$164,700	26.52	\$502,498	\$228,999	\$392,001	\$235,572	1.664	2,114	\$185.43	18202	54.5032	BI-LEVEL	\$227,212	BARTON PLATEAU	401

BARTON HILLS VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Property Class		
IB-09-07-480-005	805 COLLISTON RD	07/11/22	\$1,120,000	PTA	03-ARM'S LENGTH	\$1,120,000	\$418,900	37.40	\$1,183,535	\$199,487	\$920,513	\$628,383	1.465	3,393	\$271.30	037	0.2672	TRI-LEVEL	\$184,268	401		
IB-09-08-325-006	484 BARTON NORTH DR	12/10/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$786,800	56.20	\$1,158,631	\$124,683	\$1,275,317	\$660,248	1.932	4,607	\$276.82	037	46.4010	2 STORY	\$106,347	401		
IB-09-08-340-002	625 SPRING VALLEY RD	05/28/21	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$336,800	43.46	\$718,679	\$154,324	\$620,676	\$360,380	1.722	2,247	\$276.22	037	25.4719	2 STORY	\$152,715	401		
IB-09-08-340-010	500 HILLSPUR RD	05/27/22	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$479,300	56.06	\$789,609	\$254,259	\$600,741	\$341,858	1.757	3,217	\$186.74	037	28.9718	2 STORY	\$242,956	401		
IB-09-08-340-011	480 HILLSPUR RD	06/02/21	\$1,065,000	PTA	03-ARM'S LENGTH	\$1,065,000	\$485,800	45.62	\$1,184,601	\$191,109	\$873,891	\$634,414	1.377	3,243	\$269.47	037	9.0085	2 STORY	\$187,914	401		
IB-09-08-450-004	200 BARTON NORTH DR	09/06/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$712,400	47.49	\$1,664,256	\$200,769	\$1,299,231	\$934,538	1.390	4,544	\$285.92	037	7.7325	2 STORY	\$199,659	401		
IB-09-17-150-011	2815 WHITMORE LAKE RD	02/22/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$799,700	72.70	\$1,263,155	\$299,606	\$800,394	\$615,293	1.301	4,423	\$180.96	037	16.6730	2 STORY	\$298,133	401		
IB-09-17-160-004	270 BARTON SHORE DR	12/30/22	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$378,300	28.88	\$1,267,636	\$254,854	\$1,055,146	\$646,732	1.632	2,814	\$374.96	037	16.3941	1 STORY	\$254,526	401		
IB-09-17-160-014	264 BARTON SHORE DR	04/06/21	\$1,950,000	PTA	03-ARM'S LENGTH	\$1,950,000	\$972,600	49.88	\$2,667,713	\$199,882	\$1,750,118	\$1,575,882	1.111	8,332	\$210.05	037	35.6999	2 STORY	\$183,006	401		
IB-09-17-160-019	250 BARTON SHORE DR	12/28/22	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$637,100	64.68	\$1,526,621	\$192,599	\$792,401	\$851,866	0.930	4,309	\$183.89	037	53.7369	1 STORY	\$182,042	401		
IB-09-17-160-020	260 BARTON SHORE DR	06/15/22	\$2,342,500	PTA	03-ARM'S LENGTH	\$2,342,500	\$687,600	29.35	\$2,399,355	\$153,581	\$2,188,919	\$1,434,083	1.526	4,060	\$539.14	037	5.8791	2 STORY	\$146,808	401		
Totals:			\$14,402,500			\$14,402,500	\$6,695,300		\$15,823,791		\$12,177,347	\$8,683,677			\$277.77		6.5237					
								Sale. Ratio =>	46.49					E.C.F. =>	1.402	Std. Deviation=>		0.29198813				
								Std. Dev. =>	13.69					Ave. E.C.F. =>	1.468	Ave. Variance=>		22.3851	Coefficient of Var=>	15.25323238		

