Township of Springfield

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 Nbhd ECF	2022 Used ECF	2021 Actual ECF
10100	6	$1,454,700	$2,931,500	49.62%	$2,457,175	$3,006,270	0.817	0.810	0.780
10201	5	$424,560	$850,500	49.92%	$706,880	$514,953	1.373	1.370	1.190
10203	2	$277,200	$557,500	49.72%	$419,172	$501,274	0.836	0.830	0.845
10300	0							0.950	0.890
10500	7	$1,873,950	$3,784,900	49.51%	$3,216,192	$4,325,440	0.744	0.735	0.667
10600	13	$5,664,300	$11,192,625	50.61%	$9,111,169	$15,036,077	0.606	0.615	0.569
10800	2	$463,910	$931,000	49.83%	$784,650	$958,867	0.818	0.815	0.750
10900	3	$418,940	$841,250	49.80%	$543,738	$711,013	0.765	0.760	0.735
12000	13	$2,213,300	$4,444,800	49.80%	$3,619,430	$4,418,712	0.819	0.815	0.770
12200	1	$227,690	$460,000	49.50%	$389,821	$524,076	0.744	0.735	0.685
12300	5	$959,640	$1,925,400	49.84%	$1,548,573	$1,881,039	0.823	0.820	0.790
12400	6	$1,005,530	$2,027,500	49.59%	$1,609,673	$1,441,828	1.116	1.105	0.890
12500	8	$1,251,220	$2,531,625	49.42%	$2,173,327	$1,940,381	1.120	1.105	0.910
12790	7	$1,314,220	$2,645,541	49.68%	$2,073,152	$2,570,047	0.807	0.800	0.740
12800	15	$2,950,040	$5,935,126	49.70%	$5,325,115	$5,910,667	0.901	0.895	0.815
12840	1	$159,370	$375,000	42.50%	$316,852	$313,977	1.009	0.830	0.760
12850	7	$914,540	$1,834,115	49.86%	$1,664,119	$1,963,396	0.848	0.845	0.815
12900	12	$2,139,490	$4,295,000	49.81%	$3,477,281	$4,273,180	0.814	0.810	0.735
13001	4	$558,980	$1,137,000	49.16%	$887,026	$789,082	1.124	1.100	0.835
13100	1	$165,450	$345,000	47.96%	$296,250	$276,621	1.071	1.020	0.900
13150	6	$1,496,950	$2,969,500	50.41%	$2,669,924	$3,423,524	0.780	0.787	0.787
13160	5	$997,830	$1,996,780	49.97%	$1,676,416	$2,068,255	0.811	0.810	0.810
13170	2	$373,740	$759,800	49.19%	$656,567	$753,507	0.871	0.855	0.801
13200	0							N/	N/A
13260	7	$1,553,110	$3,129,799	49.62%	$2,678,578	$3,739,412	0.716	0.710	0.690
13300	15	$1,647,350	$3,326,250	49.53%	$2,332,747	$1,853,435	1.259	1.264	1.020
13400	2	$163,730	$387,900	42.21%	$285,107	$195,359	1.459	1.150	0.842
13500	2	$593,660	$1,150,000	51.62%	$900,724	$1,116,709	0.807	0.840	0.840
13530	2	$468,810	$945,000	49.61%	$650,018	$845,568	0.769	0.760	0.717
13540	3	$583,340	$1,181,500	49.37%	$816,460	$585,126	1.395	1.370	1.285
13543	4	$568,190	$1,202,308	47.26%	$798,022	$366,044	2.180	2.000	1.550
13545	1	$218,650	$512,000	42.71%	$409,215	$346,647	1.180	0.965	0.875
13550	8	$1,888,850	$3,854,400	49.01%	$3,009,934	$1,513,534	1.989	1.938	1.410
13553	5	$679,880	$1,287,000	52.83%	$800,266	$513,533	1.558	1.700	1.445
13555	3	$795,260	$1,973,000	40.31%	$1,465,376	$1,256,277	1.166	0.862	0.842
13560	2	$386,930	$775,000	49.93%	$487,024	$385,627	1.263	1.260	1.181
13563	1	$114,120	$205,000	55.67%	$85,294	$79,505	1.073	1.365	1.280
13565	2	$576,380	$1,157,500	49.80%	$835,478	$1,000,876	0.835	0.830	0.780
13570	1	$224,520	$475,000	47.27%	$356,357	$224,002	1.591	1.475	1.260
13573	0							1.100	1.270
13575	2	$945,510	$1,895,000	49.89%	$1,421,071	$1,507,545	0.943	0.940	0.995
13580	0							0.842	0.800
13585	0							0.922	1.000
13600	1	$225,990	$420,000	53.81%	$316,572	$402,945	0.786	0.865	0.830
13700	0							0.895	0.850
13800	1	$192,080	$386,000	49.76%	$321,879	$405,118	0.795	0.790	0.810
14300	12	$2,700,280	$5,443,900	49.60%	$4,484,455	$6,550,349	0.685	0.678	0.639
14400	3	$651,630	$1,347,900	48.34%	$1,082,244	$1,383,467	0.782	0.750	0.650
14500	1	$320,610	$615,000	52.13%	$529,082	$694,116	0.762	0.800	0.800
14600	5	$648,390	$1,299,400	49.90%	$1,039,020	$1,158,011	0.897	0.895	0.850
14801	19	$1,730,190	$3,457,230	50.05%	$3,032,429	$2,072,070	1.463	1.465	1.130
15000	3	$502,830	$1,019,000	49.35%	$853,191	$988,067	0.863	0.850	0.698
15500	0							0.850	0.820
15600	7	$1,350,900	$2,712,660	49.80%	$2,298,465	$2,806,865	0.819	0.815	0.735
15800	1	$117,410	$207,000	56.72%	$172,000	$165,132	1.042	1.210	1.025
15900	6	$738,660	$1,495,800	49.38%	$1,305,234	$1,017,212	1.283	1.265	1.110
16100	3	$501,900	$978,000	51.32%	$784,582	$810,407	0.968	1.000	0.910
16200	13	$2,299,290	$4,674,300	49.19%	$3,837,331	$4,761,564	0.806	0.790	0.730
40000	6	$606,890	$1,235,500	49.12%	$1,028,093	$958,427	1.073	0.922	0.922
40010	4	$612,130	$1,236,400	49.51%	$1,108,971	$1,388,375	0.799	1.190	1.000
40020	12	$1,106,910	$2,203,290	50.24%	$1,806,242	$1,902,139	0.950	1.155	0.950
40030	6	$322,360	$645,900	49.91%	$455,522	$463,623	0.983	0.885	0.800
40100	3	$319,100	$640,000	49.86%	$543,212	$520,605	1.043	0.850	0.803
30000	0							0.880	0.820
31000	7	$580,600	$1,146,000	50.66%	$782,574	$670,406	1.167	0.862	0.862
32000	46	$6,955,470	$13,951,629	49.85%	$10,869,181	$9,375,264	1.159	1.105	0.885
33000	14	$2,606,280	$5,223,900	49.89%	$3,813,988	$4,296,744	0.888	0.965	0.820
34000	10	$2,942,970	$5,824,000	50.53%	$4,277,379	$5,105,075	0.838	0.875	0.725
35000	3	$291,120	$585,000	49.76%	$373,111	$420,851	0.887	0.780	0.720
35900	0							1.210	0.935
36000	6	$586,450	$1,173,500	49.97%	887982	803081	1.106	1.285	1.015
37000	21	$2,723,620	$5,455,050	49.93%	3684604	3810109	0.967	1.050	0.880
37500	10	$1,872,200	$3,755,000	49.86%	2485534	2828516	0.879	0.790	0.790
38000	4	$884,430	$1,778,400	49.73%	991115	1258461	0.788	0.960	0.925
39000	5	$725,930	$1,455,500	49.87%	1097696	904164	1.214	0.980	0.820
39500	7	$564,300	$1,085,800	51.97%	830517	679634	1.222	1.040	0.930
70000	0							0.865	0.790
		$74,394,760	**$149,679,178**						
		2 Year Sale Ratio:	**49.70%**						

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
U -07-12-452-008	8380 PEACEFUL VLY	11/20/2019	$415,000	$200,620	48.34	$359,083	$426,328	0.842	2,479	$144.85	22.82	Colonial/2Sty
U -07-12-452-005	8416 PEACEFUL VLY	3/26/2020	$420,000	$247,510	58.93	$368,007	$546,956	0.673	3,067	$119.99	136.93	Colonial/2Sty
U -07-12-453-004	8417 PEACEFUL VLY	8/7/2020	$500,000	$277,000	55.40	$380,542	$536,480	0.709	2,934	$129.70	70.93	Colonial/2Sty
U -07-12-452-016	8615 S SHORE PT	9/18/2020	$611,500	$261,600	42.78	$508,607	$518,889	0.980	3,267	$155.68	98.02	Colonial/2Sty
U -07-12-452-003	8440 PEACEFUL VLY	12/10/2020	$495,000	$257,840	52.09	$427,311	$553,064	0.773	3,618	$118.11	77.26	Colonial/2Sty
U -07-12-377-003	8701 S SHORE DR	2/24/2021	$490,000	$210,130	42.88	$413,625	$424,553	0.974	2,897	$142.78	97.43	Colonial/2Sty
U -07-28-201-008	11511 BIG LAKE RD	5/24/2019	$140,000	$65,300	46.64	$127,877	$86,474	1.479	864	$148.01	65.00	Ranch
U -07-28-402-010	5636 MORNING DR	1/21/2020	$176,000	$98,850	56.16	$133,848	$113,536	1.179	1,223	$109.44	51.73	Ranch
U -07-28-228-039	6202 NEILSON RD	6/5/2020	$117,500	$67,250	57.23	$90,439	$78,421	1.153	1,236	$73.17	36.74	Colonial/2Sty
U -07-28-276-010	6100 HILLSBORO RD	8/6/2020	$160,000	$61,980	38.74	$118,869	$60,459	1.966	781	$152.20	106.08	Ranch
U -07-28-201-020	11568 EMBER	11/23/2020	$257,000	$131,180	51.04	$235,847	$176,063	1.340	1,676	$140.72	36.79	Bungalow
U -07-28-227-008	6192 HILLSBORO RD	6/21/2019	$202,500	$86,120	42.53	$186,048	$187,686	0.991	1,624	$114.56	18.89	Colonial/2Sty
U -07-28-281-004	11015 SHORESIDE DR	7/19/2019	$355,000	$191,080	53.83	$233,124	$313,588	0.743	2,750	$84.77	9.86	Colonial/2Sty
U -07-14-276-013	9283 LAKEBLUFF DR	4/26/2019	$455,000	$235,610	51.78	$374,887	$532,117	0.705	3,127	$119.89	18.25	Colonial/2Sty
U -07-14-228-006	9276 LAKEBLUFF DR	8/9/2019	$590,000	$306,760	51.99	$482,688	$688,713	0.701	3,121	$154.66	160.23	Colonial/2Sty
U -07-14-228-001	9224 LAKEBLUFF DR	8/28/2019	$585,000	$299,430	51.18	$501,487	$701,159	0.715	3,493	$143.57	46.27	Colonial/2Sty
