

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
08-003-010-10	3705 ECKERT RD	05/22/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$174,100	41.95	\$348,157	\$80,998	\$334,002	\$239,820	1.393		
08-003-010-25	3641 ECKERT RD	06/07/23	\$832,000	WD	03-ARM'S LENGTH	\$832,000	\$392,200	47.14	\$784,355	\$177,915	\$654,085	\$544,381	1.202		
08-003-014-00	3721 ECKERT RD	01/04/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$128,400	44.74	\$256,717	\$93,849	\$193,151	\$146,201	1.321		
08-003-015-00	7440 WOOD SCHOOL RD	08/25/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,400	40.50	\$234,786	\$22,279	\$267,621	\$190,760	1.403		
08-003-018-03	12444 108TH ST	09/11/23	\$490,000	WD	31-SPLIT IMPROVED	\$490,000	\$182,700	37.29	\$365,473	\$138,125	\$351,875	\$204,083	1.724		
08-003-023-00	3510 PARMALEE RD	10/04/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$120,100	43.05	\$240,151	\$32,149	\$246,851	\$186,716	1.322		
08-005-001-50	7299 SOLOMON RD	09/08/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$211,200	46.42	\$422,362	\$185,276	\$269,724	\$212,824	1.267		
08-006-003-00	9510 108TH ST	12/06/23	\$335,000	WD	24-PARTIAL ASSESSMENT	\$335,000	\$148,900	44.45	\$297,797	\$78,580	\$256,420	\$196,784	1.303		
08-006-011-00	6940 PARMALEE RD	07/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,300	46.98	\$192,518	\$75,438	\$129,562	\$105,099	1.233		
08-006-011-40	7200 ROBERTSON RD	10/19/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$158,800	40.51	\$317,685	\$80,103	\$311,897	\$213,269	1.462		
08-007-005-00	6968 GARBOW RD	10/19/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,600	42.20	\$215,275	\$59,455	\$195,545	\$139,874	1.398		
08-007-006-35	6240 KNOLL DR	05/17/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$176,700	41.58	\$353,416	\$78,570	\$346,430	\$246,720	1.404		
08-008-014-11	6675 SOLOMON RD	11/21/23	\$805,000	WD	31-SPLIT IMPROVED	\$805,000	\$401,900	49.93	\$803,895	\$290,967	\$514,033	\$460,438	1.116		
08-008-014-60	5348 NATURES PLACE DR	11/07/23	\$450,000	WD	24-PARTIAL ASSESSMENT	\$450,000	\$238,900	53.09	\$477,773	\$95,460	\$354,540	\$343,189	1.033		
08-008-014-70	5324 NATURES PLACE DR	08/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,500	50.70	\$506,906	\$94,470	\$405,530	\$370,230	1.095		
08-008-015-31	5603 PARMALEE RD	11/02/23	\$625,000	WD	31-SPLIT IMPROVED	\$625,000	\$250,300	40.05	\$500,619	\$126,914	\$498,086	\$335,462	1.485		
08-008-017-04	6804 JOHNSON VALLEY CT	11/07/23	\$399,900	WD	24-PARTIAL ASSESSMENT	\$399,900	\$213,400	53.36	\$426,829	\$115,731	\$284,169	\$279,262	1.018		
08-012-006-00	6575 HAMMOND RD	03/29/23	\$357,500	MLC	03-ARM'S LENGTH	\$357,500	\$146,500	40.98	\$293,082	\$97,500	\$260,000	\$175,567	1.481		
08-012-009-10	1710 SISSON RD	11/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,000	51.00	\$306,029	\$111,902	\$188,098	\$174,261	1.079		
08-015-021-00	5512 WOOD SCHOOL RD	08/12/22	\$295,000	WD	24-PARTIAL ASSESSMENT	\$295,000	\$148,800	50.44	\$297,654	\$112,515	\$182,485	\$166,193	1.098		
08-018-014-00	6455 GARBOW RD	06/07/23	\$250,000	WD	08-ESTATE	\$250,000	\$119,200	47.68	\$238,403	\$147,504	\$102,496	\$81,597	1.256		
08-019-009-00	6710 W BARNUM RD	05/20/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$193,400	39.88	\$386,813	\$132,198	\$352,802	\$228,559	1.544		
08-022-007-50	4253 WHISPERING HILLS LN	03/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,100	43.79	\$372,238	\$137,284	\$287,716	\$210,910	1.364		
08-022-009-21	4493 WOOD SCHOOL RD	11/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,800	52.19	\$323,652	\$116,230	\$193,770	\$186,196	1.041		
