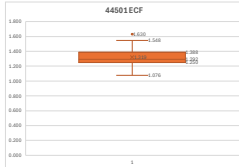
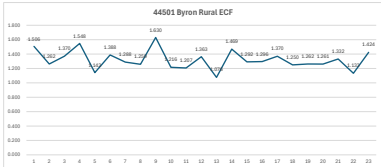


Total:	\$7,373,800	\$7,373,800	\$8,125,700	\$7,222,879	\$5,921,617	\$5,940,160	\$209.84	0.0366
Sale Ratio =>	42.39	I.C.F. =>		0.995	Std. Deviation=>	0.033121235		
Std. Dev. =>	4.95	Avg. I.C.F. =>		0.995	Avg. Variance=>	2.6646		
					Coefficient of Var=>	2.675048497		

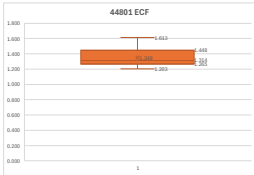
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Ask. Sale \$	Ask. where Sold	Ask/Ask. Sale	Cur. Appraisal	Land \$ Yrld	Blgd. Residual	Cont Min \$	E.C.F.	Plat Area	S/Sq.Ft.	ECF Area	Dev. by Month (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	Building Occupancy
42-22-47-47-411	7400 EASTERN AVE SE	2/28/2024	\$300,000	WD	03-ADMS LENGTH	\$300,000	\$300,000	36.07	\$276,185	\$72,760	\$332,226	\$154,829	5.06	5.128	\$207.24	44501	18.8978	RANCH	RES 1 FAMILY	\$70,900		40002 RURAL RYRON	401	62	Single Family
42-22-47-49-003	561 70TH ST SE	12/6/2024	\$280,000	WD	03-ADMS LENGTH	\$280,000	\$111,500	38.56	\$268,992	\$105,401	\$133,590	\$169,590	1.362	925	\$144.43	44501	5.7128	RANCH	RES 1 FAMILY	\$120,300		40002 RURAL RYRON	401	57	Single Family
41-23-05-10-012	963 70TH ST SE	6/24/2024	\$300,000	WD	03-ADMS LENGTH	\$300,000	\$142,000	36.61	\$297,797	\$73,120	\$138,880	\$212,269	1.970	2,059	\$150.90	44501	5.0825	RANCH	RES 1 FAMILY	\$70,000		40002 RURAL RYRON	401	60	Single Family
41-23-16-160-011	50 70TH ST SE	6/24/2024	\$287,000	WD	03-ADMS LENGTH	\$287,000	\$106,100	38.37	\$286,460	\$96,403	\$188,097	\$151,727	1.546	879	\$188.15	44501	22.8207	RANCH	RES 1 FAMILY	\$57,100		40002 RURAL RYRON	401	58	Single Family
42-23-16-160-023	190 70TH ST SE	3/29/2024	\$200,000	WD	03-ADMS LENGTH	\$200,000	\$105,200	45.74	\$200,400	\$70,000	\$100,000	\$160,005	1.543	1,596	\$106.25	44501	17.6479	ONE & 1/4 STORY	RES 1 FAMILY	\$70,000		40002 RURAL RYRON	401	56	Single Family
41-23-16-160-003	689 70TH ST SE	12/20/2023	\$300,000	WD	03-ADMS LENGTH	\$300,000	\$72,500	54.97	\$288,229	\$155,251	\$164,749	\$133,800	1.385	965	\$201.62	44501	4.9002	ONE & 1/4 STORY	RES 1 FAMILY	\$112,100		40002 RURAL RYRON	401	69	Single Family
42-23-16-160-038	8445 TRAILBLAZER DR SE	1/9/2025	\$465,000	WD	03-ADMS LENGTH	\$465,000	\$284,200	58.80	\$468,108	\$133,227	\$335,773	\$273,900	1.368	2,384	\$154.82	44501	3.1151	ONE & 1/4 STORY	RES 1 FAMILY	\$121,800		40002 RURAL RYRON	401	59	Single Family
41-23-16-160-044	8475 TRAILBLAZER DR SE	5/8/2024	\$415,000	WD	03-ADMS LENGTH	\$415,000	\$186,400	47.33	\$403,684	\$91,217	\$133,763	\$237,288	1.209	1,372	\$206.97	44501	4.0880	RANCH	RES 1 FAMILY	\$80,315		40002 RURAL RYRON	401	70	Single Family
41-23-16-176-010	7970 EASTERN AVE SE	7/19/2024	\$165,100	WD	15-MULTI PARCEL ADMS LENGTH	\$166,200	\$110,400	37.33	\$166,634	\$160,000	\$100,100	\$118,439	1.630	1,411	\$147.64	44501	31.0512	ONE & 1/4 STORY	RES 1 FAMILY	\$144,000	41-22-18-276-018	40002 RURAL RYRON	401	58	Single Family
41-23-16-180-046	4431 TRAILBLAZER DR SE	6/27/2023	\$370,000	WD	03-ADMS LENGTH	\$370,000	\$160,600	43.65	\$405,391	\$82,089	\$297,611	\$244,847	1.216	1,371	\$189.57	44501	10.3089	RANCH	RES 1 FAMILY	\$70,000		40002 RURAL RYRON	401	66	Single Family
42-23-16-180-047	4435 TRAILBLAZER DR SE	7/12/2023	\$440,000	WD	03-ADMS LENGTH	\$440,000	\$180,600	48.81	\$445,681	\$79,331	\$130,600	\$276,683	1.307	1,640	\$179.71	44501	11.3380	RANCH	RES 1 FAMILY	\$70,000		40002 RURAL RYRON	401	60	Single Family
41-23-16-400-013	1917 EASTERN AVE SE	1/12/2024	\$960,000	WD	03-ADMS LENGTH	\$960,000	\$214,800	38.82	\$146,118	\$109,261	\$405,739	\$297,883	1.363	1,416	\$266.54	44501	4.4834	RANCH	RES 1 FAMILY	\$134,800		40002 RURAL RYRON	401	64	Single Family
41-23-16-100-010	1514 64TH ST SE	5/5/2023	\$370,000	WD	03-ADMS LENGTH	\$370,000	\$153,200	41.61	\$451,423	\$112,763	\$337,139	\$238,970	1.070	2,095	\$122.73	44501	24.2908	RANCH	RES 1 FAMILY	\$197,549		40002 RURAL RYRON	401	64	Single Family
42-23-20-200-022	1280 64TH ST SE	6/27/2024	\$800,000	WD	03-ADMS LENGTH	\$800,000	\$237,800	34.46	\$808,812	\$227,804	\$462,206	\$314,706	1.469	1,744	\$265.68	44501	14.8906	ONE & 1/4 STORY	RES 1 FAMILY	\$169,985		40002 RURAL RYRON	401	76	Single Family
42-23-20-100-011	1181 60TH ST SE	3/12/2024	\$480,000	WD	03-ADMS LENGTH	\$480,000	\$173,800	38.21	\$480,371	\$104,237	\$170,483	\$260,795	1.292	1,440	\$260.88	44501	2.7966	RANCH	RES 1 FAMILY	\$97,340		40002 RURAL RYRON	401	76	Single Family
42-23-20-200-046	9315 EASTERN AVE SE	7/19/2023	\$770,000	WD	03-ADMS LENGTH	\$770,000	\$308,600	48.30	\$771,771	\$179,862	\$106,648	\$465,240	1.398	2,346	\$251.51	44501	3.3302	ONE & 1/2 STORY	RES 1 FAMILY	\$151,400		40002 RURAL RYRON	401	82	Single Family
42-23-20-201-018	9307 WESTVIEW DR SE	7/20/2024	\$958,000	WD	03-ADMS LENGTH	\$958,000	\$281,000	42.80	\$960,879	\$109,351	\$438,000	\$200,646	1.370	1,696	\$246.86	44501	6.0378	CUSTOM BUILT	RES 1 FAMILY	\$160,700		40002 RURAL RYRON	401	89	Single Family
41-23-16-400-033	635 100TH ST SE	11/6/2024	\$354,000	WD	03-ADMS LENGTH	\$354,000	\$189,400	47.74	\$365,327	\$72,455	\$108,145	\$224,496	1.261	1,844	\$164.11	44501	4.9092	RANCH	RES 1 FAMILY	\$70,000		40002 RURAL RYRON	401	65	Single Family
41-23-21-100-021	376 100TH ST SE	2/12/2025	\$566,500	WD	03-ADMS LENGTH	\$566,500	\$276,500	48.83	\$577,718	\$105,408	\$175,082	\$297,100	1.262	1,740	\$215.57	44501	5.7158	RANCH	RES 1 FAMILY	\$167,000		40002 RURAL RYRON	401	72	Single Family
42-23-16-100-033	740 100TH ST SE	8/23/2023	\$588,000	WD	03-ADMS LENGTH	\$588,000	\$125,100	32.11	\$588,229	\$122,993	\$267,887	\$212,413	1.262	1,267	\$221.00	44501	5.9602	RANCH	RES 1 FAMILY	\$90,800		40002 RURAL RYRON	401	68	Single Family
42-23-16-400-018	10728 EASTERN AVE SE	10/20/2024	\$870,000	WD	03-ADMS LENGTH	\$870,000	\$245,500	42.70	\$868,798	\$104,128	\$108,872	\$246,900	1.332	1,540	\$247.32	44501	1.2772	RANCH	RES 1 FAMILY	\$140,800		40002 RURAL RYRON	401	72	Single Family
41-23-21-400-014	10777 EASTERN AVE SE	2/22/2024	\$530,000	WD	03-ADMS LENGTH	\$530,000	\$244,700	46.17	\$568,798	\$151,248	\$179,754	\$194,280	1.133	2,351	\$183.19	44501	18.8322	TWO-STORY	RES 1 FAMILY	\$130,000		40002 RURAL RYRON	401	80	Single Family
41-23-21-400-043	15411 EASTERN AVE SE	5/10/2024	\$775,000	WD	03-ADMS LENGTH	\$775,000	\$120,700	43.17	\$753,422	\$106,493	\$223,617	\$457,700	1.424	1,983	\$154.18	44501	16.4506	RANCH	RES 1 FAMILY	\$130,100		40002 RURAL RYRON	401	64	Single Family
Totals:						\$10,568,550	\$4,351,800	41.17	\$10,509,449	\$7,545,381	\$5,798,661			5281.51						18.8322		40002 RURAL RYRON	401	84	Single Family
Sale Ratio =:								6.56																	
Std. Dev. =:																									
Avg. E.C.F. =:																									
Std. Deviation =:																									
Avg. Variance =:																									
Coefficient of Var =:																									

2026 ECF 1.310
2028 ECF 1.329
2024 ECF 1.321

*822 Parcels

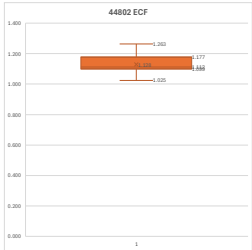
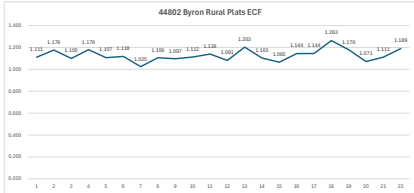


