Township / Village of Oxford

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Resdidual of all Sales	Total Cost Manual $ of all Sales	2022 Calculated Nbhd ECF	2022 Used ECF	2021 Actual ECF
K-1	10	$546,180	$1,096,500	49.81%	$920,120	$915,977	1.005	1.000	1.007
K11	11	$416,750	$837,900	49.74%	$687,420	$700,499	0.981	0.975	1.000
K-2	2	$368,070	$689,550	53.38%	$579,845	$666,423	0.870	0.940	1.007
K-3	7	$1,028,090	$2,071,900	49.62%	$1,881,562	$1,760,258	1.069	1.060	1.117
K-4	3	$771,570	$1,702,300	45.33%	$1,453,342	$1,931,599	0.752	0.670	0.720
KAE	2	$245,630	$504,800	48.66%	$402,396	$390,817	1.030	0.995	0.980
KBV	14	$2,202,310	$4,421,050	49.81%	$3,785,308	$4,568,318	0.829	0.825	0.825
KBW	0							0.630	0.590
KDS	0							0.775	0.805
KFP	15	$3,505,100	$7,057,392	49.67%	$6,041,604	$8,502,700	0.711	0.705	0.745
KGP	4	$775,670	$1,558,400	49.77%	$1,345,516	$1,796,575	0.749	0.745	0.775
KGV	6	$781,100	$1,570,500	49.74%	$1,268,998	$1,528,129	0.830	0.825	0.880
KHT	22	$3,111,300	$6,254,097	49.75%	$5,370,398	$5,260,018	1.021	1.015	1.025
KHX	11	$936,440	$1,886,900	49.63%	$1,743,900	$2,096,869	0.832	0.825	0.870
KHY	7	$1,101,920	$2,215,000	49.75%	$2,034,780	$2,236,034	0.910	0.905	0.920
KME	0							0.935	0.961
KMJ	1	$146,780	$285,900	51.34%	$235,877	$289,923	0.814	0.840	0.877
KML	2	$424,700	$853,000	49.79%	$754,894	$868,546	0.869	0.865	0.935
KMR	9	$1,358,030	$2,755,400	49.29%	$2,285,014	$2,551,898	0.895	0.880	0.877
KSM	3	$688,080	$1,381,000	49.82%	$1,175,567	$1,614,791	0.728	0.725	0.750
KSP	7	$1,159,420	$2,336,198	49.63%	$1,973,218	$2,716,468	0.726	0.720	0.758
KSR	7	$1,559,280	$3,158,141	49.37%	$2,792,414	$3,219,666	0.867	0.855	0.872
KSV	7	$1,114,190	$2,238,900	49.77%	$1,912,578	$2,034,270	0.940	0.935	0.980
KTE	0							0.865	0.865
KTL	6	$1,004,460	$2,024,000	49.63%	$1,653,116	$1,840,503	0.898	0.890	0.935
KVR	1	$87,350	$178,000	49.07%	$152,590	$202,280	0.754	0.738	0.700
KWB	3	$241,610	$486,800	49.63%	$409,977	$387,035	1.059	1.050	1.085
KWL	22	$3,969,120	$7,934,679	50.02%	$7,085,444	$8,806,233	0.805	0.805	0.858
KXB	0							1.150	1.200
KXK	0							0.930	0.960
LCR	0							1.670	1.740
R7K	0							0.805	0.855
RAA	23	$3,572,050	$7,180,580	49.75%	$5,901,943	$5,481,733	1.077	1.070	1.087
RAG	1	$369,300	$910,000	40.58%	$533,757	$400,403	1.333	0.905	0.875
RBB	0							0.925	0.950
RBB1	21	$2,749,920	$5,541,300	49.63%	$4,424,636	$3,966,628	1.115	1.105	1.095
RBD	2	$159,800	$320,000	49.94%	$240,636	$169,179	1.422	1.420	1.510
RBD1	3	$301,110	$603,300	49.91%	$515,603	$375,557	1.373	1.370	1.440
RBP1	5	$1,313,740	$2,593,450	50.66%	$2,274,672	$3,471,726	0.655	0.665	0.700
RBS	2	$602,680	$1,225,000	49.20%	$954,207	$1,335,104	0.715	0.700	0.770
RBS1	16	$3,481,270	$7,032,400	49.50%	$5,756,532	$8,241,522	0.698	0.690	0.710
RDD	0							1.000	1.000
RDX	1	$179,190	$427,500	41.92%	$394,052	$248,993	1.583	1.305	1.255
REX	18	$1,560,720	$3,132,651	49.82%	$2,564,253	$1,657,805	1.547	1.540	1.580
RFM	0							1.095	1.150
RGP	10	$2,175,020	$4,422,500	49.18%	$3,654,266	$4,562,788	0.801	0.785	0.800
RGP1	26	$4,880,710	$9,857,035	49.51%	$8,338,378	$11,291,481	0.738	0.730	0.762
RKR	0							0.830	0.865
RKR1	0							0.730	0.770
R-L	1	$330,340	$610,000	54.15%	$531,141	$718,295	0.739	0.810	0.855
R-L1	13	$2,183,800	$4,368,899	49.99%	$3,953,296	$5,686,332	0.695	0.695	0.720
RLF	0							0.790	0.790
RLL	4	$1,048,420	$2,110,500	49.68%	$1,722,154	$990,423	1.739	1.725	1.788
RLL1	11	$1,049,640	$2,139,650	49.06%	$1,818,749	$1,213,905	1.498	1.465	1.465
RLP	8	$1,449,380	$3,022,300	47.96%	$2,352,839	$2,026,605	1.161	1.100	1.055
RLP1	1	$140,500	$291,000	48.28%	$254,016	$233,509	1.088	1.045	1.050
RLW	3	$1,079,560	$2,175,000	49.63%	$1,899,022	$2,296,523	0.827	0.820	0.820
RLW1	17	$4,819,470	$9,706,000	49.65%	$8,521,902	$11,908,294	0.716	0.710	0.721
RMD	0							0.630	0.690
RMH	0							0.500	0.500
RMS	5	$1,113,500	$2,327,000	47.85%	$1,961,267	$1,597,652	1.228	1.165	1.110
RMS1	0							0.845	0.860
RN1	2	$203,310	$409,900	49.60%	$340,650	$316,776	1.075	1.065	1.050
RN2	12	$1,600,870	$3,197,800	50.06%	$2,692,374	$2,567,887	1.048	1.050	1.030
RNH	2	$372,710	$787,500	47.33%	$655,792	$417,491	1.571	1.470	1.540
RNO	0							0.975	1.080
RPC	12	$1,534,360	$3,085,300	49.73%	$2,585,769	$2,367,900	1.092	1.085	1.100
RRB	14	$1,319,490	$2,656,900	49.66%	$2,246,343	$1,720,793	1.305	1.295	1.330
RS1	36	$3,527,780	$7,109,300	49.62%	$5,820,328	$4,104,343	1.418	1.405	1.375
RS2	0							1.585	1.585
RS21	4	$422,240	$788,000	53.58%	$602,310	$567,917	1.061	1.160	1.260
RS3	1	$154,420	$277,500	55.65%	$217,069	$314,446	0.690	0.790	0.855
RS31	5	$637,170	$1,281,450	49.72%	$1,114,762	$1,011,553	1.102	1.095	1.128
RS4	5	$1,020,390	$2,215,000	46.07%	$1,888,962	$1,388,466	1.360	1.235	1.270
RS41	10	$1,605,600	$3,226,500	49.76%	$2,528,786	$2,762,028	0.916	0.910	0.910
RS5	5	$1,446,960	$2,943,000	49.17%	$2,515,917	$2,556,308	0.984	0.965	0.940
RS51	12	$2,796,790	$5,635,243	49.63%	$4,613,842	$5,052,152	0.913	0.905	0.891
RSY	1	$324,200	$679,900	47.68%	$596,407	$641,939	0.929	0.880	0.795
RVT	0							1.465	1.380
RVX	51	$5,447,710	$10,927,200	49.85%	$9,125,113	$5,791,907	1.575	1.570	1.650
RWB	17	$2,364,870	$4,817,811	49.09%	$4,001,656	$3,933,248	1.017	0.995	1.010
RWM	7	$758,050	$1,528,500	49.59%	$1,324,450	$1,093,378	1.211	1.200	1.250
RWS	3	$506,250	$1,085,000	46.66%	$858,543	$1,001,325	0.857	0.785	0.801
RWS1	47	$8,258,730	$16,560,800	49.87%	$13,885,197	$18,832,438	0.737	0.735	0.743
R-X	2	$344,900	$732,000	47.12%	$629,927	$527,102	1.195	1.115	1.080
R-X1	17	$2,238,030	$4,521,500	49.50%	$3,655,465	$3,945,374	0.927	0.915	0.905
RXF	43	$5,680,760	$11,364,300	49.99%	$9,570,277	$8,177,334	1.170	1.170	1.170
RXL	9	$1,778,770	$3,588,900	49.56%	$3,029,633	$3,091,023	0.980	0.970	0.993
RXL1	1	$145,590	$295,000	49.35%	$261,574	$287,987	0.908	0.895	0.870
		$106,593,220	**$215,208,676**						
		2 Year Sale Ratio:	**49.53%**						

2 Year Sale Study

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-14-200-030	1156 HILLCREST DR	5/13/2019	$110,000	$54,110	49.19	$92,362	$90,589	1.020	925	99.85	34.78	Other
P -04-14-400-032	383 W DRAHNER RD	5/14/2019	$58,000	$35,190	60.67	$40,362	$52,749	0.765	547	73.79	52.86	Ranch
P -04-16-357-094	410 HILLCREST CT	6/14/2019	$115,000	$55,600	48.35	$97,362	$93,558	1.041	792	122.93	20.88	Ranch
P -04-21-377-002	1152 HILLCREST DR	9/23/2019	$120,000	$58,840	49.03	$102,362	$100,034	1.023	925	110.66	66.44	Other
P -04-29-426-003	1182 HILLCREST DR	9/1/2020	$132,000	$65,660	49.74	$114,362	$113,683	1.006	925	123.63	9.65	Other
P -04-32-227-001	1186 HILLCREST DR	11/6/2020	$119,000	$54,540	45.83	$101,362	$91,445	1.108	925	109.58	15.49	Other
P -04-32-276-033	1172 HILLCREST DR	11/12/2020	$115,000	$50,280	43.72	$97,362	$82,919	1.174	700	139.09	15.85	Other

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-32-300-008	1134 HILLCREST DR	11/18/2020	$109,000	$54,100	49.63	$91,362	$90,558	1.009	925	98.77	44.41	Other
P -04-33-476-007	1102 HILLCREST DR	2/9/2021	$115,000	$57,250	49.78	$97,362	$96,865	1.005	988	98.54	0.20	Other
P -04-34-226-012	1098 HILLCREST DR	3/5/2021	$103,500	$60,610	58.56	$85,862	$103,577	0.829	988	86.90	209.18	Other
P -04-06-126-002	2921 SEYMOUR LAKE RD	5/2/2019	$76,000	$37,900	49.87	$62,320	$63,709	0.978	760	82.00	90.67	Ranch
P -04-16-357-021	2941 SEYMOUR LAKE RD	5/31/2019	$75,000	$37,900	50.53	$61,320	$63,709	0.963	760	80.68	50.61	Ranch
P -04-16-357-088	2911 SEYMOUR LAKE RD	6/14/2019	$84,900	$37,900	44.64	$71,220	$63,709	1.118	760	93.71	51.28	Ranch
P -04-18-101-004	2911 SEYMOUR LAKE RD	7/2/2019	$72,000	$37,900	52.64	$58,320	$63,709	0.915	760	76.74	156.69	Ranch
P -04-19-376-018	2931 SEYMOUR LAKE RD	7/16/2019	$75,000	$37,900	50.53	$61,320	$63,709	0.963	760	80.68	9.17	Ranch
P -04-21-101-079	2931 SEYMOUR LAKE RD	7/25/2019	$82,000	$37,900	46.22	$68,320	$63,709	1.072	760	89.89	28.60	Ranch
P -04-21-477-016	2931 SEYMOUR LAKE RD	12/5/2019	$72,100	$37,900	52.57	$58,420	$63,709	0.917	760	76.87	11.39	Ranch
P -04-27-353-007	2911 SEYMOUR LAKE RD	3/30/2020	$66,000	$37,900	57.42	$52,320	$63,709	0.821	760	68.84	11.50	Ranch
P -04-30-127-023	2931 SEYMOUR LAKE RD	9/25/2020	$76,000	$37,900	49.87	$62,320	$63,709	0.978	760	82.00	188.79	Ranch
P -04-32-300-013	2941 SEYMOUR LAKE RD	11/19/2020	$79,900	$37,900	47.43	$66,220	$63,709	1.039	760	87.13	103.94	Ranch
P -04-32-400-016	2921 SEYMOUR LAKE RD	11/19/2020	$79,000	$37,750	47.78	$65,320	$63,409	1.030	760	85.95	103.01	Ranch
P -04-21-101-121	3893 ALEX CT	8/9/2019	$353,000	$176,050	49.87	$302,672	$321,042	0.943	2,502	120.97	94.28	Ranch
P -04-33-354-054	3888 ALEX CT	1/28/2021	$336,550	$192,020	57.06	$277,173	$345,381	0.803	1,962	141.27	80.25	Ranch
P -04-21-107-010	2409 MALENA LN	8/19/2019	$365,000	$189,300	51.86	$336,250	$330,049	1.019	2,201	152.77	32.91	Colonial/2Sty
P -04-22-306-016	1086 MILL VALLEY CT	12/16/2019	$258,000	$110,200	42.71	$236,394	$187,549	1.260	1,640	144.14	28.22	Colonial/2Sty
P -04-27-401-010	2427 MALENA LN	4/15/2020	$345,000	$171,310	49.66	$290,686	$271,989	1.069	1,990	146.07	53.17	Colonial/2Sty
P -04-27-426-010	646 PATRICIA CT	5/14/2020	$244,900	$132,270	54.01	$226,390	$232,107	0.975	1,661	136.30	20.76	Colonial/2Sty
P -04-27-427-015	1166 MILL VALLEY CT	5/15/2020	$240,000	$108,730	45.30	$220,117	$186,399	1.181	1,483	148.43	69.94	Colonial/2Sty
P -04-30-153-005	1044 CLEARVIEW DR	10/5/2020	$320,000	$178,360	55.74	$296,150	$314,037	0.943	2,170	136.47	105.02	Colonial/2Sty
P -04-34-226-006	622 PATRICIA CT	3/5/2021	$299,000	$137,920	46.13	$275,575	$238,128	1.157	1,652	166.81	115.73	Colonial/2Sty
P -04-26-351-011	244 FAIRWAY VIEW DR	3/16/2020	$475,000	$240,730	50.68	$396,600	$601,585	0.659	3,243	122.29	4.16	Colonial/2Sty
P -04-31-327-006	230 FAIRWAY VIEW DR	10/29/2020	$610,000	$288,270	47.26	$500,922	$697,699	0.718	3,179	157.57	44.38	Colonial/2Sty
P -04-33-479-017	1821 HARMONY HILLS LN	2/12/2021	$617,300	$242,570	39.30	$555,820	$632,315	0.879	3,408	163.09	87.90	Colonial/2Sty
P -04-21-103-003	145 S GLASPIE ST	8/9/2019	$249,800	$127,570	51.07	$199,777	$206,146	0.969	1,521	131.35	18.19	Colonial/2Sty
P -04-28-227-004	151 S GLASPIE ST	7/7/2020	$255,000	$118,060	46.30	$202,619	$184,671	1.097	1,521	133.21	37.32	Colonial/2Sty
P -04-16-351-001	943 TOWNSEND DR	5/15/2019	$345,000	$165,170	47.88	$302,880	$349,358	0.867	2,037	148.69	15.34	Colonial/2Sty
P -04-16-356-005	930 CROSS ST	5/24/2019	$330,000	$181,240	54.92	$287,256	$387,555	0.741	2,471	116.25	69.98	Colonial/2Sty
P -04-16-357-049	1052 CEDAR ST	6/11/2019	$339,850	$160,210	47.14	$301,355	$341,721	0.882	1,778	169.49	8.97	Ranch
P -04-21-226-006	970 CROSS ST	8/22/2019	$248,000	$136,610	55.08	$208,223	$282,952	0.736	1,635	127.35	73.59	Colonial/2Sty
P -04-21-226-045	830 CROSS CIR	9/3/2019	$330,000	$174,760	52.96	$264,250	$343,958	0.768	1,760	150.14	76.83	Ranch
P -04-21-376-003	892 TOWNSEND DR	9/18/2019	$312,500	$155,810	49.86	$273,338	$330,246	0.828	2,224	122.90	82.77	Colonial/2Sty
P -04-21-376-031	860 CROSS ST	9/23/2019	$320,000	$159,080	49.71	$276,160	$332,518	0.831	2,210	124.96	83.05	Colonial/2Sty
P -04-22-307-017	992 TOWNSEND DR	12/23/2019	$268,900	$145,370	54.06	$232,472	$308,264	0.754	1,660	140.04	75.41	Colonial/2Sty
P -04-23-302-060	873 TOWNSEND DR	2/7/2020	$335,000	$182,350	54.43	$251,642	$341,013	0.738	2,032	123.84	73.79	Colonial/2Sty
P -04-28-476-009	940 CROSS ST	8/14/2020	$339,900	$166,550	49.00	$297,156	$351,958	0.844	2,264	131.25	84.43	Colonial/2Sty