OUTLIERS

IB-09-08-375-006	465 HILLSPUR RD	06/30/21	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$534,000	53.40	\$340,851	\$340,851	\$659,149	\$0	#DIV/0!	0	#DIV/0!	037	#DIV/0!	1 STORY	\$340,851	401
IB-09-08-380-011	231 CORRIE RD	06/21/21	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$830,600	55.37	\$1,121,828	\$112,149	\$1,387,851	\$644,750	2.153	5,340	\$259.90	037	68.4977	2 STORY	\$111,105	401
IB-09-07-470-005	939 FOREST RD	05/10/21	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$344,200	38.24	\$719,581	\$158,850	\$741,150	\$358,066	2.070	2,501	\$296.34	037	60.2308	2 STORY	\$158,553	401
IB-09-07-481-005	859 OAKDALE RD	04/16/21	\$1,664,000	PTA	03-ARM'S LENGTH	\$1,664,000	\$490,600	29.48	\$1,095,761	\$211,211	\$1,452,789	\$564,847	2.572	2,758	\$526.75	037	110.4442	1 STORY	\$210,028	401

CORNWELL FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class	
I-09-09-210-001	1002 CORNWELL DR	03/31/23	\$1,167,000	WD	03-ARM'S LENGTH	\$1,167,000	\$408,200	34.98	\$993,419	\$261,002	\$905,998	\$822,940	1.101	3,260	\$277.91	CORN	20.2245	2 STORY	\$261,002	CORNWELL FARMS	401	
I-09-09-210-025	1009 CORNWELL DRIVE	07/30/21	\$875,000	PTA	03-ARM'S LENGTH	\$875,000	\$436,100	49.84	\$1,048,591	\$250,416	\$624,584	\$896,826	0.696	3,869	\$161.43	CORN	20.2245	2 STORY	\$250,416	CORNWELL FARMS	401	
Totals:			\$2,042,000			\$2,042,000	\$844,300		\$2,042,010		\$1,530,582	\$1,719,766			\$219.67		0.8689					
								Sale. Ratio =>	41.35			E.C.F. =>	0.890	Std. Deviation=>		0.28601714						
								Std. Dev. =>	10.51			Ave. E.C.F. =>	0.899	Ave. Variance=>		20.2245	Coefficient of Var=>	22.50455721				

OUTLIER - PARTIAL AT TIME OF SALE

I-09-09-210-027	3709 CORNWELL COURT	02/27/23	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$74,600	7.42	\$1,400,526	\$509,043	\$495,957	\$1,001,666	0.495	4,032	\$123.01	CORN	49.5132	2 STORY	\$509,043	CORNWELL FARMS	401
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FLEMING CREEK 1 & 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	roperty Cla		
I-09-13-405-005	2416 PARKSIDE DR	06/17/22	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$252,200	45.04	\$541,083	\$121,740	\$438,260	\$427,901	1.024	2,286	\$191.71	038	2.9456	2 STORY	\$121,740	FLEMING	401		
I-09-13-415-119	4765 RIDGESIDE CT	06/14/21	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$279,000	48.10	\$608,526	\$160,086	\$419,914	\$457,592	0.918	2,759	\$152.20	038	7.7092	2 STORY	\$160,086	FLEMING	401		
I-09-13-425-156	2868 CHASEWAY DR	05/06/21	\$566,000	PTA	03-ARM'S LENGTH	\$566,000	\$273,400	48.30	\$573,477	\$112,710	\$453,290	\$470,170	0.964	2,525	\$179.52	038	3.0656	2 STORY	\$112,710	FLEMING	401		
I-09-13-425-167	2838 CHASEWAY DR	06/01/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$265,500	47.84	\$568,451	\$120,163	\$434,837	\$457,437	0.951	2,600	\$167.25	038	4.4158	2 STORY	\$120,163	FLEMING	401		
I-09-13-425-168	2834 CHASEWAY DR	10/27/22	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$261,100	41.25	\$558,822	\$123,624	\$509,376	\$444,080	1.147	2,477	\$205.64	038	15.2285	2 STORY	\$123,624	FLEMING	401		
I-09-13-425-170	2806 CHASEWAY DR	04/16/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$231,200	45.33	\$478,562	\$110,815	\$399,185	\$375,252	1.064	2,091	\$190.91	038	6.9025	2 STORY	\$110,815	FLEMING	401		
I-09-13-430-182	4877 S RIDGESIDE CIF	06/30/21	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$289,000	49.83	\$623,869	\$112,710	\$467,290	\$521,591	0.896	2,701	\$173.01	038	9.8859	2 STORY	\$112,710	FLEMING	401		
Totals:			\$3,984,000			\$3,984,000	\$1,851,400		\$3,952,790		\$3,122,152	\$3,154,022			\$180.03		0.4858						
								Sale. Ratio =>	46.47					E.C.F. =>	0.990	Std. Deviation=>		0.08890898					
								Std. Dev. =>	2.88					Ave. E.C.F. =>	0.995	Ave. Variance=>		7.1647	Coefficient of Var=>		7.20252478		

