

Township of Rose

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual of all Sales	2022 Calculated Nbdh ECF	2022 Used ECF	2021 Actual ECF
HDBG	0							1.215	1.275
HSH	4	\$121,820	\$304,000	40.07%	\$242,313	\$279,074	0.868	1.100	1.100
KNE	5	\$896,820	\$1,804,000	49.71%	\$1,584,058	\$1,380,438	1.148	N/A	N/A
LTP	5	\$1,167,800	\$2,366,000	49.36%	\$1,631,222	\$1,049,736	1.554	0.652	0.620
RLB	2	\$256,360	\$514,000	49.88%	\$424,589	\$332,000	1.279	1.140	1.100
RLK	9	\$1,293,500	\$2,603,500	49.68%	\$2,038,920	\$1,366,485	1.492	1.525	1.525
RRR	127	\$18,566,880	\$37,451,649	49.58%	\$30,006,794	\$23,637,649	1.269	1.280	1.280
FRM1	0							1.480	1.440
AG/FRM	0							1.256	1.244
		\$22,303,180	\$45,043,149						
		2 Year Sale Ratio:	49.52%						

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
R-06-03-202-020	4351 COGSALL ST	4/2/2019	\$22,000	\$15,680	71.27	\$9,760	\$29,331	0.333	702	\$13.90	205.40	Mobile/Modular
R-06-03-228-001	4420 COGSALL ST	10/8/2019	\$70,000	\$34,600	49.43	\$50,394	\$76,052	0.663	1,647	\$30.60	66.26	Mobile/Modular
R-06-03-230-006	17191 HOLLY SHORES DR	2/27/2020	\$157,000	\$94,280	31.39	\$142,372	\$128,735	1.106	1,434	\$99.28	110.59	BiLevel
R-06-03-229-006	17088 HOLLY SHORES DR	9/2/2020	\$55,000	\$22,260	40.47	\$39,787	\$44,956	0.885	1,138	\$34.96	88.50	Mobile/Modular
R-06-13-101-015	10380 WHISTLER PKWY	9/30/2019	\$299,000	\$175,960	58.85	\$256,201	\$271,153	0.945	1,838	\$139.39	122.37	Ranch
R-06-13-251-027	10500 LIBERTY WAY	10/1/2020	\$505,000	\$283,110	56.06	\$459,625	\$456,888	1.006	3,300	\$139.28	100.60	Colonial/2Sty
R-06-14-126-019	10703 W BRAEMAR DR	10/20/2020	\$355,000	\$136,440	38.43	\$312,650	\$202,219	1.546	1,675	\$186.66	154.61	Ranch
R-06-14-126-021	10791 W BRAEMAR DR	11/2/2020	\$291,000	\$118,050	40.57	\$240,907	\$163,162	1.476	1,451	\$166.03	147.65	SingleFamily
R-06-13-101-011	10580 WHISTLER PKWY	11/5/2020	\$354,000	\$183,260	51.77	\$314,675	\$287,016	1.096	2,013	\$156.32	109.64	Ranch
R-06-30-251-034	8587 TIPSICO TRL	7/3/2019	\$598,000	\$321,010	53.68	\$346,073	\$255,805	1.353	4,051	\$85.43	46.79	BiLevel
R-06-30-452-005	7887 TIPSICO TRL	9/16/2019	\$185,000	\$84,050	45.43	\$98,859	\$53,746	1.839	707	\$139.83	94.23	SingleFamily
R-06-19-352-005	8910 TIPSICO LAKE RD	8/20/2020	\$938,000	\$488,530	52.08	\$800,477	\$550,520	1.454	4,127	\$193.96	7.75	Colonial/2Sty
R-06-30-305-008	8230 LEONARD DR	8/21/2020	\$195,000	\$76,940	39.46	\$101,398	\$39,526	2.565	797	\$127.22	140.53	Bungalow
