

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.		
08-008-016-30	6238 NORTH RIDGE CT	08/23/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$471,300	54.80	\$942,552	\$109,690	\$750,310	\$721,093	1.041		
08-030-011-03	3289 FLAT CREEK CT	05/15/24	\$460,000	WD	24-PARTIAL ASSESSMENT	\$460,000	\$214,800	46.70	\$429,654	\$96,918	\$363,082	\$288,083	1.260		
08-030-011-07	3258 FLAT CREEK CT	08/02/24	\$496,000	WD	25-PARTIAL CONSTRUCTION	\$496,000	\$242,100	48.81	\$484,123	\$67,788	\$428,212	\$360,463	1.188		
08-033-020-37	2548 DAISY LN	02/06/25	\$410,000	WD	25-PARTIAL CONSTRUCTION	\$410,000	\$191,400	46.68	\$382,899	\$19,317	\$390,683	\$314,790	1.241		
08-050-001-03	2341 STANTON DR	04/17/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$152,100	49.87	\$304,206	\$56,124	\$248,876	\$214,790	1.159		
08-060-001-06	3720 JOSIE LN	07/20/23	\$385,000	WD	24-PARTIAL ASSESSMENT	\$385,000	\$184,300	47.87	\$368,699	\$70,759	\$314,241	\$257,957	1.218		
08-070-001-10	5422 ROMEYN WOODS DR	06/16/23	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$230,600	55.84	\$461,252	\$133,783	\$279,217	\$283,523	0.985		
08-090-026-00	2713 WILDFLOWER DR	03/08/24	\$376,000	WD	24-PARTIAL ASSESSMENT	\$376,000	\$171,300	45.56	\$342,533	\$49,617	\$326,383	\$253,607	1.287		
08-090-028-00	2734 WILDFLOWER DR	05/10/24	\$410,000	WD	24-PARTIAL ASSESSMENT	\$410,000	\$196,900	48.02	\$393,827	\$50,160	\$359,840	\$297,547	1.209		
08-100-006-00	2504 DAISY LN	06/14/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$141,400	55.02	\$282,825	\$57,169	\$199,831	\$195,373	1.023		
08-105-001-00	2727 ALGEN DR	09/07/23	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$162,000	46.29	\$323,930	\$52,388	\$297,612	\$235,101	1.266		
08-105-004-00	2599 ALGEN DR	08/05/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,100	46.28	\$370,218	\$41,751	\$358,249	\$284,387	1.260		
08-105-016-00	2752 ALGEN DR	01/08/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,900	44.30	\$291,763	\$40,045	\$259,955	\$217,938	1.193		
08-110-012-00	2745 GORTON RD	08/15/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$302,700	58.44	\$605,329	\$60,965	\$457,035	\$471,311	0.970		
08-115-006-00	2806 FAWN COVE AVE	03/19/25	\$342,000	WD	24-PARTIAL ASSESSMENT	\$342,000	\$136,300	39.85	\$272,520	\$36,139	\$305,861	\$204,659	1.494		
08-115-030-00	3109 SUGAR CREEK DR	10/10/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,300	46.74	\$378,654	\$48,385	\$356,615	\$285,947	1.247		
Totals:			\$6,687,000			\$6,687,000	\$3,304,500		\$6,634,984		\$5,696,002	\$4,886,568			
								Sale. Ratio =>	49.42					E.C.F. =>	1.166
								Std. Dev. =>	4.87					Ave. E.C.F. =>	1.190