HAWTHORNE HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	
I-09-07-328-009	1771 WESTRIDGE RD	08/31/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$391,200	31.30	\$1,260,934	\$146,974	\$1,103,026	\$795,686	1.386	1,780	\$619.68	HH	0.0000	1 STORY	\$141,356	BARTON HILLS & HAWTHORN HILLS	
Totals:			\$1,250,000			\$1,250,000	\$391,200		\$1,260,934		\$1,103,026	\$795,686			\$619.68		0.0000				
							Sale. Ratio =>	31.30				E.C.F. =>	1.386	Std. Deviation=>		#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.386	Ave. Variance=>		0.0000	Coefficient of Var=>	0			

HUNTINGTON WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Other Parcels in Sale	Land Table	Property Class	
I-09-27-373-001	320 HUNTINGTON DR	09/30/21	\$920,000	PTA	20-MULTI PARCEL SALE REF	\$920,000	\$396,400	43.09	\$1,076,531	\$560,653	\$359,347	\$275,282	1.305	2,804	\$128.16	27475	24.8641	1.5 STORY	\$560,653	I-09-27-450-012	HUNTINGTON WOODS	402	
I-09-27-373-011	480 HUNTINGTON DR	11/24/21	\$587,500	WD	03-ARM'S LENGTH	\$587,500	\$307,900	52.41	\$696,328	\$325,884	\$261,616	\$197,676	1.323	3,178	\$82.32	27475	23.0558	1.5 STORY	\$319,777		HUNTINGTON WOODS	401	
I-09-27-373-014	470 HUNTINGTON DR	06/03/21	\$875,000	PTA	03-ARM'S LENGTH	\$875,000	\$364,800	41.69	\$873,800	\$267,456	\$607,544	\$323,556	1.878	2,395	\$253.67	27475	32.3689	2 STORY	\$257,507		HUNTINGTON WOODS	401	
I-09-27-373-003	375 ROCK CREEK DR	07/01/21	\$722,000	PTA	03-ARM'S LENGTH	\$722,000	\$274,600	38.03	\$710,589	\$300,164	\$421,836	\$219,010	1.926	2,140	\$197.12	27475	37.2083	1 STORY	\$298,337		HUNTINGTON WOODS	401	
I-09-27-450-012	320 HUNTINGTON DR	09/30/21	\$920,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$920,000	\$396,400	43.09	\$1,076,531	\$560,653	\$359,347	\$275,282	1.305	2,804	\$128.16	27475	24.8641	2 STORY	\$560,653	I-09-27-373-001	HUNTINGTON WOODS	401	
I-09-27-450-026	364 AU SABLE PL	10/22/21	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$282,400	43.45	\$728,976	\$214,925	\$435,075	\$274,307	1.586	2,652	\$164.06	27475	3.2069	QUAD LEVEL	\$209,487		HUNTINGTON WOODS	401	
Totals:			\$4,674,500			\$4,674,500	\$2,022,500		\$5,162,755		\$2,444,765	\$1,565,112			\$158.91		0.8018						
								Sale. Ratio =>	43.27					E.C.F. =>	1.562	Std. Deviation=>		0.29018968					
								Std. Dev. =>	4.75					Ave. E.C.F. =>	1.554	Ave. Variance=>		24.2613	Coefficient of Var=>		15.6119912		