U -07-14-227-007	9244 LAKE RIDGE DR	11/5/2019	$465,000	$226,160	48.64	$414,501	$546,699	0.758	3,132	$132.34	6.99	Colonial/2Sty
U -07-14-227-011	9316 LAKE RIDGE DR	12/10/2019	$515,000	$261,330	50.74	$461,972	$638,950	0.723	3,133	$147.45	212.35	Ranch
U -07-14-276-006	9147 LAKEBLUFF DR	7/30/2020	$615,000	$304,450	49.50	$502,699	$675,646	0.744	3,626	$138.64	74.40	Colonial/2Sty
U -07-14-276-003	9213 LAKEBLUFF DR	12/30/2020	$559,900	$240,210	42.90	$477,958	$542,156	0.882	2,966	$161.15	88.16	CapeCod
U -07-24-451-015	6604 COLLEGE PARK DR	5/3/2019	$615,000	$305,170	49.62	$538,400	$867,867	0.620	4,245	$126.83	13.78	Colonial/2Sty
U -07-13-454-012	7348 STONEVALLEY BLF	5/16/2019	$950,000	$513,320	54.03	$754,962	$1,352,207	0.558	4,652	$162.29	49.89	Colonial/2Sty
U -07-13-454-007	8342 BRIDLEWOOD CT	5/23/2019	$713,250	$415,860	58.30	$554,841	$1,094,828	0.507	3,880	$143.00	40.57	Colonial/2Sty
U -07-13-452-003	7654 STONEVALLEY BLF	7/22/2019	$910,000	$444,250	48.82	$754,074	$1,191,169	0.633	4,560	$165.37	12.01	Colonial/2Sty
U -07-13-476-013	7597 FEN RDG	8/29/2019	$964,000	$516,050	53.53	$802,726	$1,415,992	0.567	5,058	$158.70	23.94	Colonial/2Sty
U -07-13-476-001	8047 COTSWOLD LN	9/4/2019	$955,000	$410,620	43.00	$800,358	$1,083,906	0.738	4,676	$171.16	18.74	Colonial/2Sty
U -07-13-401-010	7800 SOMERHILL LN	10/23/2019	$657,500	$318,310	48.41	$499,634	$778,462	0.642	3,097	$161.33	34.86	Colonial/2Sty
U -07-13-402-006	8179 TOWERING PINES	11/1/2019	$958,000	$454,860	47.48	$802,067	$1,225,685	0.654	5,179	$154.87	29.70	Colonial/2Sty
U -07-13-452-010	8343 HIGH MEADOW TRL	1/10/2020	$800,000	$510,430	63.80	$606,891	$1,345,946	0.451	5,463	$111.09	54.18	Colonial/2Sty
U -07-13-452-006	8364 COTSWOLD LN	1/16/2020	$747,375	$439,740	58.84	$586,576	$1,168,579	0.502	4,453	$131.73	71.40	Colonial/2Sty
U -07-13-452-008	7651 SOMERHILL LN	9/30/2020	$837,500	$363,340	43.38	$678,330	$922,790	0.735	3,493	$194.20	73.51	Colonial/2Sty
U -07-13-454-009	8319 BRIDLEWOOD CT	12/23/2020	$930,000	$510,130	54.85	$764,803	$1,390,343	0.550	5,457	$140.15	55.01	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
U -07-13-452-007	8330 COTSWOLD LN	1/20/2021	$1,155,000	$462,220	40.02	$967,507	$1,198,303	0.807	4,601	$210.28	80.74	Colonial/2Sty
U -07-25-476-001	8264 CARIBOU LAKE LN	6/20/2019	$415,000	$233,350	56.23	$345,018	$486,771	0.709	3,381	$102.05	13.35	Colonial/2Sty
U -07-25-476-008	8006 CARIBOU LAKE LN	11/2/2020	$516,000	$230,560	44.68	$439,632	$472,096	0.931	2,821	$155.84	7.18	Ranch
U -07-08-426-009	12264 CARRIAGE TRAIL CR	5/14/2019	$281,250	$125,400	44.59	$213,401	$240,716	0.887	2,141	$99.67	0.20	Ranch
U -07-08-200-027	9191 BUGGY WHIP DR	8/30/2019	$290,000	$154,960	53.43	$160,427	$237,308	0.676	1,858	$86.34	67.60	Contemporary
U -07-08-427-014	8611 TINDALL RD	11/27/2019	$270,000	$138,580	51.33	$169,910	$232,989	0.729	1,673	$101.56	72.93	Ranch
U -07-20-300-016	6756 COUNTRY LANE DR	4/17/2019	$370,000	$194,380	52.54	$306,064	$398,567	0.768	3,279	$93.34	33.33	Colonial/2Sty
U -07-20-300-035	12915 SCOTT RD	5/20/2019	$305,000	$144,620	47.42	$216,472	$246,260	0.879	1,900	$113.93	13.47	Colonial/2Sty
U -07-20-403-003	12488 WHITE TAIL DR	5/24/2019	$322,000	$164,510	51.09	$261,238	$329,162	0.794	1,995	$130.95	156.98	Ranch
U -07-19-476-010	6723 ROLLING MEADOW DR	8/19/2019	$315,000	$177,810	56.45	$257,372	$365,626	0.704	3,145	$81.84	31.81	Colonial/2Sty
U -07-20-403-002	12427 BLUEBERRY LN	9/13/2019	$333,000	$176,400	52.97	$273,017	$359,290	0.760	1,888	$144.61	77.44	Colonial/2Sty
U -07-20-376-011	6555 ARROWHEAD CT	9/20/2019	$320,000	$182,870	57.15	$257,828	$372,483	0.692	1,892	$136.27	9.12	Ranch
U -07-20-476-032	6631 TAMCYN DR	10/14/2019	$285,000	$158,320	55.55	$223,854	$313,497	0.714	2,180	$102.69	17.30	Ranch
U -07-20-376-016	6528 ARROW HEAD CT	10/30/2019	$369,900	$156,990	42.44	$308,173	$309,524	0.996	2,442	$126.20	28.01	Log
U -07-20-328-001	12567 BLUEBERRY LN	11/27/2019	$317,000	$174,200	54.95	$257,211	$354,113	0.726	2,380	$108.07	2.73	CapeCod
U -07-19-476-019	6890 MEADOW VALLEY DR	4/27/2020	$355,000	$170,180	47.94	$294,058	$342,838	0.858	2,760	$106.54	16.21	Colonial/2Sty
U -07-20-376-002	12581 WHITE TAIL DR	8/5/2020	$406,000	$168,700	41.55	$345,436	$339,686	1.017	2,605	$132.60	182.96	Colonial/2Sty
U -07-19-477-004	6752 ROLLING MEADOW DR	9/18/2020	$370,000	$162,690	43.97	$304,266	$318,587	0.955	2,526	$120.45	29.89	Colonial/2Sty
U -07-20-328-005	12562 WHITE TAIL DR	12/18/2020	$376,900	$181,630	48.19	$314,441	$369,079	0.852	2,443	$128.71	85.20	Colonial/2Sty
U -07-11-353-012	8428 ZEERCO BLVD	9/17/2020	$460,000	$227,690	49.50	$389,821	$524,076	0.744	3,560	$109.50	74.38	Colonial/2Sty
U -07-09-301-011	11890 ELY RD	7/16/2019	$349,000	$202,540	58.03	$282,664	$413,099	0.684	2,034	$138.97	94.51	Ranch
U -07-09-326-014	8685 MAXI CT	8/6/2020	$350,000	$150,040	42.87	$278,857	$279,200	0.999	1,575	$177.05	99.88	Tudor
U -07-09-301-004	8845 RACHAEL DR	8/31/2020	$449,900	$195,500	43.45	$349,524	$354,413	0.986	2,147	$162.80	98.62	Colonial/2Sty
U -07-09-301-008	8645 RACHAEL DR	12/4/2020	$345,000	$171,910	49.83	$271,766	$329,987	0.824	2,805	$96.89	82.36	Colonial/2Sty
U -07-09-101-037	9219 OSPREY BAY CIR	12/23/2020	$431,500	$239,650	55.54	$365,762	$504,340	0.725	2,975	$122.95	72.52	Contemporary
U -07-13-251-011	8405 HOLCOMB RD	5/14/2019	$302,000	$131,410	43.51	$218,162	$161,975	1.347	1,728	$126.25	2.79	Colonial/2Sty
U -07-13-205-002	8146 PEACEFUL VLY	8/1/2019	$304,000	$142,230	46.79	$241,304	$200,684	1.202	2,720	$88.71	29.16	BiLevel
U -07-13-205-003	8380 HOLCOMB RD	10/9/2019	$277,500	$142,550	51.37	$219,323	$205,358	1.068	1,957	$112.07	3.05	Colonial/2Sty
U -07-13-251-014	8309 HOLCOMB RD	7/7/2020	$259,000	$109,390	42.24	$181,291	$127,668	1.420	1,727	$104.97	142.00	BiLevel
U -07-13-227-007	8220 HOLCOMB RD	8/31/2020	$315,000	$129,360	41.07	$266,250	$190,022	1.401	2,280	$116.78	140.12	Colonial/2Sty
U -07-13-226-031	8364 ELLIS CREEK CT	11/30/2020	$570,000	$350,590	61.51	$483,343	$556,121	0.869	2,554	$189.25	86.91	Ranch
U -07-24-477-016	8185 ENGLEWOOD DR	6/21/2019	$276,625	$114,880	41.53	$247,875	$181,905	1.363	1,552	$159.71	56.88	Contemporary
U -07-24-478-007	6540 NADETTE DR	8/30/2019	$340,000	$169,770	49.93	$281,102	$253,973	1.107	2,074	$135.54	25.35	Ranch
U -07-24-477-020	8285 ENGLEWOOD DR	12/3/2019	$280,000	$131,080	46.81	$251,250	$211,224	1.189	2,072	$121.26	47.45	Colonial/2Sty
U -07-24-479-010	8188 FAIRFIELD CIR	1/23/2020	$255,000	$101,270	39.71	$222,927	$154,260	1.445	1,660	$134.29	83.24	Contemporary
U -07-25-228-005	8135 PINE RIDGE DR	1/30/2020	$345,000	$200,140	58.01	$283,669	$306,740	0.925	2,552	$111.16	159.19	CapeCod
U -07-25-227-007	8099 ASHARE CT	10/22/2020	$360,000	$138,000	38.33	$300,184	$195,648	1.534	2,142	$140.14	57.35	Ranch
U -07-25-227-008	8145 ASHARE CT	1/15/2021	$470,000	$278,310	59.21	$410,463	$449,850	0.912	3,514	$116.81	110.44	Colonial/2Sty
U -07-24-478-004	6600 NADETTE DR	2/2/2021	$205,000	$117,770	57.45	$175,857	$186,781	0.942	1,848	$95.16	90.65	Bungalow
U -07-21-476-060	11233 CHYNA RUN	4/5/2019	$429,741	$190,880	44.42	$347,173	$373,984	0.928	2,338	$148.49	7.05	Ranch
U -07-21-476-059	11215 CHYNA RUN	9/26/2019	$330,000	$194,950	59.08	$250,000	$387,368	0.645	1,798	$139.04	29.15	Ranch
U -07-21-476-073	11038 CASSIDY TRL	6/17/2020	$339,900	$162,040	47.67	$253,320	$296,878	0.853	1,673	$151.42	58.27	Ranch
U -07-21-476-037	11059 CASSIDY TRL	8/7/2020	$404,000	$220,800	54.65	$316,000	$441,989	0.715	2,618	$120.70	4.30	Colonial/2Sty
