

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	Building Depr.	
07-0009-0034-01-1	7516 LINWOOD DR	11/10/21	\$998,420	WD	03-ARM'S LENGTH	\$998,420	\$277,800	27.82	\$942,108	\$423,198	\$575,222	\$442,756	1.299	2,548	\$225.75	4202	28.1049	residential	\$423,198		4230 ASSOC ACCESS	401	86	
07-0009-0039-04-8	13641 PEPPERIDGE LN	08/09/21	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$483,100	50.06	\$1,377,475	\$745,486	\$219,514	\$295,871	0.742	1,656	\$132.56	4202	83.8310	residential	\$945,972		4230 ASSOC ACCESS	401	82	
07-0019-0031-00-1	15065 LAKESHORE RD	03/31/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$358,100	54.26	\$792,993	\$427,029	\$232,971	\$312,256	0.746	3,278	\$71.07	4202	83.4144	DUPLEX	\$424,575		4280 PUBLIC ACCESS	401	54	
07-0019-0060-00-1	9172 PIER ST	10/07/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$148,200	25.12	\$365,245	\$187,532	\$402,468	\$151,632	2.654	1,420	\$283.43	4202	107.4003	residential	\$163,540		4280 PUBLIC ACCESS	401	64	
07-0020-0056-03-2	14600 RED ARROW HWY	04/07/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$182,700	55.36	\$381,742	\$292,485	\$37,515	\$76,158	0.493	783	\$47.91	4202	108.7639	residential	\$292,485		4280 PUBLIC ACCESS	401	45	
07-0021-0011-01-1	7795 EAST RD	08/01/22	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$135,200	27.73	\$575,599	\$234,810	\$252,690	\$290,776	0.869	1,236	\$204.44	4202	71.1214	BI-LEVEL	\$209,380		4292 EAST RD & WARREN WDS & GOLF	401	81	
07-0029-0005-03-2	8890 W WARREN WOODS RD	04/15/22	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$191,800	34.43	\$625,876	\$429,239	\$127,761	\$167,779	0.761	1,544	\$82.75	4202	81.8750	CRAFTSMAN	\$425,980		4292 EAST RD & WARREN WDS & GOLF	401	45	
07-0030-0051-02-0	9325 MATTHEWS RD	08/31/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$81,400	33.92	\$413,673	\$68,238	\$171,762	\$294,740	0.583	2,287	\$75.10	4202	99.7476	RANCH	\$59,317		4290 SOUTH & EAST OF RA	401	95	
07-0030-0063-04-4	16088 CARDINAL LN	04/29/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$199,900	38.08	\$407,185	\$109,140	\$415,860	\$254,305	1.635	1,500	\$277.24	4202	5.5049	residential	\$109,140		4290 SOUTH & EAST OF RA	401	86	
07-0700-0004-00-8	13772 SUNS END	01/23/23	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$814,600	27.15	\$2,071,669	\$1,622,060	\$1,377,940	\$383,625	3.592	1,755	\$785.15	4202	201.1655	residential	\$1,604,376		4230 ASSOC ACCESS	401	88	
07-0730-0002-00-7	16021 GOODWIN	04/19/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$170,000	29.57	\$436,793	\$117,316	\$457,684	\$272,591	1.679	1,485	\$308.20	4202	9.8778	RESIDENTIAL	\$117,316		4280 PUBLIC ACCESS	401	81	
07-0820-0033-00-9	328 ORCHARD BLVD	11/19/21	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$193,600	30.49	\$566,838	\$271,019	\$363,981	\$252,405	1.442	1,098	\$331.49	4202	13.8184	residential	\$248,940		4230 ASSOC ACCESS	401	87	
07-0820-0086-00-5	118 HILLSIDE DR	10/07/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$207,800	25.04	\$685,165	\$341,564	\$488,436	\$293,175	1.666	2,002	\$243.97	4202	8.5788	CRAFTSMAN	\$331,920		4230 ASSOC ACCESS	401	81	
07-0820-0106-03-1	240 RIDGE AVE	09/14/22	\$907,250	WD	03-ARM'S LENGTH	\$907,250	\$356,000	39.50	\$1,183,255	\$809,187	\$92,013	\$319,171	0.288	2,702	\$34.05	4202	129.1946	CAPE COD	\$746,820		4230 ASSOC ACCESS	401	70	
07-0830-0044-00-8	544 HILLCREST AVE	12/09/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$512,100	44.53	\$1,661,602	\$1,131,604	\$18,396	\$452,217	0.041	3,904	\$4.71	4202	153.9555	CRAFTSMAN	\$1,126,216		4230 ASSOC ACCESS	401	78	
