

2026 MOBILE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
011-225-013-0020	4554 S TOWNLINE	05/02/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$34,600	39.77	\$45,883	\$41,117	\$91,539	0.449	1,096	\$37.52	MOBILE HOME	
011-235-002-0027	349 COUNTRY CT	07/10/23	\$131,309	WD	19-MULTI PARCEL ARM'	\$131,309	\$37,900	28.86	\$68,160	\$63,149	\$38,814	1.627	896	\$70.48	MOBILE HOME	
011-370-033-1000	217 JOLIET	06/13/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,100	25.86	\$13,745	\$56,255	\$31,133	1.807	924	\$60.88	MOBILE HOME	
011-404-002-0000	201 LOXLEY	07/13/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,300	46.57	\$13,081	\$21,919	\$55,865	0.392	924	\$23.72	MOBILE HOME	
011-404-002-0000	201 LOXLEY	06/28/24	\$78,000	LC	03-ARM'S LENGTH	\$78,000	\$19,400	24.87	\$13,081	\$64,919	\$55,865	1.162	924	\$70.26	MOBILE HOME	
011-425-033-0000	307 DUKE	11/22/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,600	46.57	\$19,382	\$50,618	\$61,610	0.822	728	\$69.53	MOBILE HOME	
011-435-015-0000	6828 DANES	12/16/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,400	67.00	\$5,435	\$14,565	\$29,273	0.498	470	\$30.99	MOBILE HOME	
011-473-061-0000	204 STANDARD ST	05/28/24	\$35,100	WD	03-ARM'S LENGTH	\$35,100	\$19,900	56.70	\$12,187	\$22,913	\$46,934	0.488	868	\$26.40	MOBILE HOME	
011-485-025-0000	112 WOODHAVEN	09/24/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$46,600	41.61	\$12,615	\$99,385	\$106,018	0.937	1,216	\$81.73	MOBILE HOME	
011-495-028-0000	108 WESTVIEW	08/25/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$21,300	28.40	\$19,736	\$55,264	\$40,729	1.357	992	\$55.71	MOBILE HOME	
011-560-020-0000	314 HUDSON	06/16/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$8,200	68.33	\$6,425	\$5,575	\$19,195	0.290	720	\$7.74	MOBILE HOME	
011-560-027-0000	707 WARNER CT	11/20/24	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$19,400	25.90	\$11,925	\$62,975	\$35,886	1.755	780	\$80.74	MOBILE HOME	
011-560-048-0000	308 MAGELLAN	08/22/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,800	59.00	\$10,384	\$9,616	\$24,300	0.396	880	\$10.93	MOBILE HOME	
Totals:			\$820,309			\$820,309	\$299,500			\$568,270	\$637,163			\$48.20		
								Sale. Ratio =>	36.51			E.C.F. =>	0.892	Std. Deviation=>		
								Std. Dev. =>	15.88			Ave. E.C.F. =>	0.922	Ave. Variance=>		
52.01648888																
MOBILE ECF APPLIED .892																
LAKEFRONT MOBILE APPLIED 1.238																
AVERAGE OF LAKEFRONT ECF AND MOBILE ECF						.892 + 1.585 = 2.477/2= 1.238										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
011-203-005-0070	8426 W HOUGHTON	11/20/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$238,300	50.70	\$105,120	\$364,880	\$254,072	1.436	1,920	\$190.04	1 1/4 STORY	
011-211-013-0003	6482 W HOUGHTON	04/02/24	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$33,000	42.04	\$24,892	\$53,608	\$30,488	1.758	307	\$174.62	RANCH	
011-211-013-0003	6482 W HOUGHTON	05/26/23	\$46,600	LC	03-ARM'S LENGTH	\$46,600	\$25,500	54.72	\$24,892	\$21,708	\$30,488	0.712	307	\$70.71	RANCH	
011-211-013-0005	6482 W HOUGHTON	11/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,500	32.35	\$26,812	\$58,188	\$32,414	1.795	363	\$160.30	RANCH	
011-211-013-0009	6482 W HOUGHTON	07/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$28,020	\$151,980	\$114,060	1.332	864	\$175.90	RANCH	
011-211-016-0060	6104 W HOUGHTON	06/20/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,900	34.97	\$143,095	\$216,905	\$116,695	1.859	1,367	\$158.67	RANCH	
011-213-004-2100	4904 W HOUGHTON	09/29/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$349,600	49.94	\$267,624	\$432,376	\$404,934	1.068	2,200	\$196.53	1 1/4 STORY	
011-213-004-2200	4888 W HOUGHTON	10/06/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$321,700	36.77	\$282,509	\$592,491	\$346,222	1.711	1,780	\$332.86	RANCH	
011-213-005-0145	5276 W HOUGHTON	03/25/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$126,300	33.68	\$150,404	\$224,596	\$110,891	2.025	864	\$259.95	RANCH	
011-213-005-0200	5320 W HOUGHTON	06/16/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$190,200	48.52	\$273,983	\$118,017	\$140,458	0.840	1,464	\$80.61	RANCH	
011-213-005-0200	5320 W HOUGHTON	11/18/24	\$479,500	PTA	03-ARM'S LENGTH	\$479,500	\$262,000	54.64	\$273,983	\$205,517	\$140,458	1.463	1,464	\$140.38	RANCH	
011-213-005-0326	5400 W HOUGHTON	04/28/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$261,800	48.48	\$235,312	\$304,688	\$270,469	1.127	1,430	\$213.07	RANCH	
011-322-001-0000	5536 W HOUGHTON	08/09/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$236,700	41.89	\$220,220	\$344,780	\$162,631	2.120	1,910	\$180.51		
011-327-003-0000	120 HUBBARD	02/20/24	\$653,000	WD	03-ARM'S LENGTH	\$653,000	\$194,100	29.72	\$162,130	\$490,870	\$333,072	1.474	1,621	\$302.82	1 1/2 STORY	
011-350-009-0000	203 CATALPA	05/25/23	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$213,500	39.35	\$188,820	\$353,680	\$229,360	1.542	1,296	\$272.90	1 1/2 STORY	
011-379-005-0000	6276 W HOUGHTON	09/21/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$58,600	27.64	\$44,216	\$167,784	\$72,441	2.316	540	\$310.71	RANCH	
011-381-002-5000	303 SANFORD	12/02/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$130,500	46.94	\$37,695	\$240,305	\$128,247	1.874	1,368	\$175.66	2 STORY	
011-382-002-0000	205 SANFORD	03/27/25	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$114,600	52.57	\$97,554	\$120,446	\$81,843	1.472	616	\$195.53	RANCH	
011-382-003-0000	203 SANFORD	06/16/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,600	42.00	\$105,627	\$124,373	\$86,691	1.435	840	\$148.06	RANCH	
011-386-001-0000	302 SANFORD	11/13/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$92,100	52.33	\$15,586	\$160,414	\$118,136	1.358	912	\$175.89	RANCH	
011-386-004-1000	107 WILLIAMS STRE	05/17/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,500	52.60	\$8,829	\$241,171	\$179,185	1.346	1,560	\$154.60	1 1/2 STORY	
011-392-001-0000	119 WILSON	12/08/23	\$391,000	OTH	03-ARM'S LENGTH	\$391,000	\$109,600	28.03	\$113,266	\$277,734	\$108,366	2.563	1,092	\$254.34	1 1/2 STORY	
011-408-001-0100	118 WILSON	02/28/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,300	48.24	\$105,049	\$104,951	\$63,817	1.645	594	\$176.69	RANCH	
011-409-003-0000	502 MYERS	06/11/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,600	42.87	\$128,790	\$171,210	\$84,689	2.022	1,188	\$144.12	1 1/4 STORY	