2026 ECF	1.342
2025 ECF	1.336
2024 ECF	1.296



Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad./Ad. Sale	Cur. Appraisal	Land & Yard	Imp. Residual	Cost Min. \$	ECF	Floor Area	S/Fs PL	ECF Area	Devc. by Means (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Value	Property Class	Building	Owner	Building Occupancy
41-22-08-388-000	7465 EMBERALD WOODS DR SE	3/29/2022	\$535,000	WD	03-ARMY'S LENGTH	\$535,000	\$544,500	54.86	\$927,278	\$128,268	\$246,620	\$461,509	1.111	2,890	\$279.94	*44802	4.7326	TWO-STORY	RES 1 FAMILY	\$36,500		40004 BYRON PLATS	401	76	Single Family	
41-22-08-388-020	7465 EMBERALD WOODS DR SE	5/24/2024	\$543,000	WD	03-ARMY'S LENGTH	\$543,000	\$544,000	45.10	\$552,440	\$90,989	\$444,001	\$377,571	1.176	1,510	\$284.04	*44802	4.7603	RANCH	RES 1 FAMILY	\$36,500		40004 BYRON PLATS	401	85	Single Family	
41-22-12-120-022	7650 BLAIN MEADOW CT SE	9/29/2023	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$133,000	38.26	\$348,968	\$101,064	\$246,350	\$214,580	1.100	1,400	\$176.38	*44802	2.8673	TWO-STORY	RES 1 FAMILY	\$95,150		40004 BYRON PLATS	401	81	Single Family	
41-22-12-120-047	7650 HIGH KNOLL DR SE	10/2/2024	\$106,113	WD	03-ARMY'S LENGTH	\$106,113	\$160,400	40.40	\$373,289	\$96,142	\$304,971	\$254,581	1.179	1,720	\$177.31	*44802	1.1129	TWO-STORY	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	84	Single Family	
41-22-12-120-050	7915 HIGH KNOLL DR SE	6/2/2023	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$128,500	36.71	\$347,249	\$94,969	\$255,941	\$236,401	1.187	1,840	\$165.21	*44802	2.1328	RANCH	RES 1 FAMILY	\$86,500		40004 BYRON PLATS	401	88	Single Family	
41-22-12-176-000	1112 ARBOR MEADOW DR SE	2/1/2024	\$446,000	WD	03-ARMY'S LENGTH	\$446,000	\$164,700	41.56	\$457,756	\$92,142	\$322,050	\$314,629	1.118	1,496	\$255.87	*44802	1.8023	RANCH	RES 1 FAMILY	\$86,500		40004 BYRON PLATS	401	92	Single Family	
41-22-12-176-009	1113 ARBOR MEADOW DR SE	4/26/2023	\$438,000	WD	03-ARMY'S LENGTH	\$438,000	\$162,000	37.24	\$468,120	\$95,920	\$329,080	\$335,958	1.025	1,496	\$226.66	*44802	10.3732	RANCH	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	94	Single Family	
41-22-12-176-035	7849 HIGH KNOLL DR SE	12/16/2024	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$181,700	42.28	\$426,737	\$92,740	\$337,254	\$305,014	1.106	1,496	\$225.44	*44802	2.2073	RANCH	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	92	Single Family	
41-22-12-177-002	7884 GREENDALE DR SE	7/26/2024	\$274,000	WD	03-ARMY'S LENGTH	\$274,000	\$190,400	56.49	\$374,289	\$104,909	\$315,909	\$307,039	1.097	1,128	\$166.74	*44802	1.1144	TWO-STORY	RES TOWNHOME	\$14,500		40004 BYRON PLATS	401	94	Single Family	
41-22-12-177-027	7951 GREENDALE DR SE	6/15/2023	\$439,000	WD	03-ARMY'S LENGTH	\$439,000	\$200,800	45.45	\$434,065	\$99,867	\$389,093	\$411,778	1.112	2,020	\$188.16	*44802	1.6188	TOWNHOUSE	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	94	Single Family	
41-22-12-360-020	1039 PEACOCK DR SE	7/2/2024	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$248,500	46.17	\$166,187	\$49,612	\$49,380	\$443,191	1.139	1,860	\$264.69	*44802	1.1108	TWO-STORY	RES 1 FAMILY	\$14,500		40004 BYRON PLATS	401	87	Single Family	
41-22-12-365-005	854 CORBELLSTONE WAY DR SE	4/9/2023	\$341,900	WD	03-ARMY'S LENGTH	\$341,900	\$136,100	39.81	\$346,334	\$96,481	\$263,219	\$261,966	1.081	1,224	\$281.39	*44802	4.7144	RANCH	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	85	Single Family	
41-22-12-365-009	874 CORBELLSTONE WAY DR SE	9/29/2023	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$144,000	42.35	\$314,377	\$92,500	\$289,500	\$281,243	1.203	1,224	\$234.07	*44802	7.4281	RANCH	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	87	Single Family	
41-22-12-365-015	845 CORBELLSTONE WAY DR SE	6/7/2023	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$151,100	41.14	\$347,784	\$91,444	\$296,465	\$261,506	1.163	1,062	\$192.14	*44802	1.6238	TWO-STORY	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	83	Single Family	
41-22-12-365-015	845 CORBELLSTONE WAY DR SE	8/15/2024	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$175,500	51.82	\$347,784	\$91,444	\$278,564	\$261,506	1.065	1,582	\$176.08	*44802	6.3674	TWO-STORY	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	83	Single Family	
41-22-12-366-027	901 CORBELLSTONE WAY DR SE	3/29/2025	\$372,500	WD	03-ARMY'S LENGTH	\$372,500	\$177,800	47.70	\$358,378	\$99,703	\$321,767	\$273,484	1.144	1,582	\$197.39	*44802	1.5462	TWO-STORY	RES 1 FAMILY	\$51,500		40004 BYRON PLATS	401	96	Single Family	
41-22-12-366-025	1001 CORBELLSTONE WAY DR SE	11/1/2024	\$475,000	WD	03-ARMY'S LENGTH	\$475,000	\$220,400	46.40	\$468,444	\$96,077	\$384,923	\$336,408	1.144	2,058	\$187.04	*44802	1.1942	TWO-STORY	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	91	Single Family	
41-22-12-366-064	8079 GREENDALE DR SE	6/28/2024	\$700,000	WD	03-ARMY'S LENGTH	\$700,000	\$264,000	37.63	\$620,411	\$100,571	\$559,429	\$474,757	1.263	2,156	\$258.82	*44802	12.4329	TWO-STORY	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	89	Single Family	
41-22-12-368-060	927 DREAMFIELD DR SE	8/26/2023	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$193,000	38.56	\$496,156	\$91,768	\$336,211	\$325,267	1.179	1,776	\$193.11	*44802	1.0314	RANCH	RES 1 FAMILY	\$94,500		40004 BYRON PLATS	401	90	Single Family	
41-22-12-310-081	1111 CARRIAGE PASS CT SE	1/17/2025	\$695,250	WD	03-ARMY'S LENGTH	\$695,250	\$294,200	44.83	\$688,083	\$101,372	\$552,878	\$516,430	1.071	2,275	\$243.02	*44802	5.7698	ONE & 1/2 STORY	RES 1 FAMILY	\$95,150		40004 BYRON PLATS	401	97	Single Family	
41-22-12-395-044	1194 STATE COACH DR SE	9/29/2024	\$127,900	WD	03-ARMY'S LENGTH	\$127,900	\$159,400	48.61	\$322,096	\$44,095	\$279,095	\$244,109	1.111	1,572	\$174.18	*44802	1.7628	TOWNHOUSE	RES CONDO	\$45,000		40004 BYRON PLATS	401	96	Single Family	
41-22-18-402-025	576 THREESTONE DR SE	2/2/2024	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$169,000	39.98	\$398,838	\$95,381	\$279,719	\$277,221	1.139	2,048	\$161.03	*44802	6.1029	TWO-STORY	RES 1 FAMILY	\$95,150		40004 BYRON PLATS	401	82	Single Family	
Totals:			\$9,674,363			\$9,674,363	\$4,246,900	43.80	\$9,432,083	\$7,876,611	\$6,971,071	\$6,971,071	1.138		\$211.13		0.1480									
							Sale Ratio ==>	5.08				Avg. E.C.F. ==>	1.138			Avg. Variance==>	0.05343765									
							S&P Dev. ==>	5.08																		

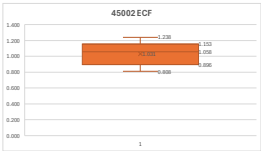
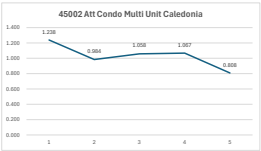
2024 ECF 1.138
2025 ECF 1.138
2024 ECF 1.138
*100 Parcels



Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	A/S, Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Rdwy. Residual	Cost Min.\$	E.C.F.	Floor Area	S/Sq Ft	ECF Area	Dev. by Area (%)	Building Style	Use Code	Land Value	Land Total	Property Class	Building Cnstr.	Building Occupancy
43-22-02-216-100	6126 E FIELDSTONE HILLS DR SE #7	9/18/2024	\$241,000	WD	03-ADN'S LENGTH	\$241,000	\$65,200	36.98	\$202,378	\$45,344	\$185,856	\$157,861	1.238	1,176	\$166.57	45002	20.7346	1 STORY CONDO	REC CONDO	\$45,000	48010 CONDOS	487	88	Single Family
43-22-02-216-200	6070 E FIELDSTONE HILLS DR SE #10	5/3/2024	\$225,000	WD	03-ADN'S LENGTH	\$225,000	\$111,100	49.38	\$238,274	\$45,000	\$180,000	\$182,971	0.984	1,364	\$131.88	45002	4.7370	1 STORY CONDO	REC CONDO	\$45,000	48010 CONDOS	487	78	Single Family
43-22-02-216-230	6026 E FIELDSTONE HILLS DR SE #2	#####	\$225,000	WD	03-ADN'S LENGTH	\$225,000	\$94,400	41.96	\$214,109	\$45,000	\$169,000	\$176,129	1.058	1,272	\$141.51	45002	2.6888	1 STORY CONDO	REC CONDO	\$45,000	48010 CONDOS	487	88	Single Family
43-22-02-216-234	6026 E FIELDSTONE HILLS DR SE #6	#####	\$225,000	WD	03-ADN'S LENGTH	\$225,000	\$94,400	42.18	\$212,696	\$45,000	\$169,000	\$166,708	1.067	1,064	\$178.45	45002	2.5808	1 STORY CONDO	REC CONDO	\$45,000	48010 CONDOS	487	88	Single Family
43-22-11-273-003	3853 MERVILLE COURT SE	3/2/2024	\$239,000	WD	03-ADN'S LENGTH	\$239,000	\$114,400	49.74	\$269,472	\$58,000	\$177,000	\$215,748	0.808	1,620	\$113.16	45003	22.9864	TWO-STORY	REC CONDO	\$58,000	48010 CONDOS	487	78	Single Family
Total:			\$1,146,000			\$1,146,000	\$503,000		\$1,125,529		\$907,656	\$892,337			\$144.61		1.4193							
							Sale Ratio=>	43.89				E.C.F.=>	1.0137			Std. Deviation=>	0.15557961							
							Std. Dev.=>	5.97				Ave. E.C.F.=>	1.031			Ave. Variance=>	10.8014		Coefficient of Var=>	10.47523989				

2026 ECF 1.017
2023 ECF 1.016
2024 ECF 1.088

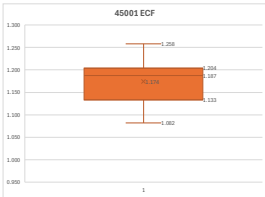
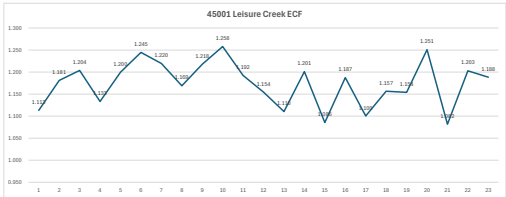
*109 Parcels



Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adm. Sale \$	Acqd. when Sold	Asd./Adm. Sale	Cur. Appraisal	Land's Yield	Bldg. Residual	Cost/Mm. S.	E.C.F.	Room Area	S/Fm. Ft.	ECF Area	Dev. by Means (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Occup.	Building Occupancy
43-22-03-452-018	6746 LEISURE CREEK DR SE	11/21/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,300	39.25	\$255,323	\$58,000	\$197,000	\$174,902	1.133	1.032	\$199.89	45001	6.0693	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	74	Single Family
43-23-03-452-021	6737 LEISURE WAY DR SE	10/1/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$84,500	36.41	\$235,189	\$58,000	\$188,000	\$159,169	1.181	1.032	\$182.17	45001	6.0646	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
41-23-03-452-025	6707 LEISURE WAY DR SE	11/2/2023	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$95,800	37.85	\$232,354	\$58,000	\$186,000	\$154,517	1.284	1.032	\$189.33	45001	2.9566	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
41-23-03-452-026	6706 LEISURE WAY DR SE	6/28/2024	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$102,400	43.03	\$227,601	\$58,000	\$190,000	\$159,334	1.123	1.032	\$174.42	45001	4.0039	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
43-23-03-452-027	6713 LEISURE WAY DR SE	3/12/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$243,972	\$60,000	\$195,000	\$162,519	1.200	1.032	\$188.95	45001	2.5673	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	65	Single Family
41-23-03-452-031	6721 LEISURE WAY DR SE	8/9/2023	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$91,900	37.06	\$239,897	\$58,000	\$190,000	\$152,658	1.245	1.032	\$184.11	45001	7.6442	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
41-23-03-452-035	6721 LEISURE WAY DR SE	8/26/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,800	39.93	\$282,750	\$60,000	\$240,000	\$196,775	1.229	1.272	\$188.68	45001	4.5481	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	65	Single Family
43-23-03-452-052	6685 LEISURE CREEK DR SE	7/9/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$104,800	42.26	\$242,667	\$60,000	\$188,000	\$160,836	1.189	1.032	\$182.17	45001	6.5294	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	65	Single Family
43-23-03-452-060	6820 LEISURE WAY DR SE	11/8/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$118,300	40.81	\$269,926	\$58,000	\$227,000	\$186,417	1.238	1.232	\$184.55	45001	4.3014	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
41-23-03-452-070	2120 BRIDGEWIDE DR SE	9/20/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$112,000	36.92	\$293,368	\$58,000	\$247,000	\$196,148	1.258	1.239	\$185.85	45001	8.3718	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
41-23-03-452-076	2601 BRIDGEWIDE DR SE	6/5/2023	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$86,600	32.81	\$293,363	\$58,000	\$212,000	\$177,794	1.182	917	\$231.19	45001	1.8205	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	76	Single Family
43-23-03-452-100	6521 LEISURE CREEK DR SE	11/2/2022	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$91,400	38.18	\$236,378	\$58,000	\$181,000	\$157,577	1.154	1.041	\$174.74	45001	1.9830	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	69	Single Family
43-23-03-452-118	6407 LEISURE CREEK DR SE	10/27/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$156,000	47.83	\$325,069	\$60,000	\$260,000	\$234,159	1.110	1.044	\$193.45	45001	6.3830	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	71	Single Family
41-23-03-452-121	6459 LEISURE CREEK DR SE	2/18/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$305,044	\$60,000	\$260,000	\$216,489	1.201	1.232	\$211.04	45001	2.6909	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	72	Single Family
41-23-03-453-001	6708 LEISURE CREEK DR SE	2/1/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,500	34.88	\$227,353	\$58,000	\$172,000	\$158,449	1.068	1.032	\$168.67	45001	8.8002	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	65	Single Family
43-23-03-453-031	6688 LEISURE CREEK DR SE	3/28/2025	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$221,500	38.38	\$304,551	\$60,000	\$256,500	\$218,958	1.187	1.032	\$194.62	45001	1.3226	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	70	Single Family
41-23-03-455-022	2857 VALLEY SPRING LN SE	9/28/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$106,300	40.11	\$276,877	\$60,000	\$205,000	\$186,287	1.100	1.244	\$184.79	45001	7.3734	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	65	Single Family
43-23-03-455-026	6590 LEISURE CREEK DR SE	3/29/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$217,100	29.89	\$296,905	\$60,388	\$234,713	\$203,950	1.257	1.265	\$186.14	45001	2.7072	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	67	Single Family
41-23-03-455-054	2845 HIDDEN VIEW DR SE	5/9/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,300	42.85	\$310,143	\$60,000	\$255,000	\$220,974	1.154	1.209	\$191.87	45001	2.0204	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	75	Single Family
43-23-03-455-068	2887 HIDDEN VIEW DR SE	9/15/2023	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$118,300	37.41	\$291,889	\$60,000	\$256,000	\$204,654	1.251	1.252	\$204.47	45001	7.6705	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	89	Single Family
41-23-03-455-096	6526 GREEN HST DR SE	9/20/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,700	38.34	\$312,082	\$60,000	\$260,000	\$240,355	1.082	1.272	\$204.49	45001	6.2453	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	78	Single Family
41-23-03-455-098	6516 GREEN HST DR SE	4/26/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,200	41.31	\$306,472	\$60,000	\$260,500	\$216,141	1.203	1.247	\$208.50	45001	2.8732	RANCH	RES CONDO	\$60,000		40010 CONDO#	467	72	Single Family
43-23-03-455-118	4020 WOOD DOBA DR SE	8/18/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$139,000	40.88	\$310,997	\$58,000	\$271,000	\$228,795	1.188	1.059	\$255.75	45001	1.4214	RANCH	RES CONDO	\$58,000		40010 CONDO#	467	84	Single Family
Totals			\$6,481,300			\$6,481,300	\$2,568,000	39.62	\$6,300,188		\$5,123,913	\$4,165,424	1.179		\$172.43		0.05139171								
								Std. Dev. <=	2.86				Ave. E.C.F. <=	1.174		Std. Deviation<=	4.2035								3.57894682

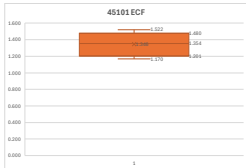
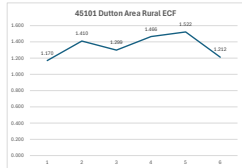
2008 ECF 1.179
2020 ECF 1.181
2024 ECF 1.118

*291 Parcels



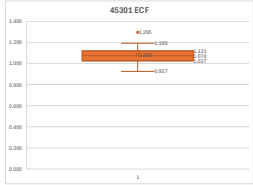
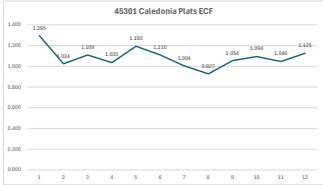
2026 EOF	1.327
2025 EOF	1.372
2024 EOF	1.486

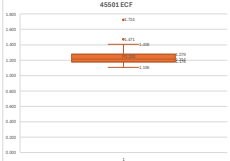
~50 Parcels



Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	A/C Sale \$	Ac. when Sold	Asd./Adj. Sale	Cur. Appraisal	Unit & Yard	Bed	B. Finished	Cost Bldg \$	E.C.F.	Floor Area	1/2% F.	ECF Area	Dev. by Month (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Code	Building (Occupancy)
41-22-02-376-007	2041 GLEN HOLLOW CT SE	5/24/2024	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$152,200	35.25	\$272,540	\$111,907	\$121,993	\$241,706	2,295	1,770	\$120.83	45301	21.8047	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$105,528		40005 CALEDONIA PLATS	401	68	Single Family
41-22-02-377-003	6802 GLEN HOLLOW DR SE	4/14/2023	\$355,000	WD	03-ARMY'S LENGTH	\$355,000	\$135,800	38.25	\$268,674	\$105,886	\$248,141	\$242,280	1,024	1,447	\$159.65	45301	6.8961	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$99,434		40005 CALEDONIA PLATS	401	74	Single Family
41-22-02-377-013	6794 GLEN HOLLOW DR SE	9/29/2024	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$182,300	37.51	\$475,680	\$114,945	\$374,055	\$334,635	1,109	1,938	\$193.66	45301	2.4299	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$119,872		40005 CALEDONIA PLATS	401	79	Single Family
41-22-02-377-016	6780 GLEN HOLLOW DR SE	7/28/2024	\$365,000	WD	03-ARMY'S LENGTH	\$365,000	\$129,400	35.45	\$275,133	\$115,068	\$264,423	\$237,987	1,035	1,468	\$167.87	45301	4.5117	RANCH	RES 1 FAMILY	RES 1 FAMILY	\$111,538		40005 CALEDONIA PLATS	401	74	Single Family
41-22-02-460-002	2021 VALLEY SPRING DR SE	4/18/2024	\$445,000	WD	03-ARMY'S LENGTH	\$445,000	\$158,700	41.96	\$418,628	\$88,330	\$358,470	\$298,977	1,193	2,052	\$173.62	45301	10.8366	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$82,965		40005 CALEDONIA PLATS	401	81	Single Family
41-22-02-460-013	6859 SOUTHERN TRAIL DR SE	9/11/2023	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$177,200	43.35	\$490,255	\$82,787	\$322,135	\$296,552	1,119	2,052	\$156.36	45301	2.5982	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$81,066		40005 CALEDONIA PLATS	401	81	Single Family
41-22-02-461-002	6865 RENTON LN SE	3/14/2025	\$435,000	WD	03-ARMY'S LENGTH	\$435,000	\$214,500	49.98	\$455,124	\$90,882	\$335,188	\$337,961	1,054	2,388	\$143.24	45301	8.8942	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$81,489		40005 CALEDONIA PLATS	401	81	Single Family
41-22-02-461-008	2164 GALLATIN ST SE	4/14/2023	\$465,000	WD	03-ARMY'S LENGTH	\$465,000	\$201,500	43.33	\$522,595	\$109,218	\$355,712	\$383,772	0,927	2,368	\$160.22	45301	15.7719	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$98,882		40005 CALEDONIA PLATS	401	81	Single Family
41-22-11-110-017	3264 HARMON CT SE	6/29/2023	\$555,700	WD	03-ARMY'S LENGTH	\$555,700	\$181,800	44.33	\$647,282	\$115,145	\$511,462	\$490,922	1,054	2,114	\$233.68	45301	3.8254	RANCH	RES 1 FAMILY	RES 1 FAMILY	\$165,890		40005 CALEDONIA PLATS	401	81	Single Family
41-22-11-310-020	3228 HARMON CT SE	8/29/2024	\$558,000	WD	03-ARMY'S LENGTH	\$558,000	\$256,700	46.87	\$543,793	\$115,879	\$434,327	\$397,687	1,084	2,076	\$209.21	45301	8.9181	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$188,806		40005 CALEDONIA PLATS	401	81	Single Family
41-22-17-128-010	7980 BERRYBROOK CT SE	11/15/2024	\$424,000	WD	03-ARMY'S LENGTH	\$424,000	\$189,300	44.03	\$479,888	\$105,993	\$325,607	\$304,054	1,046	1,750	\$179.78	45301	8.8842	TWO-STORY	RES 1 FAMILY	RES 1 FAMILY	\$151,069		40005 CALEDONIA PLATS	401	79	Single Family
41-22-17-225-006	1102 BERRYBROOK DR SE	6/14/2023	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$153,200	37.55	\$218,433	\$105,499	\$123,141	\$105,834	1,125	1,103	\$126.77	45301	4.8341	RANCH	RES 1 FAMILY	RES 1 FAMILY	\$95,135		40005 CALEDONIA PLATS	401	88	Single Family
Totals:						\$5,426,650		\$2,772,100		\$1.87	\$5,426,442		\$4,145,884	\$1,847,561		\$181.49		0.094791384		0.7067						
Sale Rate ==>								41.87	E.C.F. ==>		1.0318		Std. Deviation==>		0.094791384		Avg. Variance==>		6.9573		Coefficient of Var==>		6.414588581			
Std. Dev. ==>								4.54	Avg. E.C.F. ==>		1.085		Avg. Variance==>		6.9573		Coefficient of Var==>		6.414588581							

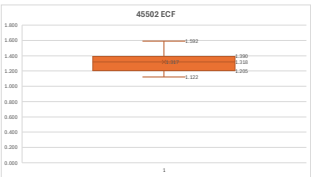
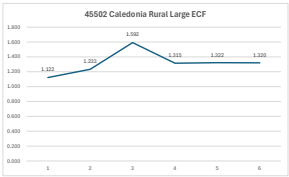
2026 ECF 1.078
2026 ECF 1.121
2024 ECF 1.064
*221 Parcels





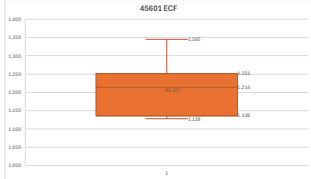
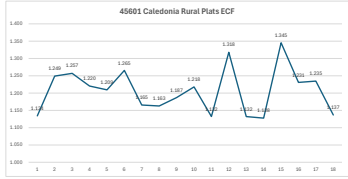
Parcel Number	Street Address	Orig Date	Orig Parc	Unit	Transfer Date	Ac. Bnls \$	Ass. Value \$01	Ass/Adj \$01	Cost/Complete	Land \$ Yard	Indy. Purchase	Cost/Parcel \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Parc	Days by Month (%)	Property Class	Orig Code	Land Value	Other Parcels in Sale	ECF Ratio	Property Class	Building Desc.	Building Occupancy
41-25-16-400-021	2615 BATH ST SE	2/22/2024	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$207,300	44.11	\$511,845	\$558,508	\$311,442	\$277,584	1.222	2,462	\$28.50	45502	29-5488	TWO-STORY	RES 1 FAMILY	\$552,476			40001 RES RURAL CALEDONIA	401	65 Single Family
41-25-17-400-030	1495 BATH ST SE	4/14/2024	\$550,000	WD	03-ARMY'S LENGTH	\$550,000	\$385,900	33.80	\$662,582	\$153,422	\$386,378	\$251,588	1.293	1,504	\$263.55	45502	8-4668	RANCH	RES 1 FAMILY	\$138,220			40001 RES RURAL CALEDONIA	401	65 Single Family
41-25-21-300-010	8664 KALAMAZOO AVE SE	9/1/2024	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$353,400	37.81	\$415,458	\$199,230	\$345,770	\$251,258	1.592	1,868	\$207.30	45502	27-4811	TWO-STORY	RES 1 FAMILY	\$126,840			40001 RES RURAL CALEDONIA	401	65 Single Family
41-25-25-300-041	2188 BATH ST SE	9/1/2024	\$805,000	WD	03-ARMY'S LENGTH	\$805,000	\$225,300	36.84	\$588,145	\$134,382	\$479,498	\$357,884	1.335	1,631	\$178.30	45502	6-2251	TRI-LEVEL	RES 1 FAMILY	\$128,460			40001 RES RURAL CALEDONIA	401	65 Single Family
41-25-34-200-024	8711 PATTERSON AVE SE	1/31/2025	\$517,000	WD	03-ARMY'S LENGTH	\$517,000	\$218,600	40.74	\$562,795	\$142,084	\$274,596	\$283,537	1.322	1,392	\$269.33	45502	6-4887	RANCH	RES 1 FAMILY	\$148,170			40001 RES RURAL CALEDONIA	401	80 Single Family
41-25-28-300-048	1118 COCKEHLIGHT DR SE	9/9/2024	\$1,100,000	WD	03-ARMY'S LENGTH	\$1,100,000	\$750,100	65.89	\$1,260,061	\$239,436	\$1,079,144	\$817,729	1.409	0.963	\$152.56	45502	6-2687	CUSTOM BUILT	RES 1 FAMILY	\$133,400			40001 RES RURAL CALEDONIA	401	78 Single Family
Totals:			\$3,377,000			\$3,377,000	\$1,866,100		\$3,842,444		\$2,078,738	\$2,275,451			\$233.02		0.8364								
								47.47					1.369				Std. Deviation==>	0.155508925							
								11.58					1.187				Avg. Variance==>	0.0093	Coefficient of Var==>	7.142281368					