P -04-29-427-004	932 TOWNSEND DR	9/4/2020	$287,000	$138,930	48.41	$252,500	$294,992	0.856	2,170	116.36	85.60	Colonial/2Sty
P -04-30-151-002	980 CROSS ST	9/30/2020	$295,000	$126,890	43.01	$254,580	$258,611	0.984	1,686	151.00	98.44	Colonial/2Sty
P -04-33-351-013	893 TOWNSEND DR	1/7/2021	$354,900	$165,550	46.65	$309,607	$346,427	0.894	2,125	145.70	89.37	Contemporary
P -04-33-354-016	883 TOWNSEND DR	1/19/2021	$315,000	$143,790	45.65	$273,889	$298,745	0.917	1,737	157.68	91.68	Ranch
P -04-16-477-009	1965 ROYAL BIRKDALE DR	6/21/2019	$579,000	$260,360	44.97	$521,019	$656,355	0.794	3,203	162.67	62.22	Colonial/2Sty
P -04-18-101-005	1637 ROYAL BIRKDALE DR	7/2/2019	$460,000	$236,660	51.45	$385,681	$565,960	0.681	2,400	160.70	10.06	Ranch
P -04-23-303-100	1838 PRESTWICK CT	2/28/2020	$366,000	$170,560	46.60	$310,798	$405,549	0.766	2,255	137.83	15.04	Colonial/2Sty
P -04-27-402-002	1890 TURNBERRY CT	4/15/2020	$330,000	$193,150	58.53	$286,065	$485,611	0.589	2,350	121.73	57.32	Ranch
P -04-28-128-031	1852 ROYAL BIRKDALE DR	6/25/2020	$540,000	$266,340	49.32	$453,373	$632,705	0.717	3,365	134.73	41.29	Colonial/2Sty
P -04-28-378-017	1697 ROYAL BIRKDALE DR	8/4/2020	$425,000	$242,840	57.14	$357,083	$592,584	0.603	3,636	98.21	42.24	Colonial/2Sty
P -04-29-226-007	1798 CARNOUSTIE CT	8/19/2020	$486,215	$248,380	51.08	$415,905	$604,906	0.688	2,417	172.07	35.46	Ranch
P -04-29-401-024	1687 ROYAL BIRKDALE DR	9/1/2020	$477,227	$210,620	44.13	$412,477	$505,661	0.816	2,714	151.98	165.37	Colonial/2Sty
P -04-30-127-027	1797 ROYAL BIRKDALE DR	9/28/2020	$479,000	$250,030	52.20	$408,396	$609,149	0.670	2,420	168.76	131.29	Ranch
P -04-30-303-003	1625 ROYAL BIRKDALE DR	10/9/2020	$450,000	$211,600	47.02	$374,170	$492,719	0.759	2,571	145.53	74.86	Ranch
P -04-31-377-006	1740 ROYAL BIRKDALE DR	10/30/2020	$459,000	$234,880	51.17	$389,469	$567,692	0.686	2,564	151.90	51.01	Ranch
P -04-32-100-016	1643 ROYAL BIRKDALE DR	11/2/2020	$456,000	$231,280	50.72	$390,126	$562,678	0.693	2,220	175.73	75.07	Ranch
P -04-32-226-007	1868 ROYAL BIRKDALE DR	11/6/2020	$519,950	$240,800	46.31	$443,869	$575,207	0.772	2,595	171.05	48.26	Ranch
P -04-33-104-026	1754 ROYAL BIRKDALE DR	12/7/2020	$610,000	$292,800	48.00	$529,008	$715,762	0.739	3,534	149.69	58.67	Colonial/2Sty
P -04-33-126-003	1951 ROYAL BIRKDALE DR	12/16/2020	$420,000	$214,800	51.14	$364,165	$530,162	0.687	2,574	141.48	22.93	Contemporary
P -04-07-300-028	2961 SPRUCE LN	5/9/2019	$339,900	$156,360	46.00	$291,425	$354,681	0.822	1,909	152.66	13.55	Ranch
P -04-16-479-022	2800 COTTONWOOD CT	6/25/2019	$500,000	$284,050	56.81	$421,211	$656,795	0.641	3,149	133.76	164.57	SingleFamily
P -04-29-254-010	145 GREAT PINES DR	8/25/2020	$385,000	$174,030	45.20	$342,190	$409,733	0.835	3,265	104.81	83.52	Colonial/2Sty
P -04-31-301-002	3002 SEYMOUR LAKE RD	10/23/2020	$333,500	$161,230	48.34	$290,690	$375,366	0.774	2,065	140.77	77.44	Ranch
P -04-02-100-001	519 GOLF VILLA DR	4/5/2019	$282,500	$121,850	43.13	$246,891	$252,241	0.979	1,515	162.96	162.85	Ranch
P -04-04-155-005	400 GOLF VILLA DR	4/8/2019	$249,000	$130,190	52.29	$194,539	$249,599	0.779	1,515	128.41	104.35	Ranch
P -04-07-126-002	450 GOLF VILLA DR	5/6/2019	$254,000	$130,620	51.43	$199,539	$250,647	0.796	1,527	130.67	162.11	Ranch
P -04-16-357-004	520 GOLF VILLA DR	5/24/2019	$255,000	$130,140	51.04	$200,539	$249,467	0.804	1,515	132.37	3.10	Ranch
P -04-21-251-001	880 GOLF VILLA DR	9/10/2019	$290,000	$138,570	47.78	$242,870	$278,802	0.871	1,515	160.31	15.12	Ranch
P -04-27-401-008	420 GOLF VILLA DR	4/15/2020	$240,000	$129,730	54.05	$184,620	$247,373	0.746	1,527	120.90	74.63	Ranch
P -04-05-126-012	1475 FOUNTAIN VIEW LN	4/15/2019	$293,000	$156,260	53.33	$258,530	$273,938	0.944	1,857	139.22	2.95	Ranch
P -04-05-201-019	1313 FOUNTAIN VIEW LN	4/24/2019	$270,000	$130,340	48.27	$227,310	$214,771	1.058	1,694	134.19	4.46	Colonial/2Sty
P -04-05-426-012	974 ISLAND LAKE DR	5/1/2019	$269,000	$131,880	49.03	$216,522	$208,154	1.040	1,152	187.95	53.75	Ranch
P -04-16-357-081	1465 FOUNTAIN VIEW LN	6/14/2019	$275,000	$158,370	57.59	$231,269	$268,968	0.860	2,046	113.03	3.52	Colonial/2Sty
P -04-16-451-008	309 ATLANTIS CIR	6/17/2019	$279,900	$151,330	54.07	$242,517	$261,363	0.928	2,066	117.38	25.51	Colonial/2Sty
P -04-18-100-054	1027 ISLAND LAKE DR	7/1/2019	$271,000	$130,500	48.15	$235,046	$221,725	1.060	1,611	145.90	26.38	Colonial/2Sty
P -04-21-101-075	1045 WATERSEDGE CT	7/25/2019	$317,897	$165,350	52.01	$270,234	$278,849	0.969	2,102	128.56	2.03	Colonial/2Sty
P -04-21-101-111	126 FOUNTAIN CRES	8/1/2019	$263,000	$126,490	48.10	$217,805	$204,709	1.064	1,687	129.11	50.41	Colonial/2Sty
P -04-21-251-003	290 ATLANTIS CIR	9/11/2019	$289,000	$138,280	47.85	$247,884	$231,964	1.069	1,687	146.94	29.47	Colonial/2Sty
P -04-21-377-002	1321 PONDVIEW LN	9/25/2019	$198,000	$91,220	46.07	$165,780	$148,009	1.120	810	204.67	112.01	Ranch
P -04-23-303-132	1153 FOUNTAIN VIEW LN	3/2/2020	$270,000	$153,140	56.72	$237,528	$269,768	0.880	2,015	117.88	88.05	Colonial/2Sty
P -04-28-151-003	1065 ISLAND LAKE DR	7/1/2020	$287,900	$137,520	47.77	$257,542	$241,058	1.068	1,824	141.20	106.84	Colonial/2Sty
P -04-28-203-008	1203 FOUNTAIN VIEW LN	7/2/2020	$287,300	$150,610	52.42	$256,579	$266,503	0.963	2,178	117.80	96.28	Colonial/2Sty
P -04-28-477-002	1395 FOUNTAIN VIEW LN	8/14/2020	$270,000	$146,270	54.17	$225,451	$244,318	0.923	1,825	123.53	92.28	Other
P -04-28-481-006	1332 PONDVIEW LN	8/17/2020	$285,000	$138,150	48.47	$249,013	$236,760	1.052	1,883	132.24	105.18	Colonial/2Sty
P -04-29-254-015	1288 PONDVIEW LN	8/25/2020	$221,000	$98,420	44.53	$180,663	$154,198	1.172	810	223.04	117.16	Ranch
P -04-30-200-016	1303 FOUNTAIN VIEW LN	10/7/2020	$292,100	$138,350	47.36	$257,861	$238,878	1.079	1,825	141.29	107.95	Colonial/2Sty
P -04-30-200-028	911 ISLAND LAKE DR	10/8/2020	$290,000	$138,390	47.72	$247,630	$230,953	1.072	1,826	135.61	107.22	SingleFamily
P -04-30-451-002	984 ISLAND LAKE DR	10/16/2020	$335,000	$157,650	47.06	$281,554	$257,993	1.091	1,929	145.96	109.13	SingleFamily
P -04-31-103-004	1055 WATERSEDGE CT	10/20/2020	$330,000	$160,800	48.73	$284,204	$271,728	1.046	1,797	158.15	104.59	Ranch
P -04-31-301-003	1183 FOUNTAIN VIEW LN	10/23/2020	$285,000	$145,570	51.08	$254,279	$256,570	0.991	1,969	129.14	99.11	Colonial/2Sty
P -04-34-226-064	1015 WATERSEDGE CT	3/17/2021	$375,000	$166,410	44.38	$325,197	$278,841	1.166	2,050	158.63	116.62	Colonial/2Sty
P -04-16-352-006	9300 SCENIC WAY	5/20/2019	$159,900	$68,720	42.98	$146,900	$150,836	0.974	1,223	120.11	4.72	TwnHse/Duplex
P -04-19-326-011	3204 PARADISE TRL	7/12/2019	$175,000	$85,770	49.01	$162,000	$192,173	0.843	1,440	112.50	19.09	Ranch
P -04-21-226-044	3202 PARADISE TRL	8/29/2019	$160,000	$85,770	53.61	$147,000	$192,173	0.765	1,440	102.08	56.75	Ranch
P -04-21-451-038	4104 PARADISE TRL	11/5/2019	$195,000	$91,660	47.01	$182,000	$206,458	0.882	1,649	110.37	38.84	Colonial/2Sty
P -04-21-477-010	3208 PARADISE TRL	12/3/2019	$150,000	$85,770	57.18	$137,000	$192,173	0.713	1,440	95.14	12.23	Ranch
P -04-22-354-013	2204 PARADISE TRL	1/13/2020	$178,000	$94,800	53.26	$165,000	$214,055	0.771	1,583	104.23	10.79	Ranch
P -04-28-376-010	3212 PARADISE TRL	7/31/2020	$165,000	$86,670	52.53	$152,000	$194,354	0.782	1,438	105.70	14.62	Ranch
P -04-28-377-006	2200 PARADISE TRL	8/3/2020	$191,000	$98,220	51.42	$178,000	$222,358	0.801	1,583	112.44	11.63	Ranch
P -04-29-276-010	3206 PARADISE TRL	8/27/2020	$168,000	$85,770	51.05	$155,000	$192,173	0.807	1,440	107.64	12.39	Ranch
P -04-30-127-005	2104 PARADISE TRL	9/18/2020	$180,000	$82,760	45.98	$167,000	$184,882	0.903	1,271	131.39	81.02	Ranch
P -04-33-105-006	3100 PARADISE TRL	12/15/2020	$165,000	$70,530	42.75	$152,000	$155,234	0.979	1,090	139.45	14.74	Ranch
P -04-21-251-042	1083 PARADISE TRL	9/11/2019	$292,000	$163,380	55.95	$265,646	$331,940	0.800	1,913	138.86	3.51	Bungalow
P -04-21-476-002	1110 BRIDGE WATER	11/27/2019	$298,000	$145,800	48.93	$272,680	$294,236	0.927	1,634	166.88	74.30	Ranch
P -04-28-402-009	7180 SCENIC WAY	8/13/2020	$310,000	$151,620	48.91	$284,680	$307,086	0.927	1,598	178.15	6.00	Ranch
P -04-29-477-013	2123 BRIDGE WATER	9/15/2020	$307,000	$152,830	49.78	$281,680	$309,760	0.909	1,596	176.49	8.84	Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-32-276-037	2340 BRIDGE WATER	11/12/2020	$325,000	$151,570	46.64	$299,680	$306,983	0.976	1,588	188.72	44.07	Ranch
P -04-33-104-030	3132 BRIDGE WATER	12/10/2020	$384,000	$192,340	50.09	$356,734	$394,943	0.903	1,955	182.47	6.35	Bungalow
P -04-34-226-058	2245 BRIDGE WATER	3/16/2021	$299,000	$144,380	48.29	$273,680	$291,086	0.940	1,589	172.23	32.18	Ranch
P -04-21-105-017	41 MELVIN J CT	8/16/2019	$285,900	$146,780	51.34	$235,877	$289,923	0.814	1,646	143.30	21.08	Colonial/2Sty
P -04-28-105-002	1785 MANALEE LN	6/15/2020	$408,000	$198,680	48.70	$357,170	$400,617	0.892	2,110	169.27	0.98	SingleFamily
P -04-28-354-004	1894 MANALEE LN	7/22/2020	$445,000	$226,020	50.79	$397,724	$467,929	0.850	2,562	155.24	6.36	Colonial/2Sty
P -04-05-201-023	636 GLENMOOR DR	4/24/2019	$286,000	$150,660	52.68	$246,031	$296,988	0.828	2,217	110.97	6.25	SingleFamily
P -04-05-477-005	645 HERON WAY	5/1/2019	$277,000	$123,310	44.52	$235,426	$232,995	1.010	1,577	149.29	21.98	Ranch
P -04-07-300-027	646 SANDPIPER WAY	5/7/2019	$282,000	$121,300	43.01	$239,413	$227,295	1.053	1,625	147.33	44.26	Ranch
P -04-18-100-010	622 HERON WAY	6/27/2019	$322,500	$166,380	51.59	$260,316	$307,475	0.847	2,071	125.70	64.88	Colonial/2Sty
P -04-21-104-007	540 W DRAHNER RD	8/15/2019	$287,000	$160,470	55.91	$218,025	$286,313	0.761	1,925	113.26	29.87	Colonial/2Sty
P -04-22-307-012	619 MALLARD WAY	12/20/2019	$295,000	$156,080	52.91	$235,455	$287,070	0.820	2,134	110.34	65.58	Colonial/2Sty
P -04-30-200-018	610 EIDER WAY	10/7/2020	$310,000	$149,980	48.38	$253,428	$276,580	0.916	2,010	126.08	91.63	Colonial/2Sty
P -04-32-200-023	621 COTTS WAY	11/5/2020	$320,000	$150,840	47.14	$275,455	$292,202	0.943	2,252	122.32	94.27	SingleFamily
P -04-34-228-013	590 CRESTMOOR CIR	3/25/2021	$375,900	$179,010	47.62	$321,465	$344,980	0.932	2,640	121.77	93.18	Contemporary
P -04-21-301-005	1771 ALGONQUIAN TRL	9/13/2019	$465,000	$249,530	53.66	$401,901	$601,332	0.668	3,128	128.48	127.41	Colonial/2Sty
P -04-27-376-032	460 MANITOU LN	3/31/2020	$535,000	$228,140	42.64	$446,428	$507,179	0.880	2,326	191.93	23.32	Ranch
P -04-28-128-032	1710 ALGONQUIAN TRL	6/25/2020	$381,000	$210,410	55.23	$327,238	$506,280	0.646	2,812	116.37	30.44	Colonial/2Sty
P -04-18-400-014	24 SCRIPTER CT	7/3/2019	$325,000	$166,320	51.18	$272,824	$389,524	0.700	2,206	123.67	7.87	Colonial/2Sty
P -04-21-226-052	15 SCRIPTER CT	9/4/2019	$332,117	$166,530	50.14	$277,936	$387,331	0.718	2,186	127.14	6.96	Colonial/2Sty
P -04-23-302-001	11 SCRIPTER CT	1/27/2020	$321,862	$161,240	50.10	$271,026	$377,283	0.718	2,226	121.75	89.54	Colonial/2Sty
P -04-26-351-023	16 SCRIPTER CT	3/16/2020	$352,480	$174,890	49.62	$300,131	$413,097	0.727	2,666	112.58	3.75	Colonial/2Sty
P -04-27-428-020	12 SCRIPTER CT	5/28/2020	$324,900	$158,900	48.91	$274,016	$370,708	0.739	2,325	117.86	0.03	Colonial/2Sty
P -04-29-100-006	29 SCRIPTER CT	8/18/2020	$320,775	$166,460	51.89	$270,752	$392,917	0.689	2,268	119.38	5.00	Colonial/2Sty
P -04-29-451-047	36 SCRIPTER CT	9/10/2020	$359,064	$165,080	45.98	$306,533	$385,608	0.795	2,272	134.92	18.65	Colonial/2Sty
P -04-21-251-032	1924 WHITE PINE WAY	9/11/2019	$417,050	$220,010	52.75	$361,952	$450,204	0.804	2,693	134.40	9.93	Colonial/2Sty
