

RESIDENTIAL CONDOMINIUMS (ECF CODE / NAME)

011	ANTEBELLUM CONDO 2 STY 1380 SF	482	HILLSIDE MANOR CONDO - INTERIOR
012	ANTEBELLUM CONDO 1 STY 1150 SF	521	HILLTOP MANOR CONDO - 1ST/2ND FLOOR
013	ANTEBELLUM CONDO 1 STY 920 SF	522	HILLTOP MANOR CONDO - LWR LEVEL
014	ANTEBELLUM CONDO 2 STY 850 SF	541	INDIAN MOUND CONDO
016	GEORGETOWN TOWNSHOMES CONDO	544	BEACON HILL CONDO
041	BRIARWOOD SQUARE CONDO	551	INDIAN OAKS CONDO
050	COURTYARDS CONDO	558	OAK PLACE CONDO
072	BROWNSTONES OF ROYAL OAK CONDO	561	LEAFDALE CONDO - 1 STY 771>780 SF
075	BRIARWOOD PARK OF ROYAL OAK CONDO	562	LEAFDALE CONDO - 1 STY 521 SF
080	4 ON 14 CONDOMINIUM	601	LINCOLN TOWNHOUSE CONDO
081	CARLETON HOUSE CONDO 1 STY 560 SF	605	CELL TOWERS/BUILDINGS ON L.L.
082	CARLETON HOUSE CONDO 1 STY 720 SF	610	HUNTINGTON WOODS CONDO
115	CENTRAL PARK OF ROYAL OAK CONDO	641	LINDEN TERRACE CONDO
121	COVENTRY PARKHOMES CONDO 2 STY ~1250 SF	661	MAIN STREET SQUARE CONDO - 2 STY TOWN HOMES
122	COVENTRY PARKHOMES CONDO - 2 STY 1040 > 0280	662	MAIN ST SQUARE / MARYLAND CLUB CONDO - 1 STY
124	COVENTRY PARKHOMES CONDO 1 STY 878 SF	663	MAIN ST SQUARE / MARYLAND CLUB CONDO - 2 STY
125	COVENTRY PARKHOMES CONDO - 2 Sty ~1400 SF	664	CROSSINGS @ IRVING CONDO
126	COVENTRY PARKHOMES CONDO - 1 STY ~ 1181 SF	665	THE OAK RESIDENCES
127	COVENTRY PARKHOMES CONDO - 2 STY ~ 1480 SF	666	SKYLOFTS CONDO
150	MAIN NORTH LOFTS CONDO	668	THE FIFTH ROYAL OAK CONDO
155	THE MASON CONDO	670	THE WASHINGTON
161	CROOKS COVE CONDO	671	MAIN STREET CENTRE CONDO - 2 STY 1830 > 1870 SF
162	OAK SHADE CONDO	672	MAIN STREET CENTRE CONDO - 2 STY 1550 SF
163	WASHINGTON TOWNHOMES CONDO	675	HAMPTON VILLAGE CONDO
164	WASHINGTON PLACE CONDO	681	MAPLEWOODE CONDO
166	PARK AVENUE PLACE CONDO	684	NORMANDY PLACE CONDO
167	EAST FIFTH STREET CONDO	690	LINCOLN OAKS CONDO
168	COLES CORNER CONDO - COMMCL & RES	695	INDIAN OAKS VILLAGE
169	MAIN STREET LOFTS CONDO	721	MARYWOOD TERRACES CONDO - 2 STY 814 SF
170	BILLINGS PLACE CONDOMINIUM	722	MARYWOOD TERRACES CONDO - 2 STY 826 SF
172	CENTER STREET LOFTS CONDO	761	NORTH COVE CONDO
175	LOFTS @ 11 CONDO	801	NORTHWOOD MEADOWS CONDO - 1 STY 840 SF
178	SKYLOFTS MARKET SQUARE CONDO	802	NORTHWOOD MEADOWS CONDO - 1 STY 855 > 880 SF
241	ESPLANADE CONDO - 2 STY 1888 SF	841	PARKDALE MANOR CONDO
242	ESPLANADE CONDO - 2 STY 786 > 1076 SF	851	PINE CORNER CONDO - 1 BDRM
256	NORMANDY SQUARE	852	PINE CORNER CONDO - 2 BDRM
257	NORMANDY VILLAGE	855	PINETREE ESTATES CONDO
261	ESSEX HOUSE CONDO	861	PARMENTER ESTATES CONDO
262	ESSEX HOUSE NO.15 CONDO	862	CUMMINGSTON COURT CONDO
281	EXECUTIVE HOUSE CONDO	901	ROYAL PARK TOWNHOUSES CONDO
319	INDIAN WELLS CONDO	915	THE TERRACES CONDO - EXTERIOR UNITS
321	THE FAIRWAYS CONDO	916	THE TERRACES CONDO - INTERIOR UNITS
323	NORMANDY OAKS CONDO	931	TOWER COURT CONDO - BLDG 1,2 - INT ~ 625 SF
324	4622-24 ROCHESTER ROAD CONDO	932	TOWER COURT CONDO - BLDG 1,2- EXT/INT ~800 SF
325	BEACON ROW CONDO	933	TOWER COURT CONDO - BLDG 3,4,5 ~700 SF
327	WOODSIDE CONDO	934	TOWER COURT CONDO - BLDG 3,4,5 ~800 SF
330	ROYAL GARDENS CONDO	935	TOWER COURT CONDO - BLDG 3,4,5 ~600 SF
332	ALEXANDER PLACE CONDO	941	VICTORIAN ROW CONDO
333	ROCHESTER GARDENS CONDO	942	VINSETTA CONDO
338	THE HARRISON COLLECTION CONDO	961	WOODLAND PLACE CONDO - 2 STY
339	SOUTHSIDE CONDO	962	WOODLAND PLACE CONDO - 1 STY
340	THE TOWNES AT 3506 CONDO	963	FIFTH STREET CONDO
354	LEXINGTON ON THE PARK CONDO	964	DORCHESTER CONDO
356	NORTH DORCHESTER CONDO	965	SPRUCE MANOR CONDO
361	FOREST MANOR CONDO	966	LINCOLN STREET CONDO
381	MAXWELL PARK CONDO	967	TROY STREET LOFTS CONDO
382	SHERMAN PARK CONDO	968	GRANT PARK CONDO
383	MAXWELL PARK II CONDO	969	610 SOUTH CONDO
384	SHERMAN OAKS CONDO	970	LINCOLN GROVE ESTATES CONDO
385	PARK WEST CONDO	971	33 ON HARRISON CONDO
401	GARDENIA COURT CONDO	972	METROPOLITAN LOFTS CONDO
441	GOLFVIEW APARTMENTS CONDO	975	STONEBROOK COURT CONDO
442	THE ENCLAVE AT RED RUN CONDO	976	STATION 3 LOFTS CONDO
456	YORBA LINDA CONDO	980	400 PARENT AVE CONDO
478	DURHAM SITE CONDO	981	BROWNSTONE CONDO
481	HILLSIDE MANOR CONDO - EXTERIOR		

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-457-012	2230 W 14 MILE	04/22/21	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$82,650	48.48	\$165,297	\$32,500	\$138,000	\$115,476	1.195	1,150	\$120.00	012	0.0000	Other	
Totals:			\$170,500			\$170,500	\$82,650		\$165,297		\$138,000	\$115,476			\$120.00		0.0000		
								Sale. Ratio =>	48.48			E.C.F. =>	1.195	Std. Deviation=>		#DIV/0!			
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.195	Ave. Variance=>		0.0000	Coefficient of Var=>	0	

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-457-014	2230 W 14 MILE	06/30/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,420	51.86	\$134,833	\$32,500	\$97,500	\$89,766	1.086	921	\$105.86	013	0.0000	Other	
Totals:			\$130,000			\$130,000	\$67,420		\$134,833		\$97,500	\$89,766			\$105.86		0.0000		
								Sale. Ratio =>	51.86			E.C.F. =>	1.086	Std. Deviation=>		#DIV/0!			
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.086	Ave. Variance=>		0.0000	Coefficient of Var=>	0	

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72-20-32-456-025	4850 MANSFIELD	09/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,730	54.02	\$167,456	\$39,516	\$115,484	\$100,740	1.146	982	\$117.60	016	19.5079	Other	
72-20-32-456-026	4904 MANSFIELD	07/12/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,690	44.16	\$163,384	\$39,516	\$145,484	\$97,534	1.492	936	\$155.43	016	15.0191	Other	
72-20-32-456-034	4815 MANSFIELD	09/17/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,390	50.54	\$153,973	\$39,516	\$125,484	\$84,783	1.480	952	\$131.81	016	13.8627	Other	
72-20-32-456-036	4819 MANSFIELD	01/14/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$90,550	50.33	\$181,099	\$39,516	\$140,384	\$111,483	1.259	962	\$145.93	016	8.2190	Other	
72-20-32-456-037	4821 MANSFIELD	09/21/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$92,440	51.64	\$172,719	\$39,516	\$139,484	\$104,884	1.330	956	\$145.90	016	1.1549	Other	
Totals:			\$863,900			\$863,900	\$431,800		\$838,631		\$666,320	\$499,424			\$139.34		0.7257		
								Sale. Ratio =>	49.98			E.C.F. =>	1.334	Std. Deviation=>		0.147241			
								Std. Dev. =>	3.65			Ave. E.C.F. =>	1.341	Ave. Variance=>		11.5527	Coefficient of Var=>	8.612219281	

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-455-005	4910 BRIARWOODI	10/01/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$37,870	46.18	\$75,744	\$16,250	\$65,750	\$63,972	1.028	589	\$111.63	041	10.8555	Other	
72-20-32-455-007	4910 BRIARWOODI	06/16/21	\$67,000	OTH	03-ARM'S LENGTH	\$67,000	\$38,510	57.48	\$77,012	\$16,250	\$50,750	\$65,335	0.777	589	\$86.16	041	14.2478	Other	
72-20-32-455-027	4840 BRIARWOODI	10/28/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$38,030	48.76	\$76,067	\$16,250	\$61,750	\$64,319	0.960	589	\$104.84	041	4.0815	Other	
72-20-32-455-040	4820 BRIARWOODI	04/27/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$38,030	46.10	\$76,067	\$16,250	\$66,250	\$64,319	1.030	589	\$112.48	041	11.0779	Other	
72-20-32-455-043	4820 BRIARWOODI	10/28/21	\$72,500	PTA	03-ARM'S LENGTH	\$72,500	\$38,030	52.46	\$76,067	\$16,250	\$56,250	\$64,319	0.875	589	\$95.50	041	4.4695	Other	
72-20-32-455-053	4839 MANSFIELD	05/06/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$43,700	48.02	\$87,396	\$16,250	\$74,750	\$76,501	0.977	733	\$101.98	041	5.7873	Other	
72-20-32-455-059	4829 MANSFIELD	09/04/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,330	49.26	\$88,668	\$16,250	\$73,750	\$77,869	0.947	729	\$101.17	041	2.7868	Other	
72-20-32-455-062	4909 MANSFIELD	01/04/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$45,620	54.96	\$91,249	\$16,250	\$66,750	\$80,644	0.828	784	\$85.14	041	9.1527	Other	
72-20-32-455-066	4849 MANSFIELD	07/06/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,890	48.77	\$87,786	\$16,250	\$73,750	\$76,920	0.959	738	\$99.93	041	3.9545	Other	
72-20-32-455-074	4849 MANSFIELD	07/27/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,610	55.76	\$89,219	\$16,250	\$63,750	\$78,461	0.813	736	\$86.62	041	10.6735	Other	
Totals:			\$816,000			\$816,000	\$412,620		\$825,275		\$653,500	\$712,661			\$98.54		0.2252		
								Sale. Ratio =>	50.57			E.C.F. =>	0.917	Std. Deviation=>		0.090357			
								Std. Dev. =>	4.10			Ave. E.C.F. =>	0.919	Ave. Variance=>		7.7087	Coefficient of Var=>	8.385968119	

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-455-082	2342 W 14 MILE	12/17/21	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$60,630	47.74	\$121,269	\$27,000	\$100,000	\$80,572	1.241	680	\$147.06	050	0.4339	Other	
72-20-32-455-083	2338 W 14 MILE	07/22/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,770	51.77	\$103,536	\$27,000	\$73,000	\$65,415	1.116	628	\$116.24	050	12.9523	Other	
72-20-32-455-088	2306 W 14 MILE	03/16/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$58,030	43.96	\$116,065	\$27,000	\$105,000	\$76,124	1.379	796	\$131.91	050	13.3862	Other	
Totals:			\$359,000			\$359,000	\$170,430		\$340,870		\$278,000	\$222,111			\$131.74		0.6158		
								Sale. Ratio =>	47.47			E.C.F. =>	1.252	Std. Deviation=>		0.131746			
								Std. Dev. =>	3.90			Ave. E.C.F. =>	1.245	Ave. Variance=>		8.9241	Coefficient of Var=>	7.16526548	

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-07-232-002	3204 COOLIDGE	07/02/20	\$136,100	WD	03-ARM'S LENGTH	\$136,100	\$71,430	52.48	\$142,867	\$32,500	\$103,600	\$83,611	1.239	818	\$126.65	072	11.6450	Other	
72-25-07-232-005	3210 COOLIDGE	02/08/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$71,430	59.53	\$142,867	\$32,500	\$87,500	\$83,611	1.047	818	\$106.97	072	30.9007	Other	
72-25-07-232-008	3216 COOLIDGE	09/02/21	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$71,430	46.11	\$142,867	\$32,500	\$122,400	\$83,611	1.464	818	\$149.63	072	10.8400	Other	
72-25-07-232-011	3222 COOLIDGE	02/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,340	51.67	\$144,682	\$32,500	\$107,500	\$84,986	1.265	844	\$127.37	072	9.0607	Other	
72-25-07-232-030	3260 COOLIDGE	06/26/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$71,430	53.31	\$142,867	\$32,500	\$101,500	\$83,611	1.214	818	\$124.08	072	14.1566	Other	
72-25-07-232-036	3272 COOLIDGE	01/25/22	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$72,340	46.22	\$144,682	\$32,500	\$124,000	\$84,986	1.459	844	\$146.92	072	10.3542	Other	
72-25-07-232-038	3276 COOLIDGE	05/27/21	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$72,340	47.13	\$144,682	\$32,500	\$121,000	\$84,986	1.424	844	\$143.36	072	6.8242	Other	
72-25-07-232-040	3280 COOLIDGE	07/23/20	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$71,430	49.43	\$142,867	\$32,500	\$112,000	\$83,611	1.340	818	\$136.92	072	1.5985	Other	
72-25-07-232-046	3320 COOLIDGE	01/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,340	51.67	\$144,682	\$32,500	\$107,500	\$84,986	1.265	844	\$127.37	072	9.0607	Other	
72-25-07-232-047	3322 COOLIDGE	07/17/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$71,430	49.95	\$142,867	\$32,500	\$110,500	\$83,611	1.322	818	\$135.09	072	3.3925	Other	
72-25-07-232-048	3324 COOLIDGE	10/27/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$71,430	43.29	\$142,867	\$32,500	\$132,500	\$83,611	1.585	818	\$161.98	072	22.9197	Other	
72-25-07-232-052	3332 COOLIDGE	07/08/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$71,430	48.59	\$142,867	\$32,500	\$114,500	\$83,611	1.369	818	\$139.98	072	1.3915	Other	
72-25-07-232-055	3338 COOLIDGE	10/13/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$71,430	52.14	\$142,867	\$32,500	\$104,500	\$83,611	1.250	818	\$127.75	072	10.5686	Other	
72-25-07-232-057	3342 COOLIDGE	11/24/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$71,430	47.62	\$142,867	\$32,500	\$117,500	\$83,611	1.405	818	\$143.64	072	4.9795	Other	
72-25-07-232-063	3354 COOLIDGE	02/26/21	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$71,430	49.78	\$142,867	\$32,500	\$111,000	\$83,611	1.328	818	\$135.70	072	2.7945	Other	
72-25-07-232-064	3356 COOLIDGE	01/25/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$71,430	43.96	\$142,867	\$32,500	\$130,000	\$83,611	1.555	818	\$158.92	072	19.9297	Other	
72-25-07-232-069	3366 COOLIDGE	09/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,430	43.29	\$142,867	\$32,500	\$132,500	\$83,611	1.585	818	\$161.98	072	22.9197	Other	
72-25-07-232-078	3384 COOLIDGE	09/02/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,430	51.02	\$142,867	\$32,500	\$107,500	\$83,611	1.286	818	\$131.42	072	6.9806	Other	
Totals:			\$2,632,500			\$2,632,500	\$1,289,380		\$2,578,866		\$2,047,500	\$1,510,505			\$138.10		0.0009		
								Sale. Ratio =>	48.98				E.C.F. =>	1.356	Std. Deviation=>		0.141071		
								Std. Dev. =>	4.07				Ave. E.C.F. =>	1.356	Ave. Variance=>		11.1287	Coefficient of Var=>	8.209949345

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72-20-32-458-004	2400 PARMENTEF	11/05/21	\$103,000	PTA	03-ARM'S LENGTH	\$103,000	\$50,400	48.93	\$100,801	\$26,500	\$76,500	\$66,938	1.143	693	\$110.39	075	7.6905	Other	
72-20-32-458-019	2420 PARMENTEF	02/24/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$50,270	51.30	\$100,534	\$26,500	\$71,500	\$66,697	1.072	690	\$103.62	075	14.7749	Other	
72-20-32-458-026	2420 PARMENTEF	10/19/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,270	44.85	\$125,385	\$26,500	\$123,500	\$89,086	1.386	867	\$142.45	075	16.6551	Other	
72-20-32-458-036	2420 PARMENTEF	06/30/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$54,700	54.70	\$109,403	\$26,500	\$73,500	\$74,687	0.984	690	\$106.52	075	23.5654	Other	
72-20-32-458-037	2420 PARMENTEF	05/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,170	45.73	\$146,331	\$26,500	\$133,500	\$107,956	1.237	1,150	\$116.09	075	1.6860	Other	
72-20-32-458-052	2440 PARMENTEF	01/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,160	45.91	\$142,326	\$26,500	\$128,500	\$104,348	1.231	1,127	\$114.02	075	1.1703	Other	
72-20-32-458-053	2440 PARMENTEF	08/06/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,190	51.08	\$112,373	\$26,500	\$83,500	\$77,363	1.079	807	\$103.47	075	14.0430	Other	
72-20-32-458-055	2440 PARMENTEF	07/16/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$50,700	42.97	\$101,404	\$26,500	\$91,500	\$67,481	1.356	690	\$132.61	075	13.6180	Other	
72-20-32-458-056	2440 PARMENTEF	09/15/21	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$51,040	42.36	\$102,071	\$26,500	\$94,000	\$68,082	1.381	693	\$135.64	075	16.0932	Other	
72-20-32-458-062	2440 PARMENTEF	09/15/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,770	46.75	\$121,548	\$26,500	\$103,500	\$85,629	1.209	890	\$116.29	075	1.1051	Other	
72-20-32-458-069	2445 TORQUAY	07/14/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,270	44.88	\$100,534	\$26,500	\$85,500	\$66,697	1.282	690	\$123.91	075	6.2155	Other	
72-20-32-458-072	2445 TORQUAY	12/30/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$55,790	44.99	\$111,589	\$26,500	\$97,500	\$76,657	1.272	807	\$120.82	075	5.2147	Other	
72-20-32-458-074	2445 TORQUAY	11/15/21	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$70,410	46.17	\$131,026	\$26,500	\$126,000	\$94,168	1.338	867	\$145.33	075	11.8284	Other	
72-20-32-458-076	2445 TORQUAY	03/21/22	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$71,160	49.42	\$142,326	\$26,500	\$117,500	\$104,348	1.126	1,127	\$104.26	075	9.3714	Other	
72-20-32-458-096	2425 TORQUAY	06/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,480	43.32	\$116,965	\$26,500	\$108,500	\$81,500	1.331	807	\$134.45	075	11.1532	Other	
72-20-32-458-133	2405 TORQUAY	08/31/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,810	50.74	\$111,617	\$26,500	\$83,500	\$76,682	1.089	807	\$103.47	075	13.0843	Other	
Totals:			\$2,022,000			\$2,022,000	\$947,590		\$1,876,233		\$1,598,000	\$1,308,318			\$119.58		0.1659		
								Sale. Ratio =>	46.86				E.C.F. =>	1.221	Std. Deviation=>		0.125071		
								Std. Dev. =>	3.52				Ave. E.C.F. =>	1.220	Ave. Variance=>		10.4543	Coefficient of Var=>	8.570823663