45502 ECF 1.364
2025 ECF 1.381
2024 ECF 1.427
*365 Parcels



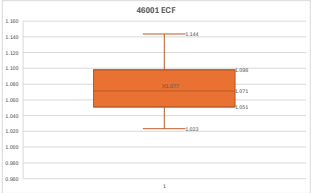
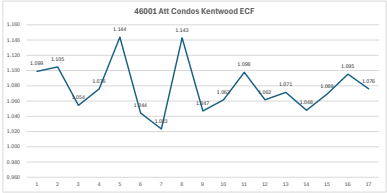
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land's Yield	Rdgd. Potential	Cur. Mkt. \$	E.C.F.	Plat Area	S/Sq.Ft.	ECF Area	Disc. by Area (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land's Value	Property Class	Building Desc.	Building Occupancy
41-20-26-228-012	6800 GLENCHER DR SE	6/7/2024	\$105,000	WD	63-ARMS LENGTH	\$105,000	\$106,200	46.85	\$176,612	\$112,423	\$124,277	\$122,861	1.104	3,328	\$36.36	46601	2.2712	RANCH	RES 1 FAMILY	\$106,800		40000 CALEDONIA PLATS	401	73	Single Family
41-20-26-227-016	6820 RINDCREST DR SE	6/6/2024	\$104,900	WD	63-ARMS LENGTH	\$104,900	\$106,200	30.35	\$126,794	\$103,054	\$145,586	\$126,945	1.249	1,427	\$171.18	46601	4.2037	RANCH	RES 1 FAMILY	\$101,100		40000 CALEDONIA PLATS	401	64	Single Family
41-20-26-228-012	3870 GLENCHER CT SE	4/5/2023	\$100,175	WD	63-ARMS LENGTH	\$100,175	\$91,000	30.58	\$188,398	\$102,249	\$127,626	\$127,230	1.207	1,196	\$166.24	46601	4.9953	RANCH	RES 1 FAMILY	\$100,100		40000 CALEDONIA PLATS	401	68	Single Family
41-20-26-277-004	7940 GLENCHER DR SE	2/8/2024	\$100,000	WD	63-ARMS LENGTH	\$100,000	\$146,200	37.68	\$126,240	\$94,713	\$105,727	\$126,563	1.228	1,812	\$166.88	46601	1.3460	TWO-STORY	RES 1 FAMILY	\$87,100		40000 CALEDONIA PLATS	401	74	Single Family
41-20-26-276-011	7100 GLENCHER DR SE	6/6/2024	\$415,000	WD	63-ARMS LENGTH	\$415,000	\$150,200	38.36	\$468,022	\$105,559	\$109,441	\$125,890	1.389	1,633	\$188.40	46601	6.2303	TWO-STORY	RES 1 FAMILY	\$95,811		40000 CALEDONIA PLATS	401	75	Single Family
41-20-26-440-003	3610 DEEPROSE DR SE	6/27/2024	\$172,000	WD	63-ARMS LENGTH	\$172,000	\$141,000	38.86	\$153,843	\$90,765	\$121,215	\$123,230	1.261	1,648	\$168.09	46601	5.6843	TWO-LEVEL	RES 1 FAMILY	\$95,457		40000 CALEDONIA PLATS	401	84	Single Family
41-20-26-442-006	3617 DEEPROSE DR SE	6/9/2023	\$165,000	WD	63-ARMS LENGTH	\$165,000	\$134,000	36.71	\$188,891	\$91,159	\$127,841	\$124,967	1.163	1,308	\$169.38	46601	4.1038	RANCH	RES 1 FAMILY	\$85,664		40000 CALEDONIA PLATS	401	84	Single Family
41-20-26-474-015	7121 CANNY RIDGE DR SE	7/26/2023	\$129,000	WD	63-ARMS LENGTH	\$129,000	\$129,100	36.42	\$127,491	\$115,117	\$113,453	\$141,662	1.163	2,474	\$107.15	46601	4.4189	CUSTOM BUILT	RES 1 FAMILY	\$93,100		40000 RURAL PLATS - PVT DRIVES	401	76	Single Family
41-20-26-501-004	1617 WINDY GLEN DR SE	6/17/2024	\$101,075	WD	63-ARMS LENGTH	\$101,075	\$118,100	35.27	\$126,420	\$110,054	\$176,031	\$126,261	1.167	1,385	\$114.51	46601	1.8677	RANCH	RES 1 FAMILY	\$111,477		40000 CALEDONIA PLATS	401	83	Single Family
41-20-26-262-005	7790 HANSHAW CIRCLE CT SE	2/8/2023	\$140,000	WD	63-ARMS LENGTH	\$140,000	\$62,200	51.87	\$188,883	\$142,008	\$127,474	\$64,465	1.218	2,884	\$173.85	46601	3.8778	CUSTOM BUILT	RES 1 FAMILY	\$108,000		40000 CONDO	401	88	Single Family
41-20-26-152-003	3127 WOODBURN HILLS DR SE	6/26/2023	\$790,000	WD	63-ARMS LENGTH	\$790,000	\$684,000	51.23	\$819,961	\$128,414	\$61,186	\$146,133	1.133	2,463	\$146.38	46601	2.4706	CUSTOM BUILT	RES 1 FAMILY	\$68,150		40000 RURAL PLATS - PVT DRIVES	401	89	Single Family
41-20-26-145-006	8016 COPPER DRIVERS DR SE	6/2/2024	\$615,000	WD	63-ARMS LENGTH	\$615,000	\$115,700	38.27	\$716,020	\$145,484	\$679,166	\$515,473	1.161	1,911	\$150.58	46601	11.8738	CUSTOM BUILT	RES 1 FAMILY	\$68,150		40000 RURAL PLATS - PVT DRIVES	401	77	Single Family
41-20-26-145-010	8434 COPPER DRIVERS DR SE	7/16/2023	\$716,000	WD	63-ARMS LENGTH	\$716,000	\$126,200	44.83	\$716,000	\$137,060	\$677,200	\$504,461	1.123	2,363	\$206.12	46601	7.4688	CUSTOM BUILT	RES 1 FAMILY	\$95,150		40000 RURAL PLATS - PVT DRIVES	401	87	Single Family
41-20-26-374-002	811 WATER RIDGE DR SE	6/6/2024	\$679,000	WD	63-ARMS LENGTH	\$679,000	\$262,000	38.95	\$798,878	\$136,461	\$136,549	\$479,824	1.128	2,540	\$211.24	46601	7.8035	TWO-STORY	RES 1 FAMILY	\$123,398		40000 PRESERVATION LAKES	401	93	Single Family
41-20-26-374-004	827 WATER RIDGE DR SE	9/26/2023	\$750,000	WD	63-ARMS LENGTH	\$750,000	\$100,000	39.03	\$688,800	\$102,172	\$677,728	\$498,361	1.340	2,628	\$128.05	46601	11.8837	TWO-STORY	RES 1 FAMILY	\$95,951		40000 PRESERVATION LAKES	401	84	Single Family
41-20-26-374-006	805 WATER RIDGE DR SE	6/26/2023	\$615,000	WD	63-ARMS LENGTH	\$615,000	\$125,100	36.92	\$656,979	\$106,564	\$126,616	\$429,006	1.231	1,912	\$146.22	46601	2.1817	RANCH	RES 1 FAMILY	\$81,295		40000 PRESERVATION LAKES	401	93	Single Family
41-20-26-374-013	915 WATER RIDGE DR SE	12/9/2023	\$764,000	WD	63-ARMS LENGTH	\$764,000	\$188,200	27.72	\$720,683	\$103,675	\$660,325	\$534,962	1.235	3,123	\$111.44	46601	2.7099	TWO-STORY	RES 1 FAMILY	\$93,280		40000 PRESERVATION LAKES	401	94	Single Family
41-20-26-376-048	1124 HAZEN CT SE	2/26/2024	\$608,000	WD	63-ARMS LENGTH	\$608,000	\$40,000	6.76	\$609,495	\$97,467	\$602,028	\$415,103	1.107	1,684	\$226.52	46601	7.0211	1-STORY CONDO	RES CONDO	\$93,400		40000 PRESERVATION LAKES	401	97	Single Family
Totals:			\$10,411,300			\$10,411,300	\$4,002,200		\$10,212,040		\$6,211,404	\$6,879,955				\$229.48									
												E.C.F. =	1.0000												
												Adj. E.C.F. =	1.002												
												Std. Deviation=	0.001137												
												Adj. Variance=	4.306												
												Coefficient of Var=	0.00055005												

45601 ECF
2023 ECF 1.184
2024 ECF 1.130
*549 Parcels

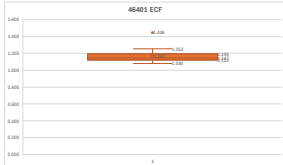


Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sale \$	Acid when Sold	Acid/Ad. Sale	Cur. Appraisal	Land & Yard	Indy. Potential	Cost Main \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Month (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class	Building	Occupancy
42-22-03-352-016	6880 PASADENS CT SE	7/25/2023	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$125,000	49.23	\$360,473	\$94,402	\$313,508	\$265,203	1.099	2,066	\$242.79	488001	2.8718	RANCH	RES CONDO	\$96,500	48810 CONDOS	487	75	Single Family
42-22-03-352-026	6741 GRACEPOINT DR SE	2/5/2024	\$321,000	WD	03-ARMY'S LENGTH	\$321,000	\$164,400	44.61	\$300,524	\$66,500	\$262,500	\$278,438	1.105	1,278	\$205.40	488001	2.7511	RANCH	RES CONDO	\$66,500	48810 CONDOS	487	79	Single Family
42-22-03-352-033	2537 MCKINLEY CT SE	11/7/2023	\$248,000	WD	03-ARMY'S LENGTH	\$248,000	\$103,600	41.80	\$340,133	\$56,500	\$293,400	\$278,275	1.054	1,270	\$229.94	488001	2.3850	1 STORY CONDO	RES CONDO	\$56,500	48810 CONDOS	487	80	Single Family
42-22-03-352-065	6820 GRACEPOINT DR SE	12/22/2023	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$125,000	41.22	\$361,075	\$66,500	\$309,300	\$287,648	1.076	1,267	\$239.15	488001	1.1632	RANCH	RES CONDO	\$66,500	48810 CONDOS	487	79	Single Family
42-22-03-352-070	6812 GRACEPOINT DR SE	12/13/2023	\$379,900	WD	03-ARMY'S LENGTH	\$379,900	\$169,200	39.27	\$353,154	\$66,500	\$316,400	\$279,288	1.144	1,262	\$247.21	488001	6.6375	RANCH	RES CONDO	\$66,500	48810 CONDOS	487	78	Single Family
42-22-03-352-076	6930 GRACEPOINT DR SE	9/26/2023	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$167,500	40.26	\$411,151	\$66,500	\$346,400	\$324,500	1.044	1,294	\$276.02	488001	3.2148	RANCH	RES CONDO	\$66,500	48810 CONDOS	487	86	Single Family
42-22-03-352-112	6653 POTTERS WHEEL DR SE	8/11/2023	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$165,200	43.11	\$367,211	\$66,500	\$299,500	\$292,483	1.023	1,198	\$197.68	488001	1.4042	RANCH	RES CONDO	\$66,500	48810 CONDOS	487	89	Single Family
42-22-03-353-011	6392 EASTERN AVE SE	9/30/2023	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$111,200	31.91	\$357,088	\$63,400	\$296,141	\$332,802	1.143	1,080	\$198.42	488001	6.9809	RANCH	RES DUPLEX	\$76,503	82000 DUPLEXES / 4 PLEXES	481	96	Duplex
42-22-03-377-002	311 SHORESIDE DR N SE	11/21/2024	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$172,200	53.84	\$320,264	\$19,000	\$306,500	\$248,820	1.047	1,238	\$216.42	488001	3.6461	RANCH	RES CONDO	\$19,000	48810 CONDOS	487	78	Single Family
42-22-03-377-014	392 SHORESIDE DR N SE	10/26/2024	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$107,800	38.54	\$277,148	\$17,000	\$273,000	\$218,084	1.062	1,008	\$221.23	488001	1.5822	RANCH	RES CONDO	\$17,000	48810 CONDOS	487	88	Single Family
42-22-03-377-016	299 SHORESIDE DR N SE	2/12/2024	\$274,000	WD	03-ARMY'S LENGTH	\$274,000	\$96,400	35.91	\$284,297	\$16,500	\$271,600	\$254,638	1.098	960	\$218.88	488001	2.8218	RANCH	RES CONDO	\$16,500	48810 CONDOS	487	85	Single Family
42-22-03-377-022	303 SHORESIDE DR S SE	8/1/2023	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$104,400	36.83	\$302,075	\$17,000	\$228,000	\$214,796	1.062	960	\$237.50	488001	1.5782	RANCH	RES CONDO	\$17,000	48810 CONDOS	487	82	Single Family
42-22-03-377-048	277 SHORESIDE DR S SE	5/22/2024	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$115,100	40.53	\$280,022	\$17,000	\$228,000	\$212,816	1.071	1,009	\$226.97	488001	1.8605	RANCH	RES CONDO	\$17,000	48810 CONDOS	487	88	Single Family
42-22-03-377-060	280 SHORESIDE DR N SE	5/15/2024	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$151,100	41.98	\$350,940	\$19,000	\$300,400	\$286,679	1.048	1,229	\$244.43	488001	2.9641	1 STORY CONDO	RES CONDO	\$19,000	48810 CONDOS	487	93	Single Family
42-22-03-377-070	288 SHORESIDE DR N SE	1/24/2024	\$299,900	WD	03-ARMY'S LENGTH	\$299,900	\$114,800	38.81	\$288,150	\$19,000	\$246,400	\$234,837	1.069	1,191	\$218.35	488001	6.8284	1 STORY CONDO	RES CONDO	\$19,000	48810 CONDOS	487	85	Single Family
42-22-03-377-093	6055 SHORESIDE CT SE	6/14/2024	\$450,000	WD	03-ARMY'S LENGTH	\$450,000	\$186,400	41.42	\$423,234	\$61,823	\$368,178	\$354,400	1.055	1,229	\$315.85	488001	1.7907	1 STORY CONDO	RES CONDO	\$56,500	48810 CONDOS	487	95	Single Family
42-22-03-377-094	6857 SHORESIDE CT SE	6/8/2024	\$439,000	WD	03-ARMY'S LENGTH	\$439,000	\$189,300	41.83	\$420,054	\$60,725	\$379,155	\$353,384	1.076	1,263	\$302.42	488001	6.1547	1 STORY CONDO	RES CONDO	\$57,000	48810 CONDOS	487	95	Single Family
Totals:		\$5,911,400	\$5,911,400	\$2,426,600	61.05	\$5,782,043	\$4,875,512	\$4,328,383	E.C.F. >>	1.877	\$238.88	0.03167471	0.0747	2.3765	Coefficient of Var>>	2.39956954								
Std. Dev. >>		6.62	Std. Deviation>>		2.3765	Avg. E.C.F. >>		1.877																