P -04-21-402-004	1807 WHITE PINE WAY	10/15/2019	$435,461	$224,480	51.55	$384,912	$465,975	0.826	2,852	134.96	41.79	Colonial/2Sty
P -04-21-451-033	1897 WHITE PINE WAY	11/4/2019	$434,900	$229,760	52.83	$379,500	$472,658	0.803	2,877	131.91	63.05	Colonial/2Sty
P -04-21-477-007	1873 WHITE PINE WAY	12/2/2019	$439,900	$217,430	49.43	$389,943	$450,175	0.866	2,268	171.93	50.59	Ranch
P -04-30-304-009	1739 WHITE PINE WAY	10/13/2020	$452,870	$225,130	49.71	$401,138	$466,104	0.861	2,769	144.87	33.66	Colonial/2Sty
P -04-33-151-013	1880 WHITE PINE WAY	12/18/2020	$450,000	$191,880	42.64	$398,386	$388,475	1.026	2,283	174.50	102.55	Ranch
P -04-33-154-017	1684 WHITE PINE WAY	12/30/2020	$527,960	$250,590	47.46	$476,583	$526,075	0.906	3,145	151.54	90.59	Colonial/2Sty
P -04-04-301-009	123 STONY LAKE DR	4/11/2019	$294,000	$154,320	52.49	$251,622	$284,764	0.884	1,422	176.95	17.66	Ranch
P -04-05-401-011	357 STONY LAKE DR	4/29/2019	$268,000	$130,740	48.78	$232,190	$241,349	0.962	1,422	163.28	34.81	TwnHse/Duplex
P -04-21-401-005	843 STONY LAKE CT	10/2/2019	$325,000	$168,460	51.83	$264,185	$295,301	0.895	1,422	185.78	89.46	TwnHse/Duplex
P -04-26-353-013	150 STONY LAKE DR	3/24/2020	$330,000	$157,960	47.87	$287,506	$292,429	0.983	1,422	202.18	98.32	TwnHse/Duplex
P -04-28-101-010	130 STONY LAKE DR	6/15/2020	$329,900	$158,540	48.06	$287,406	$293,671	0.979	1,404	204.71	97.87	TwnHse/Duplex
P -04-28-202-018	951 STONY LAKE CT	7/2/2020	$362,000	$185,510	51.25	$301,309	$331,903	0.908	1,752	171.98	90.78	TwnHse/Duplex
P -04-28-354-038	336 STONY LAKE DR	7/24/2020	$330,000	$158,660	48.08	$288,360	$294,853	0.978	1,422	202.78	97.80	TwnHse/Duplex
P -04-01-200-012	3456 PARK ISLAND DR	4/4/2019	$325,100	$152,520	46.91	$253,873	$262,717	0.966	1,929	131.61	1.16	Contemporary
P -04-07-200-016	1746 HIGH POINTE DR	5/6/2019	$329,000	$154,500	46.96	$277,411	$289,234	0.959	1,918	144.64	31.08	SingleFamily
P -04-28-106-001	1971 TWIN LAKES BLVD	6/18/2020	$330,000	$174,020	52.73	$258,062	$310,230	0.832	2,117	121.90	9.38	Contemporary
P -04-28-478-003	1665 TWIN LAKES BLVD	8/14/2020	$369,900	$183,000	49.47	$312,235	$346,438	0.901	2,232	139.89	43.14	SingleFamily
P -04-30-200-031	1782 TWIN LAKES BLVD	10/8/2020	$350,000	$177,290	50.65	$284,995	$325,365	0.876	2,764	103.11	44.99	Colonial/2Sty
P -04-31-301-030	1524 TWIN LAKES BLVD	10/29/2020	$320,000	$163,130	50.98	$266,540	$306,519	0.870	2,138	124.67	86.96	Colonial/2Sty
P -04-33-152-027	152 JORDYN WAY	12/23/2020	$178,000	$87,350	49.07	$152,590	$202,280	0.754	1,561	97.75	0.80	Colonial/2Sty
P -04-28-354-029	106 CONDA LN	7/23/2020	$132,000	$82,480	62.48	$106,590	$132,905	0.802	1,286	82.88	18.56	Other
P -04-30-303-014	104 CONDA LN	10/9/2020	$164,900	$82,100	49.79	$139,490	$132,175	1.055	1,286	108.47	17.85	Other
P -04-33-176-002	114 CONDA LN	1/4/2021	$189,900	$77,030	40.56	$163,897	$121,955	1.344	1,035	158.35	18.67	Other
P -04-05-251-011	157 BEAUMONT CT	4/26/2019	$385,000	$185,290	48.13	$353,795	$421,594	0.839	1,768	200.11	28.03	Ranch
P -04-06-126-006	501 STATE ST	5/3/2019	$342,000	$191,180	55.90	$311,913	$437,611	0.713	2,206	141.39	1.13	Colonial/2Sty
P -04-16-353-007	312 RED CEDAR DR	5/21/2019	$330,279	$171,520	51.93	$295,433	$382,847	0.772	2,420	122.08	90.22	Colonial/2Sty
P -04-16-427-013	109 WILLOW LAKE DR	6/15/2019	$355,000	$181,370	51.09	$319,378	$406,364	0.786	2,070	154.29	69.86	Ranch
P -04-16-477-006	531 STATE ST	6/19/2019	$354,000	$186,170	52.59	$317,545	$417,248	0.761	2,401	132.26	70.22	SingleFamily
P -04-18-100-006	768 SNYDER ST	6/27/2019	$345,000	$143,050	41.46	$312,936	$315,564	0.992	1,704	183.65	3.33	Ranch
P -04-21-101-101	270 WILLOW LAKE DR	7/29/2019	$370,000	$203,640	55.04	$329,937	$456,171	0.723	2,795	118.05	60.06	Other
P -04-21-104-006	670 STATE ST	8/15/2019	$300,000	$163,980	54.66	$264,378	$363,162	0.728	1,629	162.29	89.38	Ranch
P -04-21-105-010	680 WILLOW LAKE CT	8/16/2019	$460,000	$293,220	63.74	$376,210	$624,398	0.603	3,144	119.66	62.46	Colonial/2Sty
P -04-23-302-017	120 STATE ST	1/31/2020	$340,000	$199,150	58.57	$312,500	$460,625	0.678	2,953	105.82	132.14	Colonial/2Sty
P -04-23-303-053	250 WILLOW LAKE DR	2/14/2020	$360,000	$177,390	49.28	$316,921	$387,210	0.818	1,990	159.26	81.85	Ranch
P -04-26-351-006	831 SNYDER ST	3/13/2020	$345,000	$152,990	44.34	$317,500	$345,943	0.918	1,724	184.16	91.78	Ranch
P -04-27-404-011	166 BEAUMONT CT	5/8/2020	$305,000	$155,500	50.98	$277,500	$352,164	0.788	1,757	157.94	78.80	Ranch
P -04-27-478-018	290 STATE ST	6/9/2020	$330,000	$145,010	43.94	$302,500	$326,114	0.928	1,741	173.75	92.76	Ranch
P -04-28-151-021	90 WILLOW LAKE DR	7/1/2020	$374,900	$225,110	60.05	$300,799	$467,225	0.644	2,659	113.12	64.38	Colonial/2Sty
P -04-28-478-002	210 WILLOW LAKE DR	8/14/2020	$350,000	$172,160	49.19	$311,498	$379,898	0.820	2,173	143.35	82.00	Ranch
P -04-30-127-024	808 SNYDER ST	9/28/2020	$380,000	$168,670	44.39	$347,041	$378,112	0.918	2,361	146.99	91.78	Colonial/2Sty
P -04-30-351-004	391 STATE ST	10/14/2020	$347,000	$154,910	44.64	$316,650	$347,171	0.912	1,701	186.16	91.21	Ranch
P -04-32-277-010	811 PHILLIPS DR	11/18/2020	$353,000	$160,110	45.36	$324,019	$361,788	0.896	1,829	177.16	89.56	Ranch
P -04-33-479-011	461 STATE ST	2/12/2021	$365,000	$191,110	52.36	$337,500	$440,646	0.766	2,243	150.47	76.59	Colonial/2Sty
P -04-34-102-037	280 STATE ST	3/2/2021	$343,500	$141,600	41.22	$313,592	$314,657	0.997	1,809	173.35	99.66	Ranch
P -04-34-226-070	137 WILLOW LAKE DR	3/19/2021	$500,000	$205,990	41.20	$425,899	$419,721	1.015	2,730	156.01	101.47	Colonial/2Sty
P -04-05-228-005	501 CEDARWOOD ST	4/26/2019	$434,000	$228,310	52.61	$349,081	$347,388	1.005	2,668	130.84	5.61	Colonial/2Sty
P -04-16-357-007	2465 GRANGER RD	5/28/2019	$454,080	$276,880	60.98	$371,693	$440,528	0.844	2,374	156.57	26.19	Colonial/2Sty
P -04-18-300-002	1036 E DAVISON LAKE RD	7/3/2019	$350,000	$210,360	60.10	$236,120	$286,763	0.823	2,571	91.84	82.34	Ranch
P -04-21-101-004	821 JEFFREY JAMES	7/19/2019	$360,000	$174,990	48.61	$315,695	$285,671	1.105	1,647	191.68	110.51	Ranch
P -04-21-101-091	3255 LUDWIG RD	7/26/2019	$185,000	$69,380	37.50	$152,691	$99,495	1.535	1,081	141.25	153.47	Bungalow
P -04-21-101-110	3135 THOMAS RD	8/1/2019	$220,000	$113,790	51.72	$144,335	$141,967	1.017	1,411	102.29	101.67	Ranch
P -04-21-401-037	3850 THOMAS RD	10/15/2019	$184,000	$105,710	57.45	$127,296	$144,591	0.880	2,100	60.62	88.04	Bungalow
P -04-21-428-005	98 N BALDWIN RD	10/21/2019	$327,000	$146,760	44.88	$294,675	$244,109	1.207	1,884	156.41	120.71	Colonial/2Sty
P -04-21-453-023	2008 HUMMER LAKE RD	11/27/2019	$260,000	$136,960	52.68	$201,931	$201,738	1.001	1,692	119.34	100.10	CapeCod
P -04-22-354-009	2830 E OAKWOOD RD	1/13/2020	$425,000	$179,840	42.32	$372,548	$287,135	1.297	2,825	131.88	129.75	Colonial/2Sty
P -04-23-303-139	921 JEFFREY JAMES	3/3/2020	$334,000	$161,540	48.37	$300,699	$270,824	1.110	1,645	182.80	111.03	Ranch
P -04-26-302-005	1110 N BALDWIN RD	3/9/2020	$165,000	$85,300	51.70	$126,017	$123,012	1.024	1,519	82.96	102.44	Ranch
P -04-27-403-005	768 W OAKWOOD RD	5/1/2020	$555,000	$317,720	57.25	$498,545	$541,113	0.921	3,378	147.59	92.13	Tudor
P -04-27-428-013	2248 N BALDWIN RD	5/26/2020	$290,000	$143,650	49.53	$223,380	$206,240	1.083	1,632	136.88	108.31	Ranch
P -04-28-354-022	1700 GRANGER RD	7/23/2020	$230,000	$98,620	42.88	$175,456	$133,359	1.316	1,184	148.19	131.57	Ranch
P -04-28-376-003	943 W DAVISON LAKE RD	7/31/2020	$270,000	$142,030	52.60	$222,438	$221,034	1.006	1,961	113.43	100.64	Colonial/2Sty
P -04-28-378-002	2828 GRANGER RD	8/4/2020	$400,000	$200,220	50.06	$368,528	$344,821	1.069	1,945	189.47	106.88	Ranch
P -04-29-100-022	1205 W OAKWOOD RD	8/19/2020	$370,000	$215,140	58.15	$289,884	$327,254	0.886	2,763	104.92	88.58	Colonial/2Sty
P -04-29-451-053	921 W DAVISON LAKE RD	9/11/2020	$322,500	$132,270	41.01	$281,397	$208,818	1.348	2,208	127.44	134.76	Bungalow
P -04-30-127-004	88 N BALDWIN RD	9/17/2020	$215,000	$70,910	32.98	$169,264	$89,799	1.885	1,101	153.74	188.49	Ranch
P -04-30-200-001	2050 HUMMER LAKE RD	10/6/2020	$181,000	$106,100	58.62	$130,961	$151,544	0.864	1,314	99.67	86.42	Ranch
P -04-30-200-040	1862 N BALDWIN RD	10/9/2020	$284,000	$102,610	36.13	$259,616	$168,998	1.536	1,454	178.55	153.62	Bungalow
P -04-30-326-011	2160 SHIPMAN RD	10/14/2020	$365,000	$152,960	41.91	$289,693	$215,532	1.344	1,370	211.45	134.41	Ranch
P -04-34-226-067	3800 DELANO RD	3/19/2021	$910,000	$369,300	40.58	$533,757	$400,403	1.333	4,629	115.31	133.30	Ranch
P -04-16-352-004	1005 VACKARO CT	5/16/2019	$310,000	$178,810	57.68	$276,821	$293,612	0.943	1,751	158.09	69.82	SingleFamily
P -04-19-300-035	1500 RAY RD	7/12/2019	$300,000	$146,420	48.81	$247,873	$217,836	1.138	2,342	105.84	40.76	Colonial/2Sty
P -04-21-226-048	587 PONTIAC RD	9/3/2019	$133,000	$56,030	42.13	$98,863	$70,523	1.402	1,070	92.40	59.34	Colonial/2Sty
P -04-21-401-001	2965 W DRAHNER RD	9/30/2019	$262,500	$164,090	62.51	$198,480	$239,063	0.830	1,596	124.36	57.65	Ranch
P -04-21-428-015	2845 SEYMOUR LAKE RD	10/23/2019	$248,000	$129,750	52.32	$159,638	$154,875	1.031	1,150	138.82	47.49	Ranch
P -04-23-303-097	2860 STANTON RD	2/28/2020	$255,000	$150,660	59.08	$216,960	$238,269	0.911	1,689	128.45	2.13	Other
P -04-26-352-005	445 E DRAHNER RD	3/20/2020	$295,000	$162,660	55.14	$258,526	$261,396	0.989	2,060	125.50	187.71	Colonial/2Sty
P -04-26-353-010	3338 W DRAHNER RD	3/23/2020	$159,000	$68,880	43.32	$109,171	$79,570	1.372	843	129.50	48.55	Ranch
P -04-27-377-011	249 S COATS RD	4/3/2020	$203,500	$88,250	43.37	$173,500	$132,572	1.309	1,239	140.03	53.16	Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-27-427-016	2419 SHAKELEY LN	5/18/2020	$270,000	$153,650	56.91	$230,983	$242,797	0.951	1,471	157.02	24.66	Colonial/2Sty
P -04-27-428-027	859 SANDERS RD	5/29/2020	$185,000	$97,130	52.50	$145,720	$140,260	1.039	1,380	105.59	53.42	Ranch
P -04-28-228-003	1909 W DRAHNER RD	7/9/2020	$282,000	$128,600	45.60	$189,159	$148,736	1.272	2,412	78.42	48.43	SingleFamily
P -04-28-276-001	3171 SEYMOUR LAKE RD	7/14/2020	$256,000	$154,290	60.27	$208,282	$236,073	0.882	2,128	97.88	48.23	Colonial/2Sty
P -04-29-253-015	20 S COATS RD	8/21/2020	$267,000	$116,340	43.57	$239,500	$185,674	1.290	2,095	114.32	51.28	Bungalow
P -04-33-103-022	1799 S COATS RD	12/2/2020	$501,000	$237,890	47.48	$435,133	$370,958	1.173	2,807	155.02	117.30	Ranch
P -04-33-104-018	1355 E DRAHNER RD	12/3/2020	$297,300	$105,740	35.57	$208,156	$110,704	1.880	1,708	121.87	188.03	Ranch
P -04-33-154-017	955 S BALDWIN RD	12/30/2020	$230,000	$120,800	52.52	$154,677	$150,473	1.028	1,447	106.89	102.79	Ranch
P -04-33-352-005	978 SEYMOUR LAKE RD	1/7/2021	$177,000	$65,690	37.11	$145,833	$90,686	1.608	1,008	144.68	160.81	Ranch
P -04-33-354-007	557 LAKEVILLE RD	1/8/2021	$140,000	$73,340	52.39	$105,918	$101,892	1.040	1,594	66.45	103.95	Bungalow
P -04-33-479-004	365 S COATS RD	2/10/2021	$315,000	$137,750	43.73	$219,224	$162,641	1.348	1,725	127.09	134.79	Other
P -04-34-227-060	3050 STANTON RD	3/24/2021	$455,000	$213,150	46.85	$402,219	$338,018	1.190	2,511	160.18	118.99	Ranch
P -04-19-200-007	215 ORA RD	7/5/2019	$170,000	$84,140	49.49	$136,273	$94,757	1.438	1,016	134.13	143.81	Ranch
P -04-23-303-086	1455 ROY RD	2/20/2020	$150,000	$75,660	50.44	$104,363	$74,422	1.402	948	110.09	140.23	Bungalow
P -04-19-100-031	115 BRABB RD	7/5/2019	$216,300	$92,010	42.54	$194,903	$118,700	1.642	1,550	125.74	164.20	Colonial/2Sty
