

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj.			Bldg.				
								Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.		
08-002-008-00	2828 ECKERT RD	09/30/24	\$490,000	WD	24-PARTIAL ASSESSMENT	\$490,000	\$265,000	54.08	\$530,016	\$156,960	\$333,040	\$297,493	1.119		
08-003-010-10	3705 ECKERT RD	05/22/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$199,000	47.95	\$398,061	\$89,025	\$325,975	\$246,440	1.323		
08-003-010-25	3641 ECKERT RD	06/07/23	\$832,000	WD	03-ARM'S LENGTH	\$832,000	\$446,100	53.62	\$892,227	\$188,529	\$643,471	\$561,163	1.147		
08-003-014-00	3721 ECKERT RD	01/04/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$146,900	51.18	\$293,730	\$103,151	\$183,849	\$151,977	1.210		
08-003-018-03	12444 108TH ST	06/22/23	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$207,200	28.19	\$414,312	\$150,966	\$584,034	\$210,005	2.781		
08-003-018-03	12444 108TH ST	09/11/23	\$490,000	WD	31-SPLIT IMPROVED	\$490,000	\$207,200	42.29	\$414,312	\$150,966	\$339,034	\$210,005	1.614		
08-003-018-04	12622 108TH ST	06/22/23	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$397,900	54.14	\$795,759	\$228,895	\$506,105	\$452,045	1.120		
08-004-013-00	4485 ECKERT RD	06/28/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$99,800	56.54	\$199,551	\$74,497	\$102,003	\$99,724	1.023		
08-006-003-00	9510 108TH ST	12/06/23	\$335,000	WD	24-PARTIAL ASSESSMENT	\$335,000	\$168,900	50.42	\$337,718	\$86,438	\$248,562	\$200,383	1.240		
08-007-006-35	6240 KNOLL DR	05/17/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,900	47.51	\$403,774	\$86,313	\$338,687	\$253,159	1.338		
08-008-014-11	6675 SOLOMON RD	11/21/23	\$805,000	WD	31-SPLIT IMPROVED	\$805,000	\$436,200	54.19	\$872,458	\$288,534	\$516,466	\$465,649	1.109		
08-008-014-60	5348 NATURES PLACE DR	11/07/23	\$450,000	WD	24-PARTIAL ASSESSMENT	\$450,000	\$272,300	60.51	\$544,502	\$101,390	\$348,610	\$353,359	0.987		
08-008-014-70	5324 NATURES PLACE DR	08/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$289,400	57.88	\$578,861	\$100,400	\$399,600	\$381,548	1.047		
08-008-015-31	5603 PARMALÉE RD	11/02/23	\$625,000	WD	31-SPLIT IMPROVED	\$625,000	\$282,700	45.23	\$565,491	\$138,165	\$486,835	\$340,770	1.429		
08-008-017-04	6804 JOHNSON VALLEY CT	11/07/23	\$399,900	WD	24-PARTIAL ASSESSMENT	\$399,900	\$243,500	60.89	\$487,009	\$127,043	\$272,857	\$287,054	0.951		
08-011-012-01	6775 BUEHLER RD	05/21/24	\$335,000	WD	31-SPLIT IMPROVED	\$335,000	\$147,100	43.91	\$294,272	\$62,246	\$272,754	\$185,029	1.474		
08-012-009-10	1710 SISSON RD	11/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$174,600	58.20	\$349,252	\$122,914	\$177,086	\$180,493	0.981		
08-013-007-00	5870 HAMMOND RD	04/19/24	\$200,000	WD	24-PARTIAL ASSESSMENT	\$200,000	\$102,100	51.05	\$204,147	\$46,700	\$153,300	\$125,556	1.221		
08-015-002-20	5891 WOOD SCHOOL RD	05/30/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$271,100	27.81	\$542,169	\$153,384	\$821,616	\$310,036	2.650		
08-015-002-20	5891 WOOD SCHOOL RD	10/23/24	\$532,000	WD	31-SPLIT IMPROVED	\$532,000	\$271,100	50.96	\$542,169	\$153,384	\$378,616	\$310,036	1.221		
08-015-021-00	5512 WOOD SCHOOL RD	02/07/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,700	53.24	\$335,497	\$123,403	\$191,597	\$169,134	1.133		
08-018-014-00	6455 GARBOW RD	06/07/23	\$250,000	WD	08-ESTATE	\$250,000	\$133,700	53.48	\$267,492	\$161,375	\$88,625	\$84,623	1.047		
08-019-004-30	6855 CRANE RD	11/21/24	\$318,000	WD	24-PARTIAL ASSESSMENT	\$318,000	\$169,600	53.33	\$339,264	\$59,785	\$258,215	\$222,870	1.159		
08-019-005-00	6201 BLACK CREEK DR	02/03/25	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$407,200	43.09	\$814,398	\$219,986	\$725,014	\$474,013	1.530		
08-022-001-01	4798 WOOD SCHOOL RD	10/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$156,000	62.40	\$311,940	\$147,522	\$102,478	\$127,015	0.807		