07-0840-0056-00-3	147 HILLSIDE DR	10/22/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$228,500	32.41	\$616,848	\$333,931	\$371,069	\$241,397	1.537	1,950	\$190.29	4202	4.3059	residential	\$331,920		4230 ASSOC ACCESS	401	79	
07-1150-0005-00-8	13898 LAKEWOOD DR	05/27/21	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$339,800	33.15	\$738,053	\$461,381	\$563,619	\$236,068	2.388	2,258	\$249.61	4202	80.7291	residential	\$393,125		4280 PUBLIC ACCESS	401	65	
07-1900-0002-00-0	15612 ISOBEL ST	06/17/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$89,100	28.74	\$274,782	\$69,822	\$240,178	\$174,881	1.373	1,070	\$224.47	4202	20.6851	residential	\$66,674		4280 PUBLIC ACCESS	401	80	
07-2870-0059-02-1	9764 MC KINLEY AVE	08/26/21	\$701,000	WD	03-ARM'S LENGTH	\$701,000	\$198,300	28.29	\$421,461	\$251,600	\$449,400	\$144,933	3.101	1,094	\$410.79	4202	152.0518	residential	\$251,600		4280 PUBLIC ACCESS	401	75	
07-2870-0066-00-1	16050 LAKESHORE RD	09/16/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$197,500	25.00	\$520,256	\$257,890	\$532,110	\$223,862	2.377	2,536	\$209.82	4202	79.6724	residential	\$257,890		4280 PUBLIC ACCESS	401	72	
07-3050-0244-00-7	OAK DR	01/27/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$418,000	49.18	\$869,752	\$552,645	\$297,355	\$266,701	1.115	2,100	\$141.60	4202	46.5295		\$552,645	07-0009-0004-53-8	4230 ASSOC ACCESS	402	86	
07-3100-0010-02-2	9669 GREENWOOD AVE	09/19/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$262,700	33.90	\$831,683	\$610,811	\$164,189	\$188,457	0.871	1,904	\$86.23	4202	70.9008	CAPE COD	\$591,260		4280 PUBLIC ACCESS	401	73	
07-3100-0019-01-1	9718 GREENWOOD AVE	12/22/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$200,300	29.67	\$519,647	\$405,061	\$269,939	\$97,770	2.761	1,226	\$220.18	4202	118.0736	residential	\$402,179		4280 PUBLIC ACCESS	401	53	
07-3100-0038-01-6	15792 OAK AVE	11/14/22	\$684,000	WD	03-ARM'S LENGTH	\$684,000	\$240,600	35.18	\$521,945	\$338,970	\$345,030	\$156,122	2.210	1,500	\$230.02	4202	62.9768	residential	\$336,515		4280 PUBLIC ACCESS	401	68	
07-3176-0019-00-3	12783 HIGHLAND SHR DR	11/22/22	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$236,600	37.44	\$563,746	\$301,401	\$330,599	\$223,844	1.477	1,413	\$233.97	4202	10.3316	residential	\$301,401		4240 HIGHLAND SHORES ETC	401	73	
07-3176-0026-00-0	12865 HIGHLAND SHR DR	12/17/21	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$202,300	38.46	\$470,826	\$301,401	\$224,599	\$144,561	1.554	1,530	\$146.80	4202	2.6567	LOG CABIN	\$301,401		4240 HIGHLAND SHORES ETC	401	69	
07-3176-0037-00-1	7017 SAND DUNE DR	06/04/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$224,800	47.93	\$508,688	\$301,401	\$167,599	\$176,866	0.948	1,728	\$96.99	4202	63.2630	residential	\$301,401		4240 HIGHLAND SHORES ETC	401	67	
07-4400-0004-00-1	14220 LAKESHORE RD	09/15/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$638,100	36.46	\$1,558,243	\$1,309,365	\$440,635	\$212,353	2.075	1,776	\$248.11	4202	49.4775	RESIDENTIAL	\$1,309,365		4230 ASSOC ACCESS	401	76	
07-4460-0019-00-1	9234 SHADY LN	08/02/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$172,700	38.81	\$317,069	\$250,632	\$194,368	\$56,687	3.429	870	\$223.41	4202	184.8568	residential	\$249,485		4280 PUBLIC ACCESS	401	45	