P -04-21-101-115	1426 DEWEY RD	8/5/2019	$195,000	$121,730	62.43	$166,821	$157,139	1.062	1,452	114.89	106.16	Colonial/2Sty
P -04-26-351-001	1420 DEWEY RD	3/11/2020	$192,000	$87,370	45.51	$153,879	$99,718	1.543	1,208	127.38	154.31	Ranch
P -04-14-400-030	3879 HIGH VIEW DR	5/14/2019	$518,000	$252,710	48.79	$460,673	$673,835	0.684	3,123	147.51	48.80	Colonial/2Sty
P -04-22-306-011	840 HIGH VIEW CT	12/16/2019	$770,000	$388,460	50.45	$665,935	$1,011,808	0.658	4,701	141.66	40.32	Colonial/2Sty
P -04-27-353-007	821 HIGH VIEW CT	3/27/2020	$433,000	$215,430	49.75	$392,872	$587,565	0.669	2,965	132.50	101.24	Colonial/2Sty
P -04-27-377-051	3668 HIGH VIEW DR	4/7/2020	$447,450	$222,540	49.74	$387,703	$579,447	0.669	2,313	167.62	28.53	Ranch
P -04-27-403-007	3850 HIGH VIEW DR	5/1/2020	$425,000	$234,600	55.20	$367,489	$619,071	0.594	2,835	129.63	80.69	Colonial/2Sty
P -04-21-105-006	621 EASTLAKE TRL	8/16/2019	$695,000	$315,920	45.46	$527,050	$662,710	0.795	3,634	145.03	2.13	Colonial/2Sty
P -04-29-451-030	587 EASTLAKE TRL	9/10/2020	$530,000	$286,760	54.11	$427,157	$672,394	0.635	3,488	122.46	63.53	Contemporary
P -04-07-300-005	600 EASTLAKE TRL	5/7/2019	$409,800	$227,210	55.44	$331,808	$545,552	0.608	2,772	119.70	28.68	Colonial/2Sty
P -04-12-200-002	443 SOUTHSHORE DR	5/10/2019	$449,900	$239,300	53.19	$375,121	$585,236	0.641	2,837	132.22	68.29	Colonial/2Sty
P -04-16-357-065	321 GOLFSIDE DR	6/12/2019	$456,000	$236,240	51.81	$347,914	$528,106	0.659	3,089	112.63	42.74	Colonial/2Sty
P -04-19-400-007	432 GOLFSIDE DR	7/17/2019	$475,000	$238,330	50.17	$402,225	$585,349	0.687	3,038	132.40	98.46	Colonial/2Sty
P -04-21-101-041	400 GOLFSIDE DR	7/23/2019	$421,500	$205,860	48.84	$356,304	$502,215	0.709	2,790	127.71	21.97	Colonial/2Sty
P -04-21-377-019	349 GOLFSIDE DR	9/26/2019	$416,000	$202,480	48.67	$343,861	$482,342	0.713	2,408	142.80	46.20	Ranch
P -04-21-401-017	409 SOUTHSHORE DR	10/10/2019	$400,000	$207,060	51.77	$294,825	$447,751	0.658	2,290	128.74	65.85	Ranch
P -04-23-303-032	452 GOLFSIDE DR	2/10/2020	$424,074	$240,960	56.82	$296,618	$513,723	0.577	2,945	100.72	57.74	Colonial/2Sty
P -04-27-402-011	442 OVERLOOK DR	4/21/2020	$417,500	$192,830	46.19	$348,513	$458,936	0.759	2,272	153.39	75.94	Ranch
P -04-27-477-003	386 OVERLOOK DR	6/5/2020	$436,503	$220,200	50.45	$366,071	$536,194	0.683	2,856	128.18	68.27	Colonial/2Sty
P -04-29-201-013	584 OVERLOOK DR	8/19/2020	$449,073	$203,050	45.22	$375,656	$482,138	0.779	2,335	160.88	77.91	Ranch
P -04-30-153-004	429 SOUTHSHORE DR	10/2/2020	$439,000	$213,990	48.74	$370,346	$520,759	0.711	2,633	140.66	71.12	Colonial/2Sty
P -04-30-451-001	388 GOLFSIDE DR	10/16/2020	$450,000	$221,590	49.24	$384,804	$547,788	0.702	2,880	133.61	70.25	Colonial/2Sty
P -04-33-481-004	467 OVERLOOK DR	2/19/2021	$475,000	$211,510	44.53	$398,269	$501,858	0.794	2,475	160.92	79.36	Ranch
P -04-34-102-002	612 OVERLOOK DR	2/26/2021	$463,150	$215,840	46.60	$391,003	$521,058	0.750	2,821	138.60	75.04	Colonial/2Sty
P -04-34-102-028	391 GOLFSIDE DR	3/1/2021	$449,900	$204,820	45.53	$373,194	$482,517	0.773	2,723	137.05	77.34	Colonial/2Sty
P -04-19-376-016	8 PONTIAC ST	7/15/2019	$427,500	$179,190	41.92	$394,052	$248,993	1.583	4,680	84.20	62.03	MultiTenant
P -04-16-351-012	21 CENTER ST	5/15/2019	$157,000	$74,190	47.25	$134,673	$81,851	1.645	1,425	94.51	81.51	Bungalow
P -04-21-101-044	64 POWELL ST	7/23/2019	$150,000	$87,660	58.44	$114,953	$91,084	1.262	1,205	95.40	65.81	Bungalow
P -04-21-101-045	154 EAST ST	7/23/2019	$155,000	$55,770	35.98	$137,614	$61,141	2.251	679	202.67	147.99	Ranch
P -04-21-401-036	70 POWELL ST	10/11/2019	$255,001	$145,290	56.98	$217,248	$164,168	1.323	1,399	155.29	33.66	Ranch
P -04-21-451-015	26 CENTER ST	10/30/2019	$127,000	$64,780	51.01	$95,074	$63,392	1.500	875	108.66	19.86	Ranch
P -04-21-451-028	14 LAKEVILLE CT	10/31/2019	$167,000	$70,120	41.99	$124,655	$63,566	1.961	923	135.05	121.18	Bungalow
P -04-22-303-013	48 N GLASPIE ST	12/9/2019	$213,500	$116,800	54.71	$186,152	$133,930	1.390	1,304	142.75	55.25	Ranch
P -04-22-404-007	64 PEARL ST	1/22/2020	$154,500	$85,840	55.56	$119,341	$88,652	1.346	1,125	106.08	9.18	Ranch
P -04-23-302-050	20 STANTON ST	2/4/2020	$163,750	$84,560	51.64	$134,388	$90,755	1.481	1,390	96.68	27.82	SingleFamily
P -04-23-303-086	24 POWELL ST	2/24/2020	$115,000	$65,420	56.89	$87,855	$67,336	1.305	1,156	76.00	61.56	Ranch
P -04-28-381-006	76 E BURDICK ST	8/7/2020	$195,000	$86,470	44.34	$165,730	$93,291	1.776	1,245	133.12	42.36	Colonial/2Sty
P -04-29-476-008	157 EAST ST	9/11/2020	$190,000	$99,280	52.25	$158,163	$108,266	1.461	1,330	118.92	21.70	Bungalow
P -04-30-200-003	18 BROADWAY ST	10/6/2020	$250,000	$124,010	49.60	$211,633	$136,143	1.554	2,242	94.39	26.77	Colonial/2Sty
P -04-31-400-018	60 N WASHINGTON ST	10/30/2020	$185,000	$80,020	43.25	$142,366	$76,241	1.867	1,229	115.84	106.42	Bungalow
P -04-32-201-003	141 EAST ST	11/5/2020	$159,900	$75,110	46.97	$129,714	$77,939	1.664	1,139	113.88	68.12	SingleFamily
P -04-33-127-001	37 COTTAGE CT	12/17/2020	$158,000	$61,950	39.21	$140,546	$69,116	2.033	699	201.07	35.25	Ranch
P -04-33-480-008	51 PEARL ST	2/16/2021	$100,000	$57,560	57.56	$65,487	$52,342	1.251	800	81.86	46.05	Ranch
P -04-34-101-008	99 EAST ST	2/22/2021	$237,000	$125,890	53.12	$198,661	$138,592	1.433	2,931	67.78	15.24	Other
P -04-04-201-008	1520 GLASS LAKE CIR	4/9/2019	$450,000	$220,840	49.08	$379,092	$472,322	0.803	2,260	167.74	3.51	Ranch
P -04-16-354-006	1570 GLASS LAKE CIR	5/22/2019	$380,000	$218,400	57.47	$308,677	$465,577	0.663	2,279	135.44	65.63	Ranch
P -04-16-355-003	820 ISLAND LAKE DR	5/23/2019	$360,000	$184,880	51.36	$273,124	$360,361	0.758	2,325	117.47	50.96	SingleFamily
P -04-16-357-040	1310 GLASS LAKE CIR	6/5/2019	$450,000	$240,650	53.48	$383,522	$528,423	0.726	2,627	145.99	48.81	Colonial/2Sty
P -04-21-101-096	860 ISLAND LAKE DR	7/26/2019	$299,000	$153,170	51.23	$223,982	$294,678	0.760	1,798	124.57	18.87	Ranch
P -04-28-379-005	1220 GLASS LAKE CIR	8/7/2020	$502,000	$271,170	54.02	$442,260	$614,778	0.719	3,657	120.94	71.94	Colonial/2Sty
P -04-28-402-004	906 W PENINSULA CT	8/13/2020	$340,000	$189,430	55.71	$238,843	$353,753	0.675	1,785	133.81	67.52	Ranch
P -04-30-127-020	892 W PENINSULA CT	9/25/2020	$449,000	$194,840	43.39	$360,683	$383,901	0.940	2,566	140.56	93.95	SingleFamily
P -04-33-104-032	1370 GLASS LAKE CIR	12/11/2020	$567,500	$240,880	42.45	$491,778	$517,247	0.951	2,636	186.56	95.08	Colonial/2Sty
P -04-33-476-008	1460 GLASS LAKE CIR	2/10/2021	$625,000	$260,760	41.72	$552,305	$571,748	0.966	3,149	175.39	96.60	Colonial/2Sty
P -04-04-400-008	753 BROOKS LN	4/12/2019	$348,000	$191,820	55.12	$294,255	$451,903	0.651	3,298	89.22	90.99	Colonial/2Sty
P -04-17-300-008	109 RIVERCREST CT	6/26/2019	$340,000	$160,570	47.23	$280,303	$358,145	0.783	1,905	147.14	78.27	Ranch
P -04-19-376-015	1491 GLASS LAKE CIR	7/15/2019	$390,000	$226,380	58.05	$332,230	$541,074	0.614	2,808	118.32	61.40	Colonial/2Sty
P -04-19-376-023	1265 BELLWOOD CT	7/17/2019	$363,000	$191,080	52.64	$309,014	$449,545	0.687	3,262	94.73	68.74	Colonial/2Sty
P -04-21-101-095	1198 BELLWOOD CT	7/26/2019	$320,000	$158,830	49.63	$265,295	$360,221	0.736	2,509	105.74	73.65	Colonial/2Sty
P -04-21-101-105	811 ISLAND LAKE DR	7/30/2019	$290,000	$124,470	42.92	$229,338	$257,921	0.889	1,781	128.77	42.47	Ranch
P -04-21-226-026	547 BROOKS CT	8/23/2019	$344,400	$199,740	58.00	$280,198	$459,278	0.610	3,298	84.96	61.01	Colonial/2Sty
P -04-21-226-067	1521 GLASS LAKE CIR	9/6/2019	$425,000	$210,880	49.62	$366,644	$497,803	0.737	2,860	128.20	73.65	Colonial/2Sty
P -04-22-306-021	750 CHELSEA CT	12/18/2019	$349,900	$179,860	51.40	$296,293	$419,334	0.707	3,080	96.20	70.66	Colonial/2Sty
P -04-23-302-012	1471 GLASS LAKE CIR	1/28/2020	$374,900	$220,810	58.90	$319,734	$529,379	0.604	3,102	103.07	60.40	Tudor
P -04-23-303-067	1019 CHELSEA BLVD	2/18/2020	$354,000	$176,990	50.00	$293,828	$402,489	0.730	2,710	108.42	73.00	Colonial/2Sty
P -04-23-353-013	1435 GLASS LAKE CIR	3/4/2020	$387,000	$172,640	44.61	$331,489	$396,951	0.835	2,072	159.99	83.51	Ranch
P -04-28-305-011	409 GLASS LAKE CT	7/17/2020	$470,000	$228,330	48.58	$409,292	$542,401	0.755	2,704	151.37	75.46	Colonial/2Sty
P -04-28-353-047	1209 CHELSEA BLVD	7/20/2020	$352,500	$164,620	46.70	$297,233	$375,310	0.792	2,636	112.76	79.20	Colonial/2Sty
P -04-28-379-004	1255 GLASS LAKE CIR	8/7/2020	$400,000	$170,740	42.69	$345,959	$393,753	0.879	2,075	166.73	87.86	Ranch
P -04-29-251-008	1305 GLASS LAKE CIR	8/21/2020	$400,000	$173,520	43.38	$338,142	$390,662	0.866	2,045	165.35	86.56	Ranch
P -04-29-277-016	1024 CHELSEA BLVD	8/31/2020	$360,000	$182,050	50.57	$298,845	$414,988	0.720	3,067	97.44	72.01	Colonial/2Sty
P -04-29-451-025	1291 GLASS LAKE CIR	9/10/2020	$389,935	$206,780	53.03	$335,792	$492,362	0.682	2,659	126.29	68.20	Colonial/2Sty
P -04-30-151-020	557 BROOKS CT	10/1/2020	$400,000	$201,390	50.35	$337,579	$466,256	0.724	3,292	102.55	72.40	Colonial/2Sty
P -04-30-200-015	1171 GLASS LAKE CIR	10/7/2020	$400,000	$193,180	48.30	$344,529	$453,262	0.760	2,729	126.25	76.01	Colonial/2Sty
P -04-30-327-005	568 BROOKS CT	10/14/2020	$391,000	$203,660	52.09	$313,681	$452,067	0.694	3,298	95.11	69.39	Colonial/2Sty
P -04-30-351-018	587 BROOKS CT	10/16/2020	$410,000	$183,530	44.76	$353,090	$424,869	0.831	2,551	138.41	83.11	Colonial/2Sty
P -04-33-103-019	1003 CHELSEA BLVD	12/2/2020	$397,500	$191,330	48.13	$336,125	$440,121	0.764	3,230	104.06	76.37	Colonial/2Sty
P -04-33-151-004	1240 BELLWOOD CT	12/18/2020	$400,000	$190,340	47.59	$347,325	$449,314	0.773	3,294	105.44	77.30	Colonial/2Sty
P -04-33-354-020	773 BROOKS LN	1/20/2021	$424,900	$205,170	48.29	$363,805	$478,426	0.760	3,308	109.98	76.04	Colonial/2Sty
P -04-34-226-049	1004 CHELSEA BLVD	3/12/2021	$375,000	$172,000	45.87	$318,360	$393,647	0.809	2,933	108.54	80.87	Colonial/2Sty
P -04-30-127-012	614 BAY POINTE DR	9/21/2020	$610,000	$330,340	54.15	$531,141	$718,295	0.739	3,840	138.32	70.37	Colonial/2Sty
P -04-16-357-032	499 SUNSET BLVD	6/3/2019	$355,000	$172,920	48.71	$334,850	$468,612	0.715	2,895	115.66	24.89	Colonial/2Sty
P -04-18-101-003	515 SUNSET BLVD	7/1/2019	$280,900	$145,270	51.72	$260,192	$388,236	0.670	2,299	113.18	16.03	Colonial/2Sty
P -04-21-451-083	771 BAY POINTE DR	11/20/2019	$354,999	$159,600	44.96	$331,617	$425,630	0.779	2,681	123.69	82.91	Colonial/2Sty
P -04-22-352-025	707 BAY POINTE DR	1/3/2020	$330,000	$165,180	50.05	$302,462	$435,715	0.694	2,728	110.87	60.40	Colonial/2Sty
P -04-26-302-008	220 ASPEN LN	3/10/2020	$361,500	$196,760	54.43	$296,130	$472,154	0.627	2,717	108.99	1.66	Colonial/2Sty
P -04-26-353-012	795 BAY POINTE DR	3/23/2020	$350,000	$185,850	53.10	$329,639	$505,530	0.652	2,586	127.47	209.52	Colonial/2Sty
P -04-28-127-004	547 SUNSET BLVD	6/18/2020	$312,000	$131,500	42.15	$291,484	$348,909	0.835	2,271	128.35	18.45	Colonial/2Sty
P -04-28-351-006	212 ASPEN LN	7/17/2020	$357,000	$190,320	53.31	$292,125	$454,344	0.643	2,598	112.44	31.65	Colonial/2Sty

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-29-228-006	518 BAY POINTE DR	8/19/2020	$257,500	$143,960	55.91	$238,490	$386,932	0.616	2,357	101.18	186.60	Contemporary
P -04-30-452-006	779 BAY POINTE DR	10/16/2020	$355,000	$192,840	54.32	$332,268	$522,222	0.636	2,661	124.87	25.75	Colonial/2Sty
P -04-31-301-006	314 WHISPERING WINDS	10/23/2020	$375,000	$198,910	53.04	$307,831	$475,763	0.647	2,760	111.53	92.23	Colonial/2Sty