U -07-21-476-028	11114 CHYNA RUN	9/28/2020	$334,900	$154,460	46.12	$267,659	$302,099	0.886	1,667	$160.56	10.67	Ranch
U -07-21-476-068	11158 CASSIDY TRL	10/15/2020	$382,000	$179,430	46.97	$302,000	$348,573	0.866	2,238	$134.94	40.34	Colonial/2Sty
U -07-21-476-038	11077 CASSIDY TRL	2/25/2021	$425,000	$211,660	49.80	$337,000	$419,156	0.804	2,373	$142.01	80.40	Colonial/2Sty
U -07-23-276-023	6985 SPRING CREST CT	4/5/2019	$305,000	$165,380	54.22	$258,519	$317,620	0.814	2,112	$122.40	10.21	Colonial/2Sty
U -07-14-377-015	7515 RIDGE VALLEY DR	7/12/2019	$370,000	$186,340	50.36	$326,517	$367,816	0.888	2,425	$134.65	33.76	Colonial/2Sty
U -07-14-377-013	7547 RIDGE VALLEY DR	7/15/2019	$375,000	$190,480	50.79	$332,108	$377,725	0.879	2,220	$149.60	12.56	Colonial/2Sty
U -07-23-128-006	9680 OAK VALLEY DR	7/15/2019	$375,000	$217,620	58.03	$341,527	$448,894	0.761	2,743	$124.51	21.86	Colonial/2Sty
U -07-14-351-031	9827 OAK VALLEY DR	8/7/2019	$350,226	$158,270	45.19	$311,859	$310,817	1.003	2,432	$128.23	6.18	Colonial/2Sty
U -07-23-128-003	9710 OAK VALLEY DR	8/14/2019	$325,000	$148,470	45.68	$294,760	$297,988	0.989	1,802	$163.57	97.69	Ranch
U -07-14-351-021	9770 OAK VALLEY DR	8/28/2019	$395,000	$191,720	48.54	$357,961	$387,042	0.925	2,572	$139.18	56.45	Bungalow
U -07-15-427-012	9983 OAK VALLEY DR	6/8/2020	$525,000	$252,780	48.15	$474,770	$508,748	0.933	3,146	$150.91	32.14	Colonial/2Sty
U -07-15-426-010	10004 FOREST RIDGE DR	6/29/2020	$372,000	$199,570	53.65	$334,812	$404,415	0.828	2,254	$148.54	99.07	Ranch
U -07-14-351-011	9773 FOREST RIDGE DR	8/14/2020	$462,000	$214,770	46.49	$423,120	$436,492	0.969	2,624	$161.25	96.94	Colonial/2Sty
U -07-15-428-004	9960 OAK VALLEY DR	9/9/2020	$495,900	$269,140	54.27	$451,282	$551,577	0.818	3,067	$147.14	180.90	Colonial/2Sty
U -07-23-276-021	6685 SPRINGCREST CT	9/29/2020	$325,000	$150,160	46.20	$276,959	$281,876	0.983	1,847	$149.95	17.77	Ranch
U -07-14-377-012	7563 RIDGE VALLEY DR	10/29/2020	$440,000	$201,240	45.74	$398,681	$403,527	0.988	2,523	$158.02	98.80	Colonial/2Sty
U -07-14-351-014	9829 FOREST RIDGE DR	11/25/2020	$390,000	$222,000	56.92	$351,120	$452,646	0.776	2,664	$131.80	77.57	Bungalow
U -07-14-351-010	9755 FOREST RIDGE DR	1/4/2021	$430,000	$182,100	42.35	$391,120	$363,484	1.076	2,254	$173.52	107.60	Colonial/2Sty
U -07-17-302-001	7849 FOUNTAIN HILLS LN	12/28/2020	$375,000	$159,370	42.50	$316,852	$313,977	1.009	2,202	$143.89	100.92	Colonial/2Sty
U -07-17-304-007	12775 CAROLYN WAY	6/12/2019	$245,000	$139,050	56.76	$220,800	$300,464	0.735	2,075	$106.41	0.98	Colonial/2Sty
U -07-17-304-030	7496 VILLAGE CT	9/25/2019	$259,000	$130,570	50.41	$234,800	$280,412	0.837	1,601	$146.66	57.40	Ranch
U -07-17-304-029	7490 VILLAGE CT	11/5/2019	$254,900	$131,300	51.51	$230,700	$282,129	0.818	1,601	$144.10	19.43	Ranch
U -07-17-304-017	7425 VILLAGE CT	12/26/2019	$285,000	$133,910	46.99	$260,204	$287,593	0.905	1,890	$137.67	56.66	Colonial/2Sty
U -07-17-304-026	7472 VILLAGE CT	1/24/2020	$249,900	$132,220	52.91	$225,700	$284,297	0.794	1,584	$142.49	15.26	Ranch
U -07-17-304-027	7478 VILLAGE CT	8/14/2020	$279,000	$122,450	43.89	$254,800	$261,187	0.976	1,584	$160.86	66.49	Ranch
U -07-17-304-025	7466 VILLAGE CT	11/20/2020	$261,315	$125,040	47.85	$237,115	$267,314	0.887	1,610	$147.28	88.70	Ranch
U -07-02-202-005	10164 OLD KENT LN	6/10/2019	$335,000	$139,020	41.50	$263,405	$254,881	1.033	1,926	$136.76	103.34	Contemporary
U -07-01-151-004	8862 AUTUMNGLO DR	7/31/2019	$417,000	$197,210	47.29	$354,433	$409,702	0.865	2,859	$123.97	86.51	CapeCod
U -07-03-251-001	10580 CEDAR VALLEY DR	10/10/2019	$339,000	$195,090	57.55	$255,925	$379,144	0.675	2,320	$110.31	67.50	Colonial/2Sty
U -07-03-251-004	9935 CEDAR VALLEY LN	12/20/2019	$310,000	$155,170	50.05	$234,942	$290,483	0.809	2,276	$103.23	80.88	Contemporary
U -07-02-278-001	9155 AUTUMNGLO DR	7/21/2020	$285,000	$144,260	50.62	$220,947	$277,114	0.797	1,634	$135.22	79.73	Ranch
U -07-02-278-011	9950 MISTY RIDGE CIR	7/21/2020	$286,000	$152,760	53.41	$221,366	$297,396	0.744	1,983	$111.63	74.43	Tudor
U -07-02-202-009	10084 SUGAR PINE DR E	7/29/2020	$351,000	$145,890	41.56	$290,436	$285,443	1.017	1,981	$146.61	101.75	Ranch
U -07-03-251-007	9934 CEDAR VALLEY LN	11/9/2020	$440,000	$251,130	57.08	$365,932	$528,632	0.692	3,710	$98.63	69.22	Colonial/2Sty
U -07-02-253-010	9968 WHITE PINE CT	11/23/2020	$405,000	$214,210	52.89	$337,975	$446,154	0.758	3,194	$105.82	75.75	Colonial/2Sty
U -07-02-252-003	9260 AUTUMNGLO DR	12/22/2020	$390,000	$157,000	40.26	$330,463	$314,156	1.052	2,988	$110.60	105.19	Colonial/2Sty
U -07-03-251-011	10555 CEDAR VALLEY DR	1/18/2021	$350,000	$196,820	56.23	$275,602	$394,121	0.699	2,702	$102.00	69.93	CapeCod
U -07-02-252-001	10060 OLD KENT LN	3/26/2021	$387,000	$190,930	49.34	$325,855	$395,954	0.823	2,668	$122.13	82.30	Colonial/2Sty
U -07-11-455-006	8677 SUNSET COVE DR	9/5/2019	$280,000	$156,470	55.88	$200,343	$212,082	0.945	1,837	$109.06	9.76	Ranch
U -07-11-455-002	8680 HARBORTOWNE DR	6/9/2020	$269,000	$123,120	45.77	$214,152	$173,989	1.231	1,805	$118.64	123.08	Colonial/2Sty
U -07-11-455-012	8652 SUNSETCOVE DR	6/19/2020	$307,000	$161,150	52.49	$245,094	$236,721	1.035	2,124	$115.39	103.54	Colonial/2Sty
U -07-11-455-011	8660 SUNSETCOVE DR	7/13/2020	$281,000	$118,240	42.08	$227,437	$166,290	1.368	1,986	$114.52	136.77	TriLevel/Quad
U -07-29-176-011	6091 RIDGE HOLLOW LN	10/8/2020	$345,000	$165,450	47.96	$296,250	$276,621	1.071	2,348	$126.17	24.74	Colonial/2Sty
U -07-14-302-020	9751 KINGSTON POINT DR	8/6/2019	$430,000	$224,360	52.18	$383,053	$510,499	0.750	2,665	$143.73	33.74	Colonial/2Sty
U -07-14-302-019	9775 KINGSTON POINTE DR	4/22/2020	$430,000	$207,630	48.29	$383,563	$468,649	0.818	2,701	$142.01	7.01	Colonial/2Sty
U -07-14-302-039	9880 KINGSTON RDG	5/15/2020	$557,000	$257,840	46.29	$510,126	$595,687	0.856	3,340	$152.73	29.31	Colonial/2Sty
U -07-14-302-007	7800 KINGSTON CT	5/29/2020	$505,000	$295,470	58.51	$453,322	$685,207	0.662	2,759	$164.31	65.49	Ranch
U -07-14-302-030	9852 KINGS VLY	11/5/2020	$522,500	$240,520	46.03	$472,002	$547,058	0.863	3,010	$156.81	86.28	Colonial/2Sty
U -07-14-302-052	7692 RIDGE VALLEY DR	2/9/2021	$525,000	$271,130	51.64	$467,858	$616,424	0.759	3,115	$150.20	75.90	Colonial/2Sty
U -07-31-101-003	5415 BIRCH DR	5/10/2019	$350,000	$159,930	45.69	$292,082	$323,378	0.903	2,631	$111.02	18.90	Colonial/2Sty
U -07-31-102-010	5460 BIRCH DR	11/15/2019	$347,780	$195,100	56.10	$287,780	$407,656	0.706	2,628	$109.51	0.46	Colonial/2Sty
U -07-31-103-003	5392 BIRCH LN	1/17/2020	$409,000	$209,230	51.16	$349,480	$443,128	0.789	2,900	$120.51	6.21	Colonial/2Sty
U -07-31-102-015	5375 BIRCH LN	7/2/2020	$480,000	$259,550	54.07	$388,892	$528,395	0.736	2,720	$142.98	7.45	Ranch
U -07-30-352-003	5548 BIRCH LN	7/16/2020	$410,000	$174,020	42.44	$358,182	$365,698	0.979	2,632	$136.09	36.67	Ranch
U -07-07-201-008	13115 HUMMINGBIRD RDG	2/28/2020	$349,900	$169,250	48.37	$297,786	$334,958	0.889	2,189	$136.04	88.90	CapeCod
U -07-07-201-003	8942 WILD IRIS CT	4/24/2020	$409,900	$204,490	49.89	$358,781	$418,549	0.857	3,060	$117.25	85.72	Colonial/2Sty
U -07-23-206-002	7145 INGOMAR LN	7/24/2019	$325,900	$168,380	51.67	$265,178	$388,777	0.682	1,965	$134.95	68.56	Colonial/2Sty
U -07-23-202-001	7325 INGOMAR LN	8/30/2019	$565,000	$246,600	43.65	$500,955	$604,449	0.829	3,974	$126.06	14.68	Colonial/2Sty