OUTLIER

I-09-27-450-007	260 INDIAN RIVER PL	01/28/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$313,700	27.28	\$806,193	\$277,920	\$872,080	\$281,896	3.094	1,916	\$455.16	27475	153.9604	1 STORY	\$277,403		HUNTINGTON WOODS	401
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LAUREL GARDENS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	roperty Cla	
I-09-24-426-020	1282 LAUREL VIEW DR	06/23/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$238,600	44.60	\$564,677	\$162,479	\$372,521	\$344,053	1.083	2,142	\$173.91	039	7.9275	2 STORY	\$161,600	LAUREL G	401	
I-09-24-426-032	4707 BAYBERRY CIR	09/23/21	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$218,800	43.33	\$513,349	\$161,600	\$343,400	\$300,897	1.141	1,518	\$226.22	039	2.0765	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-034	4651 BAYBERRY CIR	12/06/21	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$220,800	41.43	\$517,691	\$162,722	\$370,278	\$303,652	1.219	1,518	\$243.92	039	5.7399	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-042	4684 BAYBERRY CIR	04/06/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$224,600	41.98	\$534,282	\$161,600	\$373,400	\$318,804	1.171	1,518	\$245.98	039	0.9234	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-050	4732 BAYBERRY CIR	12/03/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,100	48.26	\$484,128	\$161,600	\$263,400	\$275,901	0.955	1,518	\$173.52	039	20.7327	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-051	4738 BAYBERRY CIR	04/30/21	\$492,000	PTA	03-ARM'S LENGTH	\$492,000	\$242,800	49.35	\$564,586	\$161,600	\$330,400	\$344,727	0.958	2,142	\$154.25	039	20.3579	2 STORY	\$161,600	LAUREL G	401	
I-09-24-426-073	1362 LAUREL VIEW DR	04/11/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$246,500	40.74	\$582,050	\$165,060	\$439,940	\$356,707	1.233	1,947	\$225.96	039	7.1321	2 STORY	\$161,600	LAUREL G	401	
I-09-24-426-074	1358 LAUREL VIEW DR	08/12/22	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$231,100	35.15	\$548,353	\$162,456	\$495,044	\$330,109	1.500	1,840	\$269.05	039	33.7622	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-092	4648 MULBERRY WOODS CIR	10/24/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$227,900	37.98	\$541,399	\$161,600	\$438,400	\$324,892	1.349	1,817	\$241.28	039	18.7353	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-096	4629 MULBERRY WOODS CIR	06/17/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$248,200	44.72	\$588,473	\$161,600	\$393,400	\$365,161	1.077	1,817	\$216.51	039	8.4684	1 STORY	\$161,600	LAUREL G	401	
I-09-24-426-102	4737 MULBERRY WOODS CIR	03/25/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$250,800	45.19	\$581,694	\$161,600	\$393,400	\$359,362	1.095	2,077	\$189.41	039	6.7299	2 STORY	\$161,600	LAUREL G	401	
Totals:			\$5,997,500			\$5,997,500	\$2,555,200		\$6,020,682		\$4,213,583	\$3,624,264			\$214.55		0.0586					
								Sale. Ratio =>	42.60				E.C.F. =>	1.163	Std. Deviation=>		0.16136947					
								Std. Dev. =>	4.17				Ave. E.C.F. =>	1.162	Ave. Variance=>		12.0532	Coefficient of Var=>	10.37268572			