2026 MOBILE ECF

011-502-002-0000	6390 W HOUGHTON	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,500	35.36	\$53,809	\$86,191	\$55,086	1.565	544	\$158.44	RANCH
011-502-007-0000	6390 W HOUGHTON	05/20/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,500	35.25	\$53,809	\$146,191	\$58,660	2.492	504	\$290.06	RANCH
011-502-007-0000	6390 W HOUGHTON	08/09/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$56,100	29.54	\$53,809	\$136,091	\$58,660	2.320	504	\$270.02	RANCH
011-502-008-0000	6390 W HOUGHTON	04/23/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,700	33.78	\$53,809	\$176,191	\$69,259	2.544	775	\$227.34	RANCH
011-530-004-0000	1008 SHORELINE D	08/29/24	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$157,200	40.62	\$144,290	\$242,710	\$111,804	2.171	1,023	\$237.25	RANCH
Totals:			\$9,754,000			\$9,754,000	\$4,050,600			\$6,330,046	\$3,993,596			\$200.99	
								Sale. Ratio =>	41.53			E.C.F. =>	1.585	Std. Deviation=>	
								Std. Dev. =>	8.57			Ave. E.C.F. =>	1.703	Ave. Variance=>	
														23.20551299	

2026 NEW HOMES 95-99%

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
1,780	\$332.86	020	39.5608	RANCH
1,200	\$155.00	006	25.0328	RANCH
0	#DIV/0!	002	92.2075	
1,008	\$38.52	DEFLT	106.7355	RANCH
#DIV/0!		5.8133		
Std. Deviation=>		0.858028744		
Ave. Variance=>		65.8842 Coefficient of Var=> 50.07549853		