U -07-23-205-004	7154 INGOMAR LN	8/7/2020	$415,000	$220,270	53.08	$348,290	$526,510	0.662	2,882	$120.85	14.48	Colonial/2Sty
U -07-14-455-001	9368 SOFTWATER WOODS DR	8/11/2020	$460,000	$242,850	52.79	$386,533	$580,606	0.666	3,007	$128.54	104.43	Colonial/2Sty
U -07-14-454-002	7388 INGOMAR LN	8/17/2020	$449,999	$242,600	53.91	$375,688	$578,703	0.649	3,037	$123.70	64.92	Colonial/2Sty
U -07-23-205-003	7172 INGOMAR LN	10/30/2020	$474,000	$223,580	47.17	$417,887	$550,780	0.759	2,749	$152.01	107.60	Colonial/2Sty
U -07-23-204-003	7217 INGOMAR LN	12/30/2020	$439,900	$208,830	47.47	$384,047	$509,587	0.754	2,718	$141.30	12.61	Colonial/2Sty
U -07-11-477-022	9140 DAVISBURG RD	4/18/2019	$179,250	$79,650	44.44	$111,954	$72,785	1.538	864	$129.58	56.65	Ranch
U -07-11-402-020	9461 CHERRYWOOD RD	5/3/2019	$246,000	$113,580	46.17	$184,042	$130,700	1.408	1,755	$104.87	76.15	Bungalow
U -07-11-401-005	9476 CHERRYWOOD RD	6/28/2019	$270,000	$111,500	41.30	$198,847	$120,136	1.655	1,428	$139.25	82.71	Colonial/2Sty
U -07-11-329-009	9660 NORMAN RD	7/10/2019	$238,000	$122,210	51.35	$177,778	$145,732	1.220	1,788	$99.43	29.92	Ranch
U -07-11-426-003	9252 CHERRYWOOD RD	7/22/2019	$270,000	$167,820	62.16	$172,069	$188,057	0.915	1,344	$128.03	60.42	Ranch
U -07-11-477-020	9160 DAVISBURG RD	11/18/2019	$170,000	$86,430	50.84	$146,371	$118,059	1.240	1,376	$106.37	71.48	Ranch
U -07-12-351-035	8551 BRIDGE LAKE RD	4/2/2020	$250,000	$117,290	46.92	$104,400	$70,395	1.483	1,190	$87.73	148.31	Bungalow
U -07-11-476-005	8673 CLARRIDGE RD	4/17/2020	$270,000	$144,670	53.58	$198,544	$172,382	1.152	2,048	$96.95	115.18	Colonial/2Sty
U -07-11-477-024	9100 DAVISBURG RD	5/23/2020	$205,000	$124,500	60.73	$140,142	$145,679	0.962	1,751	$80.04	96.20	Ranch
U -07-12-151-007	8879 BRIDGE LAKE RD	6/15/2020	$213,000	$74,560	35.00	$167,524	$81,996	2.043	1,173	$142.82	204.31	Ranch
U -07-12-351-037	9010 DAVISBURG RD	6/30/2020	$184,900	$72,480	39.20	$142,160	$80,875	1.758	900	$157.96	175.78	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
U -07-12-351-026	8459 BRIDGE LAKE RD	7/31/2020	$150,000	$92,520	61.68	$122,242	$157,286	0.777	2,926	$41.78	77.72	Ranch
U -07-12-351-041	8980 DAVISBURG RD	10/5/2020	$305,000	$125,830	41.26	$234,175	$143,061	1.637	1,560	$150.11	163.69	Contemporary
U -07-11-476-009	8553 CLARRIDGE RD	11/16/2020	$170,000	$121,890	71.70	$100,918	$138,217	0.730	1,704	$59.22	73.01	Ranch
U -07-12-351-024	8918 DAVISBURG RD	11/25/2020	$205,100	$92,420	45.06	$131,581	$88,075	1.494	1,164	$113.04	149.40	Ranch
U -07-10-476-048	10119 KING RD	9/27/2019	$199,900	$100,860	50.46	$126,432	$111,519	1.134	1,560	$81.05	173.39	Ranch
U -07-11-379-003	9554 SUSIN LN	5/15/2020	$188,000	$62,870	33.44	$158,675	$83,840	1.893	1,457	$108.91	189.26	Ranch
U -07-36-352-008	4494 COASTAL PKWY	7/12/2019	$480,000	$251,890	52.48	$384,259	$485,761	0.791	2,337	$164.42	21.52	Ranch
U -07-25-476-012	8091 CARIBOU LAKE LN	6/30/2020	$670,000	$341,770	51.01	$516,465	$630,948	0.819	2,777	$185.98	8.84	Ranch
U -07-09-151-010	8790 RACHAEL DR	9/12/2019	$490,000	$276,100	56.35	$308,022	$487,132	0.632	2,940	$104.77	63.23	CapeCod
U -07-09-326-007	11580 ELY RD	12/23/2020	$455,000	$192,710	42.35	$341,996	$358,436	0.954	2,476	$138.12	95.41	Colonial/2Sty
U -07-28-301-004	12021 BIG LAKE RD	12/18/2020	$450,000	$183,960	40.88	$342,080	$189,775	1.803	2,148	$159.26	47.86	Bungalow
U -07-28-176-012	11750 BIG LAKE RD	1/5/2021	$450,000	$266,420	59.20	$279,988	$264,831	1.057	1,804	$155.20	24.56	Contemporary
U -07-28-203-014	11447 EMBER	3/29/2021	$281,500	$132,960	47.23	$194,392	$130,520	1.489	1,400	$138.85	21.78	Bungalow
U -07-28-376-013	11602 HAYLOCK	4/5/2019	$332,000	$189,180	56.98	$257,026	$151,693	1.694	1,444	$178.00	69.96	Bungalow
U -07-28-326-024	5681 MORNING DR	5/22/2020	$280,000	$112,980	40.35	$186,268	$66,111	2.818	1,048	$177.74	204.03	Ranch
U -07-28-326-011	5811 MORNING DR	8/14/2020	$250,000	$106,670	42.67	$178,545	$70,945	2.517	1,199	$148.91	182.44	Ranch
U -07-29-427-007	12101 BIG LAKE RD	9/3/2020	$340,308	$159,360	46.83	$176,183	$77,295	2.279	1,408	$125.13	64.62	Bungalow
U -07-28-351-003	11984 RUSTY LN	6/26/2020	$512,000	$218,650	42.71	$409,215	$346,647	1.180	2,643	$154.83	3.76	Colonial/2Sty
U -07-10-402-038	10318 KING RD	4/17/2019	$362,000	$159,950	44.19	$286,163	$125,933	2.272	1,916	$149.35	60.74	Colonial/2Sty
U -07-10-402-033	10346 KING RD	5/15/2019	$605,000	$226,130	37.38	$519,470	$189,230	2.745	2,471	$210.23	194.73	CapeCod
U -07-10-427-036	10232 KING RD	6/10/2019	$584,900	$415,860	71.10	$416,941	$342,502	1.217	1,524	$273.58	22.69	Ranch
U -07-10-402-019	10478 KING RD	7/11/2019	$395,000	$208,600	52.81	$286,399	$159,235	1.799	1,344	$213.09	35.71	Bungalow
U -07-10-402-052	10502 KING RD	8/5/2019	$587,000	$219,400	37.38	$456,092	$158,874	2.871	1,725	$264.40	118.81	Ranch
U -07-11-152-010	9981 DIXIE HWY	7/10/2020	$439,000	$256,420	58.41	$350,653	$219,037	1.601	2,522	$139.04	160.09	Colonial/2Sty
U -07-10-427-028	10038 KING RD	7/31/2020	$439,000	$195,930	44.63	$367,675	$165,391	2.223	2,241	$164.07	222.31	Colonial/2Sty
U -07-10-402-009	8656 SHORE DR	8/12/2020	$442,500	$206,560	46.68	$326,541	$153,332	2.130	1,376	$237.31	212.96	Ranch
U -07-10-427-035	10248 KING RD	4/30/2019	$240,000	$142,620	59.43	$100,336	$85,629	1.172	650	$154.36	46.37	Ranch
U -07-11-301-022	9899 DIXIE HWY	8/19/2019	$218,000	$112,500	51.61	$135,389	$83,757	1.616	888	$152.47	17.49	Ranch
U -07-11-301-006	9959 DIXIE HWY	10/27/2020	$340,000	$148,780	43.76	$245,979	$119,723	2.055	1,215	$202.45	205.46	Ranch
U -07-10-427-016	10168 KING RD	3/19/2021	$250,000	$116,130	46.45	$175,171	$92,602	1.892	1,150	$152.32	189.17	Ranch
U -07-11-301-034	9879 DIXIE HWY	3/19/2021	$239,000	$159,850	66.88	$143,391	$131,822	1.088	2,150	$66.69	108.78	TriLevel/Quad
U -07-10-402-051	10520 KING RD	8/28/2020	$590,000	$215,560	36.54	$370,899	$245,969	1.508	2,768	$134.00	150.79	Colonial/2Sty
U -07-10-401-042	8695 SHERWOOD DR	9/16/2020	$468,000	$178,600	38.16	$348,421	$275,671	1.264	1,488	$234.15	126.39	Colonial/2Sty
U -07-11-301-037	9947 DIXIE HWY	10/19/2020	$915,000	$401,100	43.84	$746,056	$734,637	1.016	4,207	$177.34	101.55	Contemporary
U -07-11-402-022	9475 CHERRYWOOD RD	7/15/2019	$300,000	$150,220	50.07	$130,398	$103,846	1.256	1,557	$83.75	5.99	Colonial/2Sty
U -07-11-376-011	9844 DIXIE HWY	6/19/2020	$475,000	$236,710	49.83	$356,626	$281,781	1.266	1,802	$197.91	126.56	Bungalow
U -07-11-378-003	9692 SUSIN LN	2/19/2021	$205,000	$114,120	55.67	$85,294	$79,505	1.073	1,020	$83.62	107.28	Ranch
U -07-11-454-016	8453 HARBORTOWNE DR	6/12/2020	$580,000	$316,800	54.62	$423,356	$574,643	0.737	4,225	$100.20	73.67	Contemporary
U -07-11-454-005	8681 HARBORTOWNE DR	6/26/2020	$577,500	$259,580	44.95	$412,122	$426,233	0.967	2,803	$147.03	96.69	Contemporary
U -07-12-178-009	8715 WAUMEGAH RD	9/23/2020	$475,000	$224,520	47.27	$356,357	$224,002	1.591	2,614	$136.33	159.09	Colonial/2Sty
U -07-12-452-026	8638 SOUTH SHORE DR	8/15/2019	$1,000,000	$493,140	49.31	$761,106	$795,083	0.957	4,134	$184.11	34.53	Colonial/2Sty
U -07-12-376-013	8746 S SHORE DR	5/22/2020	$895,000	$452,370	50.54	$659,965	$712,462	0.926	3,969	$166.28	92.63	Colonial/2Sty
U -07-36-351-020	4479 COASTAL PKWY	12/4/2020	$420,000	$225,990	53.81	$316,572	$402,945	0.786	2,321	$136.39	115.20	Ranch
U -07-13-102-002	8293 MEADOW RDG	11/20/2020	$386,000	$192,080	49.76	$321,879	$405,118	0.795	2,407	$133.73	79.45	Colonial/2Sty
U -07-14-154-002	9915 BOULDER CT	7/26/2019	$550,000	$253,440	46.08	$451,345	$602,099	0.750	2,774	$162.71	8.78	Ranch