P -04-33-354-013	335 WHISPERING WINDS	1/12/2021	$355,000	$167,970	47.32	$332,071	$450,376	0.737	2,555	129.97	75.75	Colonial/2Sty
P -04-34-102-001	344 OXFORD LAKE DR	2/25/2021	$325,000	$132,720	40.84	$304,137	$351,909	0.864	1,953	155.73	16.07	Colonial/2Sty
P -04-21-103-011	1682 LAKESVIEW BLVD	8/12/2019	$835,500	$434,320	51.98	$745,921	$451,626	1.652	3,232	230.79	26.36	Colonial/2Sty
P -04-28-203-014	824 MALONEY AVE	7/2/2020	$560,000	$295,650	52.79	$463,789	$287,010	1.616	2,863	161.99	45.70	SingleFamily
P -04-28-353-048	1856 LAKESVIEW BLVD	7/22/2020	$460,000	$162,260	35.27	$364,104	$132,534	2.747	1,110	328.02	274.73	Ranch
P -04-33-354-047	866 MALONEY AVE	1/27/2021	$255,000	$156,190	61.25	$148,340	$119,253	1.244	1,629	91.06	124.39	SingleFamily
P -04-14-300-004	1690 W DRAHNER RD	5/14/2019	$179,900	$75,670	42.06	$145,767	$80,009	1.822	1,340	108.78	50.19	Ranch
P -04-23-303-036	815 KEITH AVE	2/11/2020	$145,000	$86,340	59.54	$118,752	$99,958	1.188	960	123.70	102.63	Ranch
P -04-25-476-005	808 KEITH AVE	3/6/2020	$170,000	$86,450	50.85	$144,095	$100,331	1.436	1,056	136.45	10.35	Ranch
P -04-28-106-001	805 KEITH AVE	6/17/2020	$220,000	$134,700	61.23	$185,804	$160,543	1.157	1,634	113.71	0.16	Colonial/2Sty
P -04-28-251-006	1875 LAKESVIEW BLVD	7/10/2020	$237,000	$120,490	50.84	$211,191	$146,868	1.438	1,411	149.67	35.24	Other
P -04-30-301-005	926 BURLINGHAM AVE	10/9/2020	$180,000	$105,820	58.79	$154,095	$126,777	1.215	1,012	152.27	121.55	Ranch
P -04-31-176-003	853 GILL AVE	10/20/2020	$161,750	$67,560	41.77	$135,845	$74,550	1.822	1,213	111.99	182.22	Ranch
P -04-31-328-005	868 GILL AVE	10/30/2020	$155,000	$54,170	34.95	$129,096	$56,276	2.294	749	172.36	229.40	Ranch
P -04-33-152-016	892 GILL AVE	12/22/2020	$183,000	$96,340	52.64	$153,106	$111,119	1.378	1,056	144.99	137.79	Ranch
P -04-34-226-027	1715 LAKESVIEW BLVD	3/10/2021	$275,000	$135,040	49.11	$237,795	$158,961	1.496	1,397	170.22	149.59	Ranch
P -04-34-228-028	1765 LAKESVIEW BLVD	3/31/2021	$233,000	$87,060	37.36	$203,203	$98,513	2.063	1,335	152.21	206.27	Ranch
P -04-21-401-015	269 SPEZIA DR	10/8/2019	$299,900	$148,940	49.66	$205,380	$184,870	1.111	1,536	133.71	11.76	SingleFamily
P -04-21-401-032	503 TANVIEW DR	10/11/2019	$325,000	$179,400	55.20	$244,554	$253,044	0.966	1,552	157.57	4.08	Ranch
P -04-21-428-012	625 TANVIEW DR	10/22/2019	$307,500	$161,810	52.62	$224,595	$218,832	1.026	1,586	141.61	55.14	Ranch
P -04-30-127-008	1365 BEEMER CT	9/21/2020	$384,900	$163,310	42.43	$302,508	$222,021	1.363	2,151	140.64	136.25	Colonial/2Sty
P -04-31-176-010	1383 BEEMER CT	10/20/2020	$355,000	$163,980	46.19	$278,622	$228,712	1.218	2,521	110.52	121.82	Colonial/2Sty
P -04-33-102-008	773 TANVIEW DR	11/24/2020	$290,000	$135,410	46.69	$219,982	$182,539	1.205	1,472	149.44	120.51	Ranch
P -04-33-104-023	676 TANVIEW DR	12/4/2020	$540,000	$279,550	51.77	$443,255	$420,314	1.055	3,305	134.12	105.46	Ranch
P -04-34-226-039	361 SPEZIA DR	3/11/2021	$520,000	$216,980	41.73	$433,943	$316,273	1.372	2,258	192.18	137.21	Ranch
P -04-21-202-008	1283 BEEMER CT	8/21/2019	$291,000	$140,500	48.28	$254,016	$233,509	1.088	1,723	147.43	10.21	Ranch
P -04-26-352-010	1716 CHIEFTAN CIR	3/20/2020	$775,000	$373,920	48.25	$660,011	$771,770	0.855	3,719	177.47	45.31	Colonial/2Sty
P -04-33-376-003	1960 DEER PATH TRL	2/8/2021	$850,000	$459,150	54.02	$758,701	$1,008,540	0.752	3,631	208.95	75.23	Tudor
P -04-34-227-029	1830 DEER PATH TRL	3/23/2021	$550,000	$246,490	44.82	$480,310	$516,213	0.930	3,385	141.89	93.04	SingleFamily
P -04-05-201-003	1631 CHIEFTAN CIR	4/18/2019	$630,000	$354,810	56.32	$557,203	$896,920	0.621	3,782	147.33	19.90	Contemporary
P -04-05-227-013	1770 CHIEFTAN CIR	4/25/2019	$640,000	$345,310	53.95	$574,826	$880,917	0.653	4,208	136.60	8.05	Contemporary
P -04-16-357-026	1301 DEER PATH TRL	6/3/2019	$625,000	$325,480	52.08	$543,673	$802,286	0.678	3,879	140.16	4.89	Colonial/2Sty
P -04-18-100-050	1571 DAKOTA CT	6/28/2019	$560,000	$280,610	50.11	$474,298	$669,735	0.708	3,286	144.34	36.06	Colonial/2Sty
P -04-21-101-085	1655 EAGLE TRL	7/25/2019	$470,000	$248,250	52.82	$422,282	$632,087	0.668	3,403	124.09	25.80	SingleFamily
P -04-21-453-012	1774 HURON CT	11/26/2019	$470,000	$253,000	53.83	$402,255	$617,265	0.652	2,957	136.03	103.60	SingleFamily
P -04-26-352-021	1550 DAKOTA CT	3/20/2020	$510,000	$233,800	45.84	$432,378	$549,277	0.787	2,696	160.38	63.92	Ranch
P -04-27-377-042	1250 LACROSSE TRL	4/6/2020	$500,000	$262,440	52.49	$437,121	$650,708	0.672	2,689	162.56	11.46	Colonial/2Sty
P -04-28-252-007	1200 IROQUOIS TRL	7/13/2020	$680,000	$257,590	37.88	$571,263	$572,466	0.998	2,383	239.72	16.83	Ranch
P -04-29-429-011	501 IROQUOIS CT	9/4/2020	$510,000	$275,270	53.97	$446,580	$686,090	0.651	3,413	130.85	23.57	SingleFamily
P -04-29-451-024	1604 WOOD TRL	9/9/2020	$565,000	$233,430	41.32	$510,950	$581,435	0.879	2,257	226.38	16.34	Ranch
P -04-29-477-006	1226 WOOD TRL	9/15/2020	$625,000	$291,300	46.61	$546,727	$710,323	0.770	3,335	163.94	121.36	CapeCod
P -04-31-102-003	1260 LACROSSE TRL	10/19/2020	$565,000	$325,470	57.61	$495,672	$819,182	0.605	4,050	122.39	186.44	Colonial/2Sty
P -04-33-104-044	1340 DEER PATH TRL	12/14/2020	$535,000	$259,750	48.55	$477,566	$650,804	0.734	3,351	142.51	12.29	Colonial/2Sty
P -04-33-226-013	1101 DEER PATH TRL	1/5/2021	$560,000	$278,140	49.67	$492,137	$687,923	0.715	3,350	146.91	73.75	Colonial/2Sty
P -04-33-481-006	1866 ARROWHEAD TRL	2/19/2021	$668,000	$303,580	45.45	$596,459	$754,401	0.791	3,579	166.66	10.18	Colonial/2Sty
P -04-34-228-019	1758 EAGLE TRL	3/26/2021	$593,000	$291,240	49.11	$540,512	$746,475	0.724	3,770	143.37	72.41	Colonial/2Sty
P -04-22-354-008	1819 HARWOOD DR	1/8/2020	$576,500	$294,880	51.15	$519,560	$457,356	1.136	2,644	196.51	17.93	Tudor
P -04-27-479-017	1932 SQUAW LAGOON DR	6/12/2020	$290,000	$111,430	38.42	$234,969	$144,051	1.631	1,201	195.64	17.82	Ranch
P -04-29-452-008	448 HARWOOD CT	9/11/2020	$528,000	$310,890	58.88	$437,861	$456,347	0.959	2,754	158.99	95.95	SingleFamily
P -04-32-276-013	1555 HARWOOD DR	11/12/2020	$555,000	$232,430	41.88	$467,653	$324,053	1.443	1,955	239.21	144.31	Contemporary
P -04-33-100-034	1478 HARWOOD DR	11/20/2020	$377,500	$163,870	43.41	$301,224	$215,845	1.396	1,451	207.60	139.56	Ranch
P -04-21-376-010	3158 N BALDWIN RD	9/20/2019	$224,900	$112,460	50.00	$198,161	$186,091	1.065	1,971	100.54	106.49	Colonial/2Sty
P -04-23-303-071	3400 THOMAS RD	2/19/2020	$185,000	$90,850	49.11	$142,489	$130,685	1.090	1,353	105.31	109.03	Ranch
P -04-20-400-033	3390 LUDWIG RD	7/19/2019	$225,000	$113,780	50.57	$187,800	$181,293	1.036	1,967	95.48	103.59	Other
P -04-21-451-001	3817 LUDWIG RD	10/30/2019	$218,900	$90,540	41.36	$179,454	$134,890	1.330	1,287	139.44	133.04	Ranch
P -04-21-455-004	2470 BULL RUN RD	11/27/2019	$318,000	$188,830	59.38	$262,773	$307,082	0.856	1,764	148.96	85.57	Ranch
P -04-22-303-001	724 VIVIAN LN	12/6/2019	$210,000	$119,370	56.84	$170,213	$189,477	0.898	1,775	95.89	89.83	Colonial/2Sty
P -04-22-303-016	205 E OAKWOOD RD	12/10/2019	$230,000	$98,810	42.96	$169,674	$130,752	1.298	1,556	109.04	129.77	Ranch
P -04-23-303-087	2460 BULL RUN RD	2/27/2020	$315,000	$175,260	55.64	$281,821	$302,223	0.932	1,707	165.10	93.25	Ranch
P -04-27-427-035	3380 LUDWIG RD	5/19/2020	$235,000	$108,820	46.31	$199,083	$173,064	1.150	1,541	129.19	115.03	Other
P -04-28-153-004	2489 BULL RUN RD	7/2/2020	$290,000	$139,590	48.13	$246,158	$224,133	1.098	1,892	130.10	109.83	Colonial/2Sty
P -04-28-276-005	2850 METAMORA RD	7/15/2020	$232,000	$83,140	35.84	$185,218	$113,798	1.628	1,164	159.12	162.76	Ranch
P -04-28-354-034	2480 BULL RUN RD	7/24/2020	$315,000	$177,940	56.49	$264,688	$291,009	0.910	1,693	156.34	90.96	Ranch
P -04-29-429-012	2423 BULL RUN RD	9/8/2020	$279,900	$140,960	50.36	$243,133	$233,475	1.041	1,903	127.76	104.14	Colonial/2Sty
P -04-30-127-028	2401 BULL RUN RD	9/29/2020	$329,000	$163,830	49.80	$302,359	$286,691	1.055	1,694	178.49	105.47	Ranch
P -04-28-204-007	1090 INCA TRL	7/2/2020	$422,500	$199,500	47.22	$362,337	$230,499	1.572	2,055	176.32	81.15	Contemporary
P -04-33-354-014	1059 INCA TRL	1/15/2021	$365,000	$173,210	47.45	$293,455	$186,992	1.569	1,995	147.10	85.58	Ranch
P -04-09-200-004	893 INVERNESS DR	5/9/2019	$240,000	$140,420	58.51	$195,985	$218,268	0.898	1,573	124.59	1.89	SingleFamily
P -04-16-357-008	886 DORAL DR	5/30/2019	$255,000	$121,890	47.80	$213,316	$186,254	1.145	1,585	134.58	37.19	SingleFamily
P -04-18-100-011	754 INVERNESS DR	6/27/2019	$262,500	$126,580	48.22	$221,404	$195,442	1.133	1,679	131.87	43.07	Colonial/2Sty
P -04-21-101-066	864 INVERNESS DR	7/24/2019	$262,900	$125,780	47.84	$223,277	$195,342	1.143	1,575	141.76	35.74	SingleFamily
P -04-21-101-098	617 DORAL DR	7/26/2019	$244,900	$134,730	55.01	$205,761	$212,283	0.969	1,592	129.25	49.40	Colonial/2Sty
P -04-21-377-014	856 DORAL DR	9/25/2019	$282,000	$144,210	51.14	$239,486	$226,649	1.057	1,940	123.45	25.16	Colonial/2Sty
P -04-21-377-016	380 INVERNESS DR	9/25/2019	$230,000	$112,810	49.05	$187,932	$169,173	1.111	1,474	127.50	135.86	Colonial/2Sty
P -04-22-306-008	833 DORAL DR	12/13/2019	$253,000	$123,930	48.98	$214,884	$193,314	1.112	1,528	140.63	16.28	Colonial/2Sty
P -04-22-352-019	747 AUGUSTA BLVD	12/30/2019	$250,000	$118,580	47.43	$206,064	$178,083	1.157	1,490	138.30	2.86	Colonial/2Sty
P -04-28-379-015	876 DORAL DR	8/7/2020	$259,000	$124,310	48.00	$216,038	$189,544	1.140	1,715	125.97	113.98	Colonial/2Sty
P -04-29-401-022	717 DORAL DR	9/1/2020	$282,000	$131,800	46.74	$242,400	$206,448	1.174	1,586	152.84	117.41	SingleFamily
P -04-32-227-007	570 DORAL DR	11/10/2020	$264,000	$129,320	48.98	$219,222	$197,100	1.112	1,553	141.16	111.22	Colonial/2Sty
P -04-16-357-043	191 TEELIN DR	6/6/2019	$160,000	$83,840	52.40	$131,164	$107,220	1.223	1,019	128.72	40.48	Ranch
P -04-16-452-002	1369 CARDIGAN DR	6/17/2019	$180,000	$105,550	58.64	$142,704	$134,213	1.063	1,264	112.90	40.42	Ranch
P -04-16-478-020	1411 ATHLONE DR	6/24/2019	$182,000	$88,080	48.40	$156,724	$116,515	1.345	891	175.90	68.58	Ranch
P -04-21-376-009	1342 CARDIGAN DR	9/19/2019	$165,000	$85,080	51.56	$138,017	$110,565	1.248	1,024	134.78	33.87	Ranch
P -04-21-402-007	111 TEELIN DR	10/17/2019	$215,000	$128,090	59.58	$170,458	$163,427	1.043	1,495	114.02	62.67	Ranch
P -04-22-355-013	116 KINTYRE DR	1/15/2020	$200,000	$93,550	46.78	$171,443	$122,430	1.400	1,040	164.85	46.08	Ranch
P -04-23-302-048	1324 RED BARN DR	1/31/2020	$174,900	$83,980	48.02	$148,843	$109,580	1.358	1,122	132.66	28.61	Ranch
P -04-23-303-003	1429 FORELAND DR	2/7/2020	$175,000	$80,850	46.20	$150,283	$105,777	1.421	1,024	146.76	18.40	Ranch
P -04-26-351-025	1406 ATHLONE DR	3/19/2020	$205,000	$97,450	47.54	$177,376	$129,163	1.373	1,235	143.62	15.34	Ranch
P -04-27-402-016	131 TEELIN DR	4/22/2020	$174,000	$87,070	50.04	$146,081	$112,913	1.294	1,023	142.80	11.96	Ranch
P -04-28-226-023	1412 FORELAND DR	7/2/2020	$212,000	$83,890	39.57	$186,216	$109,644	1.698	1,031	180.62	79.24	Ranch
P -04-28-354-039	1401 CARDIGAN DR	7/24/2020	$200,000	$99,930	49.97	$169,186	$130,530	1.296	1,652	102.41	34.27	Other
P -04-30-151-017	1315 RED BARN DR	9/30/2020	$200,000	$107,580	53.79	$171,798	$144,372	1.190	1,619	106.11	63.29	Ranch
P -04-31-301-019	1360 CARDIGAN DR	10/28/2020	$214,000	$94,550	44.18	$186,050	$124,444	1.495	1,538	120.97	10.13	Other
P -04-05-426-011	3592 W DRAHNER RD	4/30/2019	$210,000	$96,070	45.75	$190,045	$122,552	1.551	1,295	146.75	15.81	Other