R-06-30-476-010	7937 TIPSICO TRL	10/6/2020	\$450,000	\$197,270	43.84	\$284,415	\$150,139	1.894	1,818	\$156.44	23.68	SingleFamily
R-06-14-251-016	10453 TAMRYN BLVD	8/23/2019	\$289,000	\$144,300	49.93	\$228,633	\$179,002	1.277	2,182	\$104.78	15.71	TriLevel/Quad
R-06-14-252-002	10580 TAMRYN BLVD	10/1/2019	\$225,000	\$112,060	49.80	\$195,956	\$152,998	1.281	1,899	\$103.19	79.89	BiLevel
R-06-21-427-003	9238 BUCKHORN LAKE RD	4/12/2019	\$175,000	\$85,620	48.93	\$130,467	\$85,606	1.524	1,211	\$107.73	25.26	Bungalow
R-06-21-477-010	8960 BUCKHORN LAKE RD	6/19/2019	\$385,000	\$184,160	47.83	\$339,937	\$218,415	1.556	1,789	\$190.02	35.86	Log
R-06-21-203-003	9720 BLOOM HILL DR	10/18/2019	\$200,000	\$117,190	58.60	\$146,478	\$122,200	1.199	1,027	\$142.63	41.23	Ranch
R-06-08-352-013	18441 PELLET DR	1/6/2020	\$320,000	\$132,980	41.56	\$255,127	\$135,864	1.878	1,320	\$193.28	187.78	Ranch
R-06-22-302-025	417 BLUE WATER DR	6/17/2020	\$201,000	\$102,220	50.86	\$122,803	\$85,303	1.440	1,112	\$110.43	10.01	Ranch
R-06-15-476-009	9875 OAKHURST RD	7/24/2020	\$417,500	\$208,650	49.98	\$351,931	\$237,655	1.481	1,799	\$195.63	13.51	Bungalow
R-06-32-426-043	17171 BIG TRAIL RD	9/29/2020	\$300,000	\$171,740	57.25	\$207,396	\$169,511	1.223	2,001	\$103.65	36.46	Colonial/2Sty
R-06-16-377-011	1321 GLEN OAK DR	12/30/2020	\$330,000	\$154,730	46.89	\$301,668	\$189,952	1.588	1,696	\$177.87	158.81	Colonial/2Sty
R-06-16-478-028	9932 S BIG SCHOOL LOT LAKE RD	1/15/2021	\$275,000	\$136,210	49.53	\$183,113	\$121,979	1.501	1,619	\$113.10	150.12	Ranch
R-06-20-251-014	9741 FISH LAKE RD	4/12/2019	\$449,000	\$195,040	43.44	\$299,935	\$191,883	1.563	2,042	\$146.88	58.23	Bungalow
R-06-07-400-009	1353 SACKNER DR	5/3/2019	\$320,000	\$190,390	59.50	\$263,504	\$258,195	1.021	2,393	\$110.11	45.85	BiLevel
R-06-35-400-030	2161 E ROSE CENTER RD	5/10/2019	\$230,000	\$135,690	59.00	\$118,576	\$127,354	0.931	2,163	\$54.82	48.89	Ranch
R-06-30-426-017	3360 TIPSICO TRL	5/17/2019	\$207,500	\$127,550	61.47	\$170,697	\$173,806	0.982	1,794	\$95.15	32.82	Ranch
R-06-04-476-002	17475 BUCKHORN LAKE RD	5/20/2019	\$115,000	\$87,520	76.10	\$60,213	\$95,746	0.629	1,234	\$84.79	85.51	Ranch
R-06-18-400-039	19430 SAGE LN	5/31/2019	\$341,000	\$176,630	51.80	\$275,602	\$229,182	1.203	2,013	\$136.91	89.27	Bungalow
R-06-12-300-028	2367 E DAVISBURG RD	6/4/2019	\$311,000	\$161,480	51.92	\$264,840	\$220,380	1.202	2,043	\$129.63	34.71	Colonial/2Sty