U -07-14-151-007	9999 PEBBLE CREEK CT	8/26/2019	$469,900	$246,720	52.50	$368,265	$577,870	0.637	3,595	$102.44	153.23	Colonial/2Sty
U -07-14-152-002	10005 CREEKWOOD TR	10/8/2019	$440,000	$229,140	52.08	$355,522	$551,336	0.645	3,020	$117.72	1.88	Colonial/2Sty
U -07-15-277-010	10075 CREEKWOOD TR	10/29/2019	$420,000	$192,170	45.75	$348,200	$460,973	0.755	2,826	$123.21	71.14	Colonial/2Sty
U -07-14-154-010	9920 CREEKWOOD TRL	7/6/2020	$490,000	$214,540	43.78	$418,200	$526,968	0.794	3,032	$137.93	79.36	Colonial/2Sty
U -07-15-276-006	10120 CREEKWOOD TRL	7/15/2020	$370,000	$199,240	53.85	$292,516	$473,459	0.618	2,783	$105.11	49.51	Colonial/2Sty
U -07-15-277-020	10130 BOULDER PASS	7/27/2020	$415,000	$205,860	49.60	$327,463	$478,136	0.685	2,779	$117.83	99.79	Colonial/2Sty
U -07-15-276-005	10134 CREEKWOOD TRL	8/4/2020	$515,000	$286,140	55.56	$441,964	$736,344	0.600	3,667	$120.52	135.44	Colonial/2Sty
U -07-14-154-001	9929 BOULDER CT	8/7/2020	$441,500	$219,430	49.70	$365,346	$534,978	0.683	3,142	$116.28	68.29	Tudor
U -07-14-151-011	8119 PEBBLE CREEK DR	8/12/2020	$397,500	$176,390	44.37	$325,700	$414,432	0.786	2,461	$132.34	78.59	Colonial/2Sty
U -07-15-277-009	10089 CREEKWOOD TRL	8/14/2020	$515,000	$254,410	49.40	$443,200	$644,583	0.688	3,436	$128.99	120.90	Colonial/2Sty
U -07-15-276-007	10106 CREEKWOOD TRL	12/7/2020	$420,000	$222,800	53.05	$346,734	$549,171	0.631	3,469	$99.95	63.14	Colonial/2Sty
U -07-15-204-002	8270 LOST PINES DR	6/20/2019	$434,900	$257,850	59.29	$345,904	$568,947	0.608	2,941	$117.61	24.16	Colonial/2Sty
U -07-15-204-001	8290 LOST PINES DR	9/25/2020	$453,000	$194,970	43.04	$375,540	$416,633	0.901	2,613	$143.72	90.14	Colonial/2Sty
U -07-15-202-012	8241 PINE LAKE DR	10/14/2020	$460,000	$198,810	43.22	$360,800	$397,887	0.907	1,924	$187.53	90.68	Ranch
U -07-25-200-033	8056 WINDSTONE CT	8/21/2019	$615,000	$320,610	52.13	$529,082	$694,116	0.762	3,937	$134.39	23.69	Colonial/2Sty
U -07-08-451-013	12289 WINDCLIFF DR	10/21/2019	$256,000	$140,320	54.81	$202,708	$254,019	0.798	1,588	$127.65	79.80	Ranch
U -07-06-126-005	13668 NORTH RIDGE DR	1/24/2020	$244,900	$120,260	49.11	$191,150	$208,682	0.916	1,668	$114.60	91.60	Colonial/2Sty
U -07-08-451-014	12311 WINDCLIFF DR	4/24/2020	$300,000	$136,900	45.63	$251,250	$251,459	0.999	1,819	$138.13	99.92	Contemporary
U -07-06-101-001	13899 NORTHRIDGE DR	6/15/2020	$243,500	$120,370	49.43	$194,750	$214,524	0.908	1,467	$132.75	90.78	Ranch
U -07-06-101-006	13902 NORTHRIDGE DR	7/1/2020	$255,000	$130,540	51.19	$199,162	$229,327	0.868	1,528	$130.34	86.85	Colonial/2Sty
U -07-14-430-001	9315 HILLCREST DR	5/21/2019	$155,000	$68,620	44.27	$138,750	$82,587	1.680	816	$170.04	27.06	Ranch
U -07-26-251-014	6049 NORTH BAY DR	6/20/2019	$220,000	$161,500	73.41	$197,500	$205,125	0.963	1,175	$168.09	3.28	Ranch
U -07-26-228-003	9381 EAGLE HILL DR	6/21/2019	$165,000	$77,860	47.19	$142,500	$90,940	1.567	1,008	$141.37	54.69	Ranch
U -07-24-201-012	7715 LAVON DR	8/1/2019	$189,900	$87,900	46.29	$169,650	$106,173	1.598	1,092	$155.36	74.15	Ranch
U -07-26-228-010	9213 EAGLE HILL DR	9/6/2019	$140,000	$66,820	47.73	$115,293	$74,355	1.551	912	$126.42	29.59	Ranch
U -07-26-251-042	6015 NORTH BAY DR	10/1/2019	$211,000	$100,120	47.45	$193,505	$124,747	1.551	1,029	$188.05	126.63	Ranch
U -07-26-228-011	9428 UTE POINTE DR	10/3/2019	$169,000	$75,480	44.66	$145,016	$86,674	1.673	912	$159.01	44.23	Ranch
U -07-26-201-002	9445 BIG LAKE RD	2/7/2020	$176,000	$101,030	57.40	$115,684	$96,758	1.196	982	$117.80	53.41	Ranch
U -07-26-229-005	9331 UTE POINTE DR	3/13/2020	$199,900	$87,910	43.98	$175,175	$103,134	1.699	1,299	$134.85	72.92	Ranch
U -07-26-278-039	9299 ROBERTDALE DR	4/14/2020	$204,000	$91,800	45.00	$181,500	$109,959	1.651	1,008	$180.06	86.61	Ranch
U -07-26-229-019	9216 BRUCEDALE DR	6/29/2020	$215,530	$93,420	43.34	$193,030	$112,175	1.721	1,576	$122.48	33.38	BiLevel
U -07-14-430-006	9261 HILLCREST DR	7/22/2020	$139,000	$59,440	42.76	$129,625	$74,749	1.734	1,080	$120.02	68.46	Bungalow
U -07-26-251-043	6001 N BAY DR	11/2/2020	$227,000	$87,270	38.44	$210,687	$108,007	1.951	864	$243.85	130.94	Ranch
U -07-24-202-003	7786 LAVON DR	11/20/2020	$151,500	$93,280	61.57	$135,250	$116,253	1.163	1,428	$94.71	47.21	Colonial/2Sty
U -07-14-430-002	9295 HILLCREST DR	12/18/2020	$149,900	$57,810	38.57	$140,525	$72,522	1.938	905	$155.28	193.77	Ranch
U -07-26-227-019	9238 EAGLE HILL DR	12/22/2020	$105,000	$71,980	68.55	$80,652	$81,644	0.988	1,029	$78.38	89.30	Ranch
U -07-26-278-044	5971 FARLEY RD	2/22/2021	$200,000	$130,120	65.06	$173,587	$159,614	1.088	2,320	$74.82	32.73	Colonial/2Sty
U -07-24-202-002	7800 LAVON DR	3/5/2021	$155,500	$83,180	53.49	$133,000	$98,191	1.355	1,092	$121.79	46.59	Ranch
U -07-24-201-011	7729 LAVON DR	3/9/2021	$284,000	$134,650	47.41	$261,500	$168,463	1.552	1,908	$137.05	3.79	Bungalow
U -07-23-228-016	7070 HICKORY HOLLOW CIR	6/11/2019	$327,000	$185,380	56.69	$271,693	$371,125	0.732	2,551	$106.50	45.97	Colonial/2Sty
U -07-23-228-009	9157 SOFTWATER WOODS DR	8/23/2019	$337,000	$174,580	51.80	$281,777	$345,809	0.815	2,205	$127.79	48.09	Colonial/2Sty
U -07-23-228-010	7141 HICKORY HOLLOW CIR	8/14/2020	$355,000	$142,870	40.25	$299,721	$271,133	1.105	1,954	$153.39	30.96	Colonial/2Sty
U -07-11-226-016	9211 NOTTINGHAM CT	5/24/2019	$352,000	$167,520	47.59	$284,311	$328,037	0.867	2,386	$119.16	79.82	Colonial/2Sty
U -07-11-226-015	9181 NOTTINGHAM CT	11/4/2019	$360,500	$187,640	52.05	$309,488	$397,866	0.778	2,286	$135.38	77.79	Colonial/2Sty
U -07-11-226-012	9091 NOTTINGHAM CT	4/6/2020	$410,000	$222,350	54.23	$359,269	$483,389	0.743	2,488	$144.40	74.32	Colonial/2Sty
U -07-12-152-002	9107 KELLY LAKE DR	6/26/2020	$369,900	$188,490	50.96	$299,268	$375,882	0.796	2,472	$121.06	79.62	CapeCod
U -07-12-102-001	8975 STONEGATE DR	7/31/2020	$428,000	$213,990	50.00	$366,015	$449,085	0.815	2,849	$128.47	81.50	Colonial/2Sty
U -07-11-226-003	9210 STONEGATE DR	8/18/2020	$345,000	$137,030	39.72	$294,970	$274,872	1.073	2,141	$137.77	107.31	Bungalow
U -07-12-152-007	9137 KELLY LAKE DR	9/17/2020	$447,260	$233,880	52.29	$385,144	$497,734	0.774	2,819	$136.62	77.38	Colonial/2Sty
U -07-10-201-045	9161 SHERWOOD DR	4/15/2019	$207,000	$117,410	56.72	$172,000	$165,132	1.042	1,234	$139.38	63.89	Ranch
U -07-11-177-020	9032 TARTAN DR	9/25/2019	$228,500	$99,700	43.63	$206,000	$139,846	1.473	1,538	$133.94	51.52	TriLevel/Quad
U -07-11-329-005	8910 TARTAN DR	11/15/2019	$269,900	$154,980	57.42	$237,241	$219,211	1.082	1,335	$177.71	4.97	Ranch
U -07-11-177-021	9020 TARTAN DR	12/23/2019	$270,000	$133,060	49.28	$218,098	$169,346	1.288	2,024	$107.76	128.79	TriLevel/Quad
U -07-11-326-010	8911 TARTAN DR	3/6/2020	$222,500	$90,860	40.84	$191,490	$119,137	1.607	1,404	$136.39	160.73	TriLevel/Quad
U -07-11-329-004	8922 TARTAN DR	4/16/2020	$259,900	$130,920	50.37	$236,155	$188,219	1.255	1,196	$197.45	125.47	Ranch
U -07-11-326-009	8921 TARTAN DR	5/26/2020	$245,000	$129,140	52.71	$216,250	$181,453	1.192	1,473	$146.81	119.18	Ranch
U -07-12-177-003	8770 WAUMEGAH RD	5/29/2019	$238,000	$99,760	41.92	$198,214	$159,742	1.241	1,871	$105.94	21.68	TriLevel/Quad
U -07-12-126-022	8652 MILLER RD	3/20/2020	$355,000	$184,260	51.90	$283,212	$296,740	0.954	1,880	$150.64	95.44	Colonial/2Sty
U -07-12-126-018	8765 INDIAN TRL	1/4/2021	$385,000	$217,880	56.59	$303,156	$353,925	0.857	2,041	$148.53	85.66	Tudor