2026 NEW HOMES 95-99%

2026 RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
011-202-009-0025	1521 HEIGHTSVIEW	06/27/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,500	43.85	\$65,319	\$5,435	\$59,565	\$65,879	0.904	696	\$85.58
011-202-009-0330	305 LOXLEY	01/19/24	\$183,000	WD	19-MULTI PARCEL ARM'S	\$183,000	\$68,200	37.27	\$179,359	\$33,646	\$149,354	\$160,300	0.932	1,150	\$129.87
011-202-009-0630	317 BROWN	08/03/23	\$104,700	LC	03-ARM'S LENGTH	\$104,700	\$29,600	28.27	\$83,639	\$6,259	\$98,441	\$85,127	1.156	1,191	\$82.65
011-203-003-0190	118 BARKMAN	08/18/23	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$69,000	46.15	\$230,282	\$61,973	\$87,527	\$185,158	0.473	1,512	\$57.89
011-203-003-0201	112 BARKMAN	07/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,900	41.76	\$218,428	\$50,493	\$114,507	\$184,747	0.620	1,952	\$58.66
011-203-013-0150	303 FLORA	08/05/24	\$225,000	WD	19-MULTI PARCEL ARM'S	\$225,000	\$62,800	27.91	\$145,671	\$18,433	\$206,567	\$139,976	1.476	1,452	\$142.26
011-204-009-0206	9580 HAPPENSTANCE	11/28/23	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$80,200	45.83	\$203,456	\$31,313	\$143,687	\$189,376	0.759	1,260	\$114.04
011-204-010-0140	737 S NELLVILLE RD	08/14/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,000	53.91	\$136,957	\$5,435	\$109,565	\$144,689	0.757	1,560	\$70.23
011-204-010-0195	665 S NELLVILLE RD	03/06/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,300	27.03	\$129,533	\$16,039	\$158,961	\$124,856	1.273	1,444	\$110.08
011-211-013-0365	210 MAPLE	05/06/24	\$133,000	WD	19-MULTI PARCEL ARM'S	\$133,000	\$48,100	36.17	\$110,381	\$11,595	\$121,405	\$108,675	1.117	1,218	\$99.68
011-211-013-0400	204 MAPLE	05/01/23	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$26,000	43.33	\$69,887	\$3,999	\$56,001	\$72,484	0.773	672	\$83.33
011-211-015-0220	700 FEDERAL	10/24/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$143,900	53.49	\$375,310	\$36,526	\$232,474	\$372,700	0.624	2,050	\$113.40
011-211-015-0220	700 FEDERAL	10/11/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$167,200	47.10	\$375,310	\$36,526	\$318,474	\$372,700	0.855	2,050	\$155.35
011-213-003-0500	5134 W HOUGHTON LAKE DR	10/21/24	\$248,400	WD	03-ARM'S LENGTH	\$248,400	\$52,400	21.10	\$117,866	\$17,737	\$230,663	\$110,153	2.094	1,176	\$196.14
011-213-005-0680	120 HAWLEY	09/30/24	\$184,000	WD	19-MULTI PARCEL ARM'S	\$184,000	\$87,600	47.61	\$197,464	\$29,544	\$154,456	\$184,730	0.836	1,804	\$85.62
011-214-016-0200	7082 W NESTEL RD	07/07/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$33,200	22.90	\$87,226	\$13,959	\$131,041	\$80,602	1.626	672	\$195.00
011-223-007-0082	3313 S LOXLEY	09/24/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,200	29.82	\$111,894	\$13,467	\$151,533	\$108,281	1.399	768	\$197.31
011-223-010-0040	3681 S LOXLEY	08/22/24	\$329,900	PTA	19-MULTI PARCEL ARM'S	\$329,900	\$118,800	36.01	\$281,986	\$89,661	\$240,239	\$211,579	1.135	1,648	\$145.78
011-224-011-0020	6790 EMERY	08/05/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$75,100	44.70	\$166,551	\$22,144	\$145,856	\$158,864	0.918	1,031	\$141.47
011-224-011-0240	6858 EMERY	10/31/24	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,100	41.38	\$133,038	\$8,233	\$129,767	\$137,299	0.945	1,404	\$92.43
011-225-005-0040	6623 EMERY	06/13/24	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$21,400	31.01	\$140,406	\$63,977	\$5,023	\$84,080	0.060	880	\$5.71
011-225-011-0060	6944 REILLY RD	07/18/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$88,600	40.83	\$238,127	\$45,364	\$171,636	\$212,061	0.809	1,456	\$117.88
011-226-002-0090	7441 EMERY	09/23/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$42,800	32.92	\$113,659	\$22,111	\$107,889	\$100,713	1.071	1,408	\$76.63
011-226-003-0020	4300 BELAIR	12/18/24	\$730,000	WD	19-MULTI PARCEL ARM'S	\$730,000	\$259,000	35.48	\$579,033	\$108,488	\$621,512	\$517,651	1.201	2,051	\$303.03
011-226-005-0062	7651 EMERY	05/24/24	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$48,800	45.40	\$113,857	\$45,100	\$62,400	\$75,640	0.825	988	\$63.16
011-226-006-0090	7889 EMERY	02/09/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$62,800	39.27	\$165,071	\$27,843	\$132,057	\$150,966	0.875	1,152	\$114.63
011-226-016-0064	7048 REILLY RD	11/09/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$67,600	46.30	\$189,566	\$14,018	\$131,982	\$193,122	0.683	1,248	\$105.75
011-233-015-0021	5866 S HARRISON	06/20/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,200	44.98	\$218,530	\$69,350	\$135,650	\$164,114	0.827	960	\$141.30
011-250-007-0000	6119 W NESTEL RD	12/15/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$76,400	28.83	\$263,724	\$11,052	\$253,948	\$277,967	0.914	2,136	\$118.89
011-270-014-0000	11235 WOODLAND	06/26/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,700	35.63	\$230,903	\$142,521	\$47,479	\$97,230	0.488	900	\$52.75
011-280-001-0000	2631 TOWERHILL RD	06/16/23	\$205,000	WD	19-MULTI PARCEL ARM'S	\$205,000	\$116,400	56.78	\$297,643	\$24,842	\$180,158	\$300,111	0.600	2,024	\$89.01
011-280-008-0000	2533 TOWERHILL RD	05/09/23	\$97,350	WD	03-ARM'S LENGTH	\$97,350	\$69,000	70.88	\$182,794	\$18,681	\$78,669	\$180,542	0.436	1,124	\$69.99
011-290-001-0000	3873 TOWER HILL RD	01/03/25	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$62,700	36.03	\$141,815	\$21,914	\$152,086	\$131,904	1.153	1,092	\$139.27
011-290-004-7500	6937 RHODES RD	03/31/25	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$67,600	43.06	\$156,515	\$23,614	\$133,386	\$146,206	0.912	1,064	\$125.36
011-290-011-0000	6817 RHODES RD	11/05/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$48,200	29.57	\$110,197	\$10,688	\$152,312	\$109,471	1.391	1,120	\$135.99
011-311-008-0000	245 WELCH	10/06/23	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$43,400	58.49	\$114,114	\$17,414	\$56,786	\$106,381	0.534	976	\$58.18
011-312-026-0000	213 WELCH	05/20/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$90,700	43.61	\$206,247	\$19,400	\$188,600	\$205,552	0.918	1,344	\$140.33
011-323-006-0000	110 RUSSELL	09/09/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$41,800	59.71	\$109,622	\$20,551	\$49,449	\$97,988	0.505	1,064	\$46.47
011-325-011-0000	CHAMBERS	01/29/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$32,482	\$5,435	\$24,565	\$29,755	0.826	0	#DIV/0!
011-340-032-0000	5304 HIGHLAND TR	03/14/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,000	40.00	\$182,119	\$8,545	\$191,455	\$190,951	1.003	1,296	\$147.73
011-340-036-0000	6844 COUNTRYSIDE	05/01/23	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$75,400	62.83	\$200,451	\$13,903	\$106,097	\$205,223	0.517	1,656	\$64.07
011-340-059-0000	5272 HOMECREST	08/03/23	\$32,000	WD	19-MULTI PARCEL ARM'S	\$32,000	\$9,800	30.63	\$148,274	\$20,399	\$11,601	\$140,677	0.082	936	\$12.39
011-340-059-0000	5272 HOMECREST	03/10/25	\$175,000	WD	19-MULTI PARCEL ARM'S	\$175,000	\$51,900	29.66	\$148,274	\$20,399	\$154,601	\$140,677	1.099	936	\$165.17