NORTHBROOKE N & S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Building Depr.		
I-09-03-401-002	2440 WESTBROOKE CIRCLE S	08/08/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$472,500	37.80	\$1,222,037	\$355,000	\$895,000	\$1,003,515	0.892	4,193	\$213.45	45	11.3932	2 STORY	\$355,000	89		
I-09-03-401-007	2392 WESTBROOKE CIRCLE S	11/16/21	\$1,050,000	PTA	03-ARM'S LENGTH	\$1,050,000	\$446,800	42.55	\$1,211,804	\$370,595	\$679,405	\$973,622	0.698	3,475	\$195.51	45	8.0121	2 STORY	\$355,000	92		
I-09-03-401-023	2419 WESTBROOKE CIRCLE N	06/16/21	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$537,000	42.96	\$1,390,095	\$380,377	\$869,623	\$1,168,655	0.744	4,101	\$212.05	45	3.3811	2 STORY	\$355,000	93		
Totals:			\$3,550,000			\$3,550,000	\$1,456,300		\$3,823,936		\$2,444,028	\$3,145,792			\$207.00		0.1014					
								Sale. Ratio =>	41.02					E.C.F. =>	0.777	Std. Deviation=>		0.10134834				
								Std. Dev. =>	2.87					Ave. E.C.F. =>	0.778	Ave. Variance=>		7.5954	Coefficient of Var=>	9.763617301		

PINEBROOK & THE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	roperty	Clauilding	Dep
I-09-04-410-008	4453 WHITE PINE CT	01/05/22	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$306,800	44.53	\$689,161	\$167,047	\$521,953	\$632,865	0.825	2,843	\$183.59	04410	2.3578	2 STORY	\$146,168	PINEBROO	401	78	
I-09-13-335-003	4176 HIGH RIDGE	03/03/22	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$474,900	42.40	\$1,140,212	\$324,700	\$795,300	\$988,499	0.805	3,732	\$213.10	04410	0.3385	2 STORY	\$324,700	THE RIDG	401	77	
I-09-13-335-013	4145 HIGH RIDGE	06/06/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$504,800	42.96	\$1,230,787	\$324,700	\$850,300	\$1,098,287	0.774	4,281	\$198.62	04410	2.6963	2 STORY	\$324,700	THE RIDG	401	78	
Totals:			\$2,984,000			\$2,984,000	\$1,286,500		\$3,060,160		\$2,167,553	\$2,719,652			\$198.44		0.4172						
								Sale. Ratio =>	43.11			E.C.F. =>	0.797	Std. Deviation=>		0.02543953							
								Std. Dev. =>	1.10			Ave. E.C.F. =>	0.801	Ave. Variance=>		1.7975	Coefficient of Var=>		2.243600446				

OUTLIER

I-09-13-335-006	4140 HIGH RIDGE	03/21/23	\$952,000	WD	03-ARM'S LENGTH	\$952,000	\$462,000	48.53	\$1,130,559	\$324,700	\$627,300	\$976,799	0.642	3,423	\$183.26	04410	15.8968	2 STORY	\$324,700	THE RIDG	401	77
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RADRICK MEADOWS & PINE HILL VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	roperty Cla	
I-09-25-100-007	830 DIXBORO RD	06/30/21	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$271,500	40.22	\$674,963	\$244,111	\$430,889	\$362,365	1.189	2,387	\$180.51	025	12.8461	1 STORY	\$240,075	RADRICK	401	
I-09-25-110-006	4681 ERIN CT	07/02/21	\$785,000	PTA	03-ARM'S LENGTH	\$785,000	\$404,300	51.50	\$956,776	\$161,505	\$623,495	\$668,857	0.932	3,659	\$170.40	025	12.8461	2 STORY	\$161,505	RADRICK	401	
Totals:			\$1,460,000			\$1,460,000	\$675,800		\$1,631,739	\$1,054,384	\$1,031,222			\$175.46		3.8180						
								Sale. Ratio =>	46.29				E.C.F. =>	1.022	Std. Deviation=>		0.18167152					
								Std. Dev. =>	7.98				Ave. E.C.F. =>	1.061	Ave. Variance=>		12.8461	Coefficient of Var=>	12.11165364			