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-06-126-045	4221 W 14 MILE	12/07/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$184,160	53.38	\$368,322	\$92,500	\$252,500	\$201,330	1.254	1,466	\$172.24	080	0.0000	Other	
72-25-06-126-047	4227 W 14 MILE	05/29/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$184,160	53.38	\$368,322	\$92,500	\$252,500	\$201,330	1.254	1,466	\$172.24	080	0.0000	Other	
Totals:			\$690,000			\$690,000	\$368,320		\$736,644		\$505,000	\$402,660			\$172.24		0.0000		
								Sale. Ratio =>	53.38				E.C.F. =>	1.254	Std. Deviation=>		0		
								Std. Dev. =>	0.00				Ave. E.C.F. =>	1.254	Ave. Variance=>		0.0000	Coefficient of Var=>	0

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-06-378-044	4030 W 13 MILE	09/04/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,230	45.93	\$86,213	\$17,000	\$88,000	\$75,232	1.170	721	\$122.05	082	11.8612	Other		
72-25-06-378-045	4030 W 13 MILE	04/20/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,830	45.08	\$85,656	\$17,000	\$78,000	\$74,626	1.045	721	\$108.18	082	0.5900	Other		
72-25-06-378-049	4030 W 13 MILE	05/26/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,600	48.44	\$87,192	\$17,000	\$73,000	\$76,296	0.957	721	\$101.25	082	9.4306	Other		
72-25-06-378-060	4030 W 13 MILE	11/11/20	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$43,380	52.27	\$86,756	\$17,000	\$66,000	\$75,822	0.870	721	\$91.54	082	18.0648	Other		
72-25-06-378-061	4030 W 13 MILE	09/14/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$45,860	46.32	\$85,525	\$17,000	\$82,000	\$74,484	1.101	721	\$113.73	082	4.9802	Other		
72-25-06-378-063	4030 W 13 MILE	06/01/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$42,870	42.03	\$85,733	\$17,000	\$85,000	\$74,710	1.138	722	\$117.73	082	8.6625	Other		
72-25-06-378-065	4030 W 13 MILE	12/15/21	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$46,090	43.90	\$92,177	\$17,000	\$88,000	\$81,714	1.077	721	\$122.05	082	2.5815	Other		
Totals:			\$679,000			\$679,000	\$312,860		\$609,252		\$560,000	\$532,883			\$110.93		0.0222			
								Sale. Ratio =>	46.08					E.C.F. =>	1.051	Std. Deviation=>		0.105104		
								Std. Dev. =>	3.31					Ave. E.C.F. =>	1.051	Ave. Variance=>		8.0244	Coefficient of Var=>	7.634199924

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-426-095	1803 WICKHAM	04/06/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,680	45.43	\$195,359	\$40,500	\$174,500	\$133,499	1.307	1,286	\$135.69	121	11.9204	Other		
72-20-32-426-096	1805 WICKHAM	04/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,090	47.08	\$174,185	\$40,500	\$144,500	\$115,246	1.254	1,286	\$112.36	121	6.5922	Other		
72-20-32-426-101	1918 WICKHAM	01/18/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,190	40.91	\$196,385	\$40,500	\$199,500	\$134,384	1.485	1,226	\$162.72	121	29.6635	Other		
72-20-32-426-109	1890 WICKHAM	08/17/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$87,320	50.18	\$174,633	\$40,500	\$133,500	\$115,632	1.155	1,226	\$108.89	121	3.3395	Other		
72-20-32-426-110	1870 WICKHAM	08/30/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$92,890	48.38	\$185,778	\$40,500	\$151,500	\$125,240	1.210	1,226	\$123.57	121	2.1760	Other		
72-20-32-426-115	1880 WICKHAM	08/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,000	47.78	\$171,991	\$40,500	\$139,500	\$113,354	1.231	1,226	\$113.78	121	4.2734	Other		
72-20-32-426-118	1832 WICKHAM	11/19/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$108,680	55.45	\$191,004	\$40,500	\$155,500	\$134,379	1.157	1,286	\$120.92	121	3.0742	Other		
72-20-32-426-137	1788 WICKHAM	06/07/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$87,110	54.79	\$174,228	\$40,500	\$118,500	\$115,283	1.028	1,286	\$92.15	121	16.0013	Other		
72-20-32-426-139	1784 WICKHAM	11/16/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$86,300	46.65	\$172,595	\$40,500	\$144,500	\$113,875	1.269	1,226	\$117.86	121	8.1015	Other		
72-20-32-426-160	1911 WICKHAM	04/20/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$85,070	47.29	\$170,139	\$40,500	\$139,400	\$111,758	1.247	1,226	\$113.70	121	5.9420	Other		
72-20-32-426-164	1903 WICKHAM	01/29/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$84,990	52.14	\$169,982	\$40,500	\$122,500	\$111,622	1.097	1,226	\$99.92	121	9.0471	Other		
72-20-32-426-188	1853 WICKHAM	04/16/20	\$179,000	WD	33-TO BE DETERMIN	\$179,000	\$92,800	51.84	\$185,593	\$40,500	\$138,500	\$125,080	1.107	1,226	\$112.97	121	8.0631	Other		
72-20-32-426-194	1843 WICKHAM	09/17/20	\$161,000	OTH	03-ARM'S LENGTH	\$161,000	\$89,620	55.66	\$179,243	\$40,500	\$120,500	\$119,606	1.007	1,226	\$98.29	121	18.0446	Other		
72-20-32-426-209	1924 TORQUAY	07/30/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$89,680	50.10	\$179,361	\$40,500	\$138,500	\$119,708	1.157	1,286	\$107.70	121	3.0936	Other		
72-20-32-426-216	1912 TORQUAY	05/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,850	43.77	\$205,695	\$42,290	\$192,710	\$140,866	1.368	1,286	\$149.85	121	18.0113	Other		
72-20-32-476-119	5085 COVENTRY	05/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,600	55.58	\$211,203	\$40,500	\$149,500	\$147,158	1.016	1,286	\$116.25	121	17.2004	Other		
72-20-32-476-123	1974 RIDGE	09/03/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$87,110	49.49	\$174,228	\$40,500	\$135,500	\$115,283	1.175	1,286	\$105.37	121	1.2550	Other		
72-20-32-476-163	1846 SHIRE	08/03/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,380	51.65	\$180,767	\$40,500	\$134,500	\$120,920	1.112	1,286	\$104.59	121	7.5613	Other		
Totals:			\$3,363,900			\$3,363,900	\$1,659,360		\$3,292,369		\$2,633,110	\$2,212,892			\$116.48		0.1975			
								Sale. Ratio =>	49.33					E.C.F. =>	1.190	Std. Deviation=>		0.124313		
								Std. Dev. =>	4.21					Ave. E.C.F. =>	1.188	Ave. Variance=>		9.6311	Coefficient of Var=>	8.107563363

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-426-051	2028 WICKHAM	01/24/22	\$210,000	WD	33-TO BE DETERMIN	\$210,000	\$88,390	42.09	\$176,788	\$40,500	\$169,500	\$117,490	1.443	1,280	\$132.42	122	26.8536	Other		
72-20-32-426-070	2016 WICKHAM	06/18/21	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$84,310	49.16	\$168,619	\$41,014	\$130,486	\$110,004	1.186	1,040	\$125.47	122	1.2046	Other		
72-20-32-426-159	1913 WICKHAM	03/31/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,940	44.97	\$197,870	\$40,500	\$179,500	\$135,664	1.323	1,280	\$140.23	122	14.8980	Other		
72-20-32-426-180	1960 TORQUAY	08/31/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,800	49.60	\$173,591	\$40,500	\$134,500	\$114,734	1.172	1,280	\$105.08	122	0.1863	Other		
72-20-32-426-193	1863 WICKHAM	10/20/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$75,940	56.25	\$151,881	\$40,500	\$94,500	\$96,018	0.984	1,040	\$90.87	122	18.9955	Other		
72-20-32-426-203	1936 TORQUAY	12/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,960	47.35	\$179,910	\$40,500	\$149,500	\$120,181	1.244	1,280	\$116.80	122	6.9813	Other		
72-20-32-476-110	4904 CARA	10/23/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,680	51.93	\$171,355	\$40,500	\$124,500	\$112,806	1.104	1,280	\$97.27	122	7.0480	Other		
72-20-32-476-117	1971 TORQUAY	12/16/21	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$115,600	49.72	\$231,206	\$40,500	\$192,000	\$164,402	1.168	1,280	\$150.00	122	0.6273	Other		
72-20-32-476-143	5076 COVENTRY	04/15/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$87,000	54.38	\$173,999	\$40,500	\$119,500	\$115,085	1.038	1,040	\$114.90	122	13.5784	Other		
72-20-32-476-150	1878 NEWPORTE	08/25/21	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$88,510	52.84	\$177,018	\$40,500	\$127,000	\$117,688	1.079	1,280	\$99.22	122	9.5019	Other		
Totals:			\$1,826,500			\$1,826,500	\$901,130		\$1,802,237		\$1,420,986	\$1,204,072			\$117.23		0.6007			
								Sale. Ratio =>	49.34					E.C.F. =>	1.180	Std. Deviation=>		0.136579		
								Std. Dev. =>	4.29	3/24				Ave. E.C.F. =>	1.174	Ave. Variance=>		9.9875	Coefficient of Var=>	8.506182008

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-426-091	1745 WICKHAM	03/30/22	\$190,000	WD	33-TO BE DETERMIN	\$190,000	\$68,610	36.11	\$137,218	\$40,500	\$149,500	\$92,112	1.623	878	\$170.27	124	35.2175	Other		
72-20-32-426-195	1841 WICKHAM	09/15/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$69,690	54.02	\$139,371	\$40,500	\$88,500	\$94,163	0.940	878	\$100.80	124	33.0982	Other		
72-20-32-476-091	4909 CARA	05/12/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$68,860	43.58	\$137,715	\$40,500	\$117,500	\$92,586	1.269	878	\$133.83	124	0.1748	Other		
72-20-32-476-169	1822 SHIRE	04/01/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$70,340	43.99	\$140,684	\$40,500	\$119,400	\$95,413	1.251	878	\$135.99	124	1.9445	Other		
Totals:			\$636,900			\$636,900	\$277,500		\$554,988		\$474,900	\$374,274			\$135.22		0.1987			
								Sale. Ratio =>	43.57					E.C.F. =>	1.269	Std. Deviation=>		0.279259		
								Std. Dev. =>	7.35					Ave. E.C.F. =>	1.271	Ave. Variance=>		17.6087	Coefficient of Var=>	13.85596011

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-476-082	4926 COVENTRY	06/21/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$91,990	44.33	\$183,979	\$40,500	\$167,000	\$125,859	1.327	1,458	\$114.54	125	1.2904	Other		
72-20-32-476-128	1986 RIDGE	12/11/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$92,310	50.17	\$184,623	\$40,500	\$143,500	\$126,424	1.135	1,458	\$98.42	125	20.4716	Other		
72-20-32-476-155	1865 NEWPORTE	03/08/22	\$255,000	WD	33-TO BE DETERMIN	\$255,000	\$98,760	38.73	\$197,511	\$40,500	\$214,500	\$137,729	1.557	1,458	\$147.12	125	21.7619	Other		
Totals:			\$646,500			\$646,500	\$283,060		\$566,113		\$525,000	\$390,011			\$120.03		0.6327			
								Sale. Ratio =>	43.78					E.C.F. =>	1.346	Std. Deviation=>		0.211463		
								Std. Dev. =>	5.72					Ave. E.C.F. =>	1.340	Ave. Variance=>		14.5079	Coefficient of Var=>	10.8285375

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-426-225	1836 TORQUAY	02/12/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$94,910	52.01	\$189,825	\$40,500	\$142,000	\$119,460	1.189	1,181	\$120.24	126	1.5719	Other		
72-20-32-476-079	4938 COVENTRY	12/14/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$102,600	48.86	\$205,209	\$40,500	\$169,500	\$131,767	1.286	1,181	\$143.52	126	8.1958	Other		
72-20-32-476-146	1888 NEWPORTE	09/09/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$102,600	56.07	\$205,209	\$40,500	\$142,500	\$131,767	1.081	1,181	\$120.66	126	12.2949	Other		
72-20-32-476-166	1828 SHIRE	07/30/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,220	49.65	\$218,445	\$43,495	\$176,505	\$139,960	1.261	1,181	\$149.45	126	5.6709	Other		
Totals:			\$795,500			\$795,500	\$409,330		\$818,688		\$630,505	\$522,954			\$133.47		0.1258			
								Sale. Ratio =>	51.46					E.C.F. =>	1.206	Std. Deviation=>		0.091827		
								Std. Dev. =>	3.24					Ave. E.C.F. =>	1.204	Ave. Variance=>		6.9334	Coefficient of Var=>	5.756693306

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-426-048	2044 WICKHAM	05/28/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$97,700	51.97	\$195,400	\$40,500	\$147,500	\$138,304	1.066	1,480	\$99.66	127	7.7535	Other		
72-20-32-426-056	2030 WICKHAM	07/21/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,390	46.69	\$200,789	\$40,500	\$174,500	\$143,115	1.219	1,480	\$117.91	127	7.5268	Other		
72-20-32-426-079	1982 WICKHAM	07/28/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$98,580	54.31	\$197,162	\$40,500	\$141,000	\$139,877	1.008	1,480	\$95.27	127	13.5999	Other		
72-20-32-426-114	1878 WICKHAM	11/16/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$101,610	57.08	\$167,484	\$40,500	\$137,500	\$119,796	1.148	1,480	\$92.91	127	0.3753	Other		
72-20-32-476-063	1971 SEABRIGHT	09/09/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$93,950	51.34	\$187,902	\$40,500	\$142,500	\$131,609	1.083	1,480	\$96.28	127	6.1276	Other		
72-20-32-476-101	4926 CARA	03/09/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$97,750	55.23	\$195,495	\$40,500	\$136,500	\$138,388	0.986	1,480	\$92.23	127	15.7675	Other		
72-20-32-476-125	1978 RIDGE	03/03/22	\$217,500	WD	33-TO BE DETERMIN	\$217,500	\$93,950	43.20	\$187,902	\$40,500	\$177,000	\$131,609	1.345	1,480	\$119.59	127	20.0864	Other		
72-20-32-476-137	1851 TORQUAY	12/01/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$92,870	53.68	\$185,743	\$40,500	\$132,500	\$129,681	1.022	1,480	\$89.53	127	12.2293	Other		
72-20-32-476-165	1842 SHIRE	02/01/22	\$228,000	PTA	33-TO BE DETERMIN	\$228,000	\$98,120	43.04	\$196,248	\$40,500	\$187,500	\$139,061	1.348	1,480	\$126.69	127	20.4303	Other		
72-20-32-476-167	1826 SHIRE	07/21/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,620	46.79	\$215,238	\$40,500	\$189,500	\$156,016	1.215	1,480	\$128.04	127	7.0589	Other		
Totals:			\$1,971,000			\$1,971,000	\$982,540		\$1,929,363		\$1,566,000	\$1,367,456			\$105.81		0.1163			
								Sale. Ratio =>	49.85					E.C.F. =>	1.145	Std. Deviation=>		0.133678		
								Std. Dev. =>	5.06					Ave. E.C.F. =>	1.144	Ave. Variance=>		11.0956	Coefficient of Var=>	9.698666042

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-15-358-004	350 N MAIN	11/30/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$165,430	53.36	\$330,862	\$93,750	\$216,250	\$166,980	1.295	958	\$225.73	150	6.3578	Other
72-25-15-358-005	350 N MAIN	08/19/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,710	53.69	\$292,739	\$93,750	\$196,250	\$140,133	1.400	897	\$218.78	150	4.1813	Other
72-25-15-358-027	350 N MAIN	11/04/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$197,710	59.02	\$393,235	\$93,750	\$241,250	\$193,216	1.249	1,121	\$215.21	150	11.0040	Other
72-25-15-358-027	350 N MAIN	11/10/21	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$197,710	50.69	\$395,419	\$93,750	\$296,250	\$212,443	1.394	1,121	\$264.27	150	3.5851	Other
72-25-15-358-030	350 N MAIN	04/16/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$199,660	50.55	\$399,318	\$93,750	\$301,250	\$215,189	1.400	1,245	\$241.97	150	4.1292	Other
72-25-15-358-033	350 N MAIN	11/06/20	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$214,140	50.03	\$415,949	\$93,750	\$334,250	\$207,870	1.608	1,444	\$231.48	150	24.9332	Other
72-25-15-358-040	350 N MAIN	09/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,630	52.88	\$298,082	\$93,750	\$206,250	\$143,896	1.433	908	\$227.15	150	7.4688	Other
72-25-15-358-042	350 N MAIN	09/11/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$157,910	57.42	\$304,291	\$93,750	\$181,250	\$135,833	1.334	919	\$197.23	150	2.4281	Other
72-25-15-358-050	350 N MAIN	12/15/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$296,820	54.97	\$593,637	\$93,750	\$446,250	\$352,033	1.268	1,629	\$273.94	150	9.1005	Other
72-25-15-358-050	350 N MAIN	01/13/22	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$296,820	51.26	\$593,637	\$93,750	\$485,250	\$352,033	1.378	1,629	\$297.88	150	1.9780	Other
72-25-15-358-055	350 N MAIN	08/24/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$178,720	56.74	\$343,757	\$93,750	\$221,250	\$161,295	1.372	1,112	\$198.97	150	1.3070	Other
72-25-15-358-059	350 N MAIN	08/14/20	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$158,630	54.51	\$305,657	\$93,750	\$197,250	\$136,714	1.443	908	\$217.24	150	8.4150	Other
72-25-15-358-065	350 N MAIN	10/19/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$202,730	58.09	\$405,451	\$93,750	\$255,250	\$219,508	1.163	1,121	\$227.70	150	19.5812	Other
72-25-15-358-066	350 N MAIN	04/28/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$217,450	53.04	\$434,902	\$93,750	\$316,250	\$240,248	1.316	1,275	\$248.04	150	4.2293	Other
72-25-15-358-070	350 N MAIN	05/17/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$244,480	50.41	\$488,950	\$93,750	\$391,250	\$278,310	1.406	1,547	\$252.91	150	4.7166	Other
72-25-15-358-082	350 N MAIN	03/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$188,910	49.71	\$377,812	\$93,750	\$286,250	\$200,044	1.431	1,144	\$250.22	150	7.2296	Other
72-25-15-358-083	350 N MAIN	07/06/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$185,940	56.35	\$371,875	\$93,750	\$236,250	\$195,863	1.206	1,102	\$214.38	150	15.2439	Other
72-25-15-358-088	350 N MAIN	10/12/21	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$437,540	54.35	\$875,075	\$93,750	\$711,250	\$550,229	1.293	2,123	\$335.02	150	6.5998	Other
72-25-15-358-096	350 N MAIN	06/12/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,520	49.88	\$389,033	\$93,750	\$296,250	\$207,946	1.425	1,108	\$267.37	150	6.6009	Other
Totals:			\$7,597,000			\$7,597,000	\$4,049,460		\$8,009,681		\$5,815,750	\$4,309,782			\$242.39		0.9211	
							Sale. Ratio =>	53.30				E.C.F. =>	1.349		Std. Deviation=>	0.101292		
							Std. Dev. =>	2.99				Ave. E.C.F. =>	1.359		Ave. Variance=>	7.8468	Coefficient of Var=>	5.775476534

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-15-383-040	123 MASON	06/19/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$224,840	54.18	\$413,538	\$100,000	\$315,000	\$163,301	1.929	1,650	\$190.91	155	0.0000	Colonial/2Sty
Totals:			\$415,000			\$415,000	\$224,840		\$413,538		\$315,000	\$163,301			\$190.91		0.0000	
							Sale. Ratio =>	54.18				E.C.F. =>	1.929		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.929		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-09-152-031	1434 W WEBSTER	07/10/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$83,440	50.27	\$166,881	\$37,274	\$128,726	\$98,937	1.301	1,042	\$123.54	161	2.6510	Other
72-25-09-152-039	1472 W WEBSTER	04/24/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$77,480	57.39	\$154,959	\$37,122	\$97,878	\$89,952	1.088	1,028	\$95.21	161	23.9491	Other
72-25-09-152-040	1476 W WEBSTER	11/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,400	42.84	\$162,793	\$37,122	\$152,878	\$95,932	1.594	1,028	\$148.71	161	26.6001	Other
Totals:			\$491,000			\$491,000	\$242,320		\$484,633		\$379,482	\$284,821			\$122.49		0.4749	
							Sale. Ratio =>	49.35				E.C.F. =>	1.332		Std. Deviation=>	0.253787		
							Std. Dev. =>	7.28				Ave. E.C.F. =>	1.328		Ave. Variance=>	17.7334	Coefficient of Var=>	13.35744265