2026 RESIDENTIAL ECF

011-340-066-1000	5235 MOONLIGHT DR	06/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,000	30.50	\$160,466	\$26,269	\$173,731	\$147,631	1.177	776	\$223.88
011-340-077-0000	6538 COUNTRYSIDE	12/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,400	48.93	\$195,877	\$15,883	\$134,117	\$198,013	0.677	1,404	\$95.52
011-350-032-0000	203 SHORELINE	07/25/24	\$119,900	WD	19-MULTI PARCEL ARM'S	\$119,900	\$42,300	35.28	\$96,192	\$13,781	\$106,119	\$90,661	1.171	696	\$152.47
011-350-039-0000	120 CASS	07/31/24	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$29,100	35.49	\$67,111	\$6,103	\$75,897	\$67,116	1.131	760	\$99.86
011-350-047-0000	115 ASH	12/28/23	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$27,100	23.06	\$72,270	\$8,208	\$109,292	\$70,475	1.551	784	\$139.40
011-360-007-0000	2269 TOWERHILL RD	06/28/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,500	45.38	\$67,251	\$11,042	\$53,958	\$61,836	0.873	672	\$80.29
011-360-023-0000	161 BAMBI CT	04/10/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$37,500	28.20	\$99,335	\$13,652	\$119,348	\$94,261	1.266	1,184	\$100.80
011-365-019-0000	137 HIDDEN HILLS	10/20/23	\$185,000	WD	19-MULTI PARCEL ARM'S	\$185,000	\$59,200	32.00	\$144,948	\$17,000	\$168,000	\$157,766	1.065	1,170	\$143.59
011-365-051-0000	180 HIDDEN HILLS	03/22/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$82,500	42.31	\$218,887	\$32,893	\$162,107	\$204,614	0.792	1,120	\$144.74
011-365-059-1000	164 HIDDEN HILLS	09/20/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,900	38.00	\$177,700	\$19,000	\$186,000	\$174,587	1.065	1,200	\$155.00
011-370-013-0000	214 JOLIET	06/07/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,000	27.39	\$112,312	\$20,614	\$136,386	\$100,878	1.352	816	\$167.14
011-370-013-0000	214 JOLIET	04/16/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$49,800	49.80	\$112,312	\$20,614	\$79,386	\$100,878	0.787	816	\$97.29
011-370-015-0000	218 JOLIET	05/10/24	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$34,300	87.95	\$78,821	\$11,852	\$27,148	\$73,673	0.368	1,122	\$24.20
011-403-006-0000	109 LOXLEY	09/25/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$14,700	22.62	\$33,082	\$4,817	\$60,183	\$31,095	1.935	0	#DIV/0!
011-406-004-0000	105 BYRON	07/03/24	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$31,600	27.12	\$72,169	\$8,376	\$108,124	\$70,179	1.541	726	\$148.93
011-407-006-0000	107 FERRIS	05/28/24	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$71,100	47.09	\$160,163	\$23,091	\$127,909	\$150,794	0.848	1,040	\$122.99
011-410-001-5000	105 BROWN	07/05/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,800	53.71	\$53,147	\$6,199	\$28,801	\$51,648	0.558	424	\$67.93
011-416-003-0000	ALFRED	09/05/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$3,300	27.50	\$6,810	\$4,455	\$7,545	\$3,222	2.342	0	#DIV/0!
011-417-003-0000	205 BROWN	02/14/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$79,210	\$6,706	\$68,294	\$79,762	0.856	1,008	\$67.75
011-418-001-0000	507 MYERS	09/26/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$130,700	36.82	\$349,766	\$12,690	\$342,310	\$370,821	0.923	2,365	\$144.74
011-425-033-0000	307 DUKE	11/22/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,600	46.57	\$71,073	\$19,382	\$50,618	\$61,610	0.822	728	\$69.53
011-430-020-0000	300 S LOXLEY	07/09/24	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$47,100	39.28	\$113,079	\$47,320	\$72,580	\$72,342	1.003	988	\$73.46
011-430-069-0000	212 OLIVER	01/23/25	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,100	35.33	\$87,822	\$27,482	\$77,518	\$66,381	1.168	800	\$96.90
011-430-091-0000	117 FLORA	05/19/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$40,500	23.82	\$140,657	\$54,832	\$115,168	\$94,417	1.220	760	\$151.54
011-430-094-0000	109 FLORA	08/27/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$109,500	34.76	\$254,712	\$55,675	\$259,325	\$218,963	1.184	1,380	\$187.92
011-431-113-0000	118 FLORA	07/28/23	\$100,000	WD	19-MULTI PARCEL ARM'S	\$100,000	\$16,300	16.30	\$77,148	\$45,568	\$54,432	\$34,741	1.567	392	\$138.86
011-431-114-0000	120 FLORA	06/10/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,600	33.64	\$238,146	\$30,138	\$274,862	\$228,832	1.201	1,808	\$152.03
011-431-115-0000	126 FLORA	08/10/23	\$229,000	WD	19-MULTI PARCEL ARM'S	\$229,000	\$64,300	28.08	\$254,701	\$120,776	\$108,224	\$147,332	0.735	1,352	\$80.05
011-432-159-0000	106 DODGE	08/23/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$46,600	20.26	\$109,041	\$24,859	\$205,141	\$92,609	2.215	946	\$216.85
011-432-165-0000	118 DODGE	10/20/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$40,700	20.66	\$123,185	\$36,415	\$160,585	\$95,457	1.682	768	\$209.10
011-432-182-0000	104 HALL	03/04/24	\$274,000	WD	19-MULTI PARCEL ARM'S	\$274,000	\$102,000	37.23	\$270,376	\$201,330	\$72,670	\$75,958	0.957	773	\$94.01
011-433-249-0000	124 PARKWAY	05/02/23	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$33,900	61.75	\$115,759	\$46,609	\$8,291	\$76,073	0.109	1,508	\$5.50
011-435-027-0000	6935 DANES	07/21/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700	75.82	\$109,157	\$16,419	\$38,581	\$102,022	0.378	1,076	\$35.86
011-436-063-0000	6828 CHARLES CT	11/06/24	\$99,994	WD	03-ARM'S LENGTH	\$99,994	\$28,700	28.70	\$93,815	\$7,943	\$92,051	\$94,469	0.974	720	\$127.85
011-450-015-0000	607 FEDERAL	09/12/23	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$54,000	72.00	\$107,734	\$17,954	\$57,046	\$98,768	0.578	1,446	\$39.45
011-450-069-0000	116 COLUMBUS	08/02/24	\$65,000	WD	19-MULTI PARCEL ARM'S	\$65,000	\$54,600	84.00	\$124,179	\$25,888	\$39,112	\$108,131	0.362	1,226	\$31.90
011-450-072-0000	122 COLUMBUS	02/09/24	\$239,000	WD	19-MULTI PARCEL ARM'S	\$239,000	\$57,900	24.23	\$157,332	\$16,305	\$222,695	\$155,145	1.435	1,658	\$134.32
011-450-072-0000	122 COLUMBUS	07/13/23	\$230,000	WD	19-MULTI PARCEL ARM'S	\$230,000	\$57,900	25.17	\$157,332	\$16,305	\$213,695	\$155,145	1.377	1,658	\$128.89
011-450-166-0000	126 LASALLE	06/16/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,800	33.50	\$69,849	\$14,125	\$65,875	\$61,303	1.075	504	\$130.70
011-450-170-1000	136 LASALLE	07/26/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,000	41.25	\$149,381	\$30,384	\$129,616	\$130,910	0.990	1,236	\$104.87
011-450-192-0000	119 MARQUETTE	09/20/24	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$22,600	25.71	\$52,023	\$10,870	\$77,030	\$45,273	1.701	640	\$120.36
011-455-010-0000	116 WOODLAWN	11/07/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$18,800	62.67	\$40,974	\$10,870	\$19,130	\$35,881	0.533	696	\$27.49
011-455-015-0000	108 WOODLAWN	06/30/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,000	68.00	\$45,828	\$5,997	\$19,003	\$43,818	0.434	504	\$37.70
011-460-076-0000	209 COLLINGWOOD	03/19/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$65,700	47.27	\$176,060	\$12,786	\$126,214	\$179,619	0.703	1,328	\$95.04