RIDGE/GRANDEUR/MOTHER TERESA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class	Building Depr.
I-09-01-101-001	4975 RIDGE CREEK LANE	01/31/22	\$2,340,000	WD	03-ARM'S LENGTH	\$2,340,000	\$962,700	41.14	\$2,347,796	\$416,999	\$1,923,001	\$1,574,875	1.221	5,379	\$357.50	100	0.0000	2 STORY	\$416,999	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401	91
Totals:			\$2,340,000			\$2,340,000	\$962,700		\$2,347,796		\$1,923,001	\$1,574,875			\$357.50		0.0000					
							Sale. Ratio =>	41.14			E.C.F. =>	1.221	Std. Deviation=>		#DIV/0!							
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.221	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

SEC 1-12, 18-26, 29, 31-33

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class
I-09-02-100-014	3808 E JOY RD	07/30/21	\$881,000	PTA	03-ARM'S LENGTH	\$881,000	\$405,600	46.04	\$1,165,769	\$254,965	\$626,035	\$771,868	0.811	4,679	\$133.80	00001	42.1027	1 STORY	\$251,065	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-03-200-030	4607 PONTIAC TRL	07/30/21	\$655,000	PTA	03-ARM'S LENGTH	\$655,000	\$313,900	47.92	\$734,482	\$125,122	\$529,878	\$516,407	1.026	2,641	\$200.64	00001	20.6006	2 STORY	\$125,122	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-03-200-038	4545 PONTIAC TRL	03/21/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$461,700	35.52	\$977,997	\$254,874	\$1,045,126	\$718,810	1.454	3,253	\$321.28	00001	22.1875	2 STORY	\$254,874	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-04-300-010	4141 GLEANER HALL RD	05/03/21	\$601,000	PTA	03-ARM'S LENGTH	\$601,000	\$358,400	59.63	\$788,559	\$117,198	\$483,802	\$568,950	0.850	3,093	\$156.42	00001	38.1750	2 STORY	\$115,687	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-04-400-023	4064 PONTIAC TRL	10/25/21	\$313,900	PTA	03-ARM'S LENGTH	\$313,900	\$116,700	37.18	\$269,695	\$129,850	\$184,050	\$118,513	1.553	1,730	\$106.39	00001	32.0906	2 STORY	\$124,241	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-08-200-029	3628 BARTON FARM DR	08/01/22	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$697,400	46.49	\$1,727,932	\$317,254	\$1,182,746	\$1,195,490	0.989	4,415	\$267.89	00001	24.2752	2 STORY	\$302,247	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-09-100-035	1810 WARREN RD	10/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,100	57.09	\$1,048,025	\$628,069	\$21,931	\$417,451	0.053	2,616	\$8.38	00001	117.9557	1 STORY	\$617,022	SECTIONS 1-12, 18-26,29,31-33	401
I-09-09-205-012	3987 WARREN CT	06/01/21	\$617,500	PTA	03-ARM'S LENGTH	\$617,500	\$290,000	46.96	\$680,350	\$128,076	\$489,424	\$468,029	1.046	1,858	\$263.41	00001	18.6379	1 STORY	\$127,325	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-12-400-015	3511 N DIXBORO RD	02/22/23	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$186,500	41.72	\$402,551	\$125,834	\$321,166	\$234,506	1.370	1,824	\$176.08	00001	13.7451	1 STORY	\$115,870	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-12-400-018	4954 HICKORY HILL RD	03/16/22	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$304,000	38.73	\$735,875	\$249,137	\$535,863	\$412,490	1.299	2,590	\$206.90	00001	6.7002	2 STORY	\$247,211	SECTIONS 1-12, 18-26,29,31-33	401
I-09-12-400-037	4846 HICKORY HILL RD	04/27/21	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$583,700	41.69	\$1,497,458	\$190,982	\$1,209,018	\$1,107,183	1.092	3,631	\$332.97	00001	14.0115	2 STORY	\$190,982	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-16-250-001	1290 DHU WARREN RD	06/15/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$163,800	38.54	\$319,129	\$138,644	\$286,356	\$152,953	1.872	1,431	\$200.11	00001	64.0086	1 STORY	\$138,298	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-18-150-013	2580 NEWPORT RD	08/20/21	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$309,600	44.23	\$540,970	\$141,590	\$558,410	\$338,458	1.650	2,919	\$191.30	00001	41.7775	2 STORY	\$139,382	SECTIONS 1-12, 18-26,29,31-33	401
I-09-18-150-020	1406 WARRINGTON DR	04/16/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$266,000	42.56	\$486,952	\$110,049	\$514,951	\$319,409	1.612	2,638	\$195.21	00001	38.0106	QUAD LEVEL	\$103,541	SECTIONS 1-12, 18-26,29,31-33	401
I-09-24-400-003	1415 DIXBORO RD	05/03/21	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$181,000	29.67	\$451,604	\$144,367	\$465,633	\$260,370	1.788	1,693	\$275.03	00001	55.6257	1 STORY	\$139,688	SECTIONS 1-12, 18-26,29,31-33	401
I-09-26-325-012	370 MEADOW CREEK DR	05/28/21	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$902,700	45.14	\$1,905,608	\$272,964	\$1,727,036	\$1,383,597	1.248	6,503	\$265.58	00001	1.6130	2 STORY	\$190,539	SECTIONS 1-12, 18-26,29,31-33	401