U -07-03-427-002	9479 WESTWOOD CIR	7/10/2019	$350,000	$174,930	49.98	$286,020	$361,870	0.790	2,787	$102.63	79.04	Colonial/2Sty
U -07-03-476-012	10269 WELLINGTON DR	12/16/2019	$305,000	$150,740	49.42	$237,398	$296,053	0.802	2,153	$110.26	80.19	Colonial/2Sty
U -07-03-477-002	9532 WESTWOOD CIR	12/31/2019	$351,000	$170,380	48.54	$286,054	$349,141	0.819	2,776	$103.05	81.93	Colonial/2Sty
U -07-03-402-016	9920 WESTWOOD CIR	1/30/2020	$350,000	$171,890	49.11	$285,776	$353,863	0.808	2,681	$106.59	80.76	Colonial/2Sty
U -07-03-477-009	10182 WELLINGTON DR	4/6/2020	$318,500	$184,970	58.08	$256,000	$389,161	0.658	2,065	$123.97	65.78	Colonial/2Sty
U -07-03-427-006	9555 WESTWOOD CIR	4/15/2020	$405,000	$183,400	45.28	$340,482	$382,647	0.890	3,182	$107.00	88.98	Colonial/2Sty
U -07-03-401-020	9721 WINDSOR LN	6/19/2020	$345,000	$180,520	52.32	$282,500	$377,891	0.748	2,837	$99.58	74.76	Colonial/2Sty
U -07-03-477-005	10248 WELLINGTON DR	6/26/2020	$345,000	$160,390	46.49	$282,500	$326,944	0.864	2,456	$115.02	86.41	Colonial/2Sty
U -07-03-477-017	9519 MAPLE LN	7/24/2020	$360,000	$158,040	43.90	$297,500	$320,991	0.927	2,462	$120.84	92.68	Colonial/2Sty
U -07-03-401-028	9609 WINDSOR LN	9/15/2020	$400,000	$215,120	53.78	$337,500	$465,487	0.725	2,473	$136.47	72.50	Colonial/2Sty
U -07-03-401-014	9708 WESTWOOD CIR	10/21/2020	$389,900	$169,880	43.57	$319,868	$341,435	0.937	2,502	$127.84	93.68	Colonial/2Sty
U -07-03-401-021	9707 WINDSOR LN	12/10/2020	$379,900	$219,710	57.83	$317,400	$477,119	0.665	2,720	$116.69	66.52	Colonial/2Sty
U -07-03-427-005	9537 WESTWOOD CIR	1/20/2021	$375,000	$159,320	42.49	$308,333	$318,962	0.967	2,328	$132.45	96.67	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
U -07-36-351-006	8891 CROSBY LAKE RD	8/21/2019	$120,000	$73,990	61.66	$36,671	$54,322	0.675	818	$44.83	0.10	Ranch
U -07-36-376-003	8555 CROSBY LAKE RD	2/18/2020	$96,000	$54,260	56.52	$65,445	$65,524	0.999	925	$70.75	1.72	Ranch
U -07-36-327-009	8561 ANDERSONVILLE RD	6/18/2020	$127,000	$59,810	47.09	$107,739	$84,335	1.278	1,092	$98.66	44.96	Ranch
U -07-36-376-013	8655 CROSBY LAKE RD	9/18/2020	$213,000	$109,830	51.56	$159,250	$139,426	1.142	1,056	$150.80	3.41	Ranch
U -07-36-326-007	8510 ANDERSONVILLE RD	10/2/2020	$180,000	$98,280	54.60	$101,505	$99,218	1.023	1,127	$90.07	25.73	Ranch
U -07-24-301-011	8675 CLARK RD	10/19/2020	$250,000	$108,870	43.55	$221,250	$158,807	1.393	1,976	$111.97	30.49	BiLevel
U -07-10-326-019	10744 KING RD	2/23/2021	$160,000	$75,560	47.23	$90,714	$68,774	1.319	1,100	$82.47	131.90	Ranch
U -07-10-451-002	10505 KING RD	4/3/2019	$300,000	$176,560	58.85	$240,635	$254,336	0.946	1,960	$122.77	112.37	Colonial/2Sty
U -07-10-451-037	10500 BIGELOW RD	4/11/2019	$319,000	$222,370	69.71	$258,026	$332,270	0.777	2,020	$127.74	169.57	Colonial/2Sty
U -07-15-126-016	10825 DAVISBURG RD	4/19/2019	$300,000	$174,800	58.27	$211,733	$226,264	0.936	1,790	$118.29	3.44	Colonial/2Sty
U -07-24-301-004	8770 BIG LAKE RD	5/9/2019	$269,900	$163,700	60.65	$200,724	$223,568	0.898	2,042	$98.30	19.19	Ranch
U -07-28-476-020	5600 HILLSBORO RD	5/10/2019	$265,000	$95,570	36.06	$221,623	$127,938	1.732	1,244	$178.15	51.24	Ranch
U -07-22-378-011	10700 BIG LAKE RD	6/28/2019	$291,000	$151,980	52.23	$225,590	$206,535	1.092	1,988	$113.48	47.44	Bungalow
U -07-28-427-031	11206 HILLMAN	8/9/2019	$294,000	$215,540	73.31	$230,430	$318,185	0.724	1,473	$156.44	16.97	Ranch
U -07-22-476-024	6469 RIDGEWOOD RD	8/21/2019	$255,000	$114,950	45.08	$189,623	$142,439	1.331	1,363	$139.12	64.37	Colonial/2Sty
U -07-25-426-029	8175 FOSTER RD	8/26/2019	$368,375	$142,800	38.76	$308,215	$195,188	1.579	1,499	$205.61	51.87	Ranch
U -07-26-376-007	9605 ANDERSONVILLE RD	9/16/2019	$211,000	$95,170	45.10	$150,259	$112,210	1.339	1,360	$110.48	46.49	Ranch
U -07-10-327-005	10629 KING RD	9/30/2019	$249,000	$98,480	39.55	$193,028	$122,059	1.581	1,736	$111.19	158.14	Colonial/2Sty
U -07-28-427-030	11218 HILLMAN	10/7/2019	$310,000	$229,380	73.99	$249,360	$344,685	0.723	1,780	$140.09	7.04	Bungalow
U -07-02-400-020	9431 TREECE CT	10/29/2019	$525,000	$264,230	50.33	$410,342	$358,278	1.145	2,900	$141.50	114.53	Contemporary
U -07-22-151-006	7145 HOGBACK LAKE RD	11/12/2019	$239,000	$131,320	54.95	$178,794	$175,268	1.020	1,602	$111.61	26.26	Colonial/2Sty
U -07-28-102-012	11681 OLD OAKS DR	12/16/2019	$290,000	$200,040	68.98	$237,316	$300,770	0.789	1,836	$129.26	33.74	Bungalow
U -07-22-378-010	10742 BIG LAKE RD	12/20/2019	$280,000	$147,920	52.83	$207,657	$193,504	1.073	1,955	$106.22	20.40	Colonial/2Sty
U -07-12-101-001	9097 RATTALEE LAKE RD	1/10/2020	$337,000	$160,290	47.56	$277,897	$226,395	1.227	1,712	$162.32	17.05	Bungalow
U -07-22-301-006	6705 HOGBACK LAKE RD	1/14/2020	$225,000	$151,860	67.49	$186,203	$229,370	0.812	1,608	$115.80	59.95	Ranch
U -07-27-100-008	10961 BIG LAKE RD	3/12/2020	$289,900	$133,390	46.01	$258,231	$203,564	1.269	1,953	$132.22	95.45	Colonial/2Sty
U -07-01-326-015	8793 KNOX RD	3/25/2020	$299,000	$139,950	46.81	$240,273	$191,497	1.255	1,742	$137.93	125.47	Colonial/2Sty
U -07-23-400-023	9128 BIG LAKE RD	3/25/2020	$395,000	$193,740	49.05	$343,830	$291,184	1.181	1,634	$210.42	40.51	Ranch
U -07-28-476-017	5608 HILLSBORO RD	4/14/2020	$285,000	$153,500	53.86	$246,487	$232,453	1.060	1,821	$135.36	19.19	Colonial/2Sty
U -07-36-176-014	5036 EDGAR RD	6/24/2020	$275,000	$130,190	47.34	$216,852	$175,087	1.239	1,601	$135.45	50.10	Colonial/2Sty
U -07-23-151-010	6835 RIDGEWOOD RD	7/2/2020	$285,000	$108,370	38.02	$203,115	$116,762	1.740	1,506	$134.87	67.09	Bungalow
U -07-16-451-008	11444 CLARK RD	7/13/2020	$300,000	$96,960	32.32	$207,482	$87,786	2.363	1,304	$159.11	137.08	Contemporary
U -07-26-451-022	5585 FARLEY RD	7/30/2020	$280,000	$118,260	42.24	$234,005	$164,958	1.419	1,464	$159.84	68.84	Ranch
U -07-26-451-013	5395 FARLEY RD	9/15/2020	$309,250	$135,650	43.86	$228,955	$165,377	1.384	1,720	$133.11	63.08	Colonial/2Sty
U -07-23-400-022	9112 BIG LAKE RD	9/16/2020	$389,900	$195,190	50.06	$338,730	$293,690	1.153	1,631	$207.68	0.30	Ranch
U -07-28-476-016	5612 HILLSBORO RD	9/18/2020	$308,000	$135,610	44.03	$273,000	$204,512	1.335	1,680	$162.50	17.15	Bungalow
U -07-23-400-021	9096 BIG LAKE RD	9/24/2020	$392,000	$192,960	49.22	$336,178	$285,797	1.176	1,629	$206.37	59.24	Ranch
U -07-11-200-021	9573 NAIAD RD	9/25/2020	$410,000	$213,050	51.96	$341,119	$309,273	1.103	2,366	$144.18	110.30	Ranch
U -07-01-400-010	8330 RATTALEE LAKE RD	10/30/2020	$450,000	$185,050	41.12	$272,919	$167,112	1.633	1,776	$153.67	163.32	Colonial/2Sty
U -07-22-378-009	10609 ANDERSONVILLE RD	11/13/2020	$264,500	$165,610	62.61	$185,578	$218,438	0.850	1,617	$114.77	74.52	Ranch
U -07-21-151-010	11801 ANDERSONVILLE RD	11/17/2020	$225,000	$92,960	41.32	$166,534	$110,347	1.509	1,288	$129.30	0.51	Ranch
U -07-15-200-025	10211 DAVISBURG RD	11/20/2020	$250,000	$119,520	47.81	$191,707	$156,485	1.225	1,554	$123.36	122.51	Ranch
U -07-23-276-015	9069 CLARK RD	11/23/2020	$297,000	$119,170	40.12	$232,676	$150,655	1.544	1,900	$122.46	22.91	Colonial/2Sty
U -07-01-251-002	8450 KNOX RD	12/3/2020	$320,000	$202,780	63.37	$139,339	$194,720	0.716	2,005	$69.50	71.56	Ranch
U -07-28-102-003	11696 OLD OAKS DR	12/14/2020	$430,000	$210,860	49.04	$371,667	$314,626	1.181	1,857	$200.14	47.72	Colonial/2Sty
U -07-36-327-019	8680 CROSBY LAKE RD	12/16/2020	$251,000	$109,390	43.58	$177,440	$125,725	1.411	1,328	$133.61	40.22	Ranch
U -07-28-476-010	5690 HILLSBORO RD	12/28/2020	$219,000	$110,170	50.31	$162,298	$141,669	1.146	1,344	$120.76	30.82	Bungalow