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-09-154-020	2650 CROOKS	10/23/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$134,370	50.71	\$246,896	\$60,000	\$205,000	\$151,948	1.349	1,182	\$173.43	162	10.0869	Other
72-25-09-154-023	2672 CROOKS	06/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,370	46.95	\$234,742	\$60,000	\$190,000	\$146,842	1.294	1,182	\$160.74	162	4.5631	Other
72-25-09-154-027	2664 CROOKS	04/19/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$126,130	53.00	\$252,253	\$60,000	\$178,000	\$161,557	1.102	1,390	\$128.06	162	14.6500	Other
Totals:			\$753,000			\$753,000	\$377,870		\$733,891		\$573,000	\$460,347			\$154.08		0.3564	
							Sale. Ratio =>	50.18				E.C.F. =>	1.245		Std. Deviation=>	0.129844		
							Std. Dev. =>	3.05				Ave. E.C.F. =>	1.248		Ave. Variance=>	9.7666	Coefficient of Var=>	7.824098809

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-430-029	224 WILLIS	07/15/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$151,280	49.28	\$302,560	\$65,000	\$242,000	\$139,741	1.732	1,268	\$190.85	164	12.8222	Other
72-25-16-430-033	705 WASHINGTON	03/31/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,230	49.74	\$298,458	\$65,000	\$235,000	\$137,328	1.711	1,268	\$185.33	164	10.7678	Other
72-25-16-430-034	707 WASHINGTON	09/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$151,220	60.49	\$302,446	\$65,000	\$185,000	\$139,674	1.325	1,268	\$145.90	164	27.9039	Other
72-25-16-430-034	707 WASHINGTON	11/22/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$151,220	51.26	\$302,446	\$65,000	\$230,000	\$139,674	1.647	1,268	\$181.39	164	4.3139	Other
Totals:			\$1,152,000			\$1,152,000	\$602,950		\$1,205,910		\$892,000	\$556,418			\$175.87		0.0439	
							Sale. Ratio =>	52.34				E.C.F. =>	1.603		Std. Deviation=>	0.189525		
							Std. Dev. =>	5.27				Ave. E.C.F. =>	1.604		Ave. Variance=>	13.9520	Coefficient of Var=>	8.700666955

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-153-036	320 E 5TH	08/17/20	\$349,900	WD	33-TO BE DETERMIN	\$349,900	\$220,700	63.08	\$441,401	\$85,594	\$264,306	\$203,318	1.300	1,408	\$187.72	167	23.6427	TwnHse/Duplex
72-25-22-153-037	318 E 5TH	10/01/20	\$450,000	WD	33-TO BE DETERMIN	\$450,000	\$222,760	49.50	\$445,529	\$102,594	\$347,406	\$195,963	1.773	1,438	\$241.59	167	23.6427	TwnHse/Duplex
Totals:			\$799,900			\$799,900	\$443,460		\$886,930		\$611,712	\$399,281			\$214.65		0.4355	
							Sale. Ratio =>	55.44				E.C.F. =>	1.532		Std. Deviation=>	0.334358		
							Std. Dev. =>	9.60				Ave. E.C.F. =>	1.536		Ave. Variance=>	23.6427	Coefficient of Var=>	15.3884799

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-485-028	111 N MAIN	08/02/21	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$152,640	46.40	\$305,284	\$76,000	\$253,000	\$189,491	1.335	1,079	\$234.48	169	16.0078	Other
72-25-16-485-029	111 N MAIN	05/14/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$152,640	50.88	\$305,284	\$76,000	\$224,000	\$189,491	1.182	1,079	\$207.60	169	0.7037	Other
72-25-16-485-037	111 N MAIN	10/15/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$154,280	50.58	\$308,552	\$76,000	\$229,000	\$192,192	1.192	1,081	\$211.84	169	1.6440	Other
72-25-16-485-042	111 N MAIN	01/14/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$300,730	43.58	\$601,464	\$113,000	\$577,000	\$403,689	1.429	2,172	\$265.65	169	25.4239	Other
72-25-16-485-043	111 N MAIN	01/07/21	\$608,000	WD	03-ARM'S LENGTH	\$608,000	\$324,450	53.36	\$648,899	\$113,000	\$495,000	\$442,892	1.118	2,401	\$206.16	169	5.7424	Other
72-25-16-485-044	111 N MAIN	02/19/21	\$420,000	WD	33-TO BE DETERMIN	\$420,000	\$255,960	60.94	\$511,918	\$113,000	\$307,000	\$329,684	0.931	1,768	\$173.64	169	24.3884	Other
72-25-16-485-048	111 N MAIN	01/29/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$249,900	56.16	\$499,793	\$113,000	\$332,000	\$319,664	1.039	1,743	\$190.48	169	13.6486	Other
Totals:			\$3,097,000			\$3,097,000	\$1,590,600		\$3,181,194		\$2,417,000	\$2,067,102			\$212.84		0.5809	
							Sale. Ratio =>	51.36				E.C.F. =>	1.169		Std. Deviation=>	0.169306		
							Std. Dev. =>	5.83				Ave. E.C.F. =>	1.175		Ave. Variance=>	12.5084	Coefficient of Var=>	10.64474566

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-486-002	100 N CENTER	08/14/20	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$162,000	49.47	\$323,999	\$85,000	\$242,500	\$213,392	1.136	1,110	\$218.47	172	6.4497	Other
72-25-16-486-003	100 N CENTER	03/28/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$162,000	49.24	\$323,999	\$85,000	\$244,000	\$213,392	1.143	1,110	\$219.82	172	5.7467	Other
72-25-16-486-004	100 N CENTER	05/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,980	43.71	\$305,967	\$85,000	\$265,000	\$197,292	1.343	1,024	\$258.79	172	14.2284	Other
72-25-16-486-007	100 N CENTER	06/16/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$189,980	46.34	\$379,969	\$85,000	\$325,000	\$263,365	1.234	1,425	\$228.07	172	3.3125	Other
72-25-16-486-009	100 N CENTER	03/12/21	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$223,560	49.03	\$447,122	\$85,000	\$371,000	\$323,323	1.147	2,267	\$163.65	172	5.3445	Other
Totals:			\$1,872,500			\$1,872,500	\$890,520		\$1,781,056		\$1,447,500	\$1,210,764			\$217.76		0.5377	
							Sale. Ratio =>	47.56				E.C.F. =>	1.196		Std. Deviation=>	0.088967		
							Std. Dev. =>	2.50				Ave. E.C.F. =>	1.201		Ave. Variance=>	7.0163	Coefficient of Var=>	5.842558223

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-465-024	688 W 11 MILE	06/30/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$132,490	46.82	\$264,975	\$67,417	\$215,583	\$129,123	1.670	766	\$281.44	175	29.4619	Other
72-25-16-465-025	684 W 11 MILE	02/22/21	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$137,200	54.12	\$274,402	\$67,417	\$186,083	\$135,284	1.375	804	\$231.45	175	0.0519	Other
72-25-16-465-027	676 W 11 MILE	07/08/21	\$230,000	WD	33-TO BE DETERMIN	\$230,000	\$135,430	58.88	\$270,855	\$67,417	\$162,583	\$132,966	1.223	804	\$202.22	175	15.2236	Other
72-25-16-465-028	672 W 11 MILE	03/10/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$132,490	55.90	\$264,975	\$67,417	\$169,583	\$129,123	1.313	766	\$221.39	175	6.1631	Other
72-25-16-465-033	670 W 11 MILE	07/27/21	\$337,000	WD	33-TO BE DETERMIN	\$337,000	\$202,370	60.05	\$404,731	\$66,000	\$271,000	\$221,393	1.224	1,308	\$207.19	175	15.0909	Other
72-25-16-465-045	630 W 11 MILE	02/09/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,870	52.47	\$419,741	\$66,000	\$334,000	\$231,203	1.445	1,238	\$269.79	175	6.9639	Other
Totals:			\$1,740,500			\$1,740,500	\$949,850		\$1,899,679		\$1,338,832	\$979,092			\$235.58		0.7555	
							Sale. Ratio =>	54.57				E.C.F. =>	1.367		Std. Deviation=>	0.168165		
							Std. Dev. =>	4.80				Ave. E.C.F. =>	1.375		Ave. Variance=>	12.1592	Coefficient of Var=>	8.843203531

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-15-386-006	101 CURRY	08/19/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$174,170	52.78	\$351,371	\$82,000	\$248,000	\$198,067	1.252	1,303	\$190.33	178	8.7116	Other		
72-25-15-386-011	101 CURRY	10/28/21	\$321,500	PTA	03-ARM'S LENGTH	\$321,500	\$178,090	55.39	\$356,184	\$82,000	\$239,500	\$222,914	1.074	1,224	\$195.67	178	9.0580	Other		
72-25-15-386-013	101 CURRY	06/19/20	\$320,000	WD	33-TO BE DETERMIN	\$320,000	\$179,230	56.01	\$358,455	\$82,000	\$238,000	\$224,760	1.059	1,224	\$194.44	178	10.6079	Other		
72-25-15-386-015	101 CURRY	10/01/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$156,980	55.08	\$313,968	\$82,000	\$203,000	\$188,592	1.076	1,002	\$202.59	178	8.8587	Other		
72-25-15-386-016	101 CURRY	08/20/21	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$199,710	47.78	\$374,200	\$82,000	\$336,000	\$237,561	1.414	1,341	\$250.56	178	24.9388	Other		
72-25-15-386-020	101 CURRY	08/25/21	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$172,270	50.22	\$344,540	\$82,000	\$261,000	\$213,447	1.223	1,224	\$213.24	178	5.7799	Other		
72-25-15-386-033	101 CURRY	06/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,930	51.64	\$309,869	\$82,000	\$218,000	\$185,259	1.177	1,002	\$217.56	178	1.1743	Other		
72-25-15-386-038	101 CURRY	12/22/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$172,690	53.30	\$345,371	\$82,000	\$242,000	\$214,123	1.130	1,224	\$197.71	178	3.4793	Other		
72-25-15-386-040	101 CURRY	01/11/21	\$317,500	WD	33-TO BE DETERMIN	\$317,500	\$177,390	55.87	\$354,788	\$82,000	\$235,500	\$221,779	1.062	1,224	\$192.40	178	10.3117	Other		
72-25-15-386-041	101 CURRY	08/17/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$157,310	50.75	\$314,619	\$82,000	\$228,000	\$189,121	1.206	1,088	\$209.56	178	4.0591	Other		
72-25-15-386-044	101 CURRY	03/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,710	52.70	\$379,426	\$82,000	\$278,000	\$241,810	1.150	1,230	\$226.02	178	1.5322	Other		
72-25-15-386-047	101 CURRY	06/11/21	\$300,000	WD	33-TO BE DETERMIN	\$300,000	\$172,690	57.56	\$345,371	\$82,000	\$218,000	\$214,123	1.018	1,224	\$178.10	178	14.6878	Other		
72-25-15-386-067	101 CURRY	03/31/21	\$310,000	WD	33-TO BE DETERMIN	\$310,000	\$177,390	57.22	\$354,788	\$82,000	\$228,000	\$221,779	1.028	1,224	\$186.27	178	13.6935	Other		
72-25-15-386-081	101 CURRY	06/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,790	50.93	\$305,572	\$82,000	\$218,000	\$181,766	1.199	1,025	\$212.68	178	3.4359	Other		
72-25-15-386-083	101 CURRY	01/21/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,390	52.95	\$354,788	\$82,000	\$253,000	\$221,779	1.141	1,224	\$206.70	178	2.4210	Other		
72-25-15-386-088	101 CURRY	09/29/20	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$238,520	50.23	\$455,539	\$82,000	\$392,900	\$274,661	1.430	1,596	\$246.18	178	26.5505	Other		
Totals:			\$5,348,900			\$5,348,900	\$2,831,260		\$5,618,849		\$4,036,900	\$3,451,540			\$207.50		0.4608			
								Sale. Ratio =>	52.93					E.C.F. =>	1.170	Std. Deviation=>		0.122984		
								Std. Dev. =>	2.83					Ave. E.C.F. =>	1.165	Ave. Variance=>		9.3313	Coefficient of Var=>	8.009766284

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-20-32-476-176	5095 CROOKS	04/27/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,190	52.79	\$158,381	\$37,000	\$113,000	\$115,601	0.978	1,052	\$107.41	242	12.3985	Other		
72-20-32-476-185	5075 CROOKS	08/14/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$54,880	48.57	\$109,750	\$25,500	\$87,500	\$80,238	1.091	798	\$109.65	242	1.0981	Other		
72-20-32-476-188	5055 CROOKS	06/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,440	44.35	\$110,886	\$25,500	\$99,500	\$81,320	1.224	786	\$126.59	242	12.2076	Other		
72-20-32-476-194	5045 CROOKS	04/29/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$54,720	45.98	\$109,442	\$25,500	\$93,500	\$79,945	1.170	794	\$117.76	242	6.8072	Other		
72-20-32-476-198	5015 CROOKS	11/30/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,500	53.48	\$123,007	\$25,500	\$89,500	\$92,864	0.964	794	\$112.72	242	13.7709	Other		
72-20-32-476-211	5005 CROOKS	07/16/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,210	49.28	\$108,411	\$25,500	\$84,500	\$78,963	1.070	794	\$106.42	242	3.1362	Other		
72-20-32-476-220	5025 CROOKS	07/07/20	\$117,000	WD	33-TO BE DETERMIN	\$117,000	\$59,400	50.77	\$118,798	\$25,500	\$91,500	\$88,855	1.030	794	\$115.24	242	7.1721	Other		
72-20-32-476-220	5025 CROOKS	10/05/20	\$128,000	WD	33-TO BE DETERMIN	\$128,000	\$59,400	46.41	\$118,798	\$25,500	\$102,500	\$88,855	1.154	794	\$129.09	242	5.2076	Other		
72-20-32-476-220	5025 CROOKS	03/10/21	\$130,000	WD	33-TO BE DETERMIN	\$130,000	\$59,400	45.69	\$118,798	\$25,500	\$104,500	\$88,855	1.176	794	\$131.61	242	7.4585	Other		
72-20-32-476-230	5085 CROOKS	03/31/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,600	46.27	\$109,197	\$25,500	\$92,500	\$79,711	1.160	804	\$115.05	242	5.8950	Other		
Totals:			\$1,225,000			\$1,225,000	\$592,740		\$1,185,468		\$958,500	\$875,208			\$117.16		0.6317			
								Sale. Ratio =>	48.39					E.C.F. =>	1.095	Std. Deviation=>		0.089362		
								Std. Dev. =>	3.15					Ave. E.C.F. =>	1.101	Ave. Variance=>		7.5152	Coefficient of Var=>	6.822752129

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-256-001	2500 NORMANDY	11/16/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,550	51.87	\$363,094	\$78,500	\$271,500	\$155,516	1.746	1,382	\$196.45	256	6.4075	Other
72-25-05-256-002	2500 NORMANDY	07/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$181,550	51.14	\$363,094	\$78,500	\$276,500	\$155,516	1.778	1,382	\$200.07	256	9.6226	Other
72-25-05-256-006	2500 NORMANDY	05/12/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,090	51.29	\$364,170	\$78,500	\$276,500	\$156,104	1.771	1,382	\$200.07	256	8.9530	Other
72-25-05-256-017	2500 NORMANDY	01/18/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$183,440	53.02	\$366,875	\$78,500	\$267,500	\$157,582	1.698	1,382	\$193.56	256	1.5802	Other
72-25-05-256-026	2500 NORMANDY	10/08/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$182,530	52.91	\$365,069	\$78,500	\$266,500	\$156,595	1.702	1,382	\$192.84	256	2.0114	Other
72-25-05-256-027	2500 NORMANDY	05/04/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$180,240	53.80	\$360,481	\$78,500	\$256,500	\$154,088	1.665	988	\$259.62	256	1.7094	Other
72-25-05-256-028	2500 NORMANDY	10/11/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,920	53.80	\$365,845	\$78,500	\$261,500	\$157,019	1.665	1,382	\$189.22	256	1.6325	Other
72-25-05-256-030	2500 NORMANDY	01/10/22	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$182,090	53.56	\$364,170	\$78,500	\$261,500	\$156,104	1.675	1,382	\$189.22	256	0.6560	Other
72-25-05-256-034	2500 NORMANDY	12/28/21	\$344,500	PTA	03-ARM'S LENGTH	\$344,500	\$183,440	53.25	\$366,875	\$78,500	\$266,000	\$157,582	1.688	1,382	\$192.47	256	0.6283	Other
72-25-05-256-036	2500 NORMANDY	03/23/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$181,100	51.01	\$362,196	\$78,500	\$276,500	\$155,025	1.784	1,382	\$200.07	256	10.1854	Other
72-25-05-256-040	2500 NORMANDY	09/08/21	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$181,940	52.97	\$363,870	\$78,500	\$265,000	\$155,940	1.699	1,382	\$191.75	256	1.7645	Other
72-25-05-256-051	2500 NORMANDY	03/31/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$183,440	52.79	\$366,875	\$78,500	\$269,000	\$157,582	1.707	1,382	\$194.65	256	2.5321	Other
72-25-05-256-057	2500 NORMANDY	05/04/21	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$182,590	53.08	\$365,184	\$78,500	\$265,500	\$156,658	1.695	1,382	\$192.11	256	1.3048	Other
72-25-05-256-059	2500 NORMANDY	07/14/21	\$337,499	WD	03-ARM'S LENGTH	\$337,499	\$184,090	54.55	\$368,184	\$78,500	\$258,999	\$158,297	1.636	1,382	\$187.41	256	4.5572	Other
72-25-05-256-061	2500 NORMANDY	12/30/20	\$337,085	WD	03-ARM'S LENGTH	\$337,085	\$184,950	54.87	\$369,893	\$78,500	\$258,585	\$159,231	1.624	1,382	\$187.11	256	5.7767	Other
72-25-05-256-062	2500 NORMANDY	05/12/21	\$334,999	WD	03-ARM'S LENGTH	\$334,999	\$184,090	54.95	\$368,184	\$78,500	\$256,499	\$158,297	1.620	1,382	\$185.60	256	6.1365	Other
72-25-05-256-063	2500 NORMANDY	03/26/21	\$342,706	WD	03-ARM'S LENGTH	\$342,706	\$184,950	53.97	\$369,893	\$78,500	\$264,206	\$159,231	1.659	1,382	\$191.18	256	2.2467	Other
72-25-05-256-065	2500 NORMANDY	01/21/21	\$329,621	WD	03-ARM'S LENGTH	\$329,621	\$183,440	55.65	\$366,875	\$78,500	\$251,121	\$157,582	1.594	1,382	\$181.71	256	8.8138	Other
72-25-05-256-068	2500 NORMANDY	03/11/21	\$325,044	WD	03-ARM'S LENGTH	\$325,044	\$182,590	56.17	\$365,184	\$78,500	\$246,544	\$156,658	1.574	1,382	\$178.40	256	10.7954	Other
72-25-05-256-070	2500 NORMANDY	12/18/20	\$337,780	WD	03-ARM'S LENGTH	\$337,780	\$182,590	54.06	\$365,184	\$78,500	\$259,280	\$156,658	1.655	1,382	\$187.61	256	2.6656	Other
Totals:			\$6,845,234			\$6,845,234	\$3,655,620		\$7,311,195		\$5,275,234	\$3,137,265			\$194.56		0.0252	
							Sale. Ratio =>	53.40				E.C.F. =>	1.681		Std. Deviation=>	0.058034		
							Std. Dev. =>	1.42				Ave. E.C.F. =>	1.682		Ave. Variance=>	4.4990	Coefficient of Var=>	2.675216072