Totals:	\$13,510,400		\$13,510,400		\$5,912,100		\$13,732,956		\$10,181,425		\$8,984,483		1.133		\$206.34		9.8869				
					Sale. Ratio =>		43.76		E.C.F. =>		1.133		Std. Deviation=>		0.45343769		34.4698		Coefficient of Var=>		27.97666276
					Std. Dev. =>		7.50		Ave. E.C.F. =>		1.232		Ave. Variance=>								

OUTLIERS

I-09-04-200-004	4981 GLEANER HALL RD	02/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$143,700	57.48	\$497,611	\$497,611	(\$247,611)	\$0	#DIV/0!	0	#DIV/0!	00001	#DIV/0!	1 STORY	\$497,611	AC SEC1-26, 29, 31-33 RIDGE GRNDR	402
I-09-18-440-013	2315 NEWPORT RD	07/22/22	\$1,375,000	PTA	03-ARM'S LENGTH	\$1,375,000	\$502,200	36.52	\$863,903	\$215,879	\$1,159,121	\$549,173	2.111	4,794	\$241.79	00001	87.8575	1 STORY	\$180,555	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-18-440-020	2477 NEWPORT RD	06/23/22	\$966,000	WD	03-ARM'S LENGTH	\$966,000	\$255,100	26.41	\$676,471	\$341,337	\$624,663	\$284,012	2.199	1,499	\$416.72	00001	96.7333	1 STORY	\$327,646	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-12-400-039	4800 HICKORY HILL RD	05/16/22	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$594,000	42.43	\$797,841	\$320,637	\$1,079,363	\$404,410	2.669	2,952	\$365.64	00001	143.6889	2 STORY	\$318,350	AC SEC1-26, 29, 31-33 RIDGE GRNDR	401
I-09-20-250-004	662 HAMPSTEAD LN	11/21/22	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$276,500	50.64	\$347,678	\$86,735	\$459,265	\$221,138	2.077	1,089	\$421.73	00001	84.4732	1 STORY	\$86,386	SECTIONS 1-12, 18-26,29,31-33	401