P -04-06-251-001	619 PONTIAC RD	5/3/2019	$164,000	$105,250	64.18	$113,927	$114,182	0.998	1,210	94.15	6.95	Ranch
P -04-16-353-012	561 BROAD MEADOW BLVD	5/21/2019	$176,000	$115,960	65.89	$157,682	$152,030	1.037	1,406	112.15	128.65	Ranch
P -04-16-357-010	866 OLIVE ST	5/31/2019	$160,300	$71,060	44.33	$119,795	$72,330	1.656	958	125.05	56.66	Bungalow
P -04-16-357-036	220 LINCOLN AVE	6/4/2019	$144,000	$55,300	38.40	$119,108	$61,005	1.952	784	151.92	20.65	Ranch
P -04-16-478-017	858 OLIVE ST	6/24/2019	$257,000	$139,850	54.42	$217,805	$171,184	1.272	1,265	172.18	45.80	Ranch
P -04-19-400-031	235 MINNETONKA DR	7/17/2019	$160,000	$75,160	46.98	$107,929	$69,932	1.543	893	120.86	72.90	Ranch
P -04-21-103-010	342 NIPPIGON ST	8/12/2019	$195,000	$86,970	44.60	$149,204	$91,200	1.636	932	160.09	169.61	Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-21-104-008	343 NIPPIGON ST	8/15/2019	$165,000	$82,670	50.10	$119,503	$85,302	1.401	1,126	106.13	38.71	Ranch
P -04-21-105-020	826 OLIVE ST	8/19/2019	$178,500	$83,930	47.02	$141,556	$93,172	1.519	1,250	113.24	20.91	SingleFamily
P -04-21-401-029	796 OLIVE ST	10/11/2019	$172,000	$79,130	46.01	$137,543	$88,114	1.561	1,529	89.96	29.89	SingleFamily
P -04-21-428-024	3662 ESTATE DR	10/25/2019	$222,000	$131,010	59.01	$203,991	$173,671	1.175	1,495	136.45	1.54	Ranch
P -04-21-451-082	375 POCAHONTAS TRL	11/15/2019	$182,100	$88,420	48.56	$137,831	$94,362	1.461	931	148.05	37.74	Ranch
P -04-22-355-005	601 GLASPIE RD	1/15/2020	$144,000	$60,830	42.24	$102,717	$57,210	1.795	860	119.44	34.84	Ranch
P -04-23-303-145	3680 ESTATE DR	3/3/2020	$235,000	$119,470	50.84	$216,999	$157,251	1.380	1,615	134.36	35.50	Other
P -04-27-351-018	800 GLASPIE RD	3/26/2020	$160,000	$80,130	50.08	$119,288	$85,093	1.402	1,182	100.92	140.19	Ranch
P -04-28-128-038	670 GLASPIE RD	6/29/2020	$187,000	$97,260	52.01	$138,098	$103,645	1.332	1,454	94.98	133.24	Bungalow
P -04-28-305-008	895 GLASPIE RD	7/16/2020	$200,000	$78,100	39.05	$158,294	$81,491	1.942	1,153	137.29	194.25	Bungalow
P -04-28-401-004	901 GLASPIE RD	8/10/2020	$185,000	$91,020	49.20	$142,413	$99,249	1.435	1,167	122.03	143.49	Bungalow
P -04-29-228-004	237 W DRAHNER RD	8/19/2020	$190,000	$95,720	50.38	$162,323	$116,562	1.393	1,435	113.12	34.76	Bungalow
P -04-30-127-010	3575 MEADOW VIEW DR	9/21/2020	$222,500	$117,860	52.97	$204,874	$155,227	1.320	1,518	134.96	11.03	Other
P -04-31-301-009	371 NIPPIGON ST	10/27/2020	$200,000	$111,620	55.81	$153,135	$125,536	1.220	1,052	145.57	121.99	Ranch
P -04-31-327-014	865 GLASPIE RD	10/30/2020	$160,000	$64,680	40.43	$121,853	$64,918	1.877	922	132.16	187.70	Bungalow
P -04-32-226-001	594 BROAD MEADOW BLVD	11/6/2020	$245,000	$120,020	48.99	$222,171	$154,601	1.437	1,416	156.90	143.71	Ranch
P -04-32-228-017	370 NIPPIGON ST	11/12/2020	$170,000	$88,890	52.29	$120,804	$91,519	1.320	957	126.23	132.00	Ranch
P -04-33-100-027	245 MINNETONKA DR	11/20/2020	$199,900	$94,120	47.08	$150,868	$99,075	1.523	1,013	148.93	152.28	Ranch
P -04-33-103-012	597 MECHANIC ST	11/25/2020	$310,000	$163,210	52.65	$256,947	$194,573	1.321	1,705	150.70	132.06	Colonial/2Sty
P -04-33-151-005	915 OLIVE ST	12/18/2020	$120,000	$81,850	68.21	$69,048	$80,246	0.860	1,013	68.16	86.05	Ranch
P -04-33-151-015	157 W DRAHNER RD	12/18/2020	$152,000	$60,310	39.68	$125,770	$67,179	1.872	824	152.63	87.43	Ranch
P -04-33-152-015	845 OLIVE ST	12/21/2020	$185,000	$92,410	49.95	$143,451	$101,971	1.407	1,411	101.67	140.68	SingleFamily
P -04-33-155-006	333 POCAHONTAS TRL	12/31/2020	$192,000	$98,660	51.39	$143,056	$105,610	1.355	882	162.20	135.46	Ranch
P -04-33-354-046	888 OLIVE ST	1/26/2021	$201,000	$76,390	38.00	$164,778	$82,955	1.986	1,043	157.98	198.64	Bungalow
P -04-33-355-002	3655 ESTATE DR	2/4/2021	$240,000	$103,480	43.12	$221,489	$134,134	1.651	1,224	180.96	165.13	Ranch
P -04-34-226-027	3644 COUNTRY VIEW DR	3/10/2021	$220,000	$115,970	52.71	$201,844	$152,156	1.327	1,518	132.97	132.66	Other
P -04-34-226-075	3532 W DRAHNER RD	3/19/2021	$250,000	$125,430	50.17	$226,752	$161,996	1.400	1,576	143.88	139.97	Ranch
P -04-34-228-020	484 BROAD MEADOW BLVD	3/29/2021	$355,000	$179,570	50.58	$337,437	$243,110	1.388	2,362	142.86	138.80	Colonial/2Sty
P -04-21-101-110	930 SEBEK BLVD	7/31/2019	$210,000	$103,270	49.18	$157,614	$132,884	1.186	1,215	129.72	20.47	Ranch
P -04-22-307-015	845 SEBEK BLVD	12/20/2019	$150,000	$75,410	50.27	$105,722	$91,849	1.151	1,152	91.77	37.71	Ranch
P -04-27-401-005	882 SEBEK BLVD	4/14/2020	$225,000	$127,620	56.72	$180,252	$181,462	0.993	2,186	82.46	103.04	SingleFamily
P -04-33-155-008	938 HILBERG AVE	12/31/2020	$203,000	$115,940	57.11	$158,722	$161,722	0.981	1,547	102.60	98.14	Ranch
P -04-21-451-058	360 DAVIS LAKE DR	11/7/2019	$277,500	$154,420	55.65	$217,069	$314,446	0.690	1,721	126.13	204.71	Ranch
P -04-04-352-001	254 CROSS TIMBERS ST	4/11/2019	$244,000	$122,200	50.08	$216,599	$198,174	1.093	1,897	114.18	138.94	SingleFamily
P -04-27-376-016	147 INDIAN KNOLLS ST	3/31/2020	$252,500	$117,370	46.48	$224,836	$189,108	1.189	2,020	111.30	12.67	Colonial/2Sty
P -04-27-377-064	2279 HUMMER LAKE RD	4/14/2020	$299,950	$153,480	51.17	$251,659	$236,222	1.065	2,010	125.20	106.54	Colonial/2Sty
P -04-27-427-021	1059 BROOKSIDE CT	5/18/2020	$245,000	$131,570	53.70	$207,929	$206,460	1.007	1,585	131.19	70.64	Ranch
P -04-28-252-005	65 INDIAN KNOLLS ST	7/13/2020	$240,000	$112,550	46.90	$213,739	$181,589	1.177	1,438	148.64	117.70	Ranch
P -04-21-302-001	278 TANVIEW DR	9/16/2019	$460,000	$161,890	35.19	$398,270	$212,189	1.877	1,785	223.12	62.17	Ranch
P -04-23-302-020	1225 SEYMOUR LAKE RD	1/31/2020	$600,000	$323,020	53.84	$514,011	$453,487	1.133	2,887	178.04	20.43	Colonial/2Sty
P -04-23-303-135	1503 SEYMOUR LAKE RD	3/2/2020	$455,000	$210,440	46.25	$406,390	$301,434	1.348	1,924	211.22	43.38	Ranch
P -04-30-127-006	236 TANVIEW DR	9/21/2020	$350,000	$135,840	38.81	$291,951	$172,987	1.688	1,121	260.44	168.77	Ranch
P -04-30-301-007	1711 SEYMOUR LAKE RD	10/9/2020	$350,000	$189,200	54.06	$278,340	$248,369	1.121	2,109	131.98	112.07	Colonial/2Sty
P -04-21-252-004	1800 COBBLESTONE LN	9/13/2019	$300,000	$132,470	44.16	$238,630	$223,699	1.067	1,789	133.39	106.67	Ranch
P -04-21-301-004	190 S COATS RD	9/13/2019	$280,000	$129,610	46.29	$190,901	$186,938	1.021	1,838	103.86	83.77	Other
P -04-21-376-007	250 S COATS RD	9/18/2019	$205,000	$93,670	45.69	$145,000	$139,933	1.036	1,430	101.40	16.92	Contemporary
P -04-21-402-003	222 NICKLAS CT	10/15/2019	$295,000	$136,290	46.20	$237,400	$236,236	1.005	2,313	102.64	15.23	Contemporary
P -04-22-307-003	1659 COBBLESTONE LN	12/19/2019	$362,500	$247,860	68.38	$225,520	$394,223	0.572	3,204	70.39	57.21	CapeCod
P -04-29-229-016	1664 SEYMOUR LAKE RD	8/20/2020	$509,000	$265,790	52.22	$461,517	$531,970	0.868	3,199	144.27	86.76	SingleFamily
P -04-30-151-004	124 CORYELL DR	9/30/2020	$335,000	$143,560	42.85	$259,643	$232,707	1.116	1,817	142.90	56.39	Other
P -04-33-104-038	186 CORYELL DR	12/11/2020	$320,000	$149,170	46.62	$253,360	$254,611	0.995	1,754	144.45	99.51	Ranch
P -04-33-354-041	1123 COURTNEY CT	1/22/2021	$440,000	$229,870	52.24	$398,342	$459,422	0.867	2,152	185.10	86.71	Tudor
P -04-33-476-006	270 S COATS RD	2/9/2021	$180,000	$77,310	42.95	$118,473	$102,289	1.158	1,371	86.41	115.82	Bungalow
P -04-21-252-005	1835 SEYMOUR LAKE RD	9/13/2019	$640,000	$296,010	46.25	$551,481	$521,767	1.057	2,183	252.63	50.66	Ranch
P -04-27-402-008	1087 WATERSMEET CT	4/16/2020	$520,000	$298,450	57.39	$438,904	$534,509	0.821	2,655	165.31	14.49	Ranch
P -04-28-380-005	1571 JOHN PAUL CT	8/7/2020	$500,000	$241,620	48.32	$442,773	$441,469	1.003	2,597	170.49	100.30	Contemporary
P -04-33-354-008	1763 JOHN PAUL CT	1/8/2021	$665,000	$316,830	47.64	$567,823	$555,935	1.021	3,203	177.28	102.14	SingleFamily
P -04-34-103-026	1739 JOHN PAUL CT	3/5/2021	$618,000	$294,050	47.58	$514,936	$502,628	1.024	3,317	155.24	102.45	Contemporary
P -04-14-200-018	1109 TINLEY BLVD	5/13/2019	$520,000	$235,070	45.21	$460,664	$453,922	1.015	2,372	194.21	35.27	Ranch
P -04-16-357-050	319 INDIAN LAKE RD	6/11/2019	$435,000	$195,810	45.01	$292,150	$274,883	1.063	1,865	156.65	34.99	Ranch
P -04-21-101-088	1036 WATERSMEET DR	7/25/2019	$485,000	$251,740	51.91	$421,553	$486,233	0.867	2,521	167.22	56.79	Ranch
P -04-21-451-002	971 WATERSMEET DR	10/30/2019	$535,000	$259,490	48.50	$439,598	$468,038	0.939	2,822	155.78	51.12	Colonial/2Sty
P -04-22-353-017	2053 THORNTREE LN	1/6/2020	$515,000	$273,050	53.02	$413,739	$491,532	0.842	3,698	111.88	84.17	Colonial/2Sty
P -04-27-377-063	822 WATERSMEET DR	4/9/2020	$435,000	$246,920	56.76	$370,684	$474,622	0.781	2,356	157.34	2.15	Ranch
P -04-27-404-014	1089 TINLEY BLVD	5/11/2020	$554,243	$279,590	50.45	$469,883	$524,673	0.896	2,618	179.48	3.13	Ranch
P -04-28-478-008	689 INDIAN LAKE RD	8/14/2020	$680,000	$357,880	52.63	$538,992	$635,084	0.849	2,954	182.46	6.81	Colonial/2Sty
P -04-28-481-010	1460 E DRAHNER RD	8/17/2020	$234,900	$113,360	48.26	$166,212	$174,615	0.952	1,179	140.98	0.16	Ranch
P -04-32-277-016	970 DEFIANCE CT	11/18/2020	$410,000	$211,620	51.61	$337,146	$387,173	0.871	2,501	134.80	8.63	Colonial/2Sty
P -04-33-451-005	1560 JOHN PAUL CT	2/9/2021	$411,200	$200,750	48.82	$387,419	$417,373	0.928	2,305	168.08	92.82	Ranch
P -04-34-102-016	1884 MILL POND DR	2/26/2021	$419,900	$171,510	40.85	$315,802	$264,004	1.196	2,403	131.42	119.62	Ranch
P -04-34-227-033	1917 SANDY SHORES DR	3/24/2021	$679,900	$324,200	47.68	$596,407	$641,939	0.929	3,214	185.57	92.91	Colonial/2Sty
P -04-04-101-012	27 DENNISON ST	4/5/2019	$303,000	$152,980	50.49	$276,045	$177,704	1.553	2,346	117.67	89.20	Colonial/2Sty
P -04-04-400-014	7 WILLOW ST	4/12/2019	$208,000	$120,800	58.08	$172,953	$131,557	1.315	1,350	128.11	16.43	Ranch
P -04-06-376-007	19 PONTIAC ST	5/3/2019	$230,000	$119,360	51.90	$192,848	$128,393	1.502	1,650	116.88	86.07	Colonial/2Sty
P -04-16-354-011	103 PARK ST	5/22/2019	$263,000	$169,080	64.29	$200,950	$175,870	1.143	1,450	138.59	60.47	CapeCod
P -04-16-357-045	18 PARK ST	6/10/2019	$215,000	$96,010	44.66	$190,267	$106,548	1.786	1,456	130.68	65.29	Bungalow
P -04-16-357-063	48 DENNISON ST	6/11/2019	$309,900	$197,890	63.86	$265,129	$223,576	1.186	3,167	83.72	20.90	SingleFamily
P -04-16-357-075	10 PLEASANT ST	6/12/2019	$129,000	$73,470	56.95	$111,364	$82,359	1.352	1,438	77.44	54.93	SingleFamily
P -04-16-476-021	17 MECHANIC ST	6/18/2019	$167,500	$92,970	55.50	$143,850	$103,370	1.392	1,552	92.69	35.29	Colonial/2Sty
P -04-18-100-053	11 MOYERS ST	6/28/2019	$259,000	$106,740	41.21	$227,011	$115,593	1.964	1,806	125.70	100.14	Bungalow
P -04-19-100-028	49 DENNISON ST	7/3/2019	$237,000	$108,770	45.89	$191,715	$109,722	1.747	1,427	134.35	85.81	Colonial/2Sty
P -04-19-376-014	42 PARK ST	7/12/2019	$253,000	$122,760	48.52	$211,998	$130,265	1.627	2,060	102.91	97.24	Colonial/2Sty
P -04-21-101-106	74 PARK ST	7/30/2019	$162,000	$88,010	54.33	$129,237	$91,246	1.416	1,330	97.17	13.61	SingleFamily
P -04-21-104-005	65 1ST ST	8/13/2019	$210,000	$133,570	63.60	$175,673	$148,288	1.185	1,365	128.70	42.35	Ranch
P -04-21-201-003	88 PARK ST	8/19/2019	$164,500	$66,810	40.61	$138,911	$68,812	2.019	934	148.73	45.77	Bungalow
P -04-21-226-073	18 PLEASANT ST	9/6/2019	$213,000	$102,490	48.12	$187,215	$114,132	1.640	1,382	135.47	97.82	Colonial/2Sty
P -04-21-251-043	54 HOVEY ST	9/11/2019	$192,000	$96,960	50.50	$169,706	$109,312	1.552	1,296	130.95	43.24	Bungalow
P -04-21-378-007	84 DAYTON ST	9/27/2019	$192,500	$97,240	50.51	$156,267	$100,798	1.550	1,016	153.81	39.28	Ranch