R-06-33-300-010	7220 FISH LAKE RD	6/12/2019	\$320,000	\$162,300	50.72	\$224,848	\$182,680	1.231	2,338	\$96.17	4.64	Ranch
R-06-22-330-005	144 FRANKLIN ST	6/28/2019	\$179,000	\$78,780	44.01	\$154,912	\$106,271	1.458	1,596	\$97.06	18.63	SingleFamily
R-06-03-226-003	908 E ROSE ST	7/1/2019	\$125,000	\$57,020	45.62	\$94,866	\$66,807	1.420	734	\$129.25	142.00	Bungalow
R-06-04-200-022	3443 S FENTON RD	7/2/2019	\$203,000	\$94,430	46.52	\$177,306	\$129,907	1.365	1,676	\$105.79	24.16	BiLevel
R-06-22-401-001	9140 MILFORD RD	7/2/2019	\$137,000	\$48,680	35.53	\$111,082	\$56,883	1.953	1,061	\$104.70	55.57	Bungalow
R-06-30-353-014	4625 WEBBERDALE DR	7/9/2019	\$154,900	\$68,270	44.07	\$131,233	\$89,861	1.460	1,017	\$129.04	17.50	Ranch
R-06-30-303-001	4693 ALDEN DR	7/10/2019	\$127,000	\$56,030	44.12	\$107,090	\$73,371	1.460	1,203	\$89.02	21.44	Ranch
R-06-30-378-002	7840 ROSMAR DR	7/12/2019	\$234,900	\$97,830	41.65	\$201,576	\$129,251	1.560	1,461	\$137.97	49.05	Ranch
R-06-12-101-006	11340 TERRACE RD	7/19/2019	\$290,000	\$132,370	45.64	\$232,718	\$156,174	1.409	1,712	\$135.93	13.70	Bungalow
R-06-30-378-011	7866 ROSMAR DR	7/22/2019	\$180,000	\$101,980	56.66	\$155,721	\$143,056	1.089	1,740	\$89.49	1.95	Ranch
R-06-19-426-007	9345 HICKORY RIDGE RD	7/31/2019	\$319,900	\$187,340	58.56	\$279,845	\$266,417	1.050	1,808	\$154.78	17.31	Ranch
R-06-35-176-004	7190 EVELINE DR	8/1/2019	\$299,000	\$189,700	63.44	\$229,989	\$229,120	0.931	1,684	\$136.57	58.44	Ranch
R-06-24-200-024	9485 RYELLA LN	8/7/2019	\$350,000	\$178,380	50.97	\$281,517	\$227,521	1.227	1,894	\$148.64	16.41	Colonial/2Sty
R-06-08-301-012	18309 HICKORY RIDGE RD	8/12/2019	\$235,000	\$128,180	54.54	\$207,084	\$181,880	1.139	2,105	\$98.38	39.30	TriLevel/Quad
R-06-08-351-008	18428 PELLETT DR	8/19/2019	\$262,000	\$142,610	54.43	\$231,722	\$202,983	1.142	1,458	\$158.93	39.00	SingleFamily
R-06-26-200-010	8555 PEPPER LN	8/19/2019	\$419,000	\$270,640	64.59	\$338,086	\$366,539	0.922	2,231	\$151.54	14.01	Ranch
R-06-03-400-019	455 E RATTALEE LAKE RD	8/22/2019	\$289,900	\$123,420	42.57	\$278,190	\$152,581	1.538	1,798	\$130.54	153.83	Ranch
R-06-04-100-010	3125 S FENTON RD	8/23/2019	\$234,500	\$108,380	46.22	\$177,868	\$127,492	1.395	1,153	\$154.27	139.51	Ranch
R-06-07-200-013	1210 BAKER DR	8/23/2019	\$300,000	\$124,600	41.53	\$246,863	\$156,022	1.581	1,801	\$137.07	2.50	Colonial/2Sty
R-06-04-476-009	3485 W RATTALEE LAKE RD	8/28/2019	\$322,000	\$160,730	49.92	\$243,762	\$193,651	1.259	1,654	\$147.38	125.88	Ranch