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-257-001	2570 MASSOIT	05/27/20	\$517,315	WD	03-ARM'S LENGTH	\$517,315	\$265,420	51.31	\$530,835	\$135,477	\$381,838	\$335,049	1.140	2,180	\$175.16	257	8.7566	Colonial/2Sty
72-25-05-257-001	2570 MASSOIT	08/25/21	\$534,500	WD	03-ARM'S LENGTH	\$534,500	\$265,420	49.66	\$530,835	\$135,477	\$399,023	\$335,049	1.191	2,180	\$183.04	257	3.6275	Colonial/2Sty
72-25-05-257-002	2560 MASSOIT	11/30/20	\$470,400	WD	03-ARM'S LENGTH	\$470,400	\$275,130	58.49	\$492,212	\$123,640	\$346,760	\$312,349	1.110	2,383	\$145.51	257	11.7046	CapeCod
72-25-05-257-011	2440 MASSOIT	04/05/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$288,730	55.00	\$577,450	\$123,640	\$401,360	\$384,585	1.044	2,380	\$168.64	257	18.3595	CapeCod
72-25-05-257-015	2451 MASSOIT	11/09/21	\$582,500	PTA	03-ARM'S LENGTH	\$582,500	\$251,610	43.19	\$503,226	\$112,996	\$469,504	\$330,703	1.420	2,170	\$216.36	257	19.2500	Colonial/2Sty
72-25-05-257-024	2561 MASSOIT	05/18/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$250,850	47.33	\$501,705	\$112,996	\$417,004	\$329,414	1.266	2,192	\$190.24	257	3.8681	Colonial/2Sty
72-25-05-257-042	4211 KENT	12/22/21	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$256,180	43.06	\$512,362	\$106,928	\$488,072	\$343,588	1.421	2,219	\$219.95	257	19.3301	Colonial/2Sty
Totals:			\$3,754,715			\$3,754,715	\$1,853,340		\$3,648,625		\$2,903,561	\$2,370,738			\$185.56		0.2464	
							Sale. Ratio =>	49.36				E.C.F. =>	1.225		Std. Deviation=>	0.148497		
							Std. Dev. =>	5.77				Ave. E.C.F. =>	1.227		Ave. Variance=>	12.1280	Coefficient of Var=>	9.882587791

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-278-023	4345 CROOKS	04/08/20	\$84,450	WD	03-ARM'S LENGTH	\$84,450	\$45,440	53.81	\$90,884	\$21,000	\$63,450	\$74,345	0.853	822	\$77.19	281	29.6742	Other
72-25-05-278-024	4345 CROOKS	10/26/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$45,330	39.42	\$83,912	\$21,000	\$94,000	\$66,928	1.405	820	\$114.63	281	25.4303	Other
72-25-05-278-029	4345 CROOKS	06/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,570	41.43	\$91,147	\$21,000	\$89,000	\$74,624	1.193	834	\$106.71	281	4.2439	Other
Totals:			\$309,450			\$309,450	\$136,340		\$265,943		\$246,450	\$215,897			\$99.51		0.8681	
							Sale. Ratio =>	44.06				E.C.F. =>	1.142		Std. Deviation=>	0.277963		
							Std. Dev. =>	7.79				Ave. E.C.F. =>	1.150		Ave. Variance=>	19.7828	Coefficient of Var=>	17.19944966

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-05-477-100	3325 NELL ROSE	01/18/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$162,640	47.70	\$325,287	\$77,000	\$264,000	\$215,902	1.223	1,907	\$138.44	319	10.9027	Other	
72-25-05-477-101	3323 NELL ROSE	04/17/20	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$160,970	55.32	\$321,943	\$77,000	\$214,000	\$212,994	1.005	1,738	\$123.13	319	10.9027	Other	
Totals:			\$632,000			\$632,000	\$323,610		\$647,230		\$478,000	\$428,896			\$130.78		0.0739		
								Sale. Ratio =>	51.20				E.C.F. =>	1.114	Std. Deviation=>		0.154188		
								Std. Dev. =>	5.39				Ave. E.C.F. =>	1.114	Ave. Variance=>		10.9027	Coefficient of Var=>	9.789213063

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-05-378-035	3439 BENJAMIN	06/05/20	\$199,600	WD	03-ARM'S LENGTH	\$199,600	\$106,740	53.48	\$213,473	\$49,350	\$150,250	\$218,831	0.687	1,681	\$89.38	321	2.0042	Other	
72-25-05-378-051	3439 BENJAMIN	11/04/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,680	51.41	\$159,350	\$41,900	\$113,100	\$156,600	0.722	1,145	\$98.78	321	1.5577	Other	
72-25-05-378-054	3439 BENJAMIN	12/22/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$76,750	49.84	\$153,504	\$41,050	\$112,950	\$149,939	0.753	1,084	\$104.20	321	4.6662	Other	
72-25-05-378-059	3415 BENJAMIN	03/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,270	51.42	\$128,530	\$38,500	\$86,500	\$120,040	0.721	904	\$95.69	321	1.3948	Other	
72-25-05-378-063	3415 BENJAMIN	09/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,690	45.40	\$213,376	\$48,500	\$186,500	\$219,835	0.848	1,690	\$110.36	321	14.1719	Other	
72-25-05-378-072	3415 BENJAMIN	04/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,480	50.30	\$160,965	\$39,640	\$120,360	\$161,767	0.744	1,188	\$101.31	321	3.7389	Other	
72-25-05-378-075	3415 BENJAMIN	04/26/21	\$167,500	OTH	03-ARM'S LENGTH	\$167,500	\$89,060	53.17	\$178,111	\$42,280	\$125,220	\$181,108	0.691	1,349	\$92.82	321	1.5235	Other	
72-25-05-378-085	3415 BENJAMIN	09/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,540	43.02	\$215,076	\$50,200	\$199,800	\$219,835	0.909	1,690	\$118.22	321	20.2219	Other	
72-25-05-378-087	3415 BENJAMIN	06/12/20	\$166,700	WD	03-ARM'S LENGTH	\$166,700	\$89,690	53.80	\$179,381	\$43,550	\$123,150	\$181,108	0.680	1,349	\$91.29	321	2.6665	Other	
72-25-05-378-088	3415 BENJAMIN	03/09/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$89,560	54.94	\$179,123	\$44,830	\$118,170	\$179,057	0.660	1,331	\$88.78	321	4.6689	Other	
72-25-05-378-090	3415 BENJAMIN	10/30/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,720	51.43	\$159,436	\$41,900	\$113,100	\$156,715	0.722	1,146	\$98.69	321	1.5048	Other	
72-25-05-378-092	3415 BENJAMIN	12/18/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$65,540	62.42	\$131,080	\$41,050	\$63,950	\$120,040	0.533	904	\$70.74	321	17.3906	Other	
72-25-05-378-093	3415 BENJAMIN	09/15/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$81,610	56.28	\$163,225	\$41,900	\$103,100	\$161,767	0.637	1,188	\$86.78	321	6.9308	Other	
72-25-05-378-095	3415 BENJAMIN	04/08/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$81,610	53.51	\$163,225	\$41,900	\$110,600	\$161,767	0.684	1,188	\$93.10	321	2.2945	Other	
72-25-05-378-097	3415 BENJAMIN	02/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,330	56.46	\$180,661	\$44,830	\$115,170	\$181,108	0.636	1,349	\$85.37	321	7.0727	Other	
72-25-05-378-098	3415 BENJAMIN	07/23/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,330	49.63	\$180,661	\$44,830	\$137,170	\$181,108	0.757	1,349	\$101.68	321	5.0748	Other	
72-25-05-378-106	3415 BENJAMIN	03/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,970	56.86	\$181,941	\$46,110	\$113,890	\$181,108	0.629	1,349	\$84.43	321	7.7794	Other	
Totals:			\$2,835,300			\$2,835,300	\$1,470,570		\$2,941,118		\$2,092,980	\$2,931,731			\$94.80		0.7260		
								Sale. Ratio =>	51.87				E.C.F. =>	0.714	Std. Deviation=>		0.085857		
								Std. Dev. =>	4.48				Ave. E.C.F. =>	0.707	Ave. Variance=>		6.1566	Coefficient of Var=>	8.71241909

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-05-329-008	4103 BENJAMIN	06/04/20	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$52,050	53.38	\$104,090	\$22,284	\$75,216	\$77,910	0.965	796	\$94.49	323	24.4801	Other	
72-25-05-329-019	4021 BENJAMIN	07/08/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,290	47.21	\$101,896	\$22,324	\$92,676	\$75,783	1.223	708	\$130.90	323	1.2698	Other	
72-25-05-329-021	4021 BENJAMIN	02/25/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,970	45.69	\$95,936	\$22,424	\$82,576	\$70,011	1.179	708	\$116.63	323	3.0752	Other	
72-25-05-329-030	4015 BENJAMIN	04/24/20	\$104,500	WD	33-TO BE DETERMIN	\$104,500	\$51,210	49.00	\$102,418	\$22,334	\$82,166	\$76,270	1.077	796	\$103.22	323	13.2919	Other	
72-25-05-329-031	4015 BENJAMIN	07/06/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$51,870	42.17	\$95,878	\$22,334	\$100,666	\$70,042	1.437	796	\$126.46	323	22.7009	Other	
72-25-05-329-032	4015 BENJAMIN	10/07/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$58,140	46.51	\$108,309	\$22,334	\$102,666	\$81,881	1.254	796	\$128.98	323	4.3628	Other	
72-25-05-329-047	4003 BENJAMIN	01/31/22	\$118,000	PTA	33-TO BE DETERMIN	\$118,000	\$48,370	40.99	\$96,745	\$22,424	\$95,576	\$70,782	1.350	708	\$134.99	323	14.0072	Other	
72-25-05-329-052	4115 BENJAMIN	07/13/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$48,860	51.43	\$97,726	\$22,324	\$72,676	\$71,811	1.012	708	\$102.65	323	19.8177	Other	
72-25-05-329-055	4115 BENJAMIN	04/15/21	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$48,000	40.51	\$95,995	\$22,424	\$96,076	\$70,068	1.371	708	\$135.70	323	16.0973	Other	
72-25-05-329-059	3927 BENJAMIN	06/14/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,270	47.83	\$98,535	\$22,324	\$80,676	\$72,582	1.112	708	\$113.95	323	9.8700	Other	
72-25-05-329-064	3927 BENJAMIN	09/01/21	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$47,970	45.04	\$95,936	\$22,424	\$84,076	\$70,011	1.201	708	\$118.75	323	0.9327	Other	
72-25-05-329-068	3921 BENJAMIN	05/18/21	\$126,500	WD	33-TO BE DETERMIN	\$126,500	\$53,730	42.47	\$107,450	\$22,198	\$104,302	\$81,192	1.285	796	\$131.03	323	7.4411	Other	
72-25-05-329-070	3921 BENJAMIN	03/15/22	\$120,000	WD	33-TO BE DETERMIN	\$120,000	\$51,670	43.06	\$103,330	\$22,334	\$97,666	\$77,139	1.266	796	\$122.70	323	5.5886	Other	
Totals:			\$1,457,500			\$1,457,500	\$663,400		\$1,304,244		\$1,167,014	\$965,484			\$120.04		0.1482		
								Sale. Ratio =>	45.52				E.C.F. =>	1.209	Std. Deviation=>		0.14007		
								Std. Dev. =>	3.98				Ave. E.C.F. =>	1.210	Ave. Variance=>		10.9950	Coefficient of Var=>	9.085175621

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-03-252-070	4410 ROCHESTER	06/19/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,740	55.32	\$171,488	\$34,000	\$121,000	\$116,515	1.038	1,024	\$118.16	325	10.2148	Other
72-25-03-252-071	4412 ROCHESTER	05/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,740	51.96	\$171,488	\$34,000	\$131,000	\$116,515	1.124	1,024	\$127.93	325	1.6322	Other
72-25-03-252-073	4416 ROCHESTER	08/03/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,460	52.04	\$176,920	\$34,000	\$136,000	\$121,119	1.123	1,024	\$132.81	325	1.7773	Other
72-25-03-252-074	4418 ROCHESTER	08/16/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$92,800	50.43	\$172,619	\$34,000	\$150,000	\$117,474	1.277	1,024	\$146.48	325	13.6243	Other
Totals:			\$674,000			\$674,000	\$352,740		\$692,515		\$538,000	\$471,623			\$131.35		0.0103	
							Sale. Ratio =>	52.34				E.C.F. =>	1.141		Std. Deviation=>	0.099295		
							Std. Dev. =>	2.06				Ave. E.C.F. =>	1.141		Ave. Variance=>	6.8121	Coefficient of Var=>	5.972213456

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-03-301-133	124 WOODSIDE	04/16/21	\$540,000	WD	33-TO BE DETERMIN	\$540,000	\$220,310	40.80	\$440,624	\$76,200	\$463,800	\$266,003	1.744	1,741	\$266.40	327	0.0000	Colonial/2Sty
Totals:			\$540,000			\$540,000	\$220,310		\$440,624		\$463,800	\$266,003			\$266.40		0.0000	
							Sale. Ratio =>	40.80				E.C.F. =>	1.744		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.744		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-03-304-048	3813 ROCHESTER	06/02/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,610	41.15	\$259,222	\$63,000	\$252,000	\$194,279	1.297	1,483	\$169.93	330	0.0000	Other
Totals:			\$315,000			\$315,000	\$129,610		\$259,222		\$252,000	\$194,279			\$169.93		0.0000	
							Sale. Ratio =>	41.15				E.C.F. =>	1.297		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.297		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-338-001	1021 KNOWLES	03/03/22	\$765,000	WD	33-TO BE DETERMIN	\$765,000	\$294,790	38.53	\$589,574	\$152,000	\$613,000	\$218,787	2.802	1,836	\$333.88	338	33.3792	TwnHse/Duplex
72-25-22-338-002	1021 KNOWLES	02/11/22	\$638,000	WD	03-ARM'S LENGTH	\$638,000	\$303,720	47.61	\$607,434	\$152,000	\$486,000	\$227,717	2.134	1,854	\$262.14	338	33.3792	TwnHse/Duplex
Totals:			\$1,403,000			\$1,403,000	\$598,510		\$1,197,008		\$1,099,000	\$446,504			\$298.01		0.6676	
							Sale. Ratio =>	42.66				E.C.F. =>	2.461		Std. Deviation=>	0.472053		
							Std. Dev. =>	6.41				Ave. E.C.F. =>	2.468		Ave. Variance=>	33.3792	Coefficient of Var=>	13.52468418

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-03-380-002	506 MIDLAND	02/08/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,090	51.77	\$326,179	\$75,000	\$240,000	\$170,870	1.405	1,382	\$173.66	340	4.9031	Other
72-25-03-380-003	504 MIDLAND	06/10/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$163,090	51.29	\$326,179	\$75,000	\$243,000	\$170,870	1.422	1,382	\$175.83	340	6.6588	Other
72-25-03-380-005	3436 ROCHESTER	07/30/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$164,560	53.52	\$329,112	\$75,000	\$232,500	\$172,865	1.345	1,382	\$168.23	340	1.0568	Other
72-25-03-380-006	3432 ROCHESTER	10/15/21	\$316,500	PTA	03-ARM'S LENGTH	\$316,500	\$163,090	51.53	\$326,179	\$75,000	\$241,500	\$170,870	1.413	1,382	\$174.75	340	5.7809	Other
72-25-03-380-012	3514 ROCHESTER	10/01/21	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$164,560	51.59	\$329,112	\$75,000	\$244,000	\$172,865	1.412	1,382	\$176.56	340	5.5958	Other
72-25-03-380-013	3518 ROCHESTER	06/09/20	\$290,000	WD	33-TO BE DETERMIN	\$290,000	\$165,270	56.99	\$330,537	\$75,000	\$215,000	\$173,835	1.237	1,382	\$155.57	340	11.8738	Other
72-25-03-380-014	3522 ROCHESTER	02/25/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$164,560	53.95	\$329,112	\$75,000	\$230,000	\$172,865	1.331	1,382	\$166.43	340	2.5030	Other
72-25-03-380-017	3542 ROCHESTER	08/30/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,270	53.31	\$330,537	\$75,000	\$235,000	\$173,835	1.352	1,382	\$170.04	340	0.3686	Other
72-25-03-380-019	504 WOODLAWN	05/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,560	52.24	\$329,112	\$75,000	\$240,000	\$172,865	1.388	1,382	\$173.66	340	3.2819	Other
72-25-03-380-020	508 WOODLAWN	04/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$165,270	55.09	\$330,537	\$75,000	\$225,000	\$173,835	1.294	1,382	\$162.81	340	6.1212	Other
72-25-03-380-025	509 MIDLAND	10/14/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$166,290	54.52	\$332,585	\$75,000	\$230,000	\$175,228	1.313	1,382	\$166.43	340	4.2969	Other
Totals:			\$3,401,000			\$3,401,000	\$1,809,610		\$3,619,181		\$2,576,000	\$1,900,803			\$169.45		0.0329	
							Sale. Ratio =>	53.21				E.C.F. =>	1.355		Std. Deviation=>	0.059019		
							Std. Dev. =>	1.80				Ave. E.C.F. =>	1.356		Ave. Variance=>	4.7673	Coefficient of Var=>	3.516919608

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-04-354-004	3563 MARAIS	06/24/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$238,420	51.83	\$476,847	\$105,000	\$355,000	\$320,558	1.107	2,096	\$169.37	354	1.5366	Colonial/2Sty		
72-25-04-354-007	3483 MARAIS	10/23/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$255,330	55.51	\$510,657	\$121,518	\$338,482	\$335,465	1.009	2,184	\$154.98	354	11.3817	Colonial/2Sty		
72-25-04-354-014	3492 ARBOR	12/16/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$298,510	47.76	\$597,015	\$132,445	\$492,555	\$400,491	1.230	2,757	\$178.66	354	10.7066	Colonial/2Sty		
72-25-04-354-017	3522 ARBOR	06/28/21	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$255,490	48.48	\$510,971	\$111,495	\$415,505	\$344,376	1.207	2,254	\$184.34	354	8.3734	Colonial/2Sty		
72-25-04-354-031	3591 ARBOR	09/29/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$289,700	53.16	\$579,405	\$175,483	\$369,517	\$348,209	1.061	2,395	\$154.29	354	6.1617	Colonial/2Sty		
Totals:						\$2,617,000	\$1,337,450		\$2,674,895		\$1,971,059	\$1,749,098			\$168.33		0.4089			
								Sale. Ratio =>	51.11				E.C.F. =>	1.127	Std. Deviation=>		0.094156			
								Std. Dev. =>	3.24				Ave. E.C.F. =>	1.123	Ave. Variance=>		7.6320	Coefficient of Var=>		6.797211291

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-14-356-002	117 N DORCHEST	10/16/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$281,360	53.09	\$562,728	\$125,941	\$404,059	\$360,981	1.119	2,380	\$169.77	356	12.1522	Colonial/2Sty		
72-25-14-356-007	203 N DORCHEST	04/30/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$251,810	48.43	\$503,616	\$120,891	\$399,109	\$316,302	1.262	1,939	\$205.83	356	2.0941	Colonial/2Sty		
72-25-14-356-014	114 N DORCHEST	11/09/20	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$283,400	53.48	\$566,809	\$137,408	\$392,492	\$354,877	1.106	2,458	\$159.68	356	13.4863	Colonial/2Sty		
72-25-14-356-017	136 N DORCHEST	11/13/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$272,860	48.29	\$545,725	\$121,268	\$443,732	\$350,791	1.265	2,377	\$186.68	356	2.4089	Colonial/2Sty		
72-25-14-356-024	232 N DORCHEST	03/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$281,180	43.26	\$562,362	\$124,559	\$525,441	\$361,821	1.452	2,351	\$223.50	356	21.1356	Colonial/2Sty		
Totals:						\$2,794,900	\$1,370,610		\$2,741,240		\$2,164,833	\$1,744,771			\$189.09		0.0103			
								Sale. Ratio =>	49.04				E.C.F. =>	1.241	Std. Deviation=>		0.140219			
								Std. Dev. =>	4.19				Ave. E.C.F. =>	1.241	Ave. Variance=>		10.2554	Coefficient of Var=>		8.264779542

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-14-330-024	713 N STEPHENSC	02/05/21	\$69,000	WD	33-TO BE DETERMIN	\$69,000	\$25,970	37.64	\$51,940	\$13,125	\$55,875	\$60,648	0.921	578	\$96.67	361	8.2614	Other		
72-25-14-330-039	727 N STEPHENSC	12/29/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$36,700	39.46	\$73,407	\$13,125	\$79,875	\$94,191	0.848	699	\$114.27	361	0.9335	Other		
72-25-14-330-041	735 N STEPHENSC	03/26/21	\$64,500	WD	33-TO BE DETERMIN	\$64,500	\$28,580	44.31	\$57,157	\$13,125	\$51,375	\$68,800	0.747	655	\$78.44	361	9.1949	Other		
Totals:						\$226,500	\$91,250		\$182,504		\$187,125	\$223,639			\$96.46		0.1951			
								Sale. Ratio =>	40.29				E.C.F. =>	0.837	Std. Deviation=>		0.087655			
								Std. Dev. =>	3.45				Ave. E.C.F. =>	0.839	Ave. Variance=>		6.1300	Coefficient of Var=>		7.309068774