U -07-10-476-037	10258 DAVISBURG RD	1/14/2021	$280,000	$120,180	42.92	$218,100	$154,511	1.412	1,696	$128.60	141.16	Ranch
U -07-25-200-014	8328 FOSTER RD	1/15/2021	$325,000	$118,870	36.58	$265,608	$154,418	1.720	1,674	$158.67	86.36	Ranch
U -07-25-200-018	8200 FOSTER RD	1/26/2021	$278,000	$127,860	45.99	$202,118	$155,695	1.298	1,955	$103.39	3.97	TriLevel/Quad
U -07-25-326-021	8770 EDGAR CT	3/5/2021	$195,804	$102,450	52.32	$167,054	$152,511	1.095	1,347	$124.02	73.93	Ranch
U -07-28-451-029	5635 HILLSBORO RD	3/9/2021	$325,000	$154,440	47.52	$254,275	$206,190	1.233	2,016	$126.13	39.92	TriLevel/Quad
U -07-10-376-007	10619 BIGELOW RD	3/26/2021	$295,000	$132,380	44.87	$216,156	$160,960	1.343	1,428	$151.37	134.29	Colonial/2Sty
U -07-23-176-015	7058 RIDGEWOOD RD	4/24/2019	$305,000	$146,340	47.98	$213,018	$226,769	0.939	2,208	$96.48	6.52	CapeCod
U -07-23-300-002	6660 RIDGEWOOD RD	5/10/2019	$410,000	$183,770	44.82	$300,486	$291,551	1.031	2,969	$101.21	23.79	Colonial/2Sty
U -07-16-401-007	11230 CLARK RD	5/30/2019	$253,900	$131,330	51.73	$181,733	$215,242	0.844	2,396	$75.85	5.70	Bungalow
U -07-01-176-005	9940 BRIDGE LAKE RD	6/11/2019	$345,000	$167,310	48.50	$271,756	$295,338	0.920	2,284	$118.98	92.02	Ranch
U -07-25-401-025	8283 FOSTER RD	8/12/2019	$345,000	$151,720	43.98	$275,706	$264,576	1.042	2,980	$92.52	8.77	Colonial/2Sty
U -07-01-400-034	9587 ELLIS RD	11/12/2019	$402,500	$241,690	60.05	$320,265	$453,281	0.707	2,673	$119.81	70.65	Ranch
U -07-22-476-021	6539 RIDGEWOOD RD	4/1/2020	$482,500	$237,300	49.18	$269,977	$296,134	0.912	2,444	$110.47	0.08	Colonial/2Sty
U -07-25-301-009	5811 EDGAR RD	7/2/2020	$450,000	$239,160	53.15	$249,160	$313,546	0.795	2,618	$95.17	54.49	Colonial/2Sty
U -07-23-176-010	9351 CLARK RD	8/19/2020	$350,000	$212,780	60.79	$170,045	$277,512	0.613	2,194	$77.50	67.13	TriLevel/Quad
U -07-27-202-009	6345 WARE RD	10/6/2020	$257,500	$125,170	48.61	$180,343	$195,681	0.922	2,616	$68.94	16.26	TriLevel/Quad
U -07-01-400-007	9497 ELLIS RD	11/10/2020	$425,000	$139,470	32.82	$355,695	$236,873	1.502	2,390	$148.83	150.16	Ranch
U -07-13-101-010	9039 DAVISBURG RD	11/23/2020	$498,600	$208,040	41.72	$420,775	$382,206	1.101	2,826	$148.89	110.09	Colonial/2Sty
U -07-35-277-004	9189 ANDERSONVILLE RD	1/11/2021	$399,900	$216,840	54.22	$338,747	$420,923	0.805	2,815	$120.34	16.95	Colonial/2Sty
U -07-16-451-009	11428 CLARK RD	1/22/2021	$299,000	$205,360	68.68	$266,282	$427,112	0.623	2,833	$93.99	62.34	Colonial/2Sty
U -07-01-400-024	8294 RATTALEE LAKE RD	7/3/2019	$390,000	$166,770	42.76	$293,173	$278,478	1.053	3,489	$84.03	105.28	Colonial/2Sty
U -07-16-401-014	11390 CLARK RD	12/5/2019	$399,000	$224,730	56.32	$280,729	$389,631	0.721	3,866	$72.61	160.99	Contemporary
U -07-35-226-009	5474 FARLEY RD	2/17/2020	$625,000	$316,060	50.57	$394,931	$472,999	0.835	3,031	$130.30	3.92	CapeCod
U -07-23-126-004	7207 OLD POND DR	2/24/2020	$350,000	$176,530	50.44	$281,362	$334,613	0.841	3,879	$72.53	96.17	TriLevel/Quad
U -07-11-101-002	9925 RATTALEE LAKE RD	2/27/2020	$615,000	$291,380	47.38	$430,387	$468,414	0.919	4,061	$105.98	91.88	Colonial/2Sty
U -07-01-126-003	10200 BRIDGE LAKE RD	6/8/2020	$1,135,000	$623,180	54.91	$831,800	$1,109,609	0.750	6,401	$129.95	74.96	Tudor
U -07-11-200-020	9756 NAIAD RD	8/28/2020	$540,000	$298,580	55.29	$347,911	$476,554	0.730	3,028	$114.90	73.01	Contemporary
U -07-22-251-010	10105 CLARK RD	9/14/2020	$585,000	$295,040	50.43	$409,845	$488,136	0.840	3,061	$133.89	67.95	Ranch
U -07-10-326-009	10650 KING RD	10/30/2020	$435,000	$206,430	47.46	$362,442	$400,364	0.905	3,864	$93.80	90.53	Colonial/2Sty
U -07-22-476-029	6765 RIDGEWOOD RD	1/20/2021	$750,000	$344,270	45.90	$644,799	$686,277	0.940	4,934	$130.68	110.26	Colonial/2Sty
U -07-01-400-020	9725 ELLIS RD	5/31/2019	$220,000	$99,000	45.00	$144,613	$139,336	1.038	1,512	$95.64	103.79	Bungalow
U -07-28-229-005	11021 BIG LAKE RD	10/8/2019	$205,000	$101,510	49.52	$127,977	$143,170	0.894	1,564	$81.83	6.05	Colonial/2Sty
U -07-22-378-002	10506 BIG LAKE RD	4/6/2020	$160,000	$90,610	56.63	$100,521	$138,345	0.727	1,674	$60.05	36.09	Colonial/2Sty
U -07-03-177-002	10742 E HOLLY RD	7/7/2019	$110,000	$40,550	36.86	$93,750	$58,696	1.597	932	$100.59	159.72	Ranch
U -07-31-426-004	4750 ORMOND RD	8/29/2019	$260,000	$134,290	51.65	$200,602	$189,308	1.060	1,104	$181.70	49.15	Ranch
U -07-17-151-025	8061 SANDMAR LN	1/24/2020	$190,500	$106,610	55.96	$152,426	$158,507	0.962	1,120	$136.09	120.80	Ranch
U -07-18-427-003	13055 DAVISBURG RD	6/29/2020	$170,000	$85,200	50.12	$117,832	$107,002	1.101	1,140	$103.36	0.58	Ranch
U -07-31-451-007	4549 ORMOND RD	8/18/2020	$253,000	$117,610	46.49	$191,636	$157,330	1.218	1,194	$160.50	4.18	CapeCod
U -07-19-201-004	7195 ORMOND RD	1/8/2021	$190,000	$102,190	53.78	$131,736	$132,238	0.996	1,148	$114.75	99.62	Ranch
U -07-16-152-005	11885 DAVISBURG RD	4/24/2019	$202,000	$102,990	50.99	$173,250	$183,650	0.943	1,728	$100.26	21.33	Colonial/2Sty
U -07-18-401-002	13500 DAVISBURG RD	4/25/2019	$175,000	$84,060	48.03	$129,700	$127,282	1.019	1,710	$75.85	33.41	Bungalow
U -07-17-202-011	268 BROADWAY	5/21/2019	$268,000	$155,380	57.98	$239,250	$292,239	0.819	1,581	$151.33	58.25	Ranch
U -07-30-426-014	5740 ORMOND RD	6/21/2019	$288,000	$143,290	49.75	$216,735	$223,122	0.971	1,576	$137.52	1.78	Ranch
U -07-20-426-004	11946 SCOTT RD	7/2/2019	$329,000	$161,460	49.08	$267,740	$271,153	0.987	1,958	$136.74	27.81	Ranch
U -07-17-151-030	7990 SANDMAR LN	7/11/2019	$256,000	$106,670	41.67	$221,000	$184,805	1.196	1,600	$138.13	26.46	Colonial/2Sty
U -07-31-426-009	4812 ORMOND RD	8/12/2019	$367,500	$181,680	49.44	$191,717	$194,371	0.986	1,719	$111.53	35.40	Ranch
U -07-31-276-006	13030 WOODLAND TRL	8/16/2019	$261,000	$108,930	41.74	$175,285	$136,933	1.280	1,761	$99.54	28.61	Colonial/2Sty
U -07-19-100-012	13580 FRENCH LN	8/27/2019	$300,000	$178,350	59.45	$124,221	$187,490	0.663	1,957	$63.48	16.37	Contemporary
U -07-04-276-024	10940 E HOLLY RD	9/18/2019	$230,000	$147,550	64.15	$156,079	$229,204	0.681	1,836	$85.01	68.10	Ranch
U -07-08-477-001	8420 TINDALL RD	9/19/2019	$190,000	$99,110	52.16	$114,028	$126,688	0.900	1,454	$78.42	90.01	Ranch
U -07-18-426-020	7880 ORMOND RD	10/25/2019	$185,000	$77,520	41.90	$142,500	$116,630	1.222	1,408	$101.21	36.53	Ranch
U -07-05-451-005	12010 RATTALEE LAKE RD	12/18/2019	$175,000	$107,610	61.49	$132,500	$178,977	0.740	1,882	$70.40	74.03	Bungalow
U -07-20-201-013	12167 ANDERSONVILLE RD	2/11/2020	$220,000	$123,680	56.22	$174,367	$209,044	0.834	1,732	$100.67	25.36	Ranch
U -07-16-301-001	7840 DILLEY RD	3/6/2020	$296,550	$178,120	60.06	$117,278	$183,390	0.640	1,707	$68.70	180.39	Ranch
U -07-09-277-004	11089 BIGELOW RD	4/23/2020	$240,000	$85,790	35.75	$177,587	$113,122	1.570	1,722	$103.13	156.99	Ranch
U -07-07-200-005	13101 RATTALEE LAKE RD	7/24/2020	$292,000	$149,190	51.09	$114,169	$124,912	0.914	1,568	$72.81	91.40	Ranch
U -07-09-376-009	11693 ELY RD	8/3/2020	$360,000	$156,790	43.55	$181,896	$140,379	1.296	1,762	$103.23	129.57	Colonial/2Sty
U -07-17-328-020	12452 ANDERSONVILLE RD	10/13/2020	$225,000	$107,420	47.74	$165,746	$161,225	1.028	1,456	$113.84	3.54	Ranch
U -07-04-276-015	10056 WALNUT HILL DR	11/6/2020	$265,000	$149,260	56.32	$199,556	$241,519	0.826	1,773	$112.55	82.63	Ranch
U -07-16-102-006	11870 DAVISBURG RD	1/22/2021	$330,000	$118,770	35.99	$270,000	$183,974	1.468	1,463	$184.55	146.76	Ranch
U -07-02-151-014	10095 GIBBS RD	4/8/2019	$330,000	$219,740	66.59	$143,680	$289,317	0.497	2,108	$68.16	113.87	Ranch