P -04-21-401-013	103 S WASHINGTON ST	10/4/2019	$283,500	$165,270	58.30	$181,041	$145,277	1.246	3,104	58.33	42.01	Colonial/2Sty
P -04-21-428-037	69 DENNISON ST	10/29/2019	$202,000	$91,540	45.32	$162,931	$91,730	1.776	1,492	109.20	119.88	Ranch
P -04-21-451-045	44 HOVEY ST	11/6/2019	$234,900	$107,510	45.77	$200,918	$115,309	1.742	1,758	114.29	82.54	Other
P -04-21-477-009	39 PONTIAC ST	12/2/2019	$220,000	$119,730	54.42	$188,502	$132,455	1.423	1,623	116.14	65.68	SingleFamily
P -04-22-307-003	41 HOVEY ST	12/19/2019	$197,500	$92,030	46.60	$157,172	$91,543	1.717	1,314	119.61	111.29	Bungalow
P -04-23-303-030	16 PONTIAC ST	2/7/2020	$181,850	$92,110	50.65	$146,871	$95,061	1.545	1,441	101.92	72.38	Colonial/2Sty
P -04-25-400-022	74 PONTIAC ST	3/5/2020	$162,900	$100,910	61.95	$122,983	$103,124	1.193	1,424	86.36	52.39	Colonial/2Sty
P -04-26-351-009	28 MOYERS ST	3/13/2020	$232,000	$105,170	45.33	$201,523	$114,566	1.759	1,835	109.82	59.89	Colonial/2Sty
P -04-26-400-011	19 HOVEY ST	3/24/2020	$205,000	$126,400	61.66	$171,983	$139,985	1.229	1,213	141.78	44.06	Ranch
P -04-27-377-004	43 PONTIAC ST	3/31/2020	$225,000	$110,200	48.98	$194,061	$120,670	1.608	1,953	99.37	66.05	SingleFamily
P -04-27-478-023	52 DENNISON ST	6/11/2020	$257,000	$122,220	47.56	$231,667	$139,563	1.660	2,054	112.79	60.10	SingleFamily
P -04-28-101-002	65 DAYTON ST	6/12/2020	$205,000	$111,740	54.51	$175,553	$123,585	1.421	1,370	128.14	81.54	Ranch
P -04-28-127-004	86 DAYTON ST	6/22/2020	$215,000	$97,640	45.41	$179,926	$102,048	1.763	996	180.65	11.39	Ranch
P -04-28-251-013	34 LINCOLN ST	7/10/2020	$169,400	$81,070	47.86	$129,596	$77,916	1.663	869	149.13	78.10	Ranch
P -04-28-354-005	50 MECHANIC ST	7/22/2020	$167,500	$92,870	55.44	$131,362	$95,286	1.379	1,191	110.30	64.23	Ranch
P -04-28-355-014	62 W BURDICK ST	7/24/2020	$233,000	$130,290	55.92	$207,804	$149,928	1.386	1,643	126.48	66.67	Colonial/2Sty

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
P -04-28-355-025	46 1ST ST	7/28/2020	$225,000	$109,880	48.84	$193,543	$119,936	1.614	1,371	141.17	73.94	Colonial/2Sty
P -04-28-377-019	9 LINCOLN ST	8/3/2020	$192,000	$73,840	38.46	$155,785	$70,998	2.194	808	192.80	105.44	Ranch
P -04-28-476-008	14 CRAWFORD ST	8/13/2020	$205,000	$97,340	47.48	$172,840	$103,514	1.670	1,241	139.27	78.39	Ranch
P -04-29-300-032	97 DENNISON ST	8/31/2020	$281,000	$157,060	55.89	$239,412	$173,581	1.379	1,452	164.88	51.86	SingleFamily
P -04-29-426-005	11 LINCOLN ST	9/2/2020	$120,000	$66,830	55.69	$84,322	$62,405	1.351	536	157.32	55.63	Ranch
P -04-29-451-052	12 DENNISON ST	9/10/2020	$257,000	$102,070	39.72	$224,786	$109,508	2.053	2,427	92.62	81.59	Other
P -04-29-476-010	24 WEST ST	9/11/2020	$187,000	$81,290	43.47	$152,410	$81,520	1.870	1,075	141.78	100.00	Ranch
P -04-29-477-022	39 1ST ST	9/15/2020	$90,000	$38,620	42.91	$64,173	$32,745	1.960	552	116.26	96.32	Ranch
P -04-30-101-004	6 PARK ST	9/15/2020	$233,450	$84,480	36.19	$198,829	$85,566	2.324	1,346	147.72	154.17	SingleFamily
P -04-30-351-016	10 CRAWFORD ST	10/15/2020	$234,000	$123,900	52.95	$199,856	$136,088	1.469	1,838	108.74	35.36	Bungalow
P -04-32-227-003	42 PONTIAC ST	11/6/2020	$220,000	$75,610	34.37	$187,135	$75,386	2.482	1,208	154.91	121.49	SingleFamily
P -04-33-126-001	73 PLEASANT ST	12/15/2020	$191,500	$99,530	51.97	$166,729	$111,007	1.502	1,691	98.60	10.14	SingleFamily
P -04-33-126-010	64 PLEASANT ST	12/17/2020	$267,500	$110,920	41.47	$248,049	$128,909	1.924	1,426	173.95	44.97	SingleFamily
P -04-33-151-019	49 W BURDICK ST	12/18/2020	$239,800	$88,980	37.11	$208,712	$93,552	2.231	2,011	103.79	97.57	SingleFamily
P -04-33-152-004	9 JERSEY ST	12/19/2020	$195,000	$114,230	58.58	$148,328	$115,790	1.281	1,647	90.06	46.23	SingleFamily
P -04-33-354-042	67 W BURDICK ST	1/22/2021	$235,000	$102,970	43.82	$186,992	$100,594	1.859	1,262	148.17	105.05	CapeCod
P -04-33-480-010	55 PONTIAC ST	2/17/2021	$220,000	$103,690	47.13	$180,990	$107,247	1.688	1,274	142.06	62.63	Ranch
P -04-34-228-024	31 W BURDICK ST	3/30/2021	$234,000	$123,860	52.93	$187,190	$127,970	1.463	1,877	99.73	33.80	Colonial/2Sty
P -04-05-126-018	1213 WOODBRIAR DR	4/15/2019	$294,000	$149,630	50.89	$250,740	$257,280	0.975	2,141	117.11	13.28	Colonial/2Sty
P -04-05-276-035	1161 QUAIL RIDGE DR	4/26/2019	$265,900	$132,950	50.00	$221,499	$222,620	0.995	1,832	120.91	30.98	Colonial/2Sty
P -04-06-351-002	1162 WOODBRIAR DR	5/3/2019	$282,500	$162,950	57.68	$210,462	$255,134	0.825	2,267	92.84	19.95	Colonial/2Sty
P -04-17-300-011	1140 WOODBRIAR CT	6/26/2019	$277,000	$140,080	50.57	$226,156	$230,474	0.981	2,160	104.70	14.58	Colonial/2Sty
P -04-19-300-034	1169 QUAIL RIDGE DR	7/8/2019	$280,610	$136,280	48.57	$234,489	$227,572	1.030	2,197	106.73	12.26	Colonial/2Sty
P -04-19-300-037	1116 WOODBRIAR CT	7/12/2019	$279,901	$135,060	48.25	$232,526	$223,860	1.039	1,857	125.22	34.38	Colonial/2Sty
P -04-21-103-012	1091 WOODBRIAR DR	8/12/2019	$283,000	$145,490	51.41	$234,598	$243,796	0.962	2,237	104.87	8.37	Colonial/2Sty
P -04-21-104-011	1288 POPPY HILL DR	8/15/2019	$270,000	$138,680	51.36	$225,007	$233,533	0.963	1,887	119.24	5.10	Colonial/2Sty
P -04-21-378-001	1233 QUAIL RIDGE DR	9/27/2019	$238,000	$113,710	47.78	$191,658	$181,995	1.053	1,576	121.61	41.78	Colonial/2Sty
P -04-21-401-016	1317 OAKMONT DR	10/8/2019	$265,000	$143,770	54.25	$217,112	$240,855	0.901	2,027	107.11	26.61	Colonial/2Sty
P -04-21-428-013	1272 POPPY HILL DR	10/22/2019	$275,000	$143,830	52.30	$229,823	$243,709	0.943	2,239	102.65	94.19	Colonial/2Sty
P -04-22-306-002	1117 WOODBRIAR CT	12/11/2019	$279,900	$129,830	46.38	$233,121	$213,960	1.090	1,822	127.95	73.26	Colonial/2Sty
P -04-28-126-003	1183 OAKMONT DR	6/18/2020	$290,000	$143,440	49.46	$244,526	$242,610	1.008	2,246	108.87	7.97	Colonial/2Sty
P -04-28-379-002	1129 WOODBRIAR DR	8/4/2020	$326,000	$160,680	49.29	$278,087	$274,817	1.012	2,246	123.81	20.88	Colonial/2Sty
P -04-30-127-015	1241 QUAIL RIDGE DR	9/24/2020	$288,000	$131,440	45.64	$241,962	$217,935	1.110	1,816	133.24	29.03	Colonial/2Sty
P -04-30-154-001	1299 OAKMONT DR	10/5/2020	$305,500	$127,620	41.77	$257,101	$207,878	1.237	1,822	141.11	22.30	Colonial/2Sty
P -04-33-104-030	461 PINE VALLEY CT	12/8/2020	$317,500	$129,430	40.77	$272,789	$215,220	1.267	1,890	144.33	18.76	Colonial/2Sty
P -04-21-401-014	162 FREDERICK DR	10/8/2019	$190,000	$91,080	47.94	$161,405	$127,971	1.261	1,261	128.00	31.72	Ranch
P -04-21-451-062	896 EDITH ST	11/12/2019	$224,000	$119,640	53.41	$197,766	$177,530	1.114	1,661	119.06	20.99	Ranch
P -04-27-478-011	121 FREDERICK DR	6/8/2020	$205,000	$107,660	52.52	$176,536	$155,715	1.134	1,677	105.27	115.33	Other
P -04-28-128-028	210 SPEZIA DR	6/25/2020	$202,500	$124,710	61.59	$176,266	$185,987	0.948	1,657	106.38	197.30	Other
P -04-28-276-009	86 SPEZIA DR	7/15/2020	$221,000	$95,640	43.28	$194,766	$137,546	1.416	1,425	136.68	141.60	Ranch
P -04-30-351-011	120 EDITH ST	10/14/2020	$246,000	$105,390	42.84	$203,945	$140,608	1.450	1,545	132.00	145.04	Other
P -04-32-277-009	66 SPEZIA DR	11/16/2020	$240,000	$113,930	47.47	$213,766	$168,021	1.272	1,523	140.36	127.23	Ranch
P -04-28-227-020	811 W BAY SHORE DR	7/8/2020	$455,000	$200,120	43.98	$369,650	$401,127	0.922	2,544	145.30	92.15	Other
P -04-28-354-023	530 BOULDER LAKE DR	7/23/2020	$330,000	$164,020	49.70	$255,857	$323,446	0.791	2,371	107.91	79.10	SingleFamily
P -04-29-253-013	590 BOULDER LAKE DR	8/21/2020	$300,000	$142,110	47.37	$233,036	$276,752	0.842	2,017	115.54	84.20	SingleFamily
P -04-05-477-003	30 RIDGE FIELD CT	5/1/2019	$329,000	$153,800	46.75	$255,382	$318,346	0.802	2,087	122.37	91.33	Colonial/2Sty
P -04-07-176-002	435 FRANKLIN LAKE CIR	5/6/2019	$320,500	$180,680	56.37	$249,885	$395,561	0.632	2,710	92.21	64.33	SingleFamily
P -04-08-200-003	880 WOODSIDE DR	5/9/2019	$365,000	$200,170	54.84	$317,413	$479,935	0.661	2,532	125.36	113.94	Colonial/2Sty
P -04-13-200-009	729 PINE RIDGE AVE	5/13/2019	$361,000	$171,940	47.63	$316,000	$406,648	0.777	2,163	146.09	7.97	Ranch
P -04-16-351-002	85 RIDGE FIELD CT	5/15/2019	$312,500	$161,200	51.58	$254,792	$360,112	0.708	2,431	104.81	77.70	Colonial/2Sty
P -04-16-478-006	326 FRANKLIN LAKE CIR	6/24/2019	$340,000	$168,520	49.56	$253,893	$341,405	0.744	2,540	99.96	19.26	Colonial/2Sty
P -04-19-300-023	390 FRANKLIN LAKE CIR	7/8/2019	$315,000	$155,850	49.48	$256,340	$344,268	0.745	2,261	113.37	53.64	Colonial/2Sty
P -04-21-101-040	680 EASTLAKE TRL	7/23/2019	$369,000	$196,200	53.17	$309,379	$452,771	0.683	3,068	100.84	77.92	Colonial/2Sty
P -04-21-101-097	420 FRANKLIN LAKE CIR	7/26/2019	$280,000	$153,500	54.82	$221,340	$337,888	0.655	2,519	87.87	29.12	Colonial/2Sty
P -04-21-102-006	1010 WOODSIDE CT	8/9/2019	$355,000	$179,570	50.58	$301,526	$415,869	0.725	2,486	121.29	40.61	Colonial/2Sty
P -04-21-102-019	275 DERBY LN	8/9/2019	$321,000	$155,500	48.44	$259,321	$339,220	0.764	2,522	102.82	23.34	Colonial/2Sty
P -04-21-226-032	382 FRANKLIN LAKE CIR	8/26/2019	$385,000	$193,300	50.21	$302,662	$413,973	0.731	2,656	113.95	90.24	Colonial/2Sty
P -04-21-226-071	865 PINE RIDGE AVE	9/6/2019	$350,000	$204,870	58.53	$305,000	$496,249	0.615	2,783	109.59	61.46	Colonial/2Sty
P -04-21-376-020	145 VILLAGE WAY	9/20/2019	$325,000	$145,990	44.92	$269,788	$322,144	0.837	2,291	117.76	80.27	SingleFamily
P -04-21-400-006	438 FRANKLIN LAKE CIR	9/30/2019	$350,000	$172,430	49.27	$275,021	$367,171	0.749	2,412	114.02	43.26	SingleFamily
P -04-21-402-017	861 W BAY SHORE DR	10/18/2019	$405,000	$221,960	54.80	$360,000	$542,740	0.663	3,136	114.80	66.33	Colonial/2Sty
P -04-21-428-010	515 FRANKLIN LAKE CIR	10/22/2019	$323,000	$194,680	60.27	$255,552	$437,965	0.583	2,990	85.47	42.35	Colonial/2Sty
P -04-21-451-029	230 FRANKLIN LAKE CIR	11/1/2019	$320,000	$166,760	52.11	$248,757	$356,829	0.697	2,405	103.43	50.01	Colonial/2Sty
P -04-21-453-008	721 PINE RIDGE AVE	11/25/2019	$349,000	$199,870	57.27	$304,000	$482,645	0.630	2,746	110.71	62.99	Colonial/2Sty
P -04-22-306-004	185 FRANKLIN LAKE CIR	12/12/2019	$315,000	$144,060	45.73	$259,664	$316,705	0.820	2,344	110.78	61.02	SingleFamily
P -04-23-302-062	871 W BAY SHORE DR	2/7/2020	$355,000	$178,640	50.32	$310,000	$424,859	0.730	2,206	140.53	72.97	Ranch
P -04-23-303-096	777 PINE RIDGE AVE	2/28/2020	$358,900	$197,530	55.04	$313,900	$476,268	0.659	2,592	121.10	65.91	Colonial/2Sty
P -04-23-303-114	856 W BAY SHORE DR	3/2/2020	$350,000	$200,380	57.25	$305,000	$484,025	0.630	2,745	111.11	63.01	Colonial/2Sty
P -04-27-377-011	75 RIDGE FIELD CT	4/2/2020	$325,000	$148,100	45.57	$268,865	$326,611	0.823	2,274	118.23	82.32	SingleFamily
P -04-27-403-004	912 CHELSEA BLVD	4/24/2020	$350,000	$191,770	54.79	$305,000	$460,605	0.662	3,019	101.03	66.22	Colonial/2Sty
P -04-28-105-003	769 PINE RIDGE AVE	6/16/2020	$370,000	$177,080	47.86	$322,685	$417,463	0.773	2,343	137.72	77.30	SingleFamily
P -04-28-127-006	901 WOODSIDE DR	6/23/2020	$375,000	$184,360	49.16	$330,000	$440,431	0.749	2,799	117.90	74.93	Colonial/2Sty
P -04-28-251-001	385 FRANKLIN LAKE CIR	7/10/2020	$367,000	$191,910	52.29	$291,981	$420,144	0.695	2,620	111.44	69.50	Colonial/2Sty
P -04-28-254-003	135 VILLAGE WAY	7/14/2020	$340,000	$172,040	50.60	$273,987	$378,333	0.724	2,505	109.38	72.42	Colonial/2Sty
P -04-28-327-022	859 EASTLAKE CT	7/17/2020	$384,500	$174,760	45.45	$303,602	$365,473	0.831	2,591	117.18	83.07	SingleFamily
P -04-28-356-004	395 SANDHURST ST	7/29/2020	$311,500	$155,530	49.93	$244,143	$331,567	0.736	2,496	97.81	73.63	Colonial/2Sty