08-022-007-50	4253 WHISPERING HILLS LN	03/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$212,000	49.88	\$423,917	\$150,944	\$274,056	\$217,682	1.259		
08-022-009-21	4493 WOOD SCHOOL RD	11/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$183,900	59.32	\$367,827	\$127,050	\$182,950	\$192,007	0.953		
08-022-009-21	4493 WOOD SCHOOL RD	06/05/24	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$183,900	49.30	\$367,827	\$127,050	\$245,950	\$192,007	1.281		
08-023-007-00	4504 BUEHLER RD	07/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,400	46.47	\$278,752	\$113,788	\$186,212	\$131,550	1.416		
08-026-008-00	2885 RYAN RD	05/01/24	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$99,100	44.14	\$198,123	\$55,104	\$169,396	\$114,050	1.485		
08-027-008-00	3845 WOOD SCHOOL RD	03/21/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,100	49.84	\$244,157	\$123,191	\$121,809	\$96,464	1.263		
08-027-013-40	3239 WOOD SCHOOL RD	08/04/23	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$191,900	47.98	\$383,774	\$110,016	\$289,984	\$218,308	1.328		
08-028-003-10	3825 ENGLE RD	07/10/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$199,900	53.31	\$399,741	\$220,416	\$154,584	\$143,002	1.081		
08-029-012-10	3131 NAGLE RD	07/26/24	\$415,000	WD	24-PARTIAL ASSESSMENT	\$415,000	\$206,400	49.73	\$412,890	\$84,362	\$330,638	\$261,984	1.262		
08-029-020-01	3401 NAGLE RD	08/28/24	\$460,000	WD	08-ESTATE	\$460,000	\$144,900	31.50	\$289,871	\$85,998	\$374,002	\$162,578	2.300		
08-029-020-01	3401 NAGLE RD	02/14/25	\$375,000	WD	31-SPLIT IMPROVED	\$375,000	\$144,900	38.64	\$289,871	\$85,998	\$289,002	\$162,578	1.778		
08-031-011-21	6760 W IRVING RD	01/24/25	\$690,000	WD	31-SPLIT IMPROVED	\$690,000	\$362,600	52.55	\$725,221	\$135,112	\$554,888	\$470,581	1.179		
08-031-029-00	2404 MCCANN RD	07/19/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$99,400	51.50	\$198,734	\$22,936	\$170,064	\$140,190	1.213		
08-031-051-00	2456 RACE ST	02/23/24	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$108,100	48.04	\$216,193	\$23,500	\$201,500	\$153,663	1.311		
08-032-025-10	5457 W STATE RD	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,300	45.93	\$252,621	\$70,420	\$204,580	\$145,296	1.408		
08-032-028-30	5514 W STATE RD	04/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,200	51.77	\$362,385	\$83,872	\$266,128	\$222,100	1.198		
08-032-028-42	5627 GRANGE RD	04/17/23	\$315,000	WD	25-PARTIAL CONSTRUCTION	\$315,000	\$179,200	56.89	\$358,427	\$44,291	\$270,709	\$250,507	1.081		
08-032-028-43	5663 W GRANGE RD	05/31/23	\$323,400	WD	25-PARTIAL CONSTRUCTION	\$323,400	\$180,200	55.72	\$360,407	\$46,271	\$277,129	\$250,507	1.106		
08-032-028-44	5600 W STATE RD	06/12/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,300	49.75	\$472,669	\$142,808	\$332,192	\$263,047	1.263		
08-032-030-11	5101 W STATE RD	12/12/24	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$168,700	51.12	\$337,414	\$46,220	\$283,780	\$232,212	1.222		
08-033-020-12	2906 BUTTERFLY LN	06/29/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,900	50.66	\$293,859	\$55,632	\$234,368	\$189,974	1.234		
08-034-006-03	3275 STAGER DR	07/22/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$267,500	57.53	\$535,049	\$158,375	\$306,625	\$300,378	1.021		
08-036-013-00	2442 HAMMOND RD	04/01/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,500	49.18	\$240,997	\$73,233	\$171,767	\$133,783	1.284		
43-350-050-50	378 SNOWY RIVER DR	03/03/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$228,200	54.33	\$456,383	\$153,466	\$266,534	\$241,561	1.103		
<b>Totals:</b>			<b>\$20,619,300</b>			<b>\$20,619,300</b>	<b>\$10,097,700</b>		<b>\$20,195,490</b>		<b>\$14,957,276</b>	<b>\$11,585,586</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.97</b>					<b>E.C.F. =&gt;</b>	<b>1.291</b>
								<b>Std. Dev. =&gt;</b>	<b>7.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.300</b>