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-16-381-007	127 MAXWELL	08/04/21	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$296,690	50.12	\$593,371	\$131,096	\$460,904	\$409,093	1.127	2,339	\$197.05	381	0.0000	Colonial/2Sty		
Totals:						\$592,000	\$296,690		\$593,371		\$460,904	\$409,093			\$197.05		0.0000			
								Sale. Ratio =>	50.12				E.C.F. =>	1.127	Std. Deviation=>		#DIV/0!			
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.127	Ave. Variance=>		0.0000		Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-16-384-004	1091 N SHERMAN	07/29/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$177,010	53.64	\$354,028	\$82,500	\$247,500	\$176,317	1.404	1,351	\$183.20	384	4.5628	Other		
72-25-16-384-006	1081 N SHERMAN	08/10/21	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$173,410	51.61	\$346,813	\$82,500	\$253,500	\$171,632	1.477	1,358	\$186.67	384	2.7649	Other		
72-25-16-384-007	1081 N SHERMAN	11/23/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,410	53.36	\$346,813	\$82,500	\$242,500	\$171,632	1.413	1,358	\$178.57	384	3.6442	Other		
72-25-16-384-010	1071 N SHERMAN	08/12/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,410	53.36	\$346,813	\$82,500	\$242,500	\$171,632	1.413	1,358	\$178.57	384	3.6442	Other		
72-25-16-384-016	1061 N SHERMAN	02/15/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$176,590	49.74	\$353,186	\$82,500	\$272,500	\$175,770	1.550	1,351	\$201.70	384	10.0970	Other		
72-25-16-384-021	1041 N SHERMAN	07/21/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$178,520	51.60	\$357,036	\$82,500	\$263,500	\$178,270	1.478	1,351	\$195.04	384	2.8744	Other		
72-25-16-384-023	1041 N SHERMAN	12/11/20	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$173,370	53.18	\$346,739	\$82,500	\$243,500	\$171,584	1.419	1,358	\$179.31	384	3.0218	Other		
72-25-16-384-027	1031 N SHERMAN	07/23/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,000	52.42	\$346,003	\$82,500	\$247,500	\$171,106	1.446	1,355	\$182.66	384	0.2877	Other		
72-25-16-384-035	1011 N SHERMAN	10/15/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$173,000	51.64	\$346,003	\$82,500	\$252,500	\$171,106	1.476	1,355	\$186.35	384	2.6344	Other		
72-25-16-384-036	1011 N SHERMAN	09/29/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,000	53.23	\$346,003	\$82,500	\$242,500	\$171,106	1.417	1,355	\$178.97	384	3.2099	Other		
Totals:						\$3,333,000	\$1,744,720		\$3,489,437		\$2,508,000	\$1,730,154			\$185.10		0.0232			
								Sale. Ratio =>	52.35				E.C.F. =>	1.450	Std. Deviation=>		0.046151			
								Std. Dev. =>	1.23				Ave. E.C.F. =>	1.449	Ave. Variance=>		3.6741	Coefficient of Var=>		2.53502017

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-385-001	916 W 11 MILE	10/06/21	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$245,570	51.27	\$491,136	\$107,000	\$372,000	\$214,601	1.733	1,096	\$339.42	385	4.8441	Other
72-25-16-385-005	926 W 11 MILE	08/06/20	\$445,000	WD	33-TO BE DETERMIN	\$445,000	\$245,180	55.10	\$490,366	\$107,000	\$338,000	\$214,171	1.578	1,096	\$308.39	385	10.6829	Other
72-25-16-385-005	926 W 11 MILE	11/04/21	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$245,180	50.29	\$490,366	\$107,000	\$380,500	\$214,171	1.777	1,096	\$347.17	385	9.1611	Other
72-25-16-385-008	924 W 11 MILE	02/17/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$245,470	53.37	\$490,941	\$107,000	\$352,900	\$214,492	1.645	1,096	\$321.99	385	3.9726	Other
72-25-16-385-010	932 W 11 MILE	04/21/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$245,570	52.25	\$491,136	\$107,000	\$363,000	\$214,601	1.692	1,096	\$331.20	385	0.6503	Other
Totals:			\$2,341,400			\$2,341,400	\$1,226,970		\$2,453,945		\$1,806,400	\$1,072,036			\$329.64		0.0010	
							Sale. Ratio =>	52.40				E.C.F. =>	1.685		Std. Deviation=>	0.077091		
							Std. Dev. =>	1.87				Ave. E.C.F. =>	1.685		Ave. Variance=>	5.8622	Coefficient of Var=>	3.479029082

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-14-151-044	1809 GARDENIA	11/19/21	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$45,170	55.09	\$90,347	\$20,000	\$62,000	\$87,934	0.705	853	\$72.68	401	0.0000	Other
Totals:			\$82,000			\$82,000	\$45,170		\$90,347		\$62,000	\$87,934			\$72.68		0.0000	
							Sale. Ratio =>	55.09				E.C.F. =>	0.705		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.705		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-10-332-001	622 GIRARD	12/16/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$294,430	49.90	\$588,861	\$135,075	\$454,925	\$354,520	1.283	2,863	\$158.90	442	1.0756	Colonial/2Sty
72-25-10-332-007	2607 LAUREN	08/27/20	\$589,000	WD	33-TO BE DETERMIN	\$589,000	\$297,730	50.55	\$595,467	\$143,121	\$445,879	\$353,395	1.262	2,710	\$164.53	442	1.0756	Colonial/2Sty
Totals:			\$1,179,000			\$1,179,000	\$592,160		\$1,184,328		\$900,804	\$707,916			\$161.71		0.0017	
							Sale. Ratio =>	50.23				E.C.F. =>	1.272		Std. Deviation=>	0.015212		
							Std. Dev. =>	0.46				Ave. E.C.F. =>	1.272		Ave. Variance=>	1.0756	Coefficient of Var=>	0.845310259

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-456-005	3827 YORBA LIND	08/28/20	\$675,000	WD	33-TO BE DETERMIN	\$675,000	\$309,750	45.89	\$567,688	\$90,235	\$584,765	\$318,302	1.837	2,697	\$216.82	456	0.0000	Colonial/2Sty
Totals:			\$675,000			\$675,000	\$309,750		\$567,688		\$584,765	\$318,302			\$216.82		0.0000	
							Sale. Ratio =>	45.89				E.C.F. =>	1.837		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.837		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-478-003	3516 DURHAM	06/04/21	\$515,000	WD	33-TO BE DETERMIN	\$515,000	\$221,430	43.00	\$442,853	\$100,000	\$415,000	\$295,563	1.404	2,263	\$183.38	478	0.0000	Colonial/2Sty
Totals:			\$515,000			\$515,000	\$221,430		\$442,853		\$415,000	\$295,563			\$183.38		0.0000	
							Sale. Ratio =>	43.00				E.C.F. =>	1.404		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.404		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-378-091	3429 HILLSIDE	06/29/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$51,880	54.04	\$103,756	\$19,000	\$77,000	\$79,211	0.972	811	\$94.94	481	5.1384	Other
72-25-06-378-111	3429 HILLSIDE	06/29/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$51,700	52.76	\$103,392	\$19,000	\$79,000	\$78,871	1.002	811	\$97.41	481	2.1833	Other
72-25-06-378-120	3425 HILLSIDE	09/24/20	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$58,780	51.56	\$100,182	\$19,000	\$95,000	\$80,378	1.182	811	\$117.14	481	15.8444	Other
72-25-06-378-121	3425 HILLSIDE	09/10/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$51,700	55.59	\$103,392	\$19,000	\$74,000	\$78,871	0.938	811	\$91.25	481	8.5228	Other
Totals:			\$401,000			\$401,000	\$214,060		\$410,722		\$325,000	\$317,332			\$100.18		0.0697	
							Sale. Ratio =>	53.38				E.C.F. =>	1.024		Std. Deviation=>	0.108758		
							Std. Dev. =>	1.73				Ave. E.C.F. =>	1.023		Ave. Variance=>	7.9222	Coefficient of Var=>	7.74054926

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-378-087	3421 HILLSIDE	12/15/21	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$38,300	46.14	\$76,606	\$19,000	\$64,000	\$64,007	1.000	625	\$102.40	482	13.9792	Other
72-25-06-378-088	3421 HILLSIDE	06/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,820	47.58	\$79,990	\$19,000	\$71,000	\$67,767	1.048	625	\$113.60	482	9.1975	Other
72-25-06-378-114	3433 HILLSIDE	04/23/20	\$102,900	WD	03-ARM'S LENGTH	\$102,900	\$43,200	41.98	\$80,766	\$19,000	\$83,900	\$68,629	1.223	625	\$134.24	482	8.2829	Other
72-25-06-378-117	3433 HILLSIDE	05/12/21	\$105,000	WD	33-TO BE DETERMIN	\$105,000	\$39,530	37.65	\$79,064	\$19,000	\$86,000	\$66,738	1.289	625	\$137.60	482	14.8938	Other
Totals:			\$380,900			\$380,900	\$163,850		\$316,426		\$304,900	\$267,140			\$121.96		0.1661	
							Sale. Ratio =>	43.02				E.C.F. =>	1.141		Std. Deviation=>	0.137894		
							Std. Dev. =>	4.47				Ave. E.C.F. =>	1.140		Ave. Variance=>	11.5884	Coefficient of Var=>	10.16800402

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-401-052	3820 BENJAMIN	12/23/20	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$43,690	50.80	\$87,374	\$21,250	\$64,750	\$77,793	0.832	814	\$79.55	521	2.1424	Other
72-25-05-401-053	3820 BENJAMIN	11/12/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$43,690	48.54	\$87,374	\$21,250	\$68,750	\$77,793	0.884	814	\$84.46	521	7.2843	Other
72-25-05-401-054	3820 BENJAMIN	09/21/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$43,690	56.74	\$87,374	\$21,250	\$55,750	\$77,793	0.717	814	\$68.49	521	9.4267	Other
Totals:			\$253,000			\$253,000	\$131,070		\$262,122		\$189,250	\$233,379			\$77.50		0.0000	
							Sale. Ratio =>	51.81				E.C.F. =>	0.811		Std. Deviation=>	0.08559		
							Std. Dev. =>	4.23				Ave. E.C.F. =>	0.811		Ave. Variance=>	6.2845	Coefficient of Var=>	7.749889916

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-08-231-033	3085 HELEN	11/29/21	\$425,500	PTA	03-ARM'S LENGTH	\$425,500	\$255,720	60.10	\$511,433	\$85,000	\$340,500	\$236,907	1.437	1,957	\$173.99	541	14.4654	Other
72-25-08-231-044	3060 HELEN	01/08/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$205,090	53.27	\$410,181	\$85,000	\$300,000	\$180,656	1.661	1,750	\$171.43	541	7.8688	Other
72-25-08-231-045	3070 HELEN	12/03/20	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$214,480	53.63	\$428,967	\$85,000	\$314,900	\$191,093	1.648	1,877	\$167.77	541	6.5965	Other
Totals:			\$1,210,400			\$1,210,400	\$675,290		\$1,350,581		\$955,400	\$608,656			\$171.06		1.2238	
							Sale. Ratio =>	55.79				E.C.F. =>	1.570		Std. Deviation=>	0.125435		
							Std. Dev. =>	3.84				Ave. E.C.F. =>	1.582		Ave. Variance=>	9.6436	Coefficient of Var=>	6.09610484

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-16-459-017	803 N SHERMAN	03/08/22	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$204,350	45.51	\$408,709	\$83,000	\$366,000	\$221,571	1.652	1,864	\$196.35	544	16.3903	Other
72-25-16-459-018	805 N SHERMAN	10/30/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,040	54.26	\$396,088	\$83,000	\$282,000	\$212,985	1.324	1,866	\$151.13	544	16.3903	Other
Totals:			\$814,000			\$814,000	\$402,390		\$804,797		\$648,000	\$434,556			\$173.74		0.3238	
							Sale. Ratio =>	49.43				E.C.F. =>	1.491		Std. Deviation=>	0.231794		
							Std. Dev. =>	6.18				Ave. E.C.F. =>	1.488		Ave. Variance=>	16.3903	Coefficient of Var=>	11.01542909

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-10-129-085	417 OAK RUN	08/27/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$155,460	45.72	\$310,925	\$72,000	\$268,000	\$174,398	1.537	1,350	\$198.52	551	15.5232	Other
72-25-10-129-086	410 OAK RUN	10/13/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$157,370	49.96	\$314,748	\$72,000	\$243,000	\$177,188	1.371	1,718	\$141.44	551	1.0062	Other
72-25-10-129-093	424 OAK RUN	07/23/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$169,530	54.16	\$339,060	\$72,000	\$241,000	\$194,934	1.236	1,837	\$131.19	551	14.5170	Other
Totals:			\$968,000			\$968,000	\$482,360		\$964,733		\$752,000	\$546,520			\$157.05		0.5506	
							Sale. Ratio =>	49.83				E.C.F. =>	1.376		Std. Deviation=>	0.150454		
							Std. Dev. =>	4.22				Ave. E.C.F. =>	1.381		Ave. Variance=>	10.3488	Coefficient of Var=>	7.491089594

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-101-011	4715 COOLIDGE	05/07/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$36,790	59.34	\$73,580	\$17,353	\$44,647	\$59,816	0.746	614	\$72.71	558	18.1694	Other
72-25-05-101-011	4715 COOLIDGE	06/25/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,790	47.17	\$73,580	\$17,353	\$60,647	\$59,816	1.014	614	\$98.77	558	8.5793	Other
72-25-05-101-015	4715 COOLIDGE	04/01/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,030	46.70	\$84,061	\$17,601	\$72,399	\$70,702	1.024	746	\$97.05	558	9.5900	Other
Totals:			\$230,000			\$230,000	\$115,610		\$231,221		\$177,693	\$190,334			\$89.51		0.5485	
							Sale. Ratio =>	50.27				E.C.F. =>	0.934		Std. Deviation=>	0.157433		
							Std. Dev. =>	7.17				Ave. E.C.F. =>	0.928		Ave. Variance=>	12.1129	Coefficient of Var=>	13.0513077

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-128-012	4715 LEAFDALE	05/20/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,010	45.27	\$86,012	\$21,000	\$74,000	\$81,265	0.911	780	\$94.87	561	3.9211	Other
72-25-05-128-016	4715 LEAFDALE	06/15/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$47,460	51.59	\$94,927	\$21,000	\$71,000	\$92,409	0.768	780	\$91.03	561	10.3064	Other
72-25-05-128-019	4715 LEAFDALE	10/01/21	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$52,920	49.00	\$98,570	\$21,000	\$87,000	\$96,963	0.897	771	\$112.84	561	2.5864	Other
72-25-05-128-024	4625 LEAFDALE	02/22/22	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$43,250	45.57	\$86,508	\$21,000	\$73,900	\$81,885	0.902	771	\$95.85	561	3.1095	Other
72-25-05-128-025	4625 LEAFDALE	02/24/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$45,110	46.51	\$90,226	\$21,000	\$76,000	\$86,533	0.878	780	\$97.44	561	0.6893	Other
Totals:			\$486,900			\$486,900	\$231,750		\$456,243		\$381,900	\$439,054			\$98.40		0.1565	
							Sale. Ratio =>	47.60				E.C.F. =>	0.870		Std. Deviation=>	0.058829		
							Std. Dev. =>	2.67				Ave. E.C.F. =>	0.871		Ave. Variance=>	4.1226	Coefficient of Var=>	4.731027449

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-128-021	4715 LEAFDALE	05/04/21	\$87,357	WD	03-ARM'S LENGTH	\$87,357	\$39,800	45.56	\$79,606	\$21,000	\$66,357	\$58,606	1.132	521	\$127.36	562	0.0000	Other
Totals:			\$87,357			\$87,357	\$39,800		\$79,606		\$66,357	\$58,606			\$127.36		0.0000	
							Sale. Ratio =>	45.56				E.C.F. =>	1.132		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.132		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-426-014	349 W LINCOLN	08/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,830	54.68	\$229,656	\$53,000	\$157,000	\$93,966	1.671	961	\$163.37	601	0.0000	Other
72-25-21-426-019	327 W LINCOLN	11/29/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$114,830	54.68	\$229,656	\$53,000	\$157,000	\$93,966	1.671	961	\$163.37	601	0.0000	Other
Totals:			\$420,000			\$420,000	\$229,660		\$459,312		\$314,000	\$187,932			\$163.37		0.0000	
							Sale. Ratio =>	54.68				E.C.F. =>	1.671		Std. Deviation=>	0		
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.671		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-403-016	25707 WOODWA	09/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,360	47.49	\$118,712	\$30,500	\$94,500	\$80,193	1.178	740	\$127.70	610	7.8521	Other
72-25-21-403-029	25749 WOODWA	12/22/20	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$59,360	47.53	\$118,712	\$30,500	\$94,400	\$80,193	1.177	740	\$127.57	610	7.7274	Other
72-25-21-403-047	25835 WOODWA	08/03/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$69,610	51.60	\$139,210	\$30,500	\$104,400	\$98,827	1.056	950	\$109.89	610	4.3502	Other
72-25-21-403-052	25863 WOODWA	09/20/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$69,610	45.95	\$139,210	\$30,500	\$121,000	\$98,827	1.224	950	\$127.37	610	12.4468	Other
72-25-21-403-060	25901 WOODWA	04/23/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$69,610	58.01	\$139,210	\$30,500	\$89,500	\$98,827	0.906	950	\$94.21	610	19.4270	Other
72-25-21-403-071	25943 WOODWA	01/08/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,610	51.56	\$139,210	\$30,500	\$104,500	\$98,827	1.057	950	\$110.00	610	4.2490	Other
Totals:			\$791,300			\$791,300	\$397,160		\$794,264		\$608,300	\$555,695			\$116.12		0.5224	
							Sale. Ratio =>	50.19				E.C.F. =>	1.095		Std. Deviation=>	0.117531		
							Std. Dev. =>	4.41				Ave. E.C.F. =>	1.100		Ave. Variance=>	9.3421	Coefficient of Var=>	8.493636172

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-10-326-065	2604 ROCHESTER	03/12/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,180	47.86	\$148,366	\$32,500	\$122,500	\$96,555	1.269	924	\$132.58	641	1.5456	Other
72-25-10-326-066	2604 ROCHESTER	09/30/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$72,810	46.97	\$145,610	\$32,500	\$122,500	\$94,258	1.300	924	\$132.58	641	1.5456	Other
Totals:			\$310,000			\$310,000	\$146,990		\$293,976		\$245,000	\$190,813			\$132.58		0.0186	
							Sale. Ratio =>	47.42				E.C.F. =>	1.284		Std. Deviation=>	0.021859		
							Std. Dev. =>	0.62				Ave. E.C.F. =>	1.284		Ave. Variance=>	1.5456	Coefficient of Var=>	1.203618212