P -04-29-252-003	761 PINE RIDGE AVE	8/21/2020	$388,000	$192,860	49.71	$343,000	$463,551	0.740	2,583	132.79	73.99	Colonial/2Sty
P -04-30-127-029	704 PINE RIDGE AVE	9/29/2020	$328,000	$170,830	52.08	$280,801	$400,637	0.701	2,440	115.08	70.09	Colonial/2Sty
P -04-30-127-030	480 FRANKLIN LAKE CIR	9/29/2020	$352,500	$167,040	47.39	$299,692	$382,669	0.783	2,620	114.39	78.32	Colonial/2Sty
P -04-30-153-005	921 WOODSIDE DR	10/5/2020	$385,000	$182,280	47.35	$340,000	$434,776	0.782	2,471	137.60	78.20	Colonial/2Sty
P -04-30-301-001	95 RIDGE FIELD CT	10/9/2020	$338,000	$147,040	43.50	$284,110	$326,795	0.869	2,397	118.53	86.94	Colonial/2Sty
P -04-30-303-017	170 FRANKLIN LAKE CIR	10/13/2020	$349,900	$168,150	48.06	$277,034	$358,420	0.773	2,356	117.59	77.29	SingleFamily
P -04-30-351-004	882 W BAY SHORE DR	10/14/2020	$385,000	$201,010	52.21	$325,887	$466,540	0.699	2,460	132.47	69.85	Colonial/2Sty
P -04-32-400-022	902 CHELSEA BLVD	11/20/2020	$359,900	$153,680	42.70	$311,654	$352,544	0.884	2,055	151.66	88.40	Ranch
P -04-33-103-013	681 PINE RIDGE AVE	11/30/2020	$340,000	$152,880	44.96	$289,821	$347,739	0.833	2,174	133.31	83.34	Colonial/2Sty
P -04-33-104-003	712 PINE RIDGE AVE	12/3/2020	$359,900	$178,240	49.52	$314,900	$423,790	0.743	2,417	130.29	74.31	Colonial/2Sty
P -04-33-104-019	405 FRANKLIN LAKE CIR	12/4/2020	$349,000	$165,000	47.28	$290,854	$369,882	0.786	2,356	123.45	78.63	Colonial/2Sty
P -04-33-104-022	120 DAYTON ST	12/4/2020	$377,900	$164,250	43.46	$310,118	$354,713	0.874	2,654	116.85	87.43	SingleFamily
P -04-33-354-039	350 FRANKLIN LAKE CIR	1/21/2021	$350,000	$152,130	43.47	$296,629	$341,336	0.869	2,504	118.46	86.90	Colonial/2Sty
P -04-34-226-018	351 FRANKLIN LAKE CIR	3/10/2021	$401,000	$182,810	45.59	$346,019	$422,638	0.819	2,829	122.31	81.87	Colonial/2Sty
P -04-34-226-055	862 W BAY SHORE DR	3/16/2021	$399,800	$197,210	49.33	$354,800	$475,395	0.746	2,746	129.21	74.63	Colonial/2Sty
P -04-34-228-010	923 WESTLAKE AVE	3/25/2021	$420,000	$190,370	45.33	$375,000	$456,790	0.821	2,628	142.69	82.09	Colonial/2Sty
P -04-28-254-002	503 THORNEHILL TRL	7/13/2020	$377,000	$196,660	52.16	$308,210	$291,052	1.059	3,368	91.51	19.48	Colonial/2Sty
P -04-33-100-053	461 THORNEHILL TRL	11/20/2020	$355,000	$148,240	41.76	$321,717	$236,050	1.363	2,029	158.56	34.82	Colonial/2Sty
P -04-05-201-002	781 WOODLEIGH WAY	4/17/2019	$255,000	$153,160	60.06	$200,461	$275,175	0.728	2,174	92.21	45.76	Colonial/2Sty
P -04-16-356-003	721 WOODLEIGH WAY	5/23/2019	$245,000	$111,330	45.44	$197,403	$191,318	1.032	1,683	117.29	8.59	Colonial/2Sty
P -04-16-357-077	975 LEIGHTON LN	6/12/2019	$258,000	$144,970	56.19	$207,184	$261,336	0.793	1,990	104.11	26.39	SingleFamily
P -04-16-453-009	275 OXFORD LAKE DR	6/17/2019	$250,000	$133,190	53.28	$202,859	$239,603	0.847	2,027	100.08	26.42	Colonial/2Sty
P -04-19-376-002	422 THORNEHILL TRL	7/12/2019	$226,000	$96,330	42.62	$174,604	$154,381	1.131	1,421	122.87	10.47	Ranch
P -04-21-101-052	530 THORNEHILL TRL	7/23/2019	$240,000	$116,740	48.64	$189,389	$199,856	0.948	1,637	115.69	16.40	Colonial/2Sty
P -04-21-226-005	410 THORNEHILL TRL	8/21/2019	$245,000	$125,470	51.21	$194,800	$219,381	0.888	1,861	104.67	16.96	Colonial/2Sty
P -04-21-226-026	811 WOODLEIGH WAY	8/22/2019	$272,000	$160,180	58.89	$220,714	$294,077	0.751	2,221	99.38	16.00	Colonial/2Sty
P -04-28-355-005	926 ABINGDON ST	7/24/2020	$295,000	$135,010	45.77	$236,187	$230,835	1.023	2,178	108.44	37.62	Colonial/2Sty
P -04-28-356-020	290 OXFORD LAKE DR	7/29/2020	$255,000	$127,780	50.11	$200,375	$219,600	0.912	1,701	117.80	30.74	CapeCod

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P -04-28-356-026	709 WOODLEIGH WAY	7/30/2020	$277,000	$131,120	47.34	$225,858	$230,709	0.979	2,016	112.03	48.96	Colonial/2Sty
P -04-28-476-002	787 WOODLEIGH WAY	8/13/2020	$275,000	$136,150	49.51	$226,640	$244,740	0.926	2,182	103.87	11.34	Colonial/2Sty
P -04-31-301-028	748 WOODLEIGH WAY	10/28/2020	$300,000	$151,890	50.63	$248,732	$275,960	0.901	2,054	121.10	49.84	Colonial/2Sty
P -04-33-351-005	560 THORNEHILL TRL	1/6/2021	$284,500	$142,980	50.26	$234,726	$258,134	0.909	1,699	138.16	5.60	Colonial/2Sty
P -04-33-354-052	736 WOODLEIGH WAY	1/27/2021	$265,000	$128,220	48.38	$212,115	$222,471	0.953	2,020	105.01	4.39	Colonial/2Sty
P -04-33-355-001	413 THORNEHILL TRL	1/29/2021	$259,000	$103,830	40.09	$213,058	$176,746	1.205	1,825	116.74	47.56	Other
P -04-34-227-032	593 THORNEHILL TRL	3/23/2021	$320,000	$139,680	43.65	$270,360	$251,052	1.077	1,800	150.20	35.81	SingleFamily
P -04-04-352-009	2125 SOMERVILLE DR	4/11/2019	$225,000	$130,570	58.03	$183,166	$187,447	0.977	1,549	118.25	28.22	SingleFamily
P -04-05-201-011	1503 HERTFORD CT	4/23/2019	$231,000	$131,820	57.06	$189,166	$189,571	0.998	1,558	121.42	8.52	Colonial/2Sty
P -04-17-300-011	1187 YALE DR	6/26/2019	$300,000	$148,340	49.45	$258,166	$217,816	1.185	1,798	143.59	19.40	SingleFamily
P -04-18-100-027	1256 QUEENS DR	6/28/2019	$227,500	$107,640	47.31	$191,642	$153,360	1.250	1,364	140.50	7.02	Other
P -04-18-100-028	1044 FOX CT	6/28/2019	$245,000	$132,980	54.28	$200,280	$189,097	1.059	1,537	130.31	10.73	SingleFamily
P -04-18-300-012	1210 ANTON CT	7/3/2019	$273,000	$159,050	58.26	$228,178	$233,574	0.977	1,685	135.42	37.07	SingleFamily
P -04-21-101-022	1843 CHESAPEAKE CT	7/22/2019	$272,000	$146,280	53.78	$233,154	$216,849	1.075	1,611	144.73	16.58	SingleFamily
P -04-21-101-100	1921 WORCESTER DR	7/26/2019	$239,000	$117,820	49.30	$201,123	$169,035	1.190	1,598	125.86	13.00	Colonial/2Sty
P -04-21-103-014	1941 WORCESTER DR	8/13/2019	$227,000	$112,630	49.62	$191,142	$161,883	1.181	1,199	159.42	23.77	Ranch
P -04-21-105-016	1549 MANSFIELD CT	8/16/2019	$277,000	$144,000	51.99	$234,956	$210,218	1.118	1,739	135.11	17.50	Colonial/2Sty
P -04-21-226-034	1363 PEMBROKE LN	8/27/2019	$249,000	$121,920	48.96	$207,835	$173,222	1.200	1,427	145.64	33.92	Other
P -04-21-251-041	1269 CLEAR LAKE CT	9/11/2019	$248,000	$125,720	50.69	$201,225	$174,922	1.150	1,453	138.49	37.24	Colonial/2Sty
P -04-21-401-002	1358 PEMBROKE LN	9/30/2019	$247,900	$118,120	47.65	$203,884	$164,298	1.241	1,305	156.23	42.34	Other
P -04-21-451-044	2056 SOMERVILLE CT	11/6/2019	$245,000	$137,880	56.28	$201,384	$198,418	1.015	1,733	116.21	15.80	Colonial/2Sty
P -04-22-304-009	2500 TRINITY CT	12/10/2019	$240,000	$118,570	49.40	$198,166	$166,927	1.187	1,490	133.00	30.81	Colonial/2Sty
P -04-22-352-022	1112 SOMERVILLE DR	12/30/2019	$244,000	$133,400	54.67	$205,375	$195,024	1.053	1,479	138.86	15.24	Colonial/2Sty
P -04-23-200-004	1265 KEBLE LN	1/23/2020	$234,900	$125,410	53.39	$191,564	$177,333	1.080	1,285	149.08	60.73	Ranch
P -04-23-302-031	1726 HARVARD CT	1/31/2020	$269,000	$136,200	50.63	$219,063	$190,131	1.152	1,525	143.65	39.99	SingleFamily
P -04-27-377-019	1803 BERKSHIRE CT	4/6/2020	$275,000	$138,490	50.36	$232,302	$200,249	1.160	1,542	150.65	63.05	SingleFamily
P -04-27-427-005	1834 STANFORD CT	5/14/2020	$250,000	$134,220	53.69	$211,154	$196,242	1.076	1,521	138.83	71.46	Colonial/2Sty
P -04-27-427-047	1188 SOMERVILLE DR	5/22/2020	$265,000	$134,350	50.70	$228,449	$198,418	1.151	1,542	148.15	11.19	Colonial/2Sty
P -04-27-476-005	1021 KEBLE CT	6/4/2020	$210,000	$96,460	45.93	$173,049	$133,303	1.298	1,132	152.87	53.09	Colonial/2Sty
P -04-27-476-006	1132 KEBLE LN	6/4/2020	$218,000	$104,550	47.96	$176,863	$143,562	1.232	1,440	122.82	59.09	Colonial/2Sty
P -04-28-128-029	1865 WORCESTER DR	6/25/2020	$274,500	$138,530	50.47	$236,114	$203,987	1.157	1,555	151.84	55.80	Colonial/2Sty
P -04-28-227-028	1260 CLEAR LAKE CT	7/9/2020	$283,500	$145,100	51.18	$236,788	$208,111	1.138	1,669	141.87	17.63	Colonial/2Sty
P -04-28-376-006	2357 SOMERVILLE DR	7/31/2020	$318,000	$165,820	52.14	$273,861	$245,719	1.115	2,103	130.22	20.94	Colonial/2Sty
P -04-28-402-001	1851 STANFORD CT	8/12/2020	$273,000	$127,490	46.70	$229,125	$180,428	1.270	1,565	146.41	32.59	SingleFamily
P -04-29-300-020	1251 QUEENS DR	8/31/2020	$305,000	$134,710	44.17	$263,166	$194,519	1.353	1,941	135.58	60.59	Colonial/2Sty
P -04-30-127-026	2296 SOMERVILLE DR	9/28/2020	$300,000	$147,550	49.18	$255,712	$214,377	1.193	1,527	167.46	28.32	Colonial/2Sty
P -04-30-453-022	1630 HARVARD CT	10/19/2020	$240,000	$143,150	59.65	$195,785	$206,904	0.946	1,518	128.98	16.81	SingleFamily
P -04-31-301-016	2369 SOMERVILLE DR	10/28/2020	$278,000	$138,170	49.70	$236,166	$200,427	1.178	1,655	142.70	9.28	Colonial/2Sty
P -04-31-376-001	1124 SOMERVILLE DR	10/30/2020	$259,000	$129,800	50.12	$223,142	$191,228	1.167	1,619	137.83	0.79	Colonial/2Sty
P -04-32-227-010	2046 SOMERVILLE CT	11/10/2020	$290,000	$122,770	42.33	$247,347	$173,403	1.426	1,510	163.81	56.68	Colonial/2Sty
P -04-32-276-029	1148 NEWMAN RD	11/12/2020	$350,000	$167,130	47.75	$304,010	$246,384	1.234	1,733	175.42	58.44	Colonial/2Sty
P -04-32-276-031	1255 PEMBROKE LN	11/12/2020	$299,000	$135,910	45.45	$257,166	$196,561	1.308	1,810	142.08	13.34	Colonial/2Sty
P -04-32-277-003	1236 QUEENS DR	11/13/2020	$242,000	$127,940	52.87	$204,594	$186,737	1.096	1,604	127.55	33.45	Other
P -04-33-104-043	1158 SOMERVILLE DR	12/11/2020	$300,000	$139,460	46.49	$257,868	$202,378	1.274	1,578	163.41	29.33	SingleFamily
P -04-33-152-022	1818 CHESAPEAKE CT	12/23/2020	$280,000	$123,010	43.93	$241,154	$177,072	1.362	1,411	170.91	136.19	Colonial/2Sty
P -04-33-154-002	1311 CLEAR LAKE CT	12/29/2020	$295,000	$156,860	53.17	$244,324	$224,832	1.087	1,812	134.84	108.67	Colonial/2Sty
P -04-33-227-014	1168 KEBLE LN	1/6/2021	$240,000	$106,320	44.30	$201,467	$148,807	1.354	1,441	139.81	135.39	Other
P -04-34-226-066	1081 KEBLE LN	3/18/2021	$269,000	$121,930	45.33	$228,870	$174,122	1.314	1,734	131.99	131.44	Colonial/2Sty
P -04-34-227-016	1296 QUEENS DR	3/23/2021	$276,000	$111,900	40.54	$234,166	$155,521	1.506	1,341	174.62	150.57	Other
P -04-34-228-015	1148 SOMERVILLE DR	3/25/2021	$280,000	$140,790	50.28	$238,166	$204,918	1.162	1,710	139.28	116.23	Colonial/2Sty
P -04-11-200-005	425 LAKES EDGE DR	5/9/2019	$245,000	$138,090	56.36	$188,234	$226,190	0.832	2,103	89.51	13.18	Colonial/2Sty
P -04-21-101-112	640 LAKES EDGE DR	8/2/2019	$399,000	$229,600	57.54	$334,684	$407,087	0.822	2,488	134.52	20.42	SingleFamily
P -04-21-451-025	320 LAKES EDGE DR	10/30/2019	$300,000	$153,250	51.08	$237,279	$251,323	0.944	2,002	118.52	31.40	Other
P -04-27-377-060	325 LAKES EDGE DR	4/8/2020	$357,000	$176,790	49.52	$300,495	$306,269	0.981	1,802	166.76	96.13	Ranch
P -04-27-476-003	700 LAKES EDGE DR	6/3/2020	$620,000	$329,390	53.13	$554,783	$611,924	0.907	3,174	174.79	36.33	Colonial/2Sty
P -04-28-354-005	420 LAKES EDGE DR	7/22/2020	$360,000	$157,050	43.63	$295,098	$256,912	1.149	1,988	148.44	35.37	Ranch
P -04-28-355-035	730 LAKES EDGE DR	7/28/2020	$499,900	$233,550	46.72	$436,322	$416,006	1.049	2,584	168.86	6.44	SingleFamily
P -04-32-277-004	565 LAKES EDGE DR	11/13/2020	$348,000	$193,320	55.55	$288,731	$337,503	0.855	2,203	131.06	5.30	CapeCod
P -04-33-481-007	550 LAKES EDGE DR	2/19/2021	$460,000	$167,730	36.46	$394,007	$277,809	1.418	1,741	226.31	49.66	Ranch
P -04-21-477-008	145 WOODRIDGE CT	12/2/2019	$295,000	$145,590	49.35	$261,574	$287,987	0.908	2,169	120.60	8.70	Colonial/2Sty
			$215,208,676	**$106,593,220**		**$181,274,345**	**$197,231,401**					
				Sale Ratio:	**49.53%**	**ECF:**	**0.919**	**ECF Std. Deviation:**		**0.343**	**Coeffeciant of Var.:**	**62.25**
				Std. Deviation:	**5.466**	**Avg. ECF:**	**1.060**	**Avg. Variance:**		**65.96**		