2024 ECF 1.877
2025 ECF 1.104
2026 ECF 1.089
*338 Parcels

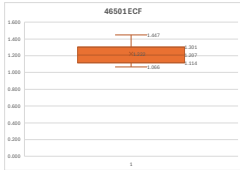
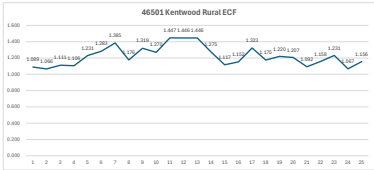


Patch Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Fc/Ft.	ECF Area	Dev. by Means (%)	Building Style	Use Code	Land Value	Land Taxes	Property Class	Building Desc.	Building Occupancy
45-22-05-380-004	6767 CREEKSIDE VIEW DR SE	3/18/2024	\$385,000	WD	03-ARMY'S LENGTH	\$385,000	\$177,200	46.85	\$384,912	\$53,350	\$331,450	\$331,800	1.000	1,800	\$175.37	96101	0.0316	1 STORY CONDO	RES CONDO	\$53,350	40010 CONDOS	401	93	Single Family
45-22-05-380-007	6768 CREEKSIDE VIEW DR SE	8/30/2023	\$399,000	WD	03-ARMY'S LENGTH	\$399,000	\$159,200	39.90	\$388,683	\$53,550	\$345,450	\$354,700	1.032	1,853	\$185.43	96101	0.0411	1 STORY CONDO	RES CONDO	\$53,550	40010 CONDOS	401	93	Single Family
45-22-05-380-009	6777 CREEKSIDE VIEW DR SE	8/30/2023	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$161,200	46.46	\$400,058	\$53,800	\$347,000	\$358,271	0.971	2,832	\$166.44	95101	0.0275	RANCH	RES CONDO	\$63,000	40010 CONDOS	401	91	Single Family
Totals:			\$1,174,000			\$1,174,000	\$517,200		\$1,173,653		\$1,003,900	\$1,002,240			\$173.64		0.0308							



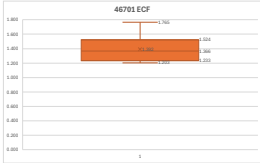
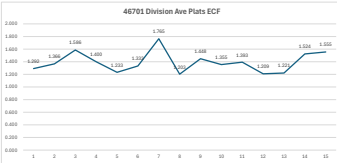
Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Acq. Sale \$	Acq. when Sold	Acq./Ac. Sale	Cap. Improved	Land & Yield	Rdly Potential	One Acre, \$	L.C.F.	Flow Area	S/Ce.Ft.	L.C.F. Area	Dev. by Month (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Value	Property Class	Building Cntr.	Residence Occupancy	
41-22-05-006-037	2942 68TH ST SE	8/8/2023	\$406,000	WO	03-ARMS LENGTH	\$406,000	\$226,400	41.27	\$266,962	\$98,411	\$299,500	\$268,809	3.808	8.204	\$959.39	46501	12.3009	AN LEVEL	RES-PURFEX	\$76,474		40000 RES RURAL	401	00	Single Family	
41-22-05-015-021	1146 68TH ST SE	12/9/2023	\$279,300	WO	03-ARMS LENGTH	\$279,300	\$119,400	42.66	\$269,709	\$86,774	\$361,126	\$264,924	1.886	4.470	\$233.21	46501	12.5993	ONE & 1/4 STORY	RES 1 FAMILY	\$92,400		40000 RES RURAL	401	00	Single Family	
41-22-05-101-034	964 68TH ST SE	3/18/2024	\$221,000	WO	03-ARMS LENGTH	\$221,000	\$212,800	37.94	\$269,700	\$84,102	\$226,088	\$264,120	1.111	1.929	\$117.69	46501	11.0468	ONE & 1/4 STORY	RES 1 FAMILY	\$88,276		40000 RES RURAL	401	00	Single Family	
40-22-05-002-011	886 62ND ST SE	9/5/2023	\$220,000	WO	03-ARMS LENGTH	\$220,000	\$82,400	36.91	\$226,960	\$86,004	\$343,900	\$126,169	1.080	1.918	\$141.36	46501	11.6422	ONE & 1/4 STORY	RES 1 FAMILY	\$63,688		40000 RES RURAL	401	00	Single Family	
41-22-05-101-018	924 RENOIARD DR SE	3/14/2023	\$247,500	WO	03-ARMS LENGTH	\$247,500	\$151,000	43.43	\$263,150	\$102,252	\$241,348	\$199,221	1.231	1.368	\$193.41	46501	9.9081	RANCH	RES 1 FAMILY	\$80,682		40000 KENTWOOD PLATS	401	00	Single Family	
41-22-05-206-004	6746 EASTERN AVE SE	2/10/2024	\$277,500	WO	03-ARMS LENGTH	\$277,500	\$164,100	37.81	\$269,947	\$89,482	\$314,118	\$146,322	1.293	1.264	\$168.14	46501	6.1300	ONE & 1/2 STORY	RES 1 FAMILY	\$84,904		40000 RES RURAL	401	00	Single Family	
41-22-06-480-012	684 68TH ST SE	4/7/2023	\$306,000	WO	03-ARMS LENGTH	\$306,000	\$186,700	32.81	\$268,942	\$78,812	\$277,148	\$164,046	1.186	1.170	\$194.18	46501	16.2989	ONE & 1/2 STORY	RES 1 FAMILY	\$76,767		40000 RES RURAL	401	00	Single Family	
41-22-06-480-048	602 68TH ST SE	3/26/2023	\$306,000	WO	03-ARMS LENGTH	\$306,000	\$96,700	32.23	\$266,822	\$85,143	\$243,255	\$162,124	1.176	1.360	\$168.98	46501	4.3503	ONE & 1/4 STORY	RES 1 FAMILY	\$82,530		40000 RES RURAL	401	00	Single Family	
41-22-07-028-014	744 68TH ST SE	3/15/2024	\$274,400	WO	03-ARMS LENGTH	\$274,400	\$99,300	33.97	\$266,777	\$76,159	\$196,741	\$156,462	1.104	1.082	\$163.86	46501	8.7144	RANCH	RES 1 FAMILY	\$84,264	41-22-08-101-010	40000 RES RURAL	401	00	Single Family	
41-22-05-101-040	684 EASTERN AVE SE	2/14/2023	\$273,900	WO	19-MULTI PARCEL ARMS LENGTH	\$273,900	\$118,700	42.16	\$269,817	\$90,618	\$161,302	\$146,378	1.170	960	\$196.23	46501	4.7653	RANCH	RES 1 FAMILY	\$68,328		40000 RES RURAL	401	00	Single Family	
40-22-05-002-003	886 62ND ST SE	6/6/2024	\$263,500	WO	03-ARMS LENGTH	\$263,500	\$89,400	36.76	\$263,823	\$79,427	\$363,673	\$112,479	1.457	1.102	\$141.66	46501	22.0161	ONE & 1/4 STORY	RES 1 FAMILY	\$66,517		40000 RES RURAL	401	00	Single Family	
41-22-05-102-006	964 CULPEPPER DR SE	1/24/2024	\$306,000	WO	03-ARMS LENGTH	\$306,000	\$152,700	39.46	\$328,067	\$98,393	\$266,687	\$166,343	1.446	1.264	\$227.90	46501	22.4236	RANCH	RES 1 FAMILY	\$81,527		40000 KENTWOOD PLATS	401	00	Single Family	
41-22-05-101-012	7308 EASTERN AVE SE	6/6/6/2024	\$295,000	WO	03-ARMS LENGTH	\$295,000	\$96,400	37.51	\$261,194	\$85,469	\$110,919	\$161,304	1.446	760	\$157.78	46501	22.4129	RANCH	RES 1 FAMILY	\$81,300		40000 RES RURAL	401	77	Single Family	
40-22-05-101-008	7164 EASTERN AVE SE	9/5/2024	\$286,000	WO	03-ARMS LENGTH	\$286,000	\$116,800	48.54	\$297,942	\$86,766	\$299,236	\$206,321	1.275	1.088	\$163.12	46501	5.3271	RANCH	RES 1 FAMILY	\$82,862		40000 RES RURAL	401	00	Single Family	
41-22-05-178-021	1093 HANOVER ST SE	4/7/2023	\$423,000	WO	03-ARMS LENGTH	\$423,000	\$174,400	41.04	\$447,099	\$100,448	\$224,352	\$269,280	1.117	1.899	\$174.99	46501	16.4618	RANCH	RES 1 FAMILY	\$86,130		40000 KENTWOOD PLATS	401	00	Single Family	
40-22-05-178-002	7093 BROOKLYN AVE SE	4/8/2024	\$415,000	WO	03-ARMS LENGTH	\$415,000	\$242,300	58.67	\$416,977	\$102,178	\$112,822	\$271,612	1.102	2.468	\$226.79	46501	7.8220	TWO-STORY	RES 1 FAMILY	\$94,268		40000 KENTWOOD PLATS	401	00	Single Family	
40-22-05-178-024	7093 BROOKLYN AVE SE	6/29/2023	\$262,000	WO	03-ARMS LENGTH	\$262,000	\$111,000	32.46	\$331,353	\$94,168	\$247,622	\$147,372	1.325	1.240	\$199.66	46501	10.0708	RANCH	RES 1 FAMILY	\$67,187		40000 KENTWOOD PLATS	401	00	Single Family	
41-22-05-178-016	7124 BROOKLYN AVE SE	6/23/2023	\$400,000	WO	03-ARMS LENGTH	\$400,000	\$138,400	34.49	\$266,894	\$98,113	\$261,437	\$256,504	1.170	1.300	\$211.47	46501	4.0951	RANCH	RES 1 FAMILY	\$92,361		40000 KENTWOOD PLATS	401	00	Single Family	
40-22-05-178-016	7124 BROOKLYN AVE SE	5/10/2025	\$411,500	WO	03-ARMS LENGTH	\$411,500	\$175,200	42.18	\$269,894	\$98,513	\$312,367	\$266,564	1.220	1.360	\$226.80	46501	6.2131	RANCH	RES 1 FAMILY	\$92,361		40000 KENTWOOD PLATS	401	00	Single Family	
40-22-05-188-011	1022 HANOVER ST SE	9/9/2024	\$294,000	WO	03-ARMS LENGTH	\$294,000	\$177,500	45.15	\$262,982	\$91,498	\$262,502	\$266,702	1.207	1.006	\$168.36	46501	1.5204	RANCH	RES 1 FAMILY	\$67,582		40000 KENTWOOD PLATS	401	00	Single Family	
41-22-05-180-023	1111 WINDSONG CT SE	6/15/2023	\$426,000	WO	03-ARMS LENGTH	\$426,000	\$185,300	42.60	\$468,720	\$94,701	\$466,299	\$251,491	1.092	1.094	\$176.66	46501	12.9470	TWO-STORY	RES 1 FAMILY	\$88,931		40000 KENTWOOD PLATS	401	00	Single Family	
41-22-05-102-034	1144 WINDSONG CT SE	6/6/6/2024	\$400,000	WO	03-ARMS LENGTH	\$400,000	\$179,300	43.83	\$469,263	\$108,351	\$291,649	\$251,867	1.118	1.438	\$202.82	46501	6.4808	RANCH	RES 1 FAMILY	\$86,482		40000 KENTWOOD PLATS	401	74	Single Family	
40-22-05-020-002	7218 BROOKLYN AVE SE	6/14/2023	\$260,000	WO	03-ARMS LENGTH	\$260,000	\$127,000	31.36	\$344,480	\$95,114	\$164,486	\$211,132	1.211	1.272	\$188.10	46501	6.3014	TWO-STORY	RES 1 FAMILY	\$86,144		40000 KENTWOOD PLATS	401	72	Single Family	
40-22-05-095-005	1187 70TH ST SE	3/26/2023	\$441,200	WO	19-MULTI PARCEL ARMS LENGTH	\$441,200	\$146,000	31.23	\$473,843	\$184,133	\$297,067	\$246,822	1.907	1.893	\$330.60	46501	16.4688	ONE & 1/2 STORY	RES 1 FAMILY	\$153,740	41-22-08-401-010	40000 RES RURAL	401	00	Single Family	
41-22-05-401-031	2841 70TH ST SE	7/13/2023	\$425,000	WO	03-ARMS LENGTH	\$425,000	\$181,400	42.69	\$425,011	\$106,476	\$318,526	\$276,307	1.156	1.020	\$157.19	46501	6.5069	TWO-STORY	RES 1 FAMILY	\$97,209		40000 RES RURAL	401	00	Single Family	
Totals:						\$8,631,900	\$1,460,400		\$6,484,672		\$6,251,079	\$1,214,590														
						Sale Ratio %:		39.99	L.C.F. %:		0.1989	Std. Deviation %:		0.11985	Avg. Dev. %:		0.1222	Avg. Variance %:		0.2101	Coefficient of Var:		7.310319278			
						Std. Dev. %:		6.41																		