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-21-477-071	118 S GEORGETO'	10/22/21	\$281,030	PTA	03-ARM'S LENGTH	\$281,030	\$139,220	49.54	\$278,443	\$61,250	\$219,780	\$133,247	1.649	1,135	\$193.64	661	4.2326	Other		
72-25-21-477-073	130 S GEORGETO'	11/23/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$139,220	50.63	\$278,443	\$61,250	\$213,750	\$133,247	1.604	1,135	\$188.33	661	8.7580	Other		
72-25-21-477-101	150 S GEORGETO'	04/14/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,370	49.12	\$294,741	\$61,250	\$238,750	\$143,246	1.667	1,147	\$208.15	661	2.5028	Other		
72-25-21-477-102	156 S GEORGETO'	06/28/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,220	44.62	\$278,443	\$61,250	\$250,750	\$133,247	1.882	1,135	\$220.93	661	19.0099	Other		
72-25-21-477-103	162 S GEORGETO'	05/26/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,170	49.37	\$286,330	\$61,250	\$228,750	\$138,086	1.657	1,135	\$201.54	661	3.5164	Other		
Totals:						\$1,458,030	\$708,200		\$1,416,400		\$1,151,780	\$681,074			\$202.52		0.0617			
								Sale. Ratio =>	48.57				E.C.F. =>	1.691	Std. Deviation=>	0.108929				
								Std. Dev. =>	2.33				Ave. E.C.F. =>	1.692	Ave. Variance=>	7.6040	Coefficient of Var=>	4.494748944		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-21-477-077	146 ALLENHURST	12/18/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,130	51.95	\$246,254	\$56,000	\$181,000	\$108,099	1.674	783	\$231.16	662	0.2824	Other		
72-25-21-477-079	138 ALLENHURST	07/10/20	\$220,000	WD	33-TO BE DETERMIN	\$220,000	\$132,540	60.25	\$265,070	\$56,000	\$164,000	\$118,790	1.381	783	\$209.45	662	29.6627	Other		
72-25-21-477-079	138 ALLENHURST	10/04/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$132,540	54.10	\$265,070	\$56,000	\$189,000	\$118,790	1.591	783	\$241.38	662	8.6172	Other		
72-25-21-477-083	126 ALLENHURST	01/25/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,270	52.56	\$236,543	\$56,000	\$169,000	\$102,581	1.647	783	\$215.84	662	2.9743	Other		
72-25-21-477-097	160 ALLENHURST	08/28/20	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$118,270	54.38	\$236,543	\$56,000	\$161,500	\$102,581	1.574	783	\$206.26	662	10.2856	Other		
72-25-21-477-099	152 ALLENHURST	07/27/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$125,160	52.37	\$250,327	\$56,000	\$183,000	\$110,413	1.657	783	\$233.72	662	1.9805	Other		
72-25-21-477-117	163 W KENILWOF	07/20/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$116,240	49.89	\$232,470	\$56,000	\$177,000	\$100,267	1.765	783	\$226.05	662	8.8068	Other		
72-25-21-477-127	1301 S WASHING'	04/01/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,760	50.51	\$247,521	\$56,000	\$189,000	\$108,819	1.737	783	\$241.38	662	5.9615	Other		
72-25-21-477-137	1325 S WASHING'	07/23/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$123,760	52.89	\$247,521	\$56,000	\$178,000	\$108,819	1.636	783	\$227.33	662	4.1470	Other		
72-25-21-477-139	1327 S WASHING'	05/28/20	\$220,000	WD	33-TO BE DETERMIN	\$220,000	\$121,100	55.05	\$242,208	\$56,000	\$164,000	\$105,800	1.550	783	\$209.45	662	12.7123	Other		
72-25-21-477-143	1335 S WASHING'	01/12/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$118,190	43.94	\$236,370	\$56,000	\$213,000	\$102,483	2.078	783	\$272.03	662	40.1177	Other		
72-25-22-376-019	1566 MARYLAND	07/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,280	41.13	\$238,552	\$56,000	\$234,000	\$103,723	2.256	783	\$298.85	662	57.8797	Other		
72-25-22-376-023	1539 CHESAPEAK	08/14/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$120,350	57.31	\$240,701	\$56,000	\$154,000	\$104,944	1.467	783	\$196.68	662	20.9765	Other		
72-25-22-376-059	1429 CHESAPEAK	02/05/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$113,720	54.94	\$227,436	\$56,000	\$151,000	\$97,407	1.550	783	\$192.85	662	12.7018	Other		
72-25-22-376-063	1421 CHESAPEAK	04/30/21	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$120,140	47.96	\$240,279	\$56,000	\$194,500	\$104,704	1.858	792	\$245.58	662	18.0401	Other		
72-25-22-376-079	1510 MARYLAND	12/23/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$114,700	57.93	\$229,408	\$56,000	\$142,000	\$98,527	1.441	783	\$181.35	662	23.5992	Other		
72-25-22-376-087	1530 MARYLAND	09/08/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$120,140	56.14	\$240,279	\$56,000	\$158,000	\$104,704	1.509	792	\$199.49	662	16.8201	Other		
72-25-22-376-091	1538 MARYLAND	10/02/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,700	48.81	\$229,408	\$56,000	\$179,000	\$98,527	1.817	783	\$228.61	662	13.9538	Other		
Totals:						\$4,189,000	\$2,175,990		\$4,351,960		\$3,181,000	\$1,899,977			\$225.41		0.2987			
								Sale. Ratio =>	51.95				E.C.F. =>	1.674	Std. Deviation=>	0.220767				
								Std. Dev. =>	4.80				Ave. E.C.F. =>	1.677	Ave. Variance=>	16.0844	Coefficient of Var=>	9.589934913		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-21-477-060	143 W KENILWOF	10/27/21	\$293,400	PTA	03-ARM'S LENGTH	\$293,400	\$129,160	44.02	\$258,314	\$61,250	\$232,150	\$141,773	1.637	1,180	\$196.74	663	30.7102	Other		
72-25-21-477-094	170 ALLENHURST	07/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,160	46.97	\$258,314	\$61,250	\$213,750	\$141,773	1.508	1,180	\$181.14	663	17.7317	Other		
72-25-21-477-130	1305 S WASHING'	09/16/20	\$259,500	WD	03-ARM'S LENGTH	\$259,500	\$126,290	48.67	\$252,589	\$61,250	\$198,250	\$137,654	1.440	1,180	\$168.01	663	10.9827	Other		
72-25-21-477-144	1337 S WASHING'	05/04/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$126,290	48.20	\$252,589	\$61,250	\$200,750	\$137,654	1.458	1,180	\$170.13	663	12.7989	Other		
72-25-22-376-036	1513 CHESAPEAK	09/10/21	\$249,999	WD	03-ARM'S LENGTH	\$249,999	\$124,700	49.88	\$249,391	\$61,250	\$188,749	\$135,353	1.394	1,180	\$159.96	663	6.4113	Other		
72-25-22-376-050	1453 CHESAPEAK	01/05/21	\$235,900	WD	03-ARM'S LENGTH	\$235,900	\$126,330	53.55	\$252,652	\$61,250	\$174,650	\$137,699	1.268	1,180	\$148.01	663	6.2035	Other		
72-25-22-376-058	1433 CHESAPEAK	05/06/20	\$220,000	WD	33-TO BE DETERMIN	\$220,000	\$129,860	59.03	\$259,717	\$61,250	\$158,750	\$142,782	1.112	1,180	\$134.53	663	21.8544	Other		
72-25-22-376-076	1504 MARYLAND	06/30/20	\$232,000	WD	33-TO BE DETERMIN	\$232,000	\$135,050	58.21	\$270,091	\$61,250	\$170,750	\$150,245	1.136	1,180	\$144.70	663	19.3904	Other		
72-25-22-376-086	1522 MARYLAND	06/30/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$137,570	56.73	\$275,145	\$61,250	\$181,250	\$153,881	1.178	1,180	\$153.60	663	15.2523	Other		
72-25-22-376-086	1522 MARYLAND	11/30/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$137,570	55.58	\$275,145	\$61,250	\$186,250	\$153,881	1.210	1,180	\$157.84	663	12.0030	Other		
72-25-22-376-090	1534 MARYLAND	08/31/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$124,700	52.84	\$249,391	\$61,250	\$174,750	\$135,353	1.291	1,180	\$148.09	663	3.9312	Other		
Totals:						\$2,753,799	\$1,426,680		\$2,853,338		\$2,080,049	\$1,568,049			\$160.25		0.3858			
								Sale. Ratio =>	51.81				E.C.F. =>	1.327	Std. Deviation=>	0.169331				
								Std. Dev. =>	4.95				Ave. E.C.F. =>	1.330	Ave. Variance=>	14.2972	Coefficient of Var=>	10.74674258		

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-22-382-002	618 MACWILLIAM	07/09/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$173,050	51.66	\$346,097	\$78,000	\$257,000	\$221,568	1.160	1,615	\$159.13	664	2.9439	Other	
72-25-22-382-007	516 MACWILLIAM	02/12/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$158,410	50.13	\$316,829	\$78,000	\$238,000	\$197,379	1.206	1,397	\$170.37	664	1.6445	Other	
72-25-22-382-008	509 MACWILLIAM	11/23/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$169,480	51.36	\$338,953	\$78,000	\$252,000	\$215,664	1.168	1,520	\$165.79	664	2.0869	Other	
72-25-22-382-019	1601 ANNE	08/07/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$170,920	50.42	\$341,831	\$78,000	\$261,000	\$218,042	1.197	1,558	\$167.52	664	0.7661	Other	
72-25-22-382-031	614 JAMES	04/15/21	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$173,050	52.84	\$346,097	\$78,000	\$249,500	\$221,568	1.126	1,615	\$154.49	664	6.3289	Other	
72-25-22-382-042	513 JAMES	10/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,050	53.25	\$346,097	\$78,000	\$247,000	\$221,568	1.115	1,615	\$152.94	664	7.4572	Other	
72-25-22-382-052	316 JAMES	07/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,370	50.99	\$346,733	\$78,000	\$262,000	\$222,093	1.180	1,615	\$162.23	664	0.9671	Other	
72-25-22-382-054	308 JAMES	03/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$173,050	54.08	\$346,097	\$78,000	\$242,000	\$221,568	1.092	1,615	\$149.85	664	9.7138	Other	
72-25-22-382-060	412 JAMES	03/04/22	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$172,970	50.44	\$345,947	\$78,000	\$264,900	\$221,444	1.196	1,615	\$164.02	664	0.6885	Other	
72-25-22-382-075	317 JAMES	03/31/22	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$173,050	44.77	\$346,097	\$78,000	\$308,500	\$221,568	1.392	1,615	\$191.02	664	20.2996	Other	
72-25-22-382-079	1313 ANNE	03/10/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$173,030	48.74	\$346,062	\$78,000	\$277,000	\$221,539	1.250	1,569	\$176.55	664	6.0990	Other	
Totals:			\$3,716,900			\$3,716,900	\$1,883,430		\$3,766,840		\$2,858,900	\$2,404,000			\$164.90		0.0129		
								Sale. Ratio =>	50.67				E.C.F. =>	1.189	Std. Deviation=>		0.081056		
								Std. Dev. =>	2.51				Ave. E.C.F. =>	1.189	Ave. Variance=>		5.3632	Coefficient of Var=>	4.509356529

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-22-384-007	726 E PARENT	10/05/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$338,420	43.95	\$676,845	\$140,501	\$629,499	\$297,969	2.113	2,078	\$302.94	665	0.0000	TwnHse/Duplex	
Totals:			\$770,000			\$770,000	\$338,420		\$676,845		\$629,499	\$297,969			\$302.94		0.0000		
								Sale. Ratio =>	43.95				E.C.F. =>	2.113	Std. Deviation=>		#DIV/0!		
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.113	Ave. Variance=>		0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-21-240-002	100 W 5TH	12/09/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$131,330	49.56	\$262,662	\$67,500	\$197,500	\$127,557	1.548	790	\$250.00	666	15.7097	Other	
72-25-21-240-012	100 W 5TH	08/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$177,540	59.18	\$355,075	\$85,500	\$214,500	\$176,193	1.217	1,121	\$191.35	666	17.3816	Other	
72-25-21-240-018	100 W 5TH	12/18/20	\$305,000	WD	33-TO BE DETERMIN	\$305,000	\$176,110	57.74	\$352,219	\$85,500	\$219,500	\$174,326	1.259	1,119	\$196.16	666	13.2098	Other	
72-25-21-240-024	100 W 5TH	09/24/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,940	54.14	\$351,876	\$85,500	\$239,500	\$174,102	1.376	1,125	\$212.89	666	1.5601	Other	
72-25-21-240-029	100 W 5TH	04/01/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$205,560	53.39	\$411,122	\$100,000	\$285,000	\$203,348	1.402	1,160	\$245.69	666	1.0308	Other	
72-25-21-240-030	100 W 5TH	09/03/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$131,330	46.49	\$262,662	\$67,500	\$215,000	\$127,557	1.686	790	\$272.15	666	29.4291	Other	
72-25-21-240-032	100 W 5TH	10/08/20	\$300,000	WD	33-TO BE DETERMIN	\$300,000	\$176,110	58.70	\$352,219	\$85,500	\$214,500	\$174,326	1.230	1,119	\$191.69	666	16.0780	Other	
72-25-21-240-033	100 W 5TH	06/24/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$175,360	47.39	\$350,718	\$85,500	\$284,500	\$173,345	1.641	1,119	\$254.24	666	25.0003	Other	
72-25-21-240-035	100 W 5TH	04/29/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$208,810	57.21	\$417,625	\$100,000	\$265,000	\$207,598	1.277	1,160	\$228.45	666	11.4727	Other	
72-25-21-240-038	100 W 5TH	12/11/20	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$176,690	57.18	\$353,377	\$85,500	\$223,500	\$175,083	1.277	1,125	\$198.67	666	11.4694	Other	
72-25-21-240-041	100 W 5TH	01/15/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$175,550	55.73	\$351,094	\$85,500	\$229,500	\$173,591	1.322	1,121	\$204.73	666	6.9157	Other	
72-25-21-240-046	100 W 5TH	01/18/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$175,590	54.36	\$351,171	\$85,500	\$237,500	\$173,641	1.368	1,119	\$212.24	666	2.3469	Other	
72-25-21-240-057	100 W 5TH	01/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$207,540	59.30	\$415,073	\$100,000	\$250,000	\$205,930	1.214	1,160	\$215.52	666	17.7227	Other	
72-25-21-240-058	100 W 5TH	09/07/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$131,560	46.57	\$263,115	\$67,500	\$215,000	\$127,853	1.682	790	\$272.15	666	29.0388	Other	
72-25-21-240-067	100 W 5TH	11/08/21	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$174,460	54.26	\$348,925	\$85,500	\$236,000	\$172,173	1.371	1,125	\$209.78	666	2.0519	Other	
Totals:			\$4,798,500			\$4,798,500	\$2,599,480		\$5,198,933		\$3,526,500	\$2,566,623			\$223.71		1.7247		
								Sale. Ratio =>	54.17				E.C.F. =>	1.374	Std. Deviation=>		0.168068		
								Std. Dev. =>	4.55				Ave. E.C.F. =>	1.391	Ave. Variance=>		13.3612	Coefficient of Var=>	9.603838239

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-241-001	432 S WASHINGT	02/17/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$215,010	52.44	\$430,022	\$103,000	\$307,000	\$206,976	1.483	1,309	\$234.53	668	0.8673	Other
72-25-21-241-006	432 S WASHINGT	01/25/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$171,110	52.81	\$342,226	\$83,000	\$241,000	\$164,067	1.469	1,004	\$240.04	668	2.3026	Other
72-25-21-241-007	432 S WASHINGT	08/31/20	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$208,110	54.78	\$416,224	\$103,000	\$276,900	\$198,243	1.397	1,226	\$225.86	668	9.5166	Other
72-25-21-241-008	432 S WASHINGT	03/04/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$215,010	50.00	\$430,022	\$103,000	\$327,000	\$206,976	1.580	1,309	\$249.81	668	8.7957	Other
72-25-21-241-011	432 S WASHINGT	10/30/20	\$573,500	WD	33-TO BE DETERMIN	\$573,500	\$336,710	58.71	\$645,684	\$162,000	\$411,500	\$291,376	1.412	1,842	\$223.40	668	7.9672	Other
72-25-21-241-013	432 S WASHINGT	04/28/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,110	48.20	\$342,226	\$83,000	\$272,000	\$164,067	1.658	1,004	\$270.92	668	16.5922	Other
72-25-21-241-021	432 S WASHINGT	04/30/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$208,110	53.36	\$416,224	\$103,000	\$287,000	\$198,243	1.448	1,226	\$234.09	668	4.4219	Other
72-25-21-241-024	432 S WASHINGT	12/07/21	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$271,890	52.79	\$543,787	\$124,000	\$391,000	\$265,688	1.472	1,563	\$250.16	668	2.0286	Other
72-25-21-241-028	432 S WASHINGT	11/23/21	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$208,110	52.03	\$416,224	\$103,000	\$297,000	\$198,243	1.498	1,226	\$242.25	668	0.6224	Other
72-25-21-241-033	432 S WASHINGT	04/27/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$268,940	56.04	\$537,873	\$124,000	\$355,900	\$261,945	1.359	1,557	\$228.58	668	13.3254	Other
72-25-21-241-038	432 S WASHINGT	04/07/21	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$271,890	45.39	\$543,787	\$124,000	\$475,000	\$265,688	1.788	1,563	\$303.90	668	29.5875	Other
72-25-21-241-043	432 S WASHINGT	08/09/21	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$215,010	50.41	\$430,022	\$103,000	\$323,500	\$206,976	1.563	1,309	\$247.14	668	7.1047	Other
72-25-21-241-047	432 S WASHINGT	07/21/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$268,940	57.84	\$511,334	\$124,000	\$341,000	\$233,334	1.461	1,557	\$219.01	668	3.0511	Other
72-25-21-241-053	432 S WASHINGT	04/13/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$335,260	54.51	\$670,510	\$162,000	\$453,000	\$321,842	1.408	1,842	\$245.93	668	8.4413	Other
72-25-21-241-058	432 S WASHINGT	01/04/21	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$177,980	54.35	\$355,950	\$83,000	\$244,500	\$172,753	1.415	1,017	\$240.41	668	7.6623	Other
72-25-21-241-061	432 S WASHINGT	03/19/21	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$268,390	47.71	\$536,788	\$124,000	\$438,500	\$261,258	1.678	1,557	\$281.63	668	18.6479	Other
72-25-21-241-062	432 S WASHINGT	12/28/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$171,110	56.10	\$342,226	\$83,000	\$222,000	\$164,067	1.353	1,004	\$221.12	668	13.8832	Other
72-25-21-241-063	432 S WASHINGT	08/17/21	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$208,110	49.91	\$416,224	\$103,000	\$314,000	\$198,243	1.584	1,226	\$256.12	668	9.1978	Other
72-25-21-241-065	432 S WASHINGT	08/31/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,430	54.59	\$354,864	\$83,000	\$242,000	\$172,066	1.406	1,017	\$237.95	668	8.5498	Other
72-25-21-241-065	432 S WASHINGT	07/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,430	50.69	\$354,864	\$83,000	\$267,000	\$172,066	1.552	1,017	\$262.54	668	5.9795	Other
72-25-21-241-070	432 S WASHINGT	03/01/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$208,110	56.25	\$416,224	\$103,000	\$267,000	\$198,243	1.347	1,226	\$217.78	668	14.5105	Other
Totals:			\$9,019,800			\$9,019,800	\$4,753,770		\$9,453,305		\$6,753,800	\$4,522,360			\$244.44		0.1487	
							Sale. Ratio =>	52.70				E.C.F. =>	1.493		Std. Deviation=>	0.116706		
							Std. Dev. =>	3.43				Ave. E.C.F. =>	1.492		Ave. Variance=>	9.1931	Coefficient of Var=>	6.161860957

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-436-004	1011 S WASHING	03/02/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$377,230	53.89	\$754,456	\$173,000	\$527,000	\$375,133	1.405	2,227	\$236.64	670	21.5881	Other
72-25-21-436-008	1021 S WASHING	10/16/20	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$272,060	49.74	\$544,122	\$109,000	\$438,000	\$280,724	1.560	1,705	\$256.89	670	6.0465	Other
72-25-21-436-009	1021 S WASHING	07/22/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$269,160	44.86	\$479,895	\$109,000	\$491,000	\$239,287	2.052	1,672	\$293.66	670	43.1212	Other
72-25-21-436-017	1021 S WASHING	11/04/21	\$325,500	PTA	03-ARM'S LENGTH	\$325,500	\$170,140	52.27	\$340,282	\$68,000	\$257,500	\$175,666	1.466	1,077	\$239.09	670	15.4865	Other
Totals:			\$2,172,500			\$2,172,500	\$1,088,590		\$2,118,755		\$1,713,500	\$1,070,810			\$256.57		2.0526	
							Sale. Ratio =>	50.11				E.C.F. =>	1.600		Std. Deviation=>	0.294498		
							Std. Dev. =>	3.94				Ave. E.C.F. =>	1.621		Ave. Variance=>	21.5606	Coefficient of Var=>	13.30311318

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-479-039	1436 S MAIN	06/10/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$172,570	49.73	\$345,142	\$82,000	\$265,000	\$199,350	1.329	1,870	\$141.71	671	5.6732	Other
72-25-21-479-047	1452 S MAIN	08/20/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$172,570	50.02	\$345,142	\$82,000	\$263,000	\$199,350	1.319	1,870	\$140.64	671	4.6699	Other
72-25-21-479-069	169 ALLENHURST	08/03/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$172,570	49.32	\$345,142	\$82,000	\$267,900	\$199,350	1.344	1,870	\$143.26	671	7.1279	Other
72-25-21-479-073	128 TIFFANY	01/21/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,570	50.76	\$345,142	\$82,000	\$258,000	\$199,350	1.294	1,870	\$137.97	671	2.1618	Other
72-25-21-479-087	154 TIFFANY	10/08/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$172,570	58.50	\$345,142	\$82,000	\$213,000	\$199,350	1.068	1,870	\$113.90	671	20.4116	Other
72-25-21-479-105	1449 S WASHING	04/15/21	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$178,060	51.91	\$356,116	\$82,000	\$261,000	\$207,664	1.257	1,870	\$139.57	671	1.5748	Other
72-25-21-479-107	1451 S WASHING	02/12/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,570	50.76	\$345,142	\$82,000	\$258,000	\$199,350	1.294	1,870	\$137.97	671	2.1618	Other
72-25-22-353-036	1403 S MAIN	01/07/22	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$169,150	50.49	\$338,291	\$82,000	\$253,000	\$194,160	1.303	1,830	\$138.25	671	3.0462	Other
72-25-22-353-057	1443 S MAIN	11/10/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$172,570	52.29	\$345,142	\$82,000	\$248,000	\$199,350	1.244	1,870	\$132.62	671	2.8545	Other
Totals:			\$3,024,900			\$3,024,900	\$1,555,200		\$3,110,401		\$2,286,900	\$1,797,273			\$136.21		0.0161	
							Sale. Ratio =>	51.41				E.C.F. =>	1.272		Std. Deviation=>	0.082967		
							Std. Dev. =>	2.78				Ave. E.C.F. =>	1.273		Ave. Variance=>	5.5202	Coefficient of Var=>	4.337770077