R-06-09-100-038	18180 OTTIEWAY CT	8/30/2019	\$314,900	\$158,550	50.35	\$268,855	\$215,808	1.246	1,942	\$138.44	63.38	Colonial/2Sty
R-06-14-100-017	10490 OAKHURST RD	8/30/2019	\$301,500	\$150,610	49.95	\$267,288	\$212,579	1.257	1,666	\$160.44	0.21	Ranch
R-06-14-100-020	10360 OAKHURST RD	8/30/2019	\$220,000	\$127,830	58.10	\$185,788	\$176,312	1.054	2,060	\$90.19	20.67	Mobile/Modular
R-06-19-100-015	20187 TIPSICO LAKE RD	9/4/2019	\$330,000	\$153,740	46.59	\$131,672	\$86,908	1.515	1,239	\$106.27	16.54	Ranch
R-06-05-426-003	2426 S FENTON RD	9/13/2019	\$196,500	\$94,850	48.27	\$163,841	\$125,040	1.310	1,232	\$132.99	131.03	Ranch
R-06-16-376-010	9935 CAMBRIDGE ACRES CT	9/16/2019	\$232,000	\$127,710	55.05	\$194,066	\$173,150	1.121	1,262	\$153.78	73.91	Ranch
R-06-07-200-039	18229 HILLARY LN	9/18/2019	\$250,500	\$135,330	46.04	\$213,516	\$154,194	1.385	1,100	\$194.11	138.47	Other
R-06-07-400-025	1350 BONE RD	9/19/2019	\$420,000	\$194,210	46.24	\$312,248	\$223,456	1.397	1,812	\$172.32	139.74	Colonial/2Sty
R-06-21-426-003	9295 BUCKHORN LAKE RD	9/20/2019	\$450,000	\$267,660	59.48	\$358,430	\$353,300	1.015	4,612	\$77.72	54.39	Ranch
R-06-17-100-039	2095 PRIMROSE LN	9/23/2019	\$320,000	\$167,490	52.34	\$263,014	\$221,326	1.188	2,039	\$128.99	13.85	Colonial/2Sty
R-06-19-200-012	1490 W ROSE CENTER RD	9/30/2019	\$395,000	\$191,660	48.52	\$342,640	\$263,505	1.300	2,595	\$132.		

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Amnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
R-06-04-100-009	3107 S FENTON RD	3/31/2020	\$239,000	\$118,830	49.72	\$194,246	\$153,583	1.265	1,490	\$130.37	126.48	Ranch
R-06-05-300-010	17465 HICKORY RIDGE RD	4/16/2020	\$296,000	\$138,070	46.65	\$196,646	\$140,748	1.397	2,007	\$97.98	139.72	Ranch
R-06-11-126-008	1470 E RATTALEE LAKE RD	5/12/2020	\$298,900	\$125,910	42.12	\$251,466	\$162,728	1.545	1,610	\$156.19	154.53	Ranch
R-06-05-300-040	17532 TAYLOR LAKE RD	6/4/2020	\$275,000	\$119,370	43.41	\$226,315	\$151,320	1.496	1,439	\$157.27	149.56	Ranch
R-06-11-300-038	10890 ERINDALE CT	6/12/2020	\$350,000	\$199,780	57.08	\$272,030	\$256,041	1.062	2,404	\$113.16	106.24	Colonial/2Sty
R-06-26-400-012	8125 PEPPER RD	6/17/2020	\$215,000	\$110,570	51.43	\$126,461	\$105,578	1.198	1,670	\$75.73	29.79	Colonial/2Sty
R-06-21-351-003	8910 FISH LAKE RD	6/18/2020	\$232,000	\$127,500	54.96	\$205,194	\$181,689	1.129	2,347	\$87.43	8.41	BiLevel