07-4555-0002-00-1	14884 LAKESIDE RD	08/31/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$215,700	35.95	\$522,780	\$133,663	\$466,337	\$332,011	1.405	2,076	\$224.63	4202	17.5652	residential	\$133,663		4280 PUBLIC ACCESS	401	92	
07-4555-0004-00-4	14900 LAKESIDE ROAD	11/08/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$185,800	36.43	\$432,429	\$133,663	\$376,337	\$254,920	1.476	2,076	\$181.28	4202	10.3938	residential	\$133,663		4280 PUBLIC ACCESS	401	81	
07-4570-0019-00-5	9840 NOLAN AVE	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$162,400	27.29	\$375,428	\$258,663	\$336,337	\$99,629	3.376	900	\$373.71	4202	179.5666	residential	\$258,663		4280 PUBLIC ACCESS	401	88	
07-4600-0060-00-1	9890 GREENWOOD AVE	05/07/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$281,500	43.31	\$589,566	\$389,980	\$260,020	\$170,295	1.527	1,407	\$184.80	4202	5.3356	residential	\$389,980		4280 PUBLIC ACCESS	401	74	
07-4730-0021-03-0	15635 STREED AVE	04/29/22	\$802,600	WD	03-ARM'S LENGTH	\$802,600	\$239,100	29.79	\$717,042	\$392,302	\$410,298	\$277,082	1.481	2,206	\$185.99	4202	9.9452	RANCH	\$386,326		4280 PUBLIC ACCESS	401	96	
07-5620-0062-00-3	15156 ROOSEVELT AVE	05/11/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$167,300	52.69	\$353,180	\$251,600	\$65,900	\$86,672	0.760	916	\$71.94	4202	81.9899	residential	\$251,600		4280 PUBLIC ACCESS	401	74	
07-5620-0076-00-4	15157 LAKESIDE AVE	05/05/21	\$343,805	WD	03-ARM'S LENGTH	\$343,805	\$119,500	34.76	\$246,321	\$191,007	\$152,798	\$47,196	3.238	764	\$200.00	4202	165.7269	residential	\$188,700		4280 PUBLIC ACCESS	401	45	
07-5770-0006-01-7	13771 PEACH ST	06/04/21	\$802,000	WD	03-ARM'S LENGTH	\$802,000	\$346,700	43.23	\$962,507	\$593,778	\$208,222	\$314,615	0.662	3,513	\$59.27	4202	91.8403	residential	\$517,326		4280 PUBLIC ACCESS	401	79	
07-5770-0019-01-1	13885 PEACH ST	12/22/22	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$347,800	42.67	\$826,744	\$427,530	\$387,470	\$340,626	1.138	2,544	\$152.31	4202	44.2712	residential	\$377,400		4280 PUBLIC ACCESS	401	86	
07-5770-0037-01-0	7720 HARBERT RD	05/14/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$311,600	58.79	\$641,007	\$468,605	\$61,395	\$147,101	0.417	1,808	\$33.96	4202	116.2867	residential	\$468,605		4280 PUBLIC ACCESS	401	57	
07-6200-0009-00-1	16032 GOODWIN	05/07/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$135,900	25.17	\$320,227	\$57,428	\$482,572	\$224,231	2.152	1,832	\$263.41	4202	57.1883	residential	\$57,428		4280 PUBLIC ACCESS	401	90	
07-7300-0031-00-8	13239 FOREST AVE	10/19/21	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$276,500	26.98	\$1,020,549	\$476,446	\$548,554	\$464,252	1.182	2,916	\$188.12	4202	39.8647	residential	\$384,848		4230 ASSOC ACCESS	401	74	
07-7600-0007-00-9	16044 BUTTERFIELD RD	05/02/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$110,400	32.47	\$217,618	\$59,121	\$280,879	\$135,236	2.077	1,395	\$201.35	4202	49.6715	residential	\$56,496		4290 SOUTH & EAST OF RA	401	65	
07-7600-0012-00-2	16045 CANTERBURY RD	08/01/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$107,600	28.39	\$339,633	\$87,470	\$291,530	\$215,156	1.355	1,452	\$200.78	4202	22.5265	residential	\$56,496		4290 SOUTH & EAST OF RA	401	87	
Totals:			\$31,037,075			\$31,031,025	\$10,969,400		\$28,785,248		\$14,153,551	\$9,912,980			\$198.64		15.2454							
									Sale. Ratio =>	35.35				E.C.F. =>	1.428	Std. Deviation=>		0.90250795						
									Std. Dev. =>	9.12				Ave. E.C.F. =>	1.580	Ave. Variance=>		70.3497	Coefficient of Var=>		44.51852774			