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-21-479-034	1430 S MAIN	09/08/21	\$317,900	WD	03-ARM'S LENGTH	\$317,900	\$154,870	48.72	\$309,749	\$70,000	\$247,900	\$172,481	1.437	1,550	\$159.94	672	13.7407	Other
72-25-21-479-040	1440 S MAIN	11/19/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$158,530	56.62	\$317,059	\$70,000	\$210,000	\$177,740	1.181	1,550	\$135.48	672	11.8351	Other
72-25-21-479-048	127 ALLENHURST	07/31/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$156,290	60.11	\$286,792	\$70,000	\$190,000	\$151,603	1.253	1,550	\$122.58	672	4.6575	Other
72-25-21-479-054	141 ALLENHURST	01/19/22	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$154,870	51.71	\$309,749	\$70,000	\$229,500	\$172,481	1.331	1,550	\$148.06	672	3.0729	Other
72-25-21-479-062	157 ALLENHURST	10/15/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$174,680	54.76	\$349,358	\$70,000	\$249,000	\$200,977	1.239	1,550	\$160.65	672	6.0903	Other
72-25-21-479-062	157 ALLENHURST	01/11/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$174,680	50.63	\$349,358	\$70,000	\$275,000	\$200,977	1.368	1,550	\$177.42	672	6.8465	Other
72-25-21-479-070	173 ALLENHURST	06/18/20	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$154,870	52.68	\$309,749	\$70,000	\$224,000	\$172,481	1.299	1,550	\$144.52	672	0.1159	Other
72-25-21-479-088	158 TIFFANY	06/11/20	\$274,900	WD	33-TO BE DETERMIN	\$274,900	\$162,300	59.04	\$324,609	\$70,000	\$204,900	\$183,172	1.119	1,550	\$132.19	672	18.1229	Other
72-25-21-479-092	166 TIFFANY	11/19/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$154,870	53.40	\$309,749	\$70,000	\$220,000	\$172,481	1.276	1,550	\$141.94	672	2.4350	Other
72-25-21-479-096	1431 S WASHING	11/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,870	54.34	\$309,749	\$70,000	\$215,000	\$172,481	1.247	1,550	\$138.71	672	5.3339	Other
72-25-21-479-106	1453 S WASHING	11/01/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$154,870	52.14	\$309,749	\$70,000	\$227,000	\$172,481	1.316	1,550	\$146.45	672	1.6234	Other
72-25-22-353-040	1413 S MAIN	03/12/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$154,870	45.55	\$309,749	\$70,000	\$270,000	\$172,481	1.565	1,550	\$174.19	672	26.5537	Other
72-25-22-353-046	1423 S MAIN	06/30/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$154,870	52.50	\$309,749	\$70,000	\$225,000	\$172,481	1.304	1,550	\$145.16	672	0.4639	Other
72-25-22-353-048	1429 S MAIN	01/31/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$154,870	54.92	\$309,749	\$70,000	\$212,000	\$172,481	1.229	1,550	\$136.77	672	7.0732	Other
72-25-22-353-052	1437 S MAIN	09/29/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$154,870	51.62	\$309,749	\$70,000	\$230,000	\$172,481	1.333	1,550	\$148.39	672	3.3627	Other

Totals:			\$4,479,300			\$4,479,300	\$2,375,180			\$4,724,666	\$3,429,300	\$2,639,282			\$147.50		0.0520	
							Sale. Ratio =>	53.03				E.C.F. =>	1.299		Std. Deviation=>	0.106103		
							Std. Dev. =>	3.70				Ave. E.C.F. =>	1.300		Ave. Variance=>	7.4218	Coefficient of Var=>	5.709762519

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-226-037	3501 W 14 MILE	10/08/21	\$110,000	WD	33-TO BE DETERMIN	\$110,000	\$42,820	38.93	\$85,635	\$20,000	\$90,000	\$80,043	1.124	850	\$105.88	675	0.0000	Other
Totals:			\$110,000			\$110,000	\$42,820				\$90,000	\$80,043			\$105.88		0.0000	
							Sale. Ratio =>	38.93				E.C.F. =>	1.124		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.124		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-227-020	3405 W 14 MILE	08/31/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,150	51.85	\$176,291	\$35,969	\$134,031	\$96,774	1.385	938	\$142.89	681	3.4042	Other
72-25-06-227-027	3415 W 14 MILE	08/10/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$86,820	53.93	\$173,636	\$35,969	\$125,031	\$94,943	1.317	938	\$133.30	681	3.4042	Other
Totals:			\$331,000			\$331,000	\$174,970				\$259,062	\$191,717			\$138.09		0.0325	
							Sale. Ratio =>	52.86				E.C.F. =>	1.351		Std. Deviation=>	0.048142		
							Std. Dev. =>	1.47				Ave. E.C.F. =>	1.351		Ave. Variance=>	3.4042	Coefficient of Var=>	2.519831789

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-06-257-033	3800 NORMANDY	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,920	55.10	\$181,842	\$31,500	\$133,500	\$113,039	1.181	1,274	\$104.79	684	0.0000	Other
Totals:			\$165,000			\$165,000	\$90,920				\$133,500	\$113,039			\$104.79		0.0000	
							Sale. Ratio =>	55.10				E.C.F. =>	1.181		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.181		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-09-408-038	2113 MARYWOOL	08/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,260	54.05	\$140,510	\$33,000	\$97,000	\$81,447	1.191	826	\$117.43	722	0.0000	Other
Totals:			\$130,000			\$130,000	\$70,260				\$97,000	\$81,447			\$117.43		0.0000	
							Sale. Ratio =>	54.05				E.C.F. =>	1.191		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.191		Ave. Variance=>	0.0000	Coefficient of Var=>	0

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-131-009	2415 SAMOSET	01/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,490	54.22	\$140,976	\$33,825	\$96,175	\$90,043	1.068	1,008	\$95.41	761	18.7016	Other
72-25-05-131-010	2417 SAMOSET	09/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,050	55.04	\$139,373	\$33,825	\$106,175	\$87,957	1.207	1,008	\$105.33	761	4.7990	Other
72-25-05-131-016	2445 SAMOSET	02/22/22	\$168,000	WD	33-TO BE DETERMIN	\$168,000	\$70,490	41.96	\$140,976	\$33,825	\$134,175	\$90,043	1.490	1,008	\$133.11	761	23.5005	Other
Totals:			\$438,000			\$438,000	\$218,030		\$421,325		\$336,525	\$268,042			\$111.28		0.0374	
							Sale. Ratio =>	49.78				E.C.F. =>	1.255		Std. Deviation=>	0.215065		
							Std. Dev. =>	7.33				Ave. E.C.F. =>	1.255		Ave. Variance=>	15.6670	Coefficient of Var=>	12.48251437

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-08-206-017	3204 ELMHURST	08/28/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$34,140	52.60	\$68,281	\$19,000	\$45,900	\$78,224	0.587	740	\$62.03	801	0.7584	Other
72-25-08-206-027	3204 ELMHURST	09/25/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$34,140	52.52	\$68,281	\$19,000	\$46,000	\$78,224	0.588	740	\$62.16	801	0.8862	Other
72-25-08-206-040	3104 LINWOOD	07/31/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$34,140	50.96	\$68,281	\$19,000	\$48,000	\$78,224	0.614	740	\$64.86	801	3.4430	Other
72-25-08-206-051	3104 LINWOOD	10/12/21	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$33,950	56.58	\$67,891	\$19,000	\$41,000	\$77,605	0.528	740	\$55.41	801	5.0876	Other
Totals:			\$256,900			\$256,900	\$136,370		\$272,734		\$180,900	\$312,276			\$61.11		0.0101	
							Sale. Ratio =>	53.08				E.C.F. =>	0.579		Std. Deviation=>	0.036101		
							Std. Dev. =>	2.40				Ave. E.C.F. =>	0.579		Ave. Variance=>	2.5438	Coefficient of Var=>	4.3919599

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-08-206-022	3130 LINWOOD	11/02/20	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$54,340	47.46	\$108,675	\$19,000	\$95,500	\$101,903	0.937	855	\$111.70	802	1.0300	Other
72-25-08-206-022	3130 LINWOOD	01/12/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$54,340	41.83	\$108,675	\$19,000	\$110,900	\$101,903	1.088	855	\$129.71	802	16.1424	Other
72-25-08-206-023	3126 LINWOOD	02/10/22	\$82,500	PTA	03-ARM'S LENGTH	\$82,500	\$49,910	60.50	\$99,822	\$22,500	\$60,000	\$87,866	0.683	855	\$70.18	802	24.4003	Other
72-25-08-206-030	3130 LINWOOD	04/26/21	\$131,145	WD	03-ARM'S LENGTH	\$131,145	\$54,480	41.54	\$108,954	\$19,000	\$112,145	\$102,220	1.097	880	\$127.44	802	17.0228	Other
72-25-08-206-032	3126 LINWOOD	05/22/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,870	62.34	\$99,740	\$19,000	\$61,000	\$91,750	0.665	880	\$69.32	802	26.2011	Other
72-25-08-206-036	3106 LINWOOD	10/20/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$53,660	49.23	\$89,026	\$19,000	\$90,000	\$87,533	1.028	855	\$105.26	802	10.1328	Other
72-25-08-206-041	3102 LINWOOD	07/29/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$53,970	51.40	\$89,529	\$19,000	\$86,000	\$88,161	0.975	855	\$100.58	802	4.8624	Other
72-25-08-206-056	3100 LINWOOD	10/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,830	52.83	\$87,865	\$19,000	\$81,000	\$86,081	0.941	880	\$92.05	802	1.4110	Other
Totals:			\$852,045			\$852,045	\$423,400		\$792,286		\$696,545	\$747,418			\$100.78		0.5073	
							Sale. Ratio =>	49.69				E.C.F. =>	0.932		Std. Deviation=>	0.1674		
							Std. Dev. =>	7.67				Ave. E.C.F. =>	0.927		Ave. Variance=>	12.6504	Coefficient of Var=>	13.6485924

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-352-019	2904 W 13 MILE	01/20/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$44,420	48.28	\$88,849	\$19,000	\$73,000	\$71,274	1.024	766	\$95.30	841	2.2689	Other
72-25-05-352-020	2906 W 13 MILE	04/30/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,740	49.11	\$83,476	\$19,408	\$65,592	\$65,376	1.003	688	\$95.34	841	0.1791	Other
72-25-05-352-024	2908 W 13 MILE	12/10/21	\$96,400	WD	03-ARM'S LENGTH	\$96,400	\$41,820	43.38	\$83,632	\$19,000	\$77,400	\$65,951	1.174	688	\$112.50	841	17.2078	Other
72-25-05-377-015	2810 W 13 MILE	06/30/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$36,480	51.38	\$72,958	\$19,000	\$52,000	\$55,059	0.944	560	\$92.86	841	5.7082	Other
72-25-05-377-015	2810 W 13 MILE	09/27/21	\$79,800	PTA	03-ARM'S LENGTH	\$79,800	\$36,480	45.71	\$72,958	\$19,000	\$60,800	\$55,059	1.104	560	\$108.57	841	10.2746	Other
72-25-08-126-046	2811 W 13 MILE	05/20/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$44,420	56.23	\$88,849	\$19,000	\$60,000	\$71,274	0.842	766	\$78.33	841	15.9704	Other
72-25-08-131-039	2513 W 13 MILE	09/08/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$36,480	53.65	\$72,958	\$19,000	\$49,000	\$55,059	0.890	560	\$87.50	841	11.1569	Other
72-25-08-131-086	3225 BENJAMIN	09/21/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$37,080	48.16	\$74,154	\$19,000	\$49,000	\$56,280	1.031	569	\$101.93	841	2.9049	Other
Totals:			\$648,200			\$648,200	\$318,920		\$637,834		\$495,792	\$495,333			\$96.54		0.0593	
							Sale. Ratio =>	49.20				E.C.F. =>	1.001		Std. Deviation=>	0.10872		
							Std. Dev. =>	4.16				Ave. E.C.F. =>	1.002		Ave. Variance=>	8.2089	Coefficient of Var=>	8.196399381

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-20-32-476-357	1813 TORQUAY	08/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,270	52.89	\$174,541	\$35,000	\$130,000	\$126,855	1.025	1,245	\$104.42	855	6.7324	Other
72-20-32-476-361	1821 TORQUAY	09/03/20	\$175,000	WD	33-TO BE DETERMIN	\$175,000	\$88,620	50.64	\$116,135	\$35,000	\$140,000	\$112,688	1.242	1,245	\$112.45	855	15.0262	Other
72-20-32-476-364	1827 TORQUAY	02/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,350	53.55	\$176,700	\$35,000	\$130,000	\$128,818	1.009	1,245	\$104.42	855	8.2938	Other
Totals:			\$505,000			\$505,000	\$264,240		\$467,376		\$400,000	\$368,361			\$107.10		0.6221	
							Sale. Ratio =>	52.32				E.C.F. =>	1.086		Std. Deviation=>	0.130364		
							Std. Dev. =>	1.52				Ave. E.C.F. =>	1.092		Ave. Variance=>	10.0174	Coefficient of Var=>	9.172539287

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-20-32-476-341	4983 CROOKS	02/19/21	\$163,500	WD	33-TO BE DETERMIN	\$163,500	\$67,980	41.58	\$135,967	\$38,500	\$125,000	\$126,581	0.988	1,258	\$99.36	861	0.0000	Other
Totals:			\$163,500			\$163,500	\$67,980		\$135,967		\$125,000	\$126,581			\$99.36		0.0000	
							Sale. Ratio =>	41.58				E.C.F. =>	0.988		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.988		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-20-32-476-367	4961 CROOKS	03/04/22	\$211,000	PTA	33-TO BE DETERMIN	\$211,000	\$82,550	39.12	\$165,101	\$38,742	\$172,258	\$116,999	1.472	1,032	\$166.92	862	19.6535	Other
72-20-32-476-369	4957 CROOKS	03/17/22	\$196,000	WD	33-TO BE DETERMIN	\$196,000	\$82,550	42.12	\$165,101	\$38,742	\$157,258	\$116,999	1.344	1,032	\$152.38	862	6.8329	Other
72-20-32-476-372	4951 CROOKS	01/28/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$82,550	53.60	\$165,101	\$38,742	\$115,258	\$116,999	0.985	1,032	\$111.68	862	29.0648	Other
72-20-32-476-373	4949 CROOKS	09/22/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$85,750	42.45	\$160,162	\$38,742	\$163,258	\$112,426	1.452	1,032	\$158.20	862	17.6371	Other
72-20-32-476-375	4945 CROOKS	10/25/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$87,700	44.97	\$175,400	\$38,742	\$156,258	\$126,535	1.235	1,032	\$151.41	862	4.0869	Other
72-20-32-476-377	4941 CROOKS	06/03/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$92,020	46.95	\$184,034	\$38,742	\$157,258	\$134,530	1.169	1,228	\$128.06	862	10.6820	Other
72-20-32-476-382	4931 CROOKS	07/22/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,540	43.97	\$167,081	\$38,742	\$151,258	\$118,832	1.273	1,032	\$146.57	862	0.2899	Other
Totals:			\$1,344,000			\$1,344,000	\$596,660		\$1,181,980		\$1,072,806	\$843,320			\$145.03		0.3645	
							Sale. Ratio =>	44.39				E.C.F. =>	1.272		Std. Deviation=>	0.169296		
							Std. Dev. =>	4.61				Ave. E.C.F. =>	1.276		Ave. Variance=>	12.6067	Coefficient of Var=>	9.88169621

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-05-477-053	3425 CROOKS	02/26/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$92,610	53.69	\$185,214	\$40,000	\$132,500	\$110,850	1.195	1,148	\$115.42	901	3.8043	Other
72-25-05-477-054	3427 CROOKS	08/21/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$90,290	51.01	\$180,572	\$40,000	\$137,000	\$107,307	1.277	1,148	\$119.34	901	4.3365	Other
72-25-05-477-057	3433 CROOKS	12/14/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,260	52.72	\$166,279	\$41,105	\$133,895	\$92,040	1.455	1,138	\$117.66	901	22.1405	Other
72-25-05-477-071	3453 CROOKS	04/19/21	\$163,700	WD	03-ARM'S LENGTH	\$163,700	\$89,640	54.76	\$179,273	\$40,000	\$123,700	\$106,315	1.164	1,148	\$107.75	901	6.9827	Other
72-25-05-477-079	3533 CROOKS	04/08/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$68,260	57.12	\$136,528	\$33,000	\$86,500	\$79,029	1.095	672	\$128.72	901	13.8813	Other
72-25-05-477-089	3507 CROOKS	12/17/20	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$93,840	55.69	\$187,685	\$40,000	\$128,500	\$112,737	1.140	1,148	\$111.93	901	9.3523	Other
72-25-05-477-092	3501 CROOKS	08/31/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$74,050	50.03	\$148,107	\$33,000	\$115,000	\$87,868	1.309	816	\$140.93	901	7.5435	Other
Totals:			\$1,124,200			\$1,124,200	\$600,950		\$1,183,658		\$857,095	\$696,146			\$120.25		0.2147	
							Sale. Ratio =>	53.46				E.C.F. =>	1.231		Std. Deviation=>	0.123105		
							Std. Dev. =>	2.53				Ave. E.C.F. =>	1.233		Ave. Variance=>	9.7201	Coefficient of Var=>	7.881104522

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-09-152-051	2524 GALPIN	01/15/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$78,600	53.29	\$157,198	\$35,500	\$112,000	\$100,577	1.114	976	\$114.75	915	13.6772	Other
72-25-09-152-051	2524 GALPIN	01/15/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$78,600	53.29	\$157,198	\$35,500	\$112,000	\$100,577	1.114	976	\$114.75	915	13.6772	Other
72-25-09-152-065	1516 W WEBSTER	06/07/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$87,880	45.07	\$175,768	\$35,500	\$159,500	\$115,924	1.376	976	\$163.42	915	12.5554	Other
72-25-09-152-067	2505 GALPIN	12/14/21	\$180,000	PTA	33-TO BE DETERMIN	\$180,000	\$83,760	46.53	\$167,524	\$35,500	\$144,500	\$109,111	1.324	976	\$148.05	915	7.3995	Other
72-25-09-152-067	2505 GALPIN	12/15/21	\$180,000	PTA	33-TO BE DETERMIN	\$180,000	\$83,760	46.53	\$167,524	\$35,500	\$144,500	\$109,111	1.324	976	\$148.05	915	7.3995	Other
Totals:			\$850,000			\$850,000	\$412,600		\$825,212		\$672,500	\$535,299			\$137.81		0.5959	
							Sale. Ratio =>	48.54				E.C.F. =>	1.256		Std. Deviation=>	0.126617		
							Std. Dev. =>	4.01				Ave. E.C.F. =>	1.250		Ave. Variance=>	10.9417	Coefficient of Var=>	8.750950247

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-25-09-152-052	2522 GALPIN	05/12/21	\$173,950	WD	03-ARM'S LENGTH	\$173,950	\$78,390	45.06	\$156,774	\$35,500	\$138,450	\$94,011	1.473	976	\$141.85	916	6.3270	Other	
72-25-09-152-052	2522 GALPIN	12/14/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,390	43.55	\$156,774	\$35,500	\$144,500	\$94,011	1.537	976	\$148.05	916	12.7625	Other	
72-25-09-152-062	1522 W WEBSTER	07/23/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,360	52.24	\$156,715	\$35,500	\$114,500	\$93,965	1.219	976	\$117.32	916	19.0895	Other	
Totals:						\$503,950	\$235,140		\$470,263		\$397,450	\$281,987			\$135.74		0.0031		
								Sale. Ratio =>	46.66				E.C.F. =>	1.409	Std. Deviation=>		0.168422		
								Std. Dev. =>	4.64				Ave. E.C.F. =>	1.409	Ave. Variance=>		12.7263	Coefficient of Var=>	9.029394712