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011-460-084-0000	414 CHESTNUT	11/13/24	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$37,400	29.22	\$84,433	\$12,055	\$115,945	\$79,624	1.456	832	\$139.36
011-460-096-0000	304 CHESTNUT	12/27/24	\$110,000	WD	19-MULTI PARCEL ARM'S	\$110,000	\$45,500	41.36	\$102,131	\$12,222	\$97,778	\$98,910	0.989	1,208	\$80.94
011-460-112-0000	413 BEECH	01/24/24	\$105,000	LC	03-ARM'S LENGTH	\$105,000	\$16,000	15.24	\$44,344	\$7,308	\$97,692	\$44,143	2.213	1,188	\$82.23
011-473-064-1000	212 STANDARD ST	06/22/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$55,900	62.81	\$146,701	\$26,511	\$62,489	\$132,222	0.473	1,848	\$33.81
011-485-022-1000	108 WOODHAVEN	11/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,000	40.00	\$173,759	\$26,209	\$138,791	\$165,450	0.839	1,212	\$114.51
011-491-011-0000	8343 KNAPP RD	08/04/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$47,900	45.19	\$128,378	\$8,005	\$97,995	\$132,424	0.740	960	\$102.08
011-492-026-0000	139 BROKEN ARROW	01/28/25	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$54,100	37.57	\$117,867	\$14,126	\$129,874	\$114,127	1.138	976	\$133.07
011-492-036-5000	117 S BROKEN ARROW TR	02/07/25	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$44,500	38.03	\$101,424	\$7,702	\$109,298	\$103,105	1.060	1,080	\$101.20
011-493-052-0000	134 BROKEN ARROW	02/29/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,600	31.91	\$176,000	\$17,275	\$197,725	\$174,615	1.132	1,248	\$158.43
011-493-054-0000	142 BROKEN ARROW	03/07/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$74,100	42.83	\$195,509	\$23,579	\$149,421	\$189,142	0.790	1,248	\$119.73
011-500-005-0000	6203 W HOUGHTON LAKE DR	08/09/23	\$96,800	WD	03-ARM'S LENGTH	\$96,800	\$41,600	42.98	\$171,832	\$23,762	\$73,038	\$162,893	0.448	1,897	\$38.50
011-500-050-0000	307 VILLAGE	10/28/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,400	31.08	\$91,847	\$9,744	\$120,256	\$90,322	1.331	866	\$138.86
011-500-196-0000	204 BEECH	01/26/24	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$32,900	34.67	\$86,907	\$14,071	\$80,829	\$80,128	1.009	1,344	\$60.14
011-523-011-0000	109 WALTER	12/05/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$52,900	25.43	\$119,451	\$27,705	\$180,295	\$100,931	1.786	960	\$187.81
011-528-010-0000	123 SANDPIPER	03/18/25	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$24,900	64.68	\$57,143	\$11,492	\$27,008	\$50,221	0.538	668	\$40.43
011-528-023-1000	111 SANDPIPER	05/10/24	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$38,600	77.20	\$88,132	\$24,859	\$25,141	\$69,607	0.361	729	\$34.49
011-531-006-0000	131 ISMOND	07/27/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$47,600	41.03	\$138,270	\$24,227	\$91,773	\$125,460	0.731	1,242	\$73.89
011-533-001-0000	127 ITHACA	05/15/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,200	31.83	\$87,311	\$11,135	\$108,865	\$83,802	1.299	852	\$127.78
011-533-008-0000	116 ALMA	09/22/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$25,200	28.64	\$77,995	\$23,069	\$64,931	\$60,425	1.075	625	\$103.89
011-541-007-0000	7397 W NESTEL RD	07/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,000	43.50	\$227,853	\$13,792	\$186,208	\$207,423	0.898	1,492	\$124.80
011-541-041-0000	162 GOLDENROD	02/04/25	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$52,200	52.20	\$118,381	\$10,443	\$89,557	\$104,591	0.856	960	\$93.29
011-541-073-0000	146 PEPPERELL	06/08/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$86,400	36.15	\$224,093	\$42,089	\$196,911	\$176,360	1.117	1,176	\$167.44
011-541-099-0000	194 PEPPERELL	08/28/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$78,900	49.34	\$206,073	\$14,871	\$145,029	\$185,273	0.783	1,412	\$102.71
011-541-105-0000	1092 GOLDENROD	08/15/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$80,400	38.84	\$215,410	\$19,012	\$187,988	\$190,308	0.988	1,312	\$143.28
011-541-145-2000	105 SNOWFLAKE WAY	12/06/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$90,100	45.05	\$203,076	\$29,644	\$170,356	\$168,054	1.014	1,248	\$136.50
011-541-197-0000	124 SNOWFLAKE WAY	04/25/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$44,000	34.65	\$116,452	\$7,176	\$119,824	\$105,888	1.132	900	\$133.14
011-541-198-0000	122 SNOWFLAKE WAY	06/28/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,300	41.59	\$137,921	\$8,490	\$136,510	\$125,418	1.088	1,040	\$131.26
011-541-238-0000	1219 GOLDENROD	03/03/25	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000	38.07	\$170,559	\$10,320	\$186,680	\$155,270	1.202	1,260	\$148.16
011-541-238-0000	1219 GOLDENROD	05/16/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,900	37.09	\$170,559	\$10,320	\$164,680	\$155,270	1.061	1,260	\$130.70
011-541-262-3000	209 ACORN	11/16/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$81,700	35.22	\$212,039	\$25,348	\$206,652	\$180,902	1.142	1,264	\$163.49
011-541-268-1000	105 VENUS	07/26/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$148,600	76.60	\$338,401	\$21,755	\$172,245	\$306,828	0.561	2,250	\$76.55
011-541-318-0000	105 ACORN	08/10/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,100	43.78	\$154,404	\$8,384	\$126,616	\$141,492	0.895	912	\$138.83
011-541-345-1000	113 CLARISSA	09/27/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$111,600	77.50	\$253,642	\$26,785	\$117,215	\$219,823	0.533	1,728	\$67.83
011-541-377-0000	115 FORESTVILLE	03/07/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$96,700	50.89	\$219,828	\$10,514	\$179,486	\$202,824	0.885	1,200	\$149.57
011-541-430-0000	173 PEPPERELL	11/01/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$54,300	38.11	\$142,708	\$13,606	\$128,894	\$125,099	1.030	900	\$143.22
011-541-477-0000	608 GOLDENROD	10/11/24	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$46,300	36.75	\$104,959	\$18,412	\$107,588	\$83,863	1.283	720	\$149.43
011-541-487-0000	768 GOLDENROD	11/02/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$88,400	41.90	\$232,227	\$13,889	\$197,111	\$211,568	0.932	1,416	\$139.20
011-541-525-0000	100 CHIPPENDALE	03/14/25	\$184,900	WD	19-MULTI PARCEL ARM'S	\$184,900	\$86,400	46.73	\$196,412	\$23,738	\$161,162	\$167,320	0.963	1,680	\$95.93
011-541-531-0000	110 WINDING DR	09/15/23	\$207,000	WD	19-MULTI PARCEL ARM'S	\$207,000	\$103,800	50.14	\$270,701	\$20,254	\$186,746	\$242,681	0.770	1,756	\$106.35
011-541-538-0000	124 WINDING DR	02/15/24	\$245,000	WD	19-MULTI PARCEL ARM'S	\$245,000	\$92,100	37.59	\$240,056	\$15,792	\$229,208	\$217,310	1.055	1,190	\$192.61
011-541-547-0000	142 WINDING DR	08/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$99,700	45.32	\$226,148	\$12,422	\$207,578	\$207,099	1.002	1,180	\$175.91
011-541-552-0000	147 WINDING DR	03/14/25	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$148,200	53.91	\$335,975	\$24,803	\$250,097	\$301,523	0.829	2,010	\$124.43
011-541-577-0000	214 CHIPPENDALE	07/31/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$59,200	38.95	\$135,146	\$9,894	\$142,106	\$121,368	1.171	1,080	\$131.58
011-541-596-0000	917 GOLDENROD	12/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,700	46.05	\$218,737	\$20,890	\$189,110	\$191,712	0.986	1,232	\$153.50