U -07-04-276-026	11280 E HOLLY RD	5/30/2019	$290,000	$164,460	56.71	$191,466	$263,301	0.727	2,460	$77.83	26.54	Colonial/2Sty
U -07-09-226-013	11113 RATTALEE LAKE RD	9/5/2019	$400,000	$189,000	47.25	$279,177	$293,921	0.950	2,224	$125.53	94.98	Colonial/2Sty
U -07-33-100-003	11855 SHAFFER RD	9/24/2019	$305,000	$111,460	36.54	$185,981	$118,751	1.566	2,200	$84.54	34.43	TriLevel/Quad
U -07-31-277-002	4968 ORMOND RD	10/30/2019	$290,000	$104,670	36.09	$222,994	$162,677	1.371	2,137	$104.35	91.99	Colonial/2Sty
U -07-04-276-010	10055 WALNUT HILL DR	2/25/2020	$247,000	$146,270	59.22	$183,896	$262,205	0.701	2,570	$71.55	70.13	Contemporary
U -07-02-302-010	9753 GIBBS RD	7/30/2020	$335,000	$181,990	54.33	$252,008	$321,138	0.785	2,181	$115.55	78.47	Contemporary
U -07-10-100-017	9209 HIDDEN TRL	9/29/2020	$433,000	$230,970	53.34	$237,501	$304,502	0.780	2,364	$100.47	78.00	Contemporary
U -07-31-251-003	13350 NEAL RD	11/17/2020	$325,000	$138,540	42.63	$225,182	$202,584	1.112	2,771	$81.26	15.74	TriLevel/Quad
U -07-05-451-016	12400 RATTALEE LAKE RD	3/5/2021	$800,000	$385,100	48.14	$563,649	$610,120	0.924	2,989	$188.57	92.38	Contemporary

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
U -07-31-300-006	13631 NEAL RD	7/19/2019	$562,000	$336,140	59.81	$311,152	$540,306	0.576	3,323	$93.64	100.32	Colonial/2Sty
U -07-04-351-001	11800 RATTALEE LAKE RD	3/20/2020	$375,000	$190,380	50.77	$223,150	$293,480	0.760	3,146	$70.93	76.04	TriLevel/Quad
U -07-03-300-031	10620 RATTALEE LAKE RD	7/10/2020	$449,000	$181,800	40.49	$265,288	$230,633	1.150	3,304	$80.29	115.03	TriLevel/Quad
U -07-09-301-001	8636 TINDALL RD	9/23/2020	$392,400	$176,110	44.88	$191,525	$194,042	0.987	3,093	$61.92	98.70	Ranch
U -07-19-226-003	7286 ORMOND RD	8/13/2020	$260,000	$116,690	44.88	$185,395	$131,214	1.413	2,058	$90.09	24.09	Colonial/2Sty
U -07-16-301-006	7660 DILLEY RD	10/21/2020	$380,000	$219,390	57.73	$319,601	$312,704	1.022	3,672	$87.04	102.21	Colonial/2Sty
U -07-19-201-002	7285 ORMOND RD	11/23/2020	$175,000	$90,920	51.95	$123,033	$107,333	1.146	1,473	$83.53	114.63	Colonial/2Sty
U -07-06-127-001	7222 TUCKER RD	11/25/2020	$220,500	$100,890	45.76	$125,870	$88,554	1.421	1,494	$84.25	142.14	Colonial/2Sty
U -07-20-201-015	12220 SCOTT RD	12/10/2020	$420,000	$198,040	47.15	$343,797	$264,359	1.300	2,244	$153.21	130.05	Colonial/2Sty
U -07-17-202-007	242 BROADWAY	4/26/2019	$145,000	$77,850	53.69	$116,250	$98,801	1.177	1,464	$79.41	48.90	Colonial/2Sty
U -07-17-227-006	8242 TINDALL RD	5/24/2019	$149,900	$67,070	44.74	$100,000	$65,562	1.525	1,160	$86.21	75.41	Colonial/2Sty
U -07-17-252-003	395 BROADWAY	6/10/2019	$244,000	$125,290	51.35	$209,000	$167,759	1.246	3,235	$64.61	1.81	Colonial/2Sty
U -07-17-251-008	320 BROADWAY	6/11/2019	$97,900	$51,610	52.72	$81,650	$67,685	1.206	1,132	$72.13	43.25	Bungalow
U -07-17-252-011	291 BROADWAY	6/28/2019	$139,000	$59,780	43.01	$108,307	$69,163	1.566	1,092	$99.18	46.30	CapeCod
U -07-17-152-032	818 BROADWAY	9/20/2019	$140,000	$74,660	53.33	$104,913	$88,898	1.180	1,162	$90.29	37.54	Colonial/2Sty
U -07-17-227-018	8212 TINDALL RD	11/12/2019	$170,000	$108,040	63.55	$110,397	$121,766	0.907	1,997	$55.28	3.24	Colonial/2Sty
U -07-24-101-055	9085 BAVARIAN WAY	6/14/2019	$155,000	$80,440	51.90	$123,320	$123,039	1.002	1,113	$110.80	0.31	Ranch
U -07-13-352-012	9035 BAVARIAN WAY DR	6/26/2020	$175,000	$98,930	56.53	$142,554	$157,541	0.905	1,155	$123.42	90.49	Ranch
U -07-24-101-047	9067 BAVARIAN CT	9/24/2020	$165,000	$70,920	42.98	$133,320	$104,912	1.271	1,190	$112.03	60.71	TwnHse/Duplex
U -07-13-352-001	9010 BAVARIAN WAY DR	10/29/2020	$155,000	$100,390	64.77	$123,320	$161,043	0.766	1,344	$91.76	76.58	TwnHse/Duplex
U -07-13-352-004	9026 BAVARIAN WAY DR	12/22/2020	$176,500	$96,130	54.46	$144,099	$152,237	0.947	1,254	$114.91	94.65	BiLevel
U -07-24-104-007	8791 CEDAR CT	3/11/2021	$409,000	$160,080	39.14	$361,480	$259,655	1.392	1,486	$243.26	7.57	TwnHse/Duplex
U -07-14-303-010	9566 KINGSWAY CIR	8/2/2019	$305,000	$159,500	52.30	$273,320	$363,700	0.751	1,811	$150.92	56.75	TwnHse/Duplex
U -07-14-303-017	9589 KINGSWAY CIR	9/30/2019	$319,900	$157,900	49.36	$288,220	$359,644	0.801	2,038	$141.42	15.94	TwnHse/Duplex
U -07-14-303-026	9517 KINGSWAY CIR	3/30/2020	$286,500	$130,990	45.72	$254,820	$291,509	0.874	2,271	$112.21	96.05	TwnHse/Duplex
U -07-14-303-009	9558 KINGSWAY CIR	11/5/2020	$325,000	$163,740	50.38	$292,611	$373,522	0.783	1,812	$161.49	78.34	TwnHse/Duplex
U -07-24-103-004	7245 BLUE WATER DR	7/9/2019	$159,900	$84,510	52.85	$128,141	$142,981	0.896	1,161	$110.37	10.26	TwnHse/Duplex
U -07-24-103-043	9002 E LAKE RD	9/30/2019	$185,000	$100,780	54.48	$153,136	$176,775	0.866	1,321	$115.92	5.13	TwnHse/Duplex
U -07-24-105-021	7006 SOUTH BLUE WATER DR	9/30/2019	$200,000	$94,050	47.03	$168,320	$162,935	1.033	1,292	$130.28	1.56	TwnHse/Duplex
U -07-24-103-040	9014 E LAKE RD	2/19/2020	$186,000	$95,550	51.37	$154,148	$165,878	0.929	1,321	$116.69	8.63	TwnHse/Duplex
U -07-24-105-013	7148 BLUE WATER DR	2/27/2020	$191,000	$91,110	47.70	$159,320	$156,816	1.016	1,292	$123.31	10.92	TwnHse/Duplex
U -07-24-103-031	7171 BLUE WATER DR	4/24/2020	$166,000	$79,050	47.62	$134,126	$134,288	0.999	1,159	$115.73	42.26	TwnHse/Duplex
U -07-24-105-017	7080 S BLUE WATER DR	6/30/2020	$178,490	$88,990	49.86	$146,810	$152,399	0.963	1,292	$113.63	8.17	TwnHse/Duplex
U -07-24-103-042	9006 E LAKE RD	7/29/2020	$170,000	$81,090	47.70	$138,000	$138,482	0.997	1,044	$132.18	55.58	TwnHse/Duplex
U -07-24-105-016	7100 S BLUE WATER DR	8/4/2020	$189,900	$89,090	46.91	$158,220	$152,594	1.037	1,292	$122.46	16.26	TwnHse/Duplex
U -07-24-103-008	9001 E BLUE WATER DR	8/26/2020	$155,000	$71,750	46.29	$123,320	$116,481	1.059	831	$148.40	19.92	TwnHse/Duplex
U -07-24-103-047	9043 E LAKE RD	1/11/2021	$190,000	$105,890	55.73	$158,221	$191,493	0.826	1,563	$101.23	16.64	TwnHse/Duplex
U -07-24-105-001	7157 BLUE WATER DR	3/12/2021	$232,000	$125,050	53.90	$184,480	$211,017	0.874	1,453	$126.96	44.22	TwnHse/Duplex
U -07-24-102-035	7220 BLUE WATER DR	6/26/2019	$110,000	$54,420	49.47	$78,199	$78,609	0.995	990	$78.99	0.40	TwnHse/Duplex
U -07-24-102-052	7210 BLUE WATER DR	10/23/2019	$102,900	$55,440	53.88	$71,220	$80,826	0.881	946	$75.29	163.55	TwnHse/Duplex
U -07-24-102-018	7310 BLUE WATER DR	11/4/2019	$115,000	$61,960	53.88	$83,228	$94,028	0.885	1,040	$80.03	37.88	TwnHse/Duplex
U -07-24-102-029	7230 BLUE WATER DR	6/23/2020	$129,000	$58,180	45.10	$97,235	$86,321	1.126	1,040	$93.50	28.51	TwnHse/Duplex
U -07-24-102-057	7210 BLUE WATER DR	7/30/2020	$97,000	$50,310	51.87	$65,320	$70,356	0.928	763	$85.61	56.09	TwnHse/Duplex
U -07-24-102-043	7220 BLUE WATER DR	3/11/2021	$92,000	$42,050	45.71	$60,320	$53,483	1.128	681	$88.58	22.46	TwnHse/Duplex
U -07-10-226-019	10209 CEDAR COVE LN	9/16/2019	$230,000	$99,250	43.15	$197,433	$159,558	1.237	1,048	$188.39	123.74	TwnHse/Duplex
U -07-10-226-018	10203 CEDAR COVE LN	6/26/2020	$190,000	$107,320	56.48	$158,320	$175,927	0.900	1,048	$151.07	89.99	TwnHse/Duplex
U -07-10-226-012	11205 CEDAR COVE LN	9/16/2020	$220,000	$112,530	51.15	$187,459	$185,120	1.013	1,048	$178.87	101.26	TwnHse/Duplex
			$149,679,178	**$74,394,760**		**$118,046,378**	**$131,732,182**					
				Sale Ratio:	**49.70%**	**ECF:**	**0.896**	**ECF Std. Deviation:**		**0.375**	**Coeffeciant of Var.:**	**65.00**
				Std. Deviation:	**7.044**	**Avg. ECF:**	**1.048**	**Avg. Variance:**		**68.15**		