R-06-35-176-001	1770 E ROSE CENTER RD	6/23/2020	\$235,000	\$117,020	49.80	\$174,881	\$138,474	1.263	1,448	\$120.77	130.24	Ranch
R-06-20-351-006	8950 HICKORY RIDGE RD	6/30/2020	\$270,000	\$126,560	46.87	\$213,286	\$156,376	1.364	2,020	\$105.59	5.63	BiLevel
R-06-05-402-019	17360 TIMBER CRK	7/13/2020	\$475,000	\$297,650	62.66	\$428,665	\$437,066	0.981	3,111	\$137.79	98.08	Colonial/2Sty
R-06-24-100-018	2450 PARKER RD	7/30/2020	\$500,000	\$321,800	64.36	\$382,209	\$418,642	0.913	4,725	\$80.89	62.67	BiLevel
R-06-20-100-007	20050 ROSE BUSH LN	7/31/2020	\$409,900	\$202,020	49.29	\$341,531	\$267,261	1.278	2,568	\$132.99	8.94	Colonial/2Sty
R-06-33-401-006	7071 BUCKHORN LAKE RD	7/31/2020	\$370,000	\$216,810	58.60	\$282,169	\$275,315	1.025	2,415	\$116.84	24.82	Colonial/2Sty
R-06-26-400-013	8055 PEPPER RD	8/3/2020	\$262,500	\$144,100	54.90	\$180,076	\$163,837	1.099	2,038	\$88.36	55.84	Mobile/Modular
R-06-15-177-008	135 CANTER LN	8/4/2020	\$305,000	\$164,860	54.05	\$258,195	\$225,256	1.146	1,892	\$136.47	114.62	Colonial/2Sty
R-06-11-126-017	1630 E RATTALEE LAKE RD	8/11/2020	\$325,000	\$187,450	57.68	\$275,634	\$259,176	1.064	2,207	\$124.89	106.35	Bungalow
R-06-19-476-008	8855 HICKORY RIDGE RD	8/13/2020	\$281,000	\$151,520	53.92	\$181,772	\$162,277	1.120	1,620	\$112.20	104.84	SingleFamily
R-06-11-300-022	10900 MARKLAND RD	8/14/2020	\$235,000	\$124,660	53.05	\$200,702	\$171,191	1.172	1,394	\$143.98	117.24	Ranch
R-06-20-376-008	2650 DEMODE RD	8/14/2020	\$170,000	\$107,950	63.50	\$107,445	\$107,445	0.829	1,232	\$72.28	75.22	Ranch
R-06-09-300-004	11130 FISH LAKE RD	8/31/2020	\$245,000	\$139,340	56.87	\$190,541	\$178,514	1.067	2,396	\$79.52	106.74	BiLevel
R-06-15-200-026	360 E DAVISBURG RD	8/31/2020	\$280,000	\$133,910	47.83	\$242,193	\$183,136	1.322	1,629	\$148.68	132.25	Colonial/2Sty
R-06-19-200-021	3750 WHITETAIL TRAIL	8/31/2020	\$420,000	\$235,820	56.15	\$325,691	\$300,427	1.084	2,576	\$126.43	3.02	Colonial/2Sty
R-06-13-400-028	3495 PARKER RD	9/3/2020	\$245,000	\$118,190	48.24	\$221,930	\$169,840	1.307	1,667	\$133.13	130.67	Trilevel/Quad
R-06-21-376-002	1370 DEMODE RD	9/4/2020	\$255,000	\$94,420	37.03	\$184,306	\$94,065	1.959	1,572	\$117.24	41.61	SingleFamily
R-06-24-100-007	9485 EAGLE RD	9/10/2020	\$290,000	\$125,540	43.29	\$199,222	\$127,627	1.561	1,936	\$102.90	1.76	SingleFamily
R-06-11-451-006	9860 BUCKHORN LAKE RD	9/16/2020	\$285,000	\$102,570	35.99	\$199,392	\$95,164	2.095	1,344	\$148.36	209.52	Colonial/2Sty