The image shows a large rectangular area with a black border. Inside this area, there are 12 horizontal green stripes, each followed by a white stripe, creating a striped pattern. The stripes are evenly spaced and cover the entire width of the rectangle.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
011-541-007-0000	7397 W NESTEL RD	07/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,000
011-541-041-0000	162 GOLDENROD	02/04/25	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$52,200
011-541-073-0000	146 PEPPERELL	06/08/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$86,400
011-541-099-0000	194 PEPPERELL	08/28/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$78,900
011-541-105-0000	1092 GOLDENROD	08/15/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$80,400
011-541-145-2000	105 SNOWFLAKE WAY	12/06/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$90,100
011-541-197-0000	124 SNOWFLAKE WAY	04/25/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$44,000
011-541-198-0000	122 SNOWFLAKE WAY	06/28/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,300
011-541-238-0000	1219 GOLDENROD	03/03/25	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000
011-541-238-0000	1219 GOLDENROD	05/16/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,900
011-541-262-3000	209 ACORN	11/16/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$81,700
011-541-318-0000	105 ACORN	08/10/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,100
011-541-345-1000	113 CLARISSA	09/27/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$111,600
011-541-377-0000	115 FORESTVILLE	03/07/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$96,700
011-541-430-0000	173 PEPPERELL	11/01/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$54,300
011-541-477-0000	608 GOLDENROD	10/11/24	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$46,300
011-541-487-0000	768 GOLDENROD	11/02/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$88,400
011-541-525-0000	100 CHIPPENDALE	03/14/25	\$184,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$184,900	\$86,400
011-541-531-0000	110 WINDING DR	09/15/23	\$207,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$207,000	\$103,800
011-541-538-0000	124 WINDING DR	02/15/24	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$92,100
011-541-547-0000	142 WINDING DR	08/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$99,700
011-541-552-0000	147 WINDING DR	03/14/25	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$148,200
011-541-577-0000	214 CHIPPENDALE	07/31/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$59,200
011-541-596-0000	917 GOLDENROD	12/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,700
011-541-617-1000	203 CHIPPENDALE	03/25/24	\$242,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,000	\$89,800
011-541-685-0000	122 WHITEBIRCH	02/23/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,300
011-541-687-0000	126 WHITEBIRCH	03/14/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,300
011-541-718-0000	221 WHITEBIRCH	08/05/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$122,600
011-541-723-0000	231 WHITEBIRCH	04/26/24	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$117,100
011-541-751-0000	3476 TOWER HILL RD	07/23/24	\$190,000	MLC	03-ARM'S LENGTH	\$190,000	\$40,600
011-541-756-0000	3398 TOWER HILL RD	05/15/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,400
011-542-820-0000	219 RADCLIFF	08/01/24	\$142,000	PTA	03-ARM'S LENGTH	\$142,000	\$55,600