46501 ECF
2020 ECF 1.275
2024 ECF 1.346
*604 Parcels



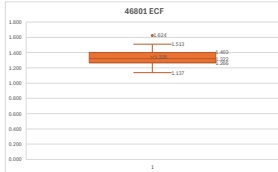
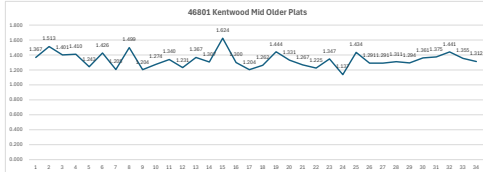
Parcel Number	Tract Address	Sale Date	Sale Price	Year	Term of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cost Acquisition	Land & Yield	Reg. Transfered	Cost Man. \$	E.C.F.	Plots/acre	E (%)	ECF Area	Dev. by Month (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Value	Property Class	Building Class	Building Occupancy
41-23-07-041	150 BROWNELL ST SE	3/7/2020	\$260,000	WD	60-ANNYS LENGTH	\$260,000	\$214,000	0.22	\$277,000	\$76,000	\$248,000	\$40,000	2.20%	1.70%	\$220.00	46701	20.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 2	401	00	Single Family	
41-23-07-041	150 BROWNELL ST SE	5/17/2024	\$220,000	WD	60-ANNYS LENGTH	\$220,000	\$70,000	24.50	\$220,000	\$74,627	\$45,373	\$56,649	1.26%	0.40	\$172.28	46701	2.00%	ONE & 1/2 STORY	RES 1 FAMILY	\$74,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-155-041	150 KENTON ST SE	5/17/2024	\$220,000	WD	60-ANNYS LENGTH	\$220,000	\$70,000	22.61	\$227,139	\$4,370	\$41,720	\$50,540	1.56%	7.40	\$180.47	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-016	132 ALST ST SE	3/7/2024	\$200,000	WD	60-ANNYS LENGTH	\$200,000	\$70,000	27.00	\$187,780	\$71,603	\$121,180	\$50,540	1.40%	0.00	\$121.00	46701	0.70%	RANCH	RES 1 FAMILY	\$60,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-304-040	30 DONNICK ST SE	4/16/2023	\$190,000	WD	60-ANNYS LENGTH	\$190,000	\$70,100	25.77	\$210,170	\$71,200	\$121,071	\$100,000	1.21%	0.10	\$110.00	46701	10.00%	RANCH	RES 1 FAMILY	\$71,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-304-014	130 DONNICK ST SE	4/16/2024	\$210,000	WD	60-ANNYS LENGTH	\$210,000	\$70,100	25.99	\$210,170	\$71,000	\$121,170	\$110,000	1.21%	0.10	\$110.00	46701	10.00%	RANCH	RES 1 FAMILY	\$71,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-304-019	130 KAWY ST SE	1/2/2024	\$200,000	WD	60-ANNYS LENGTH	\$200,000	\$64,000	28.72	\$170,000	\$72,000	\$120,000	\$77,000	1.70%	0.10	\$140.00	46701	10.00%	RANCH	RES 1 FAMILY	\$72,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	130 WARELL ST SE	5/17/2024	\$190,000	WD	60-ANNYS LENGTH	\$190,000	\$60,000	25.11	\$200,000	\$70,000	\$120,000	\$80,000	1.20%	0.40	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-041	151 WARELL ST SE	7/20/2024	\$200,000	WD	60-ANNYS LENGTH	\$200,000	\$60,000	28.33	\$200,000	\$70,000	\$120,000	\$80,000	1.40%	0.10	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	130 WARELL ST SE	7/20/2024	\$210,000	WD	60-ANNYS LENGTH	\$210,000	\$60,000	28.50	\$210,000	\$70,000	\$120,000	\$80,000	1.20%	1.10%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	131 LUNE ST SE	6/15/2023	\$190,000	WD	60-ANNYS LENGTH	\$190,000	\$70,000	27.00	\$190,000	\$70,000	\$120,000	\$80,000	1.20%	7.00	\$120.00	46701	0.10%	RANCH	RES 1 FAMILY	\$60,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	131 LUNE ST SE	7/20/2024	\$210,000	WD	60-ANNYS LENGTH	\$210,000	\$67,000	27.82	\$210,000	\$70,000	\$120,000	\$80,000	1.20%	1.40%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	130 KAWY ST SE	7/20/2024	\$240,000	WD	60-ANNYS LENGTH	\$240,000	\$70,000	28.33	\$210,000	\$70,000	\$120,000	\$80,000	1.20%	1.10%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	130 KAWY ST SE	7/20/2024	\$240,000	WD	60-ANNYS LENGTH	\$240,000	\$60,000	25.00	\$220,000	\$70,000	\$120,000	\$80,000	1.20%	0.10	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
41-23-07-300-010	131 KAWY ST SE	8/20/2023	\$210,000	WD	60-ANNYS LENGTH	\$210,000	\$77,000	27.77	\$210,000	\$70,000	\$120,000	\$80,000	1.20%	0.00	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
Totals:						\$3,310,000	\$3,150,000	24.80	\$3,310,000	\$1,200,000	\$2,110,000	\$1,400,000	1.20%	0.10%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
Sub Totals:						\$3,310,000	\$3,150,000	24.80	\$3,310,000	\$1,200,000	\$2,110,000	\$1,400,000	1.20%	0.10%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	
Sub Totals:						\$3,310,000	\$3,150,000	24.80	\$3,310,000	\$1,200,000	\$2,110,000	\$1,400,000	1.20%	0.10%	\$120.00	46701	10.00%	RANCH	RES 1 FAMILY	\$70,000	00700 FONTENELLE GARDENS NO. 1	401	00	Single Family	