R-06-18-400-009	19280 HICKORY RIDGE RD	9/17/2020	\$299,900	\$127,600	42.55	\$258,050	\$169,865	1.519	1,530	\$168.66	10.95	Bungalow
R-06-18-400-033	1415 W ROSE CENTER RD	9/18/2020	\$290,000	\$154,200	53.17	\$260,379	\$221,959	1.173	1,959	\$132.91	23.66	Ranch
R-06-16-453-006	1315 BEAVER BROOK DR	9/25/2020	\$178,000	\$88,010	49.44	\$146,928	\$115,406	1.273	1,248	\$117.73	127.31	Ranch
R-06-21-201-009	1395 BEAVER BROOK DR	9/25/2020	\$270,000	\$111,580	41.33	\$238,725	\$152,775	1.563	1,548	\$154.22	3.10	Bungalow
R-06-18-326-004	19300 SAGE LN	10/6/2020	\$999,999	\$367,910	36.79	\$822,911	\$444,849	1.850	3,053	\$269.54	184.99	Colonial/2Sty
R-06-11-451-013	1855 E DAVISBURG RD	10/14/2020	\$219,000	\$91,960	41.99	\$180,758	\$115,985	1.558	1,344	\$134.49	155.85	BiLevel
R-06-05-201-008	2270 Houser Rd	10/19/2020	\$239,900	\$98,330	40.99	\$207,479	\$130,771	1.587	1,320	\$157.18	158.66	Contemporary
R-06-11-126-018	11705 HIDDEN VALLEY TRL	10/29/2020	\$392,000	\$160,780	41.02	\$303,444	\$185,512	1.636	1,902	\$159.54	163.57	Bungalow
R-06-32-427-006	7008 BIG TRAIL RD	10/29/2020	\$180,000	\$74,290	41.27	\$155,826	\$99,043	1.573	1,303	\$119.59	5.92	Bungalow
R-06-34-301-025	7150 TAMARACK LN	11/13/2020	\$420,000	\$228,380	54.38	\$331,320	\$293,061	1.131	2,720	\$121.81	2.95	Colonial/2Sty
R-06-07-200-044	18098 HICKORY RIDGE RD	11/20/2020	\$277,500	\$137,050	49.39	\$241,332	\$189,443	1.274	1,704	\$141.63	127.39	Ranch
R-06-16-226-002	685 W DAVISBURG RD	11/20/2020	\$349,900	\$172,300	49.24	\$265,494	\$207,161	1.282	1,680	\$158.03	128.16	Ranch
R-06-21-201-021	9701 CAIRN CT	11/20/2020	\$261,650	\$93,360	35.68	\$217,155	\$113,232	1.918	1,597	\$135.98	2.49	BiLevel
R-06-30-301-015	8250 TIPSICO LAKE RD	11/20/2020	\$260,000	\$97,600	37.54	\$237,050	\$137,147	1.728	1,479	\$160.28	35.12	Bungalow
R-06-13-251-004	10564 EAGLE RD	11/25/2020	\$220,000	\$87,800	39.91	\$201,480	\$125,067	1.611	1,436	\$140.31	161.10	Bungalow
R-06-25-300-005	2600 HOMESTEAD CT	11/30/2020	\$443,000	\$201,170	45.41	\$310,321	\$214,696	1.445	2,709	\$114.55	12.66	SingleFamily
R-06-35-300-007	7085 EVELINE DR	12/2/2020	\$323,000	\$153,990	47.67	\$240,657	\$179,650	1.340	2,132	\$112.88	17.95	BiLevel
R-06-07-200-019	18200 HICKORY RIDGE RD	12/3/2020	\$365,000	\$198,130	54.28	\$280,829	\$248,475	1.130	2,362	\$118.89	113.02	CapeCod
R-06-15-126-007	10565 MILFORD RD	12/10/2020	\$205,000	\$91,390	44.58	\$161,571	\$110,941	1.456	2,156	\$74.94	145.64	Colonial/2Sty