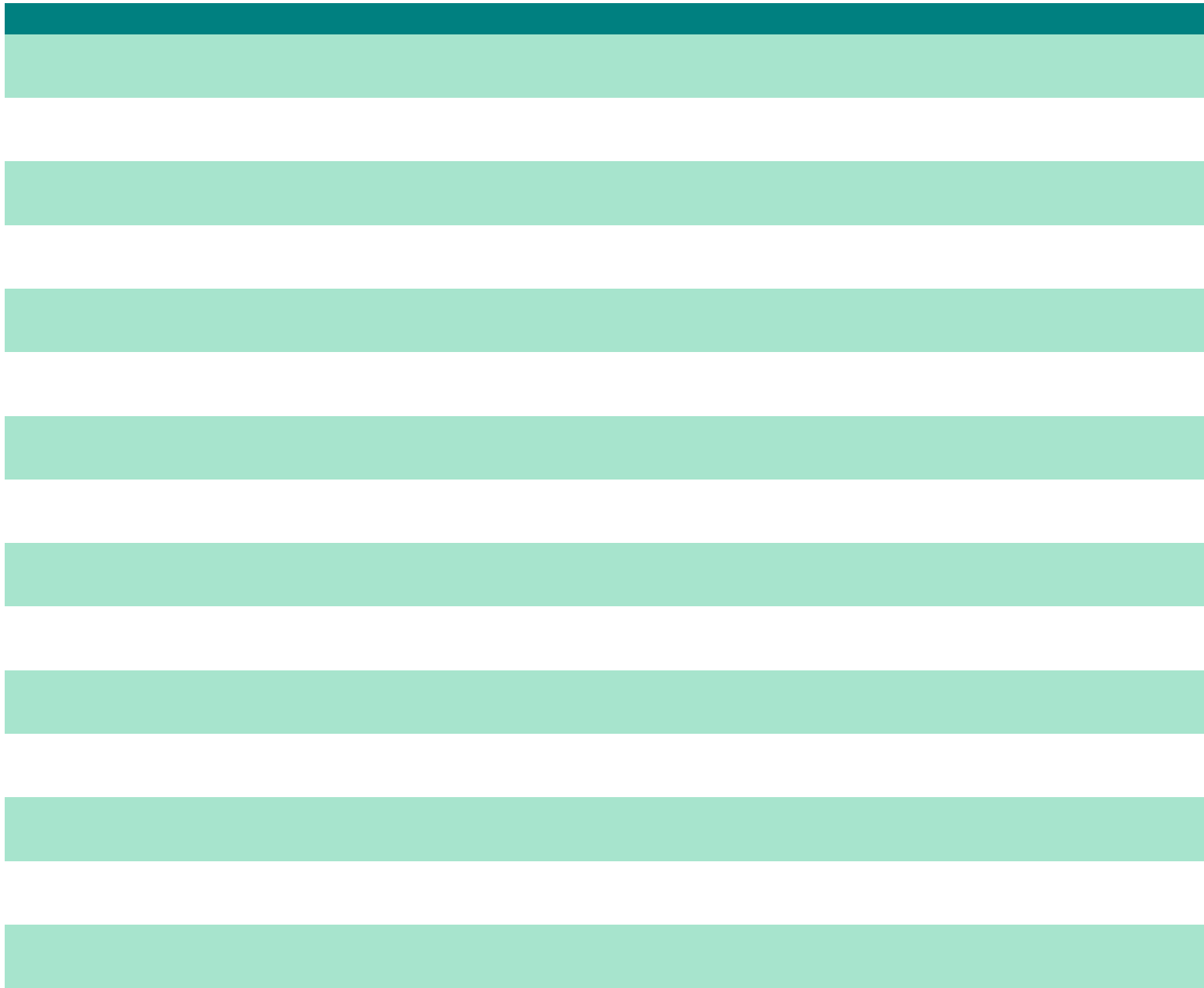
011-542-855-0000	223 REDWINE	08/13/24	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$60,900
011-542-862-0000	237 REDWINE	08/30/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$59,100
011-542-886-0000	210 RADCLIFF	08/01/24	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$59,100
Totals:			\$6,295,200			\$6,295,200	\$2,716,200
							Sale. Ratio =>
							Std. Dev. =>

APPLIED .989

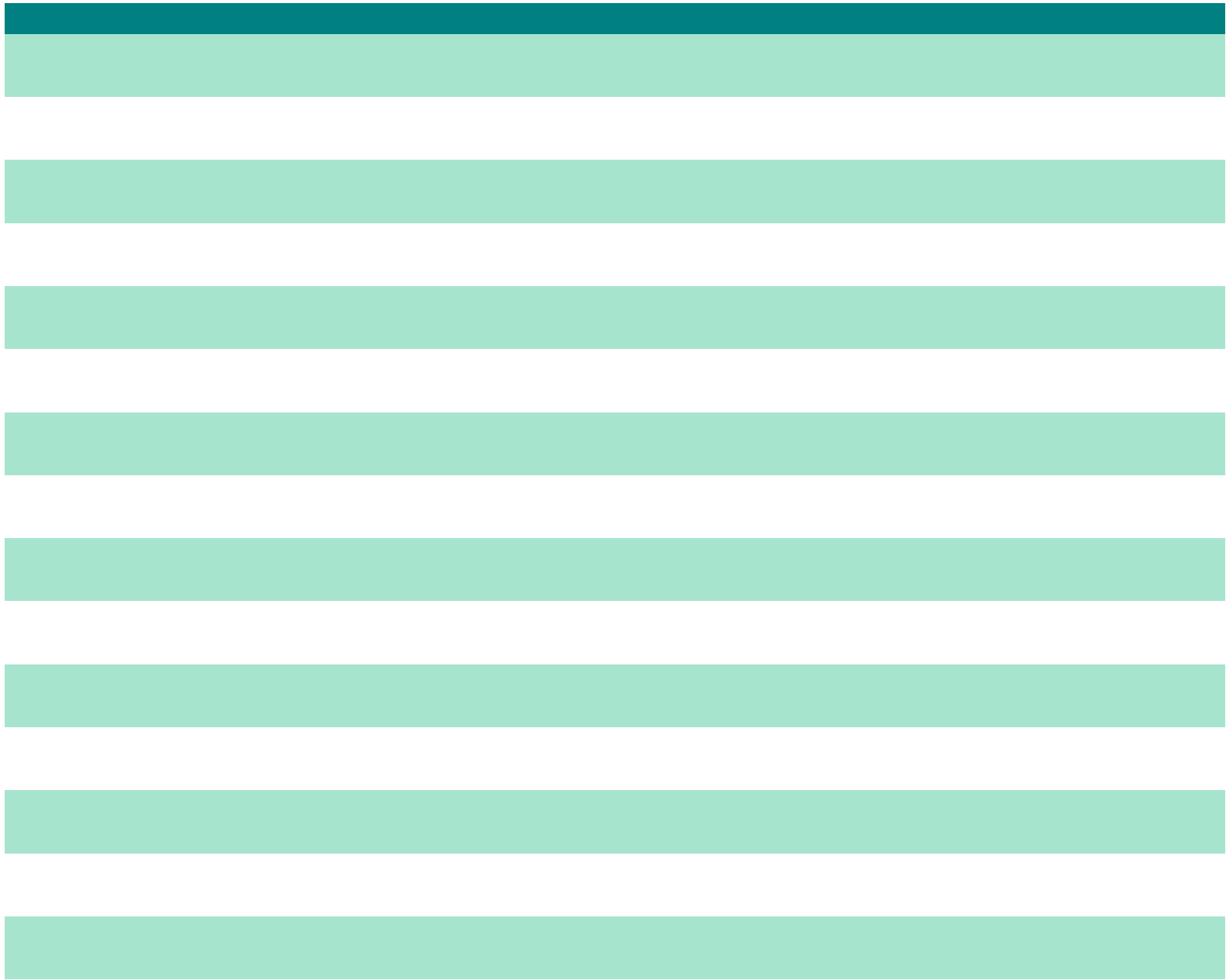
Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
43.50	\$13,792	\$186,208	\$207,423	0.898	1,492	\$124.80
52.20	\$10,443	\$89,557	\$104,591	0.856	960	\$93.29
36.15	\$42,089	\$196,911	\$176,360	1.117	1,176	\$167.44
49.34	\$14,871	\$145,029	\$185,273	0.783	1,412	\$102.71
38.84	\$19,012	\$187,988	\$190,308	0.988	1,312	\$143.28
45.05	\$29,644	\$170,356	\$168,054	1.014	1,248	\$136.50
34.65	\$7,176	\$119,824	\$105,888	1.132	900	\$133.14
41.59	\$8,490	\$136,510	\$125,418	1.088	1,040	\$131.26
38.07	\$10,320	\$186,680	\$155,270	1.202	1,260	\$148.16
37.09	\$10,320	\$164,680	\$155,270	1.061	1,260	\$130.70
35.22	\$25,348	\$206,652	\$180,902	1.142	1,264	\$163.49
43.78	\$8,384	\$126,616	\$141,492	0.895	912	\$138.83
77.50	\$26,785	\$117,215	\$219,823	0.533	1,728	\$67.83
50.89	\$10,514	\$179,486	\$202,824	0.885	1,200	\$149.57
38.11	\$13,606	\$128,894	\$125,099	1.030	900	\$143.22
36.75	\$18,412	\$107,588	\$83,863	1.283	720	\$149.43
41.90	\$13,889	\$197,111	\$211,568	0.932	1,416	\$139.20
46.73	\$23,738	\$161,162	\$167,320	0.963	1,680	\$95.93
50.14	\$20,254	\$186,746	\$242,681	0.770	1,756	\$106.35
37.59	\$15,792	\$229,208	\$217,310	1.055	1,190	\$192.61
45.32	\$12,422	\$207,578	\$207,099	1.002	1,180	\$175.91
53.91	\$24,803	\$250,097	\$301,523	0.829	2,010	\$124.43
38.95	\$9,894	\$142,106	\$121,368	1.171	1,080	\$131.58
46.05	\$20,890	\$189,110	\$191,712	0.986	1,232	\$153.50
37.11	\$25,420	\$216,580	\$203,555	1.064	1,352	\$160.19
56.08	\$9,499	\$110,501	\$163,050	0.678	1,152	\$95.92
34.50	\$7,708	\$132,292	\$98,195	1.347	840	\$157.49
59.80	\$26,134	\$178,866	\$242,316	0.738	1,840	\$97.21
48.59	\$31,097	\$209,903	\$216,355	0.970	1,572	\$133.53
21.37	\$6,321	\$183,679	\$82,594	2.224	720	\$255.11
41.92	\$10,102	\$114,898	\$123,590	0.930	1,188	\$96.72
39.15	\$12,469	\$129,531	\$109,498	1.183	720	\$179.90