3000 ECF
2000 ECF
1000 ECF



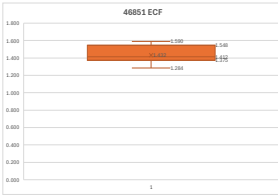
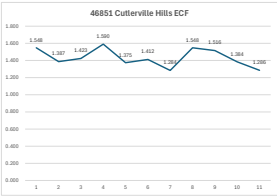
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Acq. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land & Yard	Blg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Cy/Ft	ECF Area	Des. by Moun. (%)	Building Style	Use Conf.	Land Value	Other Parcels to Sale	Limit Factor	Property Class	Building Class	Building Occupancy
41-22-06-555-011	8750 ROMAN AVE SE	8/9/2024	\$151,000	WD	03-ARMY'S LENGTH	\$241,000	\$195,000	\$17,000	\$246,543	\$84,375	\$278,425	\$234,000	8.361	1,478	\$125.56	46801	3.387%	ONE & 1/2 STORY	RES 1 FAMILY	\$79,520		40008 KENTWOOD PLATS	401	55	Single Family
41-22-06-401-039	6487 COLLEGE AVE SE	5/17/2024	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$133,700	38.32	\$306,955	\$96,368	\$43,632	\$341,000	1.513	2,056	\$128.50	46801	17.786%	ONE & 1/2 STORY	RES 1 FAMILY	\$92,029		40008 KENTWOOD PLATS	401	55	Single Family
41-22-06-403-002	6420 PARRIS AVE SE	5/18/2024	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$98,100	38.56	\$261,455	\$84,004	\$105,096	\$117,841	1.401	1,200	\$127.58	46801	6.589%	RANCH	RES 1 FAMILY	\$91,585		40008 KENTWOOD PLATS	401	55	Single Family
41-22-06-403-003	6424 PARRIS AVE SE	7/17/2024	\$298,000	WD	03-ARMY'S LENGTH	\$298,000	\$98,200	32.38	\$261,592	\$101,095	\$104,305	\$137,800	1.431	884	\$123.88	46801	7.408%	RANCH	RES 1 FAMILY	\$91,611		40008 KENTWOOD PLATS	401	69	Single Family
41-22-06-452-012	6735 PARRIS AVE SE	7/18/2024	\$388,000	WD	03-ARMY'S LENGTH	\$388,000	\$88,900	35.32	\$291,618	\$89,821	\$196,179	\$153,028	1.243	1,789	\$158.39	46801	9.233%	ONE & 1/4 STORY	RES 1 FAMILY	\$87,629		40008 KENTWOOD PLATS	401	65	Single Family
41-22-06-452-011	6705 PARRIS AVE SE	4/22/2024	\$116,000	WD	03-ARMY'S LENGTH	\$116,000	\$60,200	38.24	\$261,180	\$91,556	\$118,444	\$81,033	1.408	634	\$142.02	46801	9.135%	RANCH	RES 1 FAMILY	\$85,250		40008 KENTWOOD PLATS	401	68	Single Family
41-22-06-453-005	6650 PARRIS AVE SE	6/1/2022	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$61,800	38.91	\$236,750	\$81,533	\$133,487	\$102,437	1.203	1,025	\$129.48	46801	12.981%	ONE & 1/4 STORY	RES 1 FAMILY	\$90,133		40008 KENTWOOD PLATS	401	66	Single Family
41-22-06-476-001	6112 BETH ST SE	8/9/2024	\$382,000	WD	03-ARMY'S LENGTH	\$382,000	\$86,800	33.95	\$261,446	\$99,085	\$172,335	\$114,965	1.499	894	\$189.44	46801	16.273%	RANCH	RES 1 FAMILY	\$87,682		40008 KENTWOOD PLATS	401	60	Single Family
41-22-06-479-008	6611 EASTERN AVE SE	4/7/2023	\$396,000	WD	03-ARMY'S LENGTH	\$396,000	\$86,100	34.60	\$261,305	\$86,109	\$179,891	\$149,436	1.204	979	\$183.79	46801	13.112%	RANCH	RES 1 FAMILY	\$84,187		40008 KENTWOOD PLATS	401	62	Single Family
41-22-07-351-026	4111 FENDALE ST SE	3/5/2025	\$388,000	WD	03-ARMY'S LENGTH	\$388,000	\$118,400	40.91	\$291,625	\$89,729	\$195,280	\$153,261	1.274	1,776	\$159.96	46801	6.094%	ONE & 1/2 STORY	RES 1 FAMILY	\$81,443		40008 KENTWOOD PLATS	401	60	Single Family
41-22-07-360-013	8946 LINCOLN AVE SE	1/10/2025	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$116,000	36.84	\$279,796	\$89,972	\$206,336	\$131,432	1.348	1,214	\$204.43	46801	9.483%	RANCH	RES 1 FAMILY	\$81,904		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-363-013	526 BROWNELL ST SE	10/28/2024	\$324,000	WD	03-ARMY'S LENGTH	\$324,000	\$153,100	47.12	\$342,287	\$84,828	\$340,671	\$196,028	1.231	1,987	\$129.82	46801	16.435%	RANCH	RES 1 FAMILY	\$81,970		40008 KENTWOOD PLATS	401	65	Single Family
41-22-07-363-025	591 FORTNELLER ST SE	3/1/2025	\$239,000	WD	03-ARMY'S LENGTH	\$239,000	\$131,300	46.39	\$327,851	\$85,748	\$289,252	\$153,385	1.367	1,186	\$176.44	46801	3.158%	RANCH	RES 1 FAMILY	\$81,500		40008 KENTWOOD PLATS	401	63	Single Family
41-22-07-363-027	137 FORTNELLER ST SE	6/15/2023	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$128,700	39.84	\$163,112	\$88,474	\$229,126	\$179,463	1.367	1,211	\$189.37	46801	3.104%	RANCH	RES 1 FAMILY	\$81,100		40008 KENTWOOD PLATS	401	61	Single Family
41-22-07-362-015	417 BROWNELL ST SE	10/4/2023	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$182,200	35.51	\$268,800	\$88,409	\$146,591	\$151,811	1.854	1,049	\$235.07	46801	28.921%	RANCH	RES 1 FAMILY	\$81,016		40008 KENTWOOD PLATS	401	61	Single Family
41-22-07-326-001	614 BETH ST SE	3/7/2025	\$226,000	WD	03-ARMY'S LENGTH	\$226,000	\$91,200	41.50	\$221,094	\$91,254	\$128,148	\$98,590	1.300	972	\$121.84	46801	3.125%	TWO STORY	RES 1 FAMILY	\$80,535		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-326-010	614 UNION CT SE	6/20/2022	\$345,000	WD	03-ARMY'S LENGTH	\$345,000	\$123,900	35.91	\$268,741	\$88,225	\$346,775	\$204,008	1.204	1,448	\$170.42	46801	11.895%	RANCH	RES 1 FAMILY	\$80,247		40008 KENTWOOD PLATS	401	60	Single Family
41-22-07-326-024	6830 LINCOLN AVE SE	5/13/2022	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$123,700	41.21	\$369,529	\$90,942	\$299,038	\$140,086	1.262	1,478	\$141.45	46801	7.264%	RANCH	RES 1 FAMILY	\$80,048		40008 KENTWOOD PLATS	401	55	Single Family
41-22-07-351-010	580 FORTNELLER ST SE	3/8/2024	\$346,000	WD	03-ARMY'S LENGTH	\$346,000	\$121,100	29.74	\$154,491	\$88,655	\$251,345	\$174,118	1.444	1,189	\$213.00	46801	13.421%	RANCH	RES 1 FAMILY	\$84,023		40008 KENTWOOD PLATS	401	66	Single Family
41-22-07-352-011	530 KENTON ST SE	8/2/2024	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$111,800	37.27	\$268,954	\$97,153	\$102,847	\$152,425	1.351	1,581	\$128.39	46801	6.413%	ONE & 1/2 STORY	RES 1 FAMILY	\$84,800		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-352-033	595 SUNDALE CT SE	4/10/2024	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$179,800	47.22	\$391,823	\$98,513	\$263,487	\$222,769	1.267	1,689	\$188.07	46801	6.789%	TWO LEVEL	RES 1 FAMILY	\$81,193		40008 KENTWOOD PLATS	401	55	Single Family
41-22-07-352-034	517 SUNDALE CT SE	4/11/2022	\$379,000	WD	03-ARMY'S LENGTH	\$379,000	\$151,700	40.03	\$406,956	\$85,906	\$383,194	\$211,274	1.225	2,041	\$127.41	46801	11.087%	TWO STORY	RES 1 FAMILY	\$87,728		40008 KENTWOOD PLATS	401	57	Single Family
41-22-07-352-038	547 SUNDALE CT SE	1/13/2024	\$382,000	WD	03-ARMY'S LENGTH	\$382,000	\$119,800	32.87	\$368,480	\$89,985	\$272,035	\$201,985	1.347	1,288	\$214.54	46801	1.223%	RANCH	RES 1 FAMILY	\$86,427		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-352-044	480 SUNDALE CT SE	7/20/2023	\$396,000	WD	03-ARMY'S LENGTH	\$396,000	\$115,000	43.58	\$291,148	\$89,091	\$175,809	\$164,462	1.137	1,198	\$147.08	46801	19.775%	RANCH	RES 1 FAMILY	\$86,408		40008 KENTWOOD PLATS	401	55	Single Family
41-22-07-352-056	471 72ND ST SE	3/17/2025	\$356,000	WD	03-ARMY'S LENGTH	\$356,000	\$122,100	41.39	\$279,273	\$97,938	\$197,062	\$137,375	1.454	1,147	\$171.81	46801	9.937%	RANCH	RES 1 FAMILY	\$86,964		40008 KENTWOOD PLATS	401	68	Single Family
41-22-07-362-058	7132 MAGNOLIA AVE SE	6/18/2024	\$338,000	WD	03-ARMY'S LENGTH	\$338,000	\$157,200	46.41	\$395,196	\$99,834	\$296,466	\$179,887	1.291	1,981	\$148.99	46801	4.394%	ONE & 1/4 STORY	RES 1 FAMILY	\$86,979		40008 KENTWOOD PLATS	401	68	Single Family
41-22-07-376-019	7138 WILLARD AVE SE	6/9/2023	\$380,000	WD	03-ARMY'S LENGTH	\$380,000	\$134,800	35.47	\$368,333	\$95,218	\$384,790	\$230,547	1.291	1,589	\$179.23	46801	4.932%	RANCH	RES 1 FAMILY	\$85,977		40008 KENTWOOD PLATS	401	62	Single Family
41-22-07-376-017	7148 LINCOLN AVE SE	1/28/2025	\$333,000	WD	03-ARMY'S LENGTH	\$333,000	\$145,800	44.18	\$331,598	\$99,309	\$233,051	\$178,289	1.311	1,668	\$160.19	46801	2.487%	RANCH	RES 1 FAMILY	\$94,005		40008 KENTWOOD PLATS	401	55	Single Family
41-22-07-376-023	679 72ND ST SE	4/3/2023	\$325,000	WD	03-ARMY'S LENGTH	\$325,000	\$165,800	33.60	\$313,642	\$84,109	\$208,441	\$178,244	1.284	1,178	\$198.12	46801	4.119%	RANCH	RES 1 FAMILY	\$87,113		40008 KENTWOOD PLATS	401	65	Single Family
41-22-07-376-024	689 72ND ST SE	6/23/2024	\$457,000	WD	03-ARMY'S LENGTH	\$457,000	\$158,000	34.51	\$449,446	\$98,657	\$346,343	\$250,143	1.361	1,788	\$198.39	46801	2.642%	RANCH	RES 1 FAMILY	\$87,112		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-376-019	7167 MARTIN AVE SE	9/7/2024	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$154,800	41.29	\$261,686	\$99,832	\$284,106	\$206,859	1.375	1,288	\$228.78	46801	3.953%	RANCH	RES 1 FAMILY	\$81,006		40008 KENTWOOD PLATS	401	69	Single Family
41-22-07-380-012	7174 MARTIN AVE SE	3/10/2025	\$356,000	WD	03-ARMY'S LENGTH	\$356,000	\$166,800	46.85	\$320,549	\$88,118	\$267,900	\$185,038	1.441	2,278	\$127.60	46801	10.567%	TWO LEVEL	RES 1 FAMILY	\$84,840		40008 KENTWOOD PLATS	401	52	Single Family
41-22-07-407-047	561 COLMAN AVE SE	10/21/2024	\$325,000	WD	03-ARMY'S LENGTH	\$325,000	\$146,700	45.29	\$335,100	\$96,737	\$228,263	\$148,466	1.355	1,454	\$161.43	46801	1.991%	RANCH	RES 1 FAMILY	\$86,879		40008 KENTWOOD PLATS	401	63	Single Family
41-22-07-421-008	519 DONNELLEY CT SE	1/12/2024	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$166,100	35.72	\$467,092	\$101,890	\$263,110	\$278,665	1.312	1,749	\$258.68	46801	2.937%	RANCH	RES 1 FAMILY	\$91,115		40008 KENTWOOD PLATS	401	74	Single Family
Totals:						\$10,823,400			\$10,821,400	\$10,768,109	\$7,678,122	\$5,774,866			\$162.84										
							Sub. Ratio >>	36.41	E.C.F. >>						1.333	Std. Deviation>>						0.01819578			
							Std. Dev. >>	5.31								Avg. Variance>>						7.9783	Coefficient of Var>>		

2024 BCF 1.418
 2024 BCF 1.433
 *500 Parcels



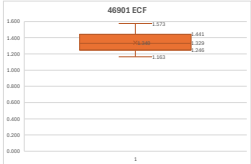
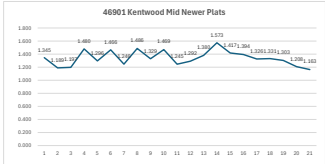
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Ac. Sale \$	Ac. when Sold	Ad/Adt Sale	Cur. Appraisal	Land & Yard	Indy. Parcel	Cost Main \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Month (%)	Building Style	Use Conf.	Land Value	Other Parcels in Sale	Land Entry	Property Class	Building Cntr.	Building Occupancy
41-22-06-001-018	857 ALEDA CT SE	3/30/2023	\$255,000	WD	03-ARMY'S LENGTH	\$135,000	\$128,000	28.45	\$395,454	\$92,209	\$242,279	\$256,606	1.548	1,255	5199.56	46851	11.8249	RANCH	RES 1 FAMILY	\$65,893	40006 KENTWOOD PLATS	401	45	Single Family	
41-22-06-001-028	8933 MARSHALL AVE SE	10/10/2024	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$125,800	21.45	\$395,428	\$98,597	\$261,883	\$217,365	1.387	1,405	\$201.67	46851	4.4998	TRI-LEVEL	RES 1 FAMILY	\$92,680	40006 KENTWOOD PLATS	401	74	Single Family	
41-22-06-004-007	6941 ALEDA AVE SE	5/8/2023	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$117,200	23.49	\$339,895	\$94,051	\$255,909	\$279,787	1.423	1,120	\$228.49	46851	0.8713	RANCH	RES 1 FAMILY	\$86,375	40006 KENTWOOD PLATS	401	45	Single Family	
41-22-06-027-004	6935 BROOKLYN AVE SE	9/6/2023	\$348,900	WD	03-ARMY'S LENGTH	\$349,900	\$115,500	23.61	\$311,075	\$88,953	\$259,947	\$344,908	1.595	1,431	\$192.18	46851	31.8448	RANCH	RES 1 FAMILY	\$95,793	40006 KENTWOOD PLATS	401	53	Single Family	
41-22-06-028-004	6933 BONNIE AVE SE	12/3/2024	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$139,500	27.20	\$373,324	\$88,286	\$286,702	\$288,584	1.375	1,658	\$177.41	46851	5.7917	RANCH	RES 1 FAMILY	\$85,991	40006 KENTWOOD PLATS	401	69	Single Family	
41-22-06-028-011	6932 BONNIE AVE SE	6/20/2024	\$376,000	WD	03-ARMY'S LENGTH	\$376,000	\$132,200	24.97	\$366,682	\$99,028	\$266,363	\$294,458	1.412	1,900	\$155.23	46851	2.8357	RANCH	RES 1 FAMILY	\$86,718	40006 KENTWOOD PLATS	401	69	Single Family	
41-22-06-028-014	6930 BONNIE AVE SE	7/11/2024	\$366,000	WD	03-ARMY'S LENGTH	\$366,000	\$128,200	25.12	\$362,439	\$93,687	\$271,533	\$211,636	1.284	1,404	\$198.77	46851	14.8349	RANCH	RES 1 FAMILY	\$90,592	40006 KENTWOOD PLATS	401	65	Single Family	
41-22-06-028-019	6939 BELFAST AVE SE	6/12/2024	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$129,700	22.43	\$364,491	\$97,689	\$362,951	\$395,374	1.548	1,900	\$201.99	46851	11.5751	RANCH	RES 1 FAMILY	\$99,891	40006 KENTWOOD PLATS	401	55	Single Family	
41-22-06-028-030	6938 BELFAST AVE SE	3/7/2025	\$385,000	WD	03-ARMY'S LENGTH	\$385,000	\$124,200	22.26	\$395,742	\$86,962	\$296,658	\$395,309	1.516	1,972	\$210.77	46851	6.3778	RANCH	RES 1 FAMILY	\$81,068	40006 KENTWOOD PLATS	401	69	Single Family	
41-22-06-031-008	6928 BROWNELL CT SE	6/18/2024	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$115,800	23.11	\$348,467	\$93,195	\$254,895	\$185,823	1.284	1,264	\$211.37	46851	4.8872	RANCH	RES 1 FAMILY	\$86,323	40006 KENTWOOD PLATS	401	69	Single Family	
41-22-06-031-009	6948 BROWNELL CT SE	6/18/2024	\$400,250	WD	03-ARMY'S LENGTH	\$400,250	\$122,400	24.21	\$372,472	\$93,109	\$287,261	\$397,699	1.626	1,676	\$198.66	46851	14.8416	RANCH	RES 1 FAMILY	\$95,389	40006 KENTWOOD PLATS	401	68	Single Family	
						Totals:			\$4,048,650			\$2,127,180					0.7095								
								Sale Ratio =>	\$4.10				E.C.F. =>	1.423			Std. Deviation=>	0.102189206							
								Std. Dev. =>	2.33				Ann. E.C.F. =>	1.432			Ann. Variance=>	8.6237	Coefficient of Var=>	6.929814435					