R-06-33-300-009	1655 W MUNGER RD	12/11/2020	\$385,000	\$181,850	47.23	\$309,985	\$229,844	1.349	2,006	\$154.53	22.49	SingleFamily
R-06-22-154-006	519 GREEN COVE DR	12/21/2020	\$240,000	\$129,860	54.11	\$213,168	\$185,427	1.150	2,536	\$84.06	28.49	Colonial/2Sty
R-06-34-400-019	900 MUNGER RD	12/21/2020	\$285,000	\$190,550	66.86	\$242,886	\$269,899	0.900	2,707	\$89.73	64.90	SingleFamily
R-06-30-276-023	8474 TIPSICO TRL	12/29/2020	\$296,000	\$165,090	55.77	\$250,393	\$226,569	1.105	1,975	\$126.78	42.32	Colonial/2Sty
R-06-36-400-008	7007 EAGLE RD	12/31/2020	\$187,900	\$84,540	44.99	\$156,725	\$109,792	1.427	1,275	\$122.92	23.32	Bungalow
R-06-05-300-003	17353 HICKORY RIDGE RD	1/12/2021	\$155,000	\$65,530	42.28	\$99,271	\$59,971	1.655	978	\$101.50	165.53	Ranch
R-06-19-379-010	4080 SOUTH ST	1/13/2021	\$110,000	\$58,470	53.15	\$83,914	\$72,335	1.160	1,476	\$56.85	116.01	SingleFamily
R-06-09-100-049	18081 OTTIEWAY CT	1/26/2021	\$270,000	\$140,890	52.18	\$227,954	\$190,870	1.194	1,555	\$146.59	119.43	SingleFamily
R-06-11-451-024	10875 HENSELL RD	1/29/2021	\$279,900	\$111,640	39.89	\$233,730	\$141,009	1.658	1,356	\$172.37	165.76	Ranch
R-06-04-100-056	17134 WILLIAMS DR	2/12/2021	\$262,000	\$111,860	42.69	\$224,576	\$148,323	1.514	1,544	\$145.45	151.41	Trilevel/Quad
R-06-22-101-006	9695 MILFORD RD	3/2/2021	\$250,000	\$151,090	60.44	\$188,808	\$191,862	0.984	1,804	\$104.66	98.41	Ranch
R-06-30-251-036	8439 TIPSICO TRL	3/2/2021	\$222,500	\$89,430	40.19	\$193,460	\$119,282	1.622	1,344	\$143.94	35.43	BiLevel
R-06-36-276-003	7425 EAGLE RD	3/11/2021	\$335,000	\$141,630	42.28	\$280,786	\$182,367	1.540	2,095	\$134.03	23.80	Log
R-06-07-300-022	18391 TIPSICO LAKE RD	3/12/2021	\$445,000	\$213,530	47.98	\$335,757	\$253,044	1.327	2,055	\$163.39	132.69	Ranch
R-06-20-301-011	3115 DELLA DR	3/12/2021	\$375,000	\$137,390	36.64	\$308,624	\$165,933	1.860	1,660	\$185.92	185.99	Colonial/2Sty
R-06-26-200-006	1865 RANCH RD	3/16/2021	\$740,000	\$387,650	52.39	\$661,450	\$554,734	1.192	3,441	\$192.23	75.03	Colonial/2Sty
R-06-14-300-014	9820 OAKHURST RD	3/26/2021	\$269,000	\$112,520	41.83	\$232,450	\$150,077	1.549	1,498	\$155.17	154.89	Ranch
R-06-27-400-003	8065 MILFORD RD	3/26/2021	\$890,000	\$463,810	52.11	\$725,352	\$607,457	1.194	7,199	\$100.76	5.30	Bungalow

\$45,043,149 **\$22,303,180** **\$35,927,896** **\$28,045,382**
Sale Ratio: 49.09% **ECF: 1.281** **ECF Std. Deviation: 0.308** **Coefficient of Var.: 57.59**
Std. Deviation: 8.117 **Avg. ECF: 1.320** **Avg. Variance: 76.03**