37.25	\$11,635	\$151,865	\$122,625	1.238	1,167	\$130.13
40.20	\$12,587	\$134,413	\$117,391	1.145	900	\$149.35
38.01	\$11,956	\$143,544	\$116,856	1.228	900	\$159.49
		\$5,719,384	\$5,784,466			\$138.81
43.15			E.C.F. =>	0.989	Std. Deviation=>	
9.53			Ave. E.C.F. =>	1.039	Ave. Variance=>	



















2026 SHORT TERM RENTAL

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.
011-211-016-0060	6104 W HOUGHTON LAKE DR	06/20/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,900	34.97	\$329,340	\$143,095	\$216,905	\$116,695	1.859	1,367	\$158.67
011-213-005-0200	5320 W HOUGHTON LAKE DR	06/16/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$190,200	48.52	\$498,154	\$273,983	\$118,017	\$140,458	0.840	1,464	\$80.61
011-213-005-0200	5320 W HOUGHTON LAKE DR	11/18/24	\$479,500	PTA	03-ARM'S LENGTH	\$479,500	\$262,000	54.64	\$498,154	\$273,983	\$205,517	\$140,458	1.463	1,464	\$140.38
011-350-009-0000	203 CATALPA	05/25/23	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$213,500	39.35	\$554,879	\$188,820	\$353,680	\$229,360	1.542	1,296	\$272.90
011-350-047-0000	115 ASH	12/28/23	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$27,100	23.06	\$72,270	\$8,208	\$109,292	\$70,475	1.551	784	\$139.40
011-385-007-0000	109 NORRIS	10/22/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,600	40.68	\$170,259	\$11,128	\$223,872	\$122,976	1.820	1,442	\$155.25
011-391-002-7500	114 HUBBARD	04/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,200	31.54	\$117,966	\$8,043	\$166,957	\$84,948	1.965	680	\$245.53
011-391-012-2000	105 WELLS	09/01/23	\$234,500	WD	03-ARM'S LENGTH	\$234,500	\$38,500	16.42	\$142,487	\$9,123	\$225,377	\$103,063	2.187	1,012	\$222.70
011-431-113-0000	118 FLORA	07/28/23	\$100,000	WD	19-MULTI PARCEL ARM'S LI	\$100,000	\$16,300	16.30	\$77,148	\$45,568	\$54,432	\$34,741	1.567	392	\$138.86
011-500-027-0000	6123 W HOUGHTON LAKE DR	06/12/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,100	46.71	\$244,172	\$76,042	\$133,958	\$184,962	0.724	1,864	\$71.87
011-502-008-0000	6390 W HOUGHTON LAKE DR	04/23/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,700	33.78	\$164,346	\$53,809	\$176,191	\$69,259	2.544	775	\$227.34
011-527-001-0000	801 SHORELINE DR	09/22/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$22,400	19.15	\$86,696	\$13,916	\$103,084	\$56,244	1.833	660	\$156.19
011-541-430-0000	173 PEPPERELL	11/01/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$54,300	38.11	\$142,708	\$13,606	\$128,894	\$125,099	1.030	900	\$143.22
011-541-756-0000	3398 TOWER HILL RD	05/15/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$137,647	\$10,102	\$114,898	\$123,590	0.930	1,188	\$96.72
Totals:			\$3,460,500			\$3,460,500	\$1,329,200		\$3,236,226		\$2,331,074	\$1,602,329			\$160.69
								Sale. Ratio =>	38.41			E.C.F. =>	1.455	Std. Deviation=>	
								Std. Dev. =>	12.14			Ave. E.C.F. =>	1.561	Ave. Variance=>	
APPLIED 1.455															