SEC 13 - 17

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class	
I-09-13-300-020	2259 AYRSHIRE DR	10/27/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$316,700	49.10	\$727,020	\$173,905	\$471,095	\$453,002	1.040	2,244	\$209.94	003	16.4345	2 STORY	\$173,905	SECTIONS 13 - 17	401	
I-09-16-250-003	1062 DHU VARREN RD	08/05/22	\$478,000	PTA	03-ARM'S LENGTH	\$478,000	\$192,200	40.21	\$493,327	\$259,788	\$218,212	\$191,269	1.141	2,244	\$97.24	003	6.3419	1.5 STORY	\$255,723	SECTIONS 13 - 17	401	
I-09-17-101-010	3000 WHITMORE LAKE RD	04/08/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$299,800	34.26	\$777,555	\$213,801	\$661,199	\$461,715	1.432	4,752	\$139.14	003	22.7764	2.50 STORY	\$210,535	SECTIONS 13 - 17	401	
Totals:			\$1,998,000			\$1,998,000	\$808,700		\$1,997,902		\$1,350,506	\$1,105,985			\$148.77		1.6803					
								Sale. Ratio =>	40.48			E.C.F. =>	1.221	Std. Deviation=>		0.20360223						
								Std. Dev. =>	7.47			Ave. E.C.F. =>	1.204	Ave. Variance=>		15.1843	Coefficient of Var=>		12.60852996			
OUTLIER																						
I-09-17-100-027	2880 SKYLINE WAY	12/31/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,900	38.80	\$1,555,105	\$156,104	\$18,896	\$1,145,783	0.016	4,784	\$3.95	003	118.7794	2 STORY	\$156,104	SECTIONS 13 - 17	401	

SECTION 27, 30, 34, 35, 36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Land Table	Property Class	Building Depr.	
I-09-35-450-007	1455 CHALMERS DR	05/24/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$179,500	42.24	\$376,049	\$188,038	\$236,962	\$200,225	1.183	2,028	\$116.85	0027	21.9881	BI-LEVEL	\$187,920	SECTIONS 27, 30, 34, 35, 36	401	45	
I-09-35-450-014	1675 CHALMERS DR	08/26/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$201,200	48.13	\$466,899	\$231,771	\$186,229	\$250,403	0.744	2,255	\$82.58	0027	21.9881	2 STORY	\$229,680	SECTIONS 27, 30, 34, 35, 36	401	47	
Totals:			\$843,000			\$843,000	\$380,700		\$842,948		\$423,191	\$450,627			\$99.72		2.4484						
								Sale. Ratio =>	45.16					E.C.F. =>	0.939	Std. Deviation=>		0.31095863					
								Std. Dev. =>	4.17					Ave. E.C.F. =>	0.964	Ave. Variance=>		21.9881	Coefficient of Var=>		22.81871082		

TRILLIUM WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value		
I-09-13-330-001	2181 TRILLIUM WOODS DR	03/04/22	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$360,000	42.11	\$776,082	\$209,926	\$645,074	\$513,287	1.257	2,119	\$304.42	13330	22.6130	2 STORY	\$209,926		
I-09-13-330-007	2313 TRILLIUM WOODS DR	10/18/21	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$389,100	55.99	\$813,624	\$213,193	\$481,807	\$544,362	0.885	2,883	\$167.12	13330	14.5534	2 STORY	\$213,193		
Totals:			\$2,180,000			\$2,180,000	\$1,081,740		\$2,290,980		\$1,569,515	\$1,523,568			\$215.29		0.0462				
								Sale. Ratio =>	49.62				E.C.F. =>	1.030	Std. Deviation=>		0.19850762				
								Std. Dev. =>	7.27				Ave. E.C.F. =>	1.031	Ave. Variance=>		15.0753	Coefficient of Var=>	14.62742451		