08-022-011-00	4962 WOOD SCHOOL RD	10/05/22	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$119,000	42.50	\$238,079	\$95,467	\$184,533	\$128,018	1.441		
08-023-005-50	2746 WING RD	09/02/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$298,100	56.03	\$596,126	\$163,657	\$368,343	\$388,213	0.949		
08-025-021-00	3324 HAMMOND RD	04/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,100	47.71	\$162,193	\$60,720	\$109,280	\$91,089	1.200		
08-027-008-00	3845 WOOD SCHOOL RD	03/21/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,100	44.12	\$216,259	\$112,706	\$132,294	\$92,956	1.423		
08-027-013-40	3239 WOOD SCHOOL RD	08/04/23	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$168,800	42.20	\$337,508	\$101,093	\$298,907	\$212,222	1.408		
08-027-014-65	3300 WOOD SCHOOL RD	07/13/22	\$406,000	WD	31-SPLIT IMPROVED	\$406,000	\$188,500	46.43	\$377,072	\$78,043	\$327,957	\$268,428	1.222		
08-028-003-10	3825 ENGLE RD	07/10/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$176,700	47.12	\$353,443	\$200,013	\$174,987	\$137,729	1.271		
08-028-010-63	4224 WOODCHUCK RUN DR	05/31/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$192,700	48.78	\$385,466	\$106,447	\$288,553	\$250,466	1.152		
08-030-006-52	6005 W STATE RD	10/17/22	\$399,000	WD	25-PARTIAL CONSTRUCTION	\$399,000	\$184,600	46.27	\$369,278	\$58,645	\$340,355	\$278,845	1.221		
08-031-023-00	6301 W IRVING RD	01/17/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$37,100	29.68	\$74,161	\$12,139	\$112,861	\$55,675	2.027		
08-031-051-00	2456 RACE ST	02/23/24	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$94,400	41.96	\$188,782	\$21,400	\$203,600	\$150,253	1.355		
08-032-025-00	2610 PINE TRAIL DR	09/30/22	\$465,000	WD	24-PARTIAL ASSESSMENT	\$465,000	\$237,600	51.10	\$475,209	\$168,560	\$296,440	\$275,268	1.077		
08-032-025-10	5457 W STATE RD	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,600	40.58	\$223,251	\$66,605	\$208,395	\$140,616	1.482		
08-032-025-20	2441 PINE TRAIL DR	09/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$170,800	52.55	\$341,662	\$68,100	\$256,900	\$245,567	1.046		
08-032-028-30	5514 W STATE RD	04/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,900	45.11	\$315,768	\$76,407	\$273,593	\$214,866	1.273		
08-032-028-41	5589 GRANGE RD	12/09/22	\$319,900	WD	25-PARTIAL CONSTRUCTION	\$319,900	\$141,400	44.20	\$282,739	\$40,597	\$279,303	\$217,363	1.285		
08-032-028-42	5627 GRANGE RD	04/17/23	\$315,000	WD	25-PARTIAL CONSTRUCTION	\$315,000	\$155,300	49.30	\$310,558	\$40,597	\$274,403	\$242,335	1.132		
08-032-028-43	5663 W GRANGE RD	05/31/23	\$323,400	WD	25-PARTIAL CONSTRUCTION	\$323,400	\$156,300	48.33	\$312,538	\$42,577	\$280,823	\$242,335	1.159		
08-033-020-12	2906 BUTTERFLY LN	06/29/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,700	43.69	\$253,495	\$50,856	\$239,144	\$181,902	1.315		
08-033-020-40	4543 GRANGE RD	02/27/23	\$484,900	WD	25-PARTIAL CONSTRUCTION	\$484,900	\$228,500	47.12	\$456,988	\$114,628	\$370,272	\$307,325	1.205		
08-034-008-00	2502 WOOD SCHOOL RD	08/26/22	\$219,000	WD	24-PARTIAL ASSESSMENT	\$219,000	\$83,700	38.22	\$167,367	\$51,432	\$167,568	\$104,071	1.610		
08-034-013-10	3956 GRANGE RD	05/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,900	43.04	\$223,885	\$44,891	\$215,109	\$160,677	1.339		
08-036-014-00	1175 WILLITTS RD	10/17/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$130,000	48.51	\$260,023	\$50,595	\$217,405	\$187,996	1.156		
Totals:			\$17,309,500			\$17,309,500	\$7,942,000		\$15,884,435		\$12,801,913	\$10,212,610			
								Sale. Ratio =>	45.88					E.C.F. =>	1.254
														USED:	1.254
								Std. Dev. =>	4.99					Ave. E.C.F. =>	1.293
											TO EQUALIZE AGRICULTURAL CLASS USED:	1.200			