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-476-242	4917 CROOKS	07/30/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,890	48.77	\$79,078	\$19,000	\$71,000	\$63,913	1.111	624	\$113.78	931	18.6534	Other	
72-20-32-476-256	4913 CROOKS	12/09/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$39,440	59.76	\$78,879	\$19,000	\$47,000	\$63,701	0.738	624	\$75.32	931	18.6534	Other	
Totals:						\$156,000	\$83,330		\$157,957		\$118,000	\$127,614			\$94.55		0.0309		
								Sale. Ratio =>	53.42				E.C.F. =>	0.925	Std. Deviation=>		0.263799		
								Std. Dev. =>	7.77				Ave. E.C.F. =>	0.924	Ave. Variance=>		18.6534	Coefficient of Var=>	20.1798984

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-476-251	4917 CROOKS	09/25/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$46,590	50.64	\$93,176	\$19,000	\$73,000	\$78,911	0.925	816	\$89.46	932	0.0000	Other	
Totals:						\$92,000	\$46,590		\$93,176		\$73,000	\$78,911			\$89.46		0.0000		
								Sale. Ratio =>	50.64				E.C.F. =>	0.925	Std. Deviation=>		#DIV/0!		
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.925	Ave. Variance=>		0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-476-276	4909 CROOKS	02/10/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$38,720	45.55	\$77,438	\$19,000	\$66,000	\$69,569	0.949	685	\$96.35	933	3.0201	Other	
72-20-32-476-283	4909 CROOKS	12/14/21	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$39,320	46.26	\$78,643	\$19,000	\$66,000	\$71,004	0.930	703	\$93.88	933	1.1034	Other	
72-20-32-476-285	4909 CROOKS	10/02/20	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$38,720	52.32	\$77,435	\$19,000	\$55,000	\$69,565	0.791	685	\$80.29	933	12.7874	Other	
72-20-32-476-298	4905 CROOKS	11/03/21	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$45,560	46.49	\$85,021	\$19,000	\$79,000	\$78,596	1.005	685	\$115.33	933	8.6638	Other	
Totals:						\$342,000	\$162,320		\$318,537		\$266,000	\$288,735			\$96.46		0.2765		
								Sale. Ratio =>	47.46				E.C.F. =>	0.921	Std. Deviation=>		0.09109		
								Std. Dev. =>	3.14				Ave. E.C.F. =>	0.918	Ave. Variance=>		6.3937	Coefficient of Var=>	6.961065608

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-476-291	4909 CROOKS	09/24/20	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$48,180	55.38	\$96,355	\$19,000	\$68,000	\$78,934	0.861	804	\$84.58	934	8.9214	Other	
72-20-32-476-296	4905 CROOKS	02/26/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$46,950	48.15	\$93,907	\$19,000	\$78,500	\$76,436	1.027	772	\$101.68	934	7.6310	Other	
72-20-32-476-299	4905 CROOKS	09/23/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,180	60.23	\$96,355	\$19,000	\$61,000	\$78,934	0.773	804	\$75.87	934	17.7896	Other	
72-20-32-476-316	4905 CROOKS	06/25/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,710	44.10	\$101,418	\$19,000	\$96,000	\$84,100	1.141	804	\$119.40	934	19.0801	Other	
Totals:						\$379,500	\$194,020		\$388,035		\$303,500	\$318,403			\$95.38		0.2497		
								Sale. Ratio =>	51.13				E.C.F. =>	0.953	Std. Deviation=>		0.165161		
								Std. Dev. =>	7.22				Ave. E.C.F. =>	0.951	Ave. Variance=>		13.3555	Coefficient of Var=>	14.04815272

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
72-20-32-476-265	4909 CROOKS	08/12/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$40,070	49.47	\$80,137	\$19,000	\$62,000	\$58,226	1.065	578	\$107.27	935	5.1525	Other	
72-20-32-476-294	4909 CROOKS	07/29/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,930	45.19	\$85,852	\$19,000	\$76,000	\$63,669	1.194	613	\$123.98	935	7.7335	Other	
72-20-32-476-297	4905 CROOKS	05/26/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,050	50.06	\$90,095	\$19,000	\$71,000	\$67,710	1.049	578	\$122.84	935	6.7750	Other	
72-20-32-476-300	4905 CROOKS	06/11/21	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$45,160	46.80	\$90,312	\$19,000	\$77,500	\$67,916	1.141	613	\$126.43	935	2.4766	Other	
72-20-32-476-307	4905 CROOKS	06/17/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,070	47.14	\$80,137	\$19,000	\$66,000	\$58,226	1.134	578	\$114.19	935	1.7173	Other	
Totals:						\$447,500	\$213,280		\$426,533		\$352,500	\$315,746			\$118.94		0.0058		
								Sale. Ratio =>	47.66				E.C.F. =>	1.116	Std. Deviation=>		0.059443		
								Std. Dev. =>	2.01				Ave. E.C.F. =>	1.116	Ave. Variance=>		4.7710	Coefficient of Var=>	4.273739328

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-08-207-013	3205 WOODLANC	06/26/20	\$160,000	WD	33-TO BE DETERMIN	\$160,000	\$80,980	50.61	\$161,952	\$36,500	\$123,500	\$91,571	1.349	963	\$128.25	961	8.7476	Other
72-25-08-207-014	3203 WOODLANC	09/02/20	\$170,000	WD	33-TO BE DETERMIN	\$170,000	\$83,550	49.15	\$167,101	\$36,500	\$133,500	\$95,329	1.400	945	\$141.27	961	3.5748	Other
72-25-08-207-014	3203 WOODLANC	06/25/21	\$195,000	WD	33-TO BE DETERMIN	\$195,000	\$83,550	42.85	\$167,101	\$36,500	\$158,500	\$95,329	1.663	945	\$167.72	961	22.6501	Other
72-25-08-207-015	3112 WOODLANC	12/11/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$87,440	53.32	\$174,882	\$36,500	\$127,500	\$101,009	1.262	963	\$132.40	961	17.3892	Other
72-25-08-207-016	3114 WOODLANC	06/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,210	46.41	\$162,428	\$36,500	\$138,500	\$91,918	1.507	963	\$143.82	961	7.0615	Other
Totals:			\$864,000			\$864,000	\$416,730		\$833,464		\$681,500	\$475,156			\$142.69		0.1894	
							Sale. Ratio =>	48.23				E.C.F. =>	1.434		Std. Deviation=>	0.154481		
							Std. Dev. =>	4.01				Ave. E.C.F. =>	1.436		Ave. Variance=>	11.8846	Coefficient of Var=>	8.275291871

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-153-029	422 E 5TH	10/26/20	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$192,090	55.36	\$384,183	\$75,000	\$272,000	\$162,728	1.672	1,374	\$197.96	963	11.3565	Other
72-25-22-153-031	414 E 5TH	12/20/21	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$180,630	47.79	\$361,260	\$75,844	\$302,156	\$150,219	2.011	1,224	\$246.86	963	22.6370	Other
72-25-22-153-032	410 E 5TH	02/12/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$184,070	55.28	\$368,136	\$75,000	\$258,000	\$154,282	1.672	1,224	\$210.78	963	11.2806	Other
Totals:			\$1,058,000			\$1,058,000	\$556,790		\$1,113,579		\$832,156	\$467,229			\$218.54		0.4021	
							Sale. Ratio =>	52.63				E.C.F. =>	1.781		Std. Deviation=>	0.196043		
							Std. Dev. =>	4.35				Ave. E.C.F. =>	1.785		Ave. Variance=>	15.0914	Coefficient of Var=>	8.454226723

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-23-103-060	1927 DORCHESTE	10/06/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$120,620	55.59	\$241,230	\$55,495	\$161,505	\$139,650	1.156	1,132	\$142.67	964	12.7700	Other
72-25-23-103-063	1933 DORCHESTE	04/15/21	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$120,620	48.74	\$241,230	\$55,495	\$192,005	\$139,650	1.375	1,132	\$169.62	964	9.0703	Other
72-25-23-103-065	1937 DORCHESTE	03/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,620	50.26	\$241,230	\$55,495	\$184,505	\$139,650	1.321	1,132	\$162.99	964	3.6997	Other
Totals:			\$704,500			\$704,500	\$361,860		\$723,690		\$538,015	\$418,951			\$158.43		0.0000	
							Sale. Ratio =>	51.36				E.C.F. =>	1.284		Std. Deviation=>	0.113805		
							Std. Dev. =>	3.60				Ave. E.C.F. =>	1.284		Ave. Variance=>	8.5133	Coefficient of Var=>	6.629307113

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-156-027	605 S TROY	10/01/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$194,020	57.06	\$388,042	\$89,280	\$250,720	\$226,335	1.108	1,545	\$162.28	965	0.0000	Other
Totals:			\$340,000			\$340,000	\$194,020		\$388,042		\$250,720	\$226,335			\$162.28		0.0000	
							Sale. Ratio =>	57.06				E.C.F. =>	1.108		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.108		Ave. Variance=>	0.0000	Coefficient of Var=>	0

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-155-019	614 S TROY	06/10/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,030	50.92	\$280,057	\$66,000	\$209,000	\$165,936	1.260	920	\$227.17	967	1.7847	Other
72-25-22-155-022	614 S TROY	02/22/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$274,120	52.21	\$548,249	\$95,000	\$430,000	\$351,356	1.224	2,121	\$202.73	967	1.7847	Other
Totals:			\$800,000			\$800,000	\$414,150		\$828,306		\$639,000	\$517,291			\$214.95		0.6397	
							Sale. Ratio =>	51.77				E.C.F. =>	1.235		Std. Deviation=>	0.025239		
							Std. Dev. =>	0.91				Ave. E.C.F. =>	1.242		Ave. Variance=>	1.7847	Coefficient of Var=>	1.437319202

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-132-052	803 E 4TH	10/15/20	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$331,840	54.49	\$663,686	\$158,000	\$451,000	\$337,124	1.338	2,672	\$168.79	968	6.0808	Other
72-25-22-132-052	803 E 4TH	10/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$331,840	51.05	\$663,686	\$158,000	\$492,000	\$337,124	1.459	2,672	\$184.13	968	6.0808	Other
Totals:			\$1,259,000			\$1,259,000	\$663,680		\$1,327,372		\$943,000	\$674,248			\$176.46		0.0000	
							Sale. Ratio =>	52.71				E.C.F. =>	1.399		Std. Deviation=>	0.085996		
							Std. Dev. =>	2.43				Ave. E.C.F. =>	1.399		Ave. Variance=>	6.0808	Coefficient of Var=>	4.347826087

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-22-155-032	610 S TROY	11/03/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$216,740	53.52	\$433,487	\$78,000	\$327,000	\$209,110	1.564	1,294	\$252.70	969	2.8078	Other		
72-25-22-155-033	610 S TROY	06/18/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$235,070	50.55	\$470,144	\$78,000	\$387,000	\$230,673	1.678	1,312	\$294.97	969	8.5851	Other		
72-25-22-155-034	610 S TROY	08/12/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$275,150	53.95	\$550,301	\$78,000	\$432,000	\$277,824	1.555	1,384	\$312.14	969	3.6908	Other		
72-25-22-155-034	610 S TROY	08/18/21	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$275,150	50.30	\$550,301	\$78,000	\$469,000	\$277,824	1.688	1,384	\$338.87	969	9.6270	Other		
72-25-22-155-036	610 S TROY	02/01/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$297,920	56.21	\$595,842	\$99,000	\$431,000	\$292,260	1.475	1,928	\$223.55	969	11.7134	Other		
Totals:			\$2,457,000			\$2,457,000	\$1,300,030		\$2,600,075		\$2,046,000	\$1,287,691			\$284.45		0.2958			
								Sale. Ratio =>	52.91					E.C.F. =>	1.589	Std. Deviation=>		0.090152		
								Std. Dev. =>	2.49					Ave. E.C.F. =>	1.592	Ave. Variance=>		7.2848	Coefficient of Var=>	4.57633915

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-22-383-002	1210 DIAMOND	01/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$157,690	54.38	\$315,373	\$73,000	\$217,000	\$212,608	1.021	1,235	\$175.71	971	3.9093	Other		
72-25-22-383-004	1250 DIAMOND	05/17/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$155,830	50.28	\$311,652	\$73,474	\$236,426	\$208,928	1.132	1,212	\$195.07	971	7.1863	Other		
72-25-22-383-005	1250 DIAMOND	08/31/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$159,350	51.40	\$318,701	\$73,000	\$237,000	\$215,527	1.100	1,235	\$191.90	971	3.9878	Other		
72-25-22-383-009	1250 DIAMOND	09/03/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$182,240	52.44	\$364,476	\$73,000	\$274,500	\$255,681	1.074	1,387	\$197.91	971	1.3853	Other		
72-25-22-383-011	1240 DIAMOND	11/24/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$167,190	54.37	\$334,379	\$73,000	\$234,500	\$229,280	1.023	1,235	\$189.88	971	3.6984	Other		
72-25-22-383-012	1240 DIAMOND	06/25/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,250	51.34	\$364,492	\$73,000	\$282,000	\$255,695	1.103	1,387	\$203.32	971	4.3126	Other		
72-25-22-383-014	1240 DIAMOND	08/22/20	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$165,480	53.64	\$330,964	\$73,000	\$235,500	\$226,284	1.041	1,235	\$190.69	971	1.9025	Other		
72-25-22-383-018	1230 DIAMOND	04/07/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$188,740	54.55	\$377,484	\$73,000	\$273,000	\$267,091	1.022	1,387	\$196.83	971	3.7629	Other		
72-25-22-383-021	1230 DIAMOND	05/25/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$187,030	51.95	\$374,068	\$73,000	\$287,000	\$264,095	1.087	1,387	\$206.92	971	2.6980	Other		
72-25-22-383-022	1220 DIAMOND	05/17/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$165,840	54.73	\$331,685	\$73,668	\$229,332	\$226,331	1.013	1,212	\$189.22	971	4.6491	Other		
72-25-22-383-023	1220 DIAMOND	11/23/20	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$169,640	54.90	\$339,272	\$73,000	\$236,000	\$233,572	1.010	1,235	\$191.09	971	4.9356	Other		
72-25-22-383-025	1220 DIAMOND	12/06/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$162,220	52.35	\$324,446	\$73,668	\$236,232	\$219,981	1.074	1,212	\$194.91	971	1.4125	Other		
72-25-22-383-026	1220 DIAMOND	04/01/21	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$165,920	53.96	\$331,830	\$73,000	\$234,500	\$227,044	1.033	1,235	\$189.88	971	2.6911	Other		
72-25-22-383-027	1220 DIAMOND	08/13/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$187,070	51.25	\$374,136	\$73,000	\$292,000	\$264,154	1.105	1,387	\$210.53	971	4.5663	Other		
Totals:			\$4,528,800			\$4,528,800	\$2,396,490		\$4,792,958		\$3,504,990	\$3,306,270			\$194.56		0.0353			
								Sale. Ratio =>	52.92					E.C.F. =>	1.060	Std. Deviation=>		0.040964		
								Std. Dev. =>	1.56					Ave. E.C.F. =>	1.060	Ave. Variance=>		3.6498	Coefficient of Var=>	3.444041888

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
72-25-22-305-049	322 E HARRISON	12/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$156,210	54.81	\$312,423	\$74,000	\$211,000	\$220,762	0.956	1,126	\$187.39	972	5.9822	Other		
72-25-22-305-054	322 E HARRISON	07/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,210	51.40	\$308,423	\$74,000	\$226,000	\$217,058	1.041	1,129	\$200.18	972	2.5592	Other		
72-25-22-305-054	322 E HARRISON	03/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,210	47.45	\$308,423	\$74,000	\$251,000	\$217,058	1.156	1,129	\$222.32	972	14.0769	Other		
72-25-22-305-056	322 E HARRISON	01/04/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$153,430	48.71	\$306,854	\$74,000	\$241,000	\$215,606	1.118	1,129	\$213.46	972	10.2179	Other		
72-25-22-305-059	322 E HARRISON	09/30/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$153,550	53.88	\$307,105	\$74,000	\$211,000	\$215,838	0.978	1,129	\$186.89	972	3.8017	Other		
72-25-22-305-060	322 E HARRISON	10/05/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$151,520	54.11	\$303,042	\$74,000	\$206,000	\$212,076	0.971	1,129	\$182.46	972	4.4252	Other		
72-25-22-305-066	322 E HARRISON	11/03/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$148,610	55.06	\$297,228	\$74,000	\$195,900	\$206,693	0.948	1,120	\$174.91	972	6.7818	Other		
72-25-22-305-068	322 E HARRISON	12/20/21	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$418,680	58.97	\$837,362	\$120,000	\$590,000	\$664,224	0.888	2,729	\$216.20	972	12.7348	Other		
72-25-22-305-072	322 E HARRISON	08/04/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$251,180	54.60	\$502,358	\$120,000	\$340,000	\$354,035	0.960	1,710	\$198.83	972	5.5246	Other		
72-25-22-305-073	322 E HARRISON	12/22/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$259,020	47.97	\$518,046	\$120,000	\$420,000	\$368,561	1.140	1,680	\$250.00	972	12.3964	Other		
Totals:			\$3,769,900			\$3,769,900	\$2,000,620		\$4,001,264		\$2,891,900	\$2,891,911			\$203.26		1.5606			
								Sale. Ratio =>	53.07					E.C.F. =>	1.000	Std. Deviation=>		0.092574		
								Std. Dev. =>	3.71					Ave. E.C.F. =>	1.016	Ave. Variance=>		7.8501	Coefficient of Var=>	7.729487541

Residential Condo ECF Studies for 2023 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-305-023	131 E PARENT	09/27/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$216,130	50.85	\$432,258	\$100,000	\$325,000	\$232,348	1.399	2,062	\$157.61	975	6.3240	Other
72-25-22-305-025	127 E PARENT	09/30/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$221,280	49.17	\$442,555	\$100,000	\$350,000	\$239,549	1.461	2,062	\$169.74	975	0.0924	Other
72-25-22-305-026	125 E PARENT	12/23/21	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$219,530	49.89	\$439,066	\$100,000	\$340,000	\$237,109	1.434	2,062	\$164.89	975	2.8064	Other
72-25-22-305-034	1111 S MAIN	12/08/21	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$221,770	49.06	\$443,543	\$100,000	\$352,000	\$240,240	1.465	2,062	\$170.71	975	0.3200	Other
72-25-22-305-035	1109 S MAIN	02/11/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$215,460	47.67	\$430,925	\$100,000	\$352,000	\$231,416	1.521	2,062	\$170.71	975	5.9067	Other
72-25-22-305-037	1105 S MAIN	01/07/22	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$220,800	49.62	\$441,600	\$100,000	\$345,000	\$238,881	1.444	2,062	\$167.31	975	1.7770	Other
72-25-22-305-040	202 STONEBROOK	04/02/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$218,220	46.43	\$436,446	\$100,000	\$370,000	\$235,277	1.573	2,079	\$177.97	975	11.0612	Other
72-25-22-305-043	209 STONEBROOK	12/14/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$221,960	52.23	\$443,911	\$100,000	\$325,000	\$240,497	1.351	2,062	\$157.61	975	11.0636	Other
72-25-22-305-045	205 STONEBROOK	06/14/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$220,490	47.93	\$440,982	\$100,000	\$360,000	\$238,449	1.510	2,062	\$174.59	975	4.7754	Other
Totals:			\$4,019,000			\$4,019,000	\$1,975,640		\$3,951,286		\$3,119,000	\$2,133,766			\$167.90		0.0268	
							Sale. Ratio =>	49.16				E.C.F. =>	1.462		Std. Deviation=>	0.066482		
							Std. Dev. =>	1.74				Ave. E.C.F. =>	1.462		Ave. Variance=>	4.9030	Coefficient of Var=>	3.353589114

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
72-25-22-352-041	428 E PARENT	08/31/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$163,100	52.95	\$326,199	\$80,000	\$228,000	\$205,166	1.111	1,282	\$177.85	980	13.4649	Other
72-25-22-352-045	444 E PARENT	11/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$234,900	66.17	\$469,799	\$85,000	\$270,000	\$320,666	0.842	2,200	\$122.73	980	13.4649	Other
Totals:			\$663,000			\$663,000	\$398,000		\$795,998		\$498,000	\$525,832			\$150.29		2.9576	
							Sale. Ratio =>	60.03				E.C.F. =>	0.947		Std. Deviation=>	0.190423		
							Std. Dev. =>	9.34				Ave. E.C.F. =>	0.977		Ave. Variance=>	13.4649	Coefficient of Var=>	13.7868722