2024 ECF 1.426
2025 ECF 1.398
2024 ECF 1.398
*152 Parcels

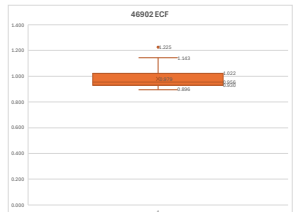


Parcel Number	Owner Address	Exp Date	Exp Type	Unit	Truncation	AS Bldg \$	Asd. A/CW/ST	Asd. Ad/Ad. S/F	Cur. Zoning	Unit # Yrd	Bldg. Height	Cur. H/W \$	E.C.F.	Floor Area	S/F x Ft.	Exp Area	Des. by Man/Pl	Plat/Fm. S/F	Unit Comp.	Unit Value	Other Parcels in Sale	Unit Price	Priority Class	Building Code	Building Occupancy
41-22-05-407-008	6833 RYE GRASS CT SE	7/12/2024	\$150,000	WD	03-ADMP'S LENGTH	\$150,000	\$151,800	43.36	\$346,117	\$81,878	\$256,227	\$129,996	1.345	4,406	\$183.73	#6901	0.5703	TRI-LEVEL	RES I FAMILY	\$64,156		40008 KENTWOOD PLATS	401	77	Single Family
41-22-05-407-014	6648 RYE GRASS CT SE	8/79/2024	\$382,400	WD	03-ADMP'S LENGTH	\$382,400	\$385,000	40.01	\$407,185	\$252,035	\$280,365	\$235,819	1.189	1,446	\$183.89	#6901	15.9658	TWO-STORY	RES I FAMILY	\$64,998		40008 KENTWOOD PLATS	401	84	Single Family
41-22-05-407-005	6647 RYE GRASS CT SE	5/25/2024	\$348,000	WD	03-ADMP'S LENGTH	\$348,000	\$355,300	39.88	\$368,922	\$89,895	\$268,395	\$225,858	1.287	1,413	\$182.87	#6901	14.2896	TRI-LEVEL	RES I FAMILY	\$64,981		40008 KENTWOOD PLATS	401	81	Single Family
41-22-05-479-032	1489 SMITH FARMS CT SE	6/5/2024	\$306,000	WD	03-ADMP'S LENGTH	\$306,000	\$314,100	37.25	\$326,826	\$96,479	\$263,300	\$179,327	1.460	1,039	\$268.79	#6901	14.6266	BI-LEVEL	RES I FAMILY	\$61,159		40008 KENTWOOD PLATS	401	78	Single Family
41-22-06-326-005	6645 SUMMER SHORES DR SE	8/4/2023	\$350,000	WD	03-ADMP'S LENGTH	\$350,000	\$358,000	35.60	\$368,177	\$96,058	\$269,844	\$209,157	1.296	1,108	\$234.61	#6901	4.3857	RANCH	RES I FAMILY	\$65,175		40008 KENTWOOD PLATS	401	74	Single Family
41-22-06-326-010	6653 SUMMER SHORES SE DR	11/19/2023	\$400,000	WD	03-ADMP'S LENGTH	\$400,000	\$416,700	37.58	\$364,644	\$95,462	\$265,646	\$209,112	1.466	1,218	\$252.18	#6901	22.8384	RANCH	RES I FAMILY	\$65,434		40008 KENTWOOD PLATS	401	73	Single Family
41-22-06-326-025	391 SUMMER CIRCLE DR SE	5/4/2024	\$461,700	WD	03-ADMP'S LENGTH	\$461,700	\$467,300	46.63	\$411,386	\$98,855	\$263,645	\$243,693	1.248	1,766	\$171.96	#6901	9.3638	TRI-LEVEL	RES I FAMILY	\$67,002		40008 KENTWOOD PLATS	401	77	Single Family
41-22-06-327-024	410 SUMMER CIRCLE DR SE	3/25/2024	\$374,800	WD	03-ADMP'S LENGTH	\$374,800	\$384,000	39.35	\$338,093	\$81,188	\$280,782	\$188,946	1.468	1,544	\$181.86	#6901	14.6337	TRI-LEVEL	RES I FAMILY	\$66,317		40008 KENTWOOD PLATS	401	74	Single Family
41-22-06-378-027	6669 MADISON AVE SE	5/5/2023	\$385,000	WD	03-ADMP'S LENGTH	\$385,000	\$373,100	47.42	\$387,883	\$91,481	\$273,119	\$205,729	1.339	1,156	\$175.45	#6901	1.1171	TRI-LEVEL	RES I FAMILY	\$65,123		40008 KENTWOOD PLATS	401	75	Single Family
41-22-06-401-032	391 SUMMER CIRCLE DR SE	7/9/2024	\$384,000	WD	03-ADMP'S LENGTH	\$384,000	\$414,400	36.86	\$374,638	\$94,513	\$266,487	\$226,466	1.245	1,294	\$212.51	#6901	9.8099	RANCH	RES I FAMILY	\$66,961		40008 KENTWOOD PLATS	401	79	Single Family
41-22-06-303-016	2063 HARTSTONE ST SE	5/7/2024	\$379,000	WD	03-ADMP'S LENGTH	\$379,000	\$385,300	44.08	\$375,137	\$84,487	\$286,533	\$217,184	1.282	1,766	\$188.76	#6901	4.8144	TRI-LEVEL	RES I FAMILY	\$66,098		40008 KENTWOOD PLATS	401	77	Single Family
41-22-06-205-008	6640 DEER COVE SE	3/21/2023	\$395,000	WD	03-ADMP'S LENGTH	\$395,000	\$319,500	38.32	\$376,181	\$98,279	\$288,721	\$216,446	1.389	1,106	\$276.09	#6901	4.8360	RANCH	RES I FAMILY	\$61,555		40008 KENTWOOD PLATS	401	78	Single Family
41-22-06-433-004	1444 KENTING DR SE	11/17/2023	\$379,000	WD	03-ADMP'S LENGTH	\$379,000	\$315,100	31.11	\$328,627	\$91,989	\$278,081	\$179,791	1.373	1,156	\$205.48	#6901	11.3972	TWO-STORY	RES I FAMILY	\$68,464		40008 KENTWOOD PLATS	401	71	Single Family
41-22-06-205-023	6659 HARTMAN DR SE	8/13/2024	\$350,000	WD	03-ADMP'S LENGTH	\$350,000	\$338,800	39.68	\$328,117	\$96,346	\$253,654	\$179,834	1.417	1,428	\$177.63	#6901	7.7825	BI-LEVEL	RES I FAMILY	\$68,204		40008 KENTWOOD PLATS	401	78	Single Family
41-22-06-327-010	6652 SHADY KNOLL DR SE	5/4/2023	\$382,500	WD	03-ADMP'S LENGTH	\$382,500	\$346,400	38.73	\$342,562	\$89,765	\$272,765	\$195,768	1.284	1,009	\$199.36	#6901	1.4228	BI-LEVEL	RES I FAMILY	\$64,664		40008 KENTWOOD PLATS	401	79	Single Family
41-22-06-262-008	2120 CRYSTALSTONE CT SE	2/28/2023	\$452,000	WD	03-ADMP'S LENGTH	\$452,000	\$487,700	43.46	\$424,196	\$105,542	\$326,958	\$246,648	1.326	1,224	\$287.12	#6901	1.4118	RANCH	RES I FAMILY	\$63,968		40008 KENTWOOD PLATS	401	82	Single Family
41-22-06-255-017	7038 HARTMAN DR SE	4/2/2024	\$385,000	WD	03-ADMP'S LENGTH	\$385,000	\$355,400	42.58	\$357,117	\$98,060	\$266,840	\$200,585	1.331	1,060	\$251.83	#6901	0.8960	RANCH	RES I FAMILY	\$62,886		40008 KENTWOOD PLATS	401	79	Single Family
41-22-06-255-018	6903 SHADY KNOLL DR SE	5/29/2024	\$330,000	WD	03-ADMP'S LENGTH	\$330,000	\$345,800	41.58	\$328,156	\$98,907	\$263,023	\$184,149	1.303	1,058	\$148.46	#6901	1.6286	BI-LEVEL	RES I FAMILY	\$64,819		40008 KENTWOOD PLATS	401	79	Single Family
41-22-06-255-040	6905 SHADY KNOLL DR SE	12/15/2023	\$349,000	WD	03-ADMP'S LENGTH	\$349,000	\$348,700	42.50	\$366,591	\$88,799	\$288,121	\$215,589	1.268	1,106	\$235.17	#6901	11.2238	RANCH	RES I FAMILY	\$65,173		40008 KENTWOOD PLATS	401	80	Single Family
41-22-06-258-001	2110 EASTSTONE ST SE	11/9/2024	\$354,000	WD	03-ADMP'S LENGTH	\$354,000	\$372,100	48.05	\$362,091	\$95,491	\$256,491	\$222,251	1.463	1,676	\$138.39	#6901	17.6679	BI-LEVEL	RES I FAMILY	\$69,459		40008 KENTWOOD PLATS	401	83	Single Family
Totals:			\$7,344,400			\$7,344,400	\$8,315,400	40.82			\$5,767,397	\$4,328,662				2305.28			0.7454						
Sale Ratio >>								40.82	E.C.F. >>				1.342	Std. Deviation >>>			0.112758877	Coefficient of Var >>>							
Std. Dev. >>								4.69	Avg. E.C.F. >>				1.380	Avg. Variance >>>			0.0709								

2026 ECF 1.381
2025 ECF 1.386
2024 ECF 1.293
~479 Parcels



REV. REV.	REV. C.A.F.	REV. VARIANTE	COMMITMENT OF 100%
2.01	0.07		



Byron Township Report

Parcel Number	Street Address	Sale Date (3/31/2025 is appraised)	Sale Price	Inst r.	Ter ms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Floor Area
41-21-15-376-015	2115 84TH ST S	03/31/25	\$8,446,159	OTH	03-A	\$8,446,159	\$3,136,100	37.13	\$7,757,388	\$1,901,002	\$6,545,157	\$4,504,912	1.453	MULT RES SEI	71,850
41-21-16-226-024	2465 BYRON ST	03/31/25	\$1,112,867	OTH	03-A	\$1,112,867	\$558,200	50.16	\$1,215,207	\$354,230	\$758,637	\$662,290	1.145	OFFICE BUILD	7,500
41-21-16-276-021	7885 BYRON CE	04/14/25	\$700,000	WD	03-A	\$700,000	\$389,600	55.66	\$1,576,741	\$430,711	\$269,289	\$916,824	0.294	OFFICE BUILD	7,616
41-21-16-451-025	2667 84TH ST S	03/31/25	\$1,729,636	OTH	03-A	\$1,729,636	\$854,400	49.40	\$1,829,763	\$368,365	\$1,361,271	\$1,124,152	1.211	GAR SERVICE	12,108
41-21-16-452-011	2619 84TH ST S	02/20/24	\$1,100,000	WD	03-A	\$1,100,000	\$450,100	40.92	\$867,918	\$122,578	\$977,422	\$596,272	1.639	RESTAURANT	6,832
41-21-16-452-018	2619 84TH ST S	02/20/24	\$1,100,000	WD	03-A	\$1,100,000	\$450,100	40.92	\$867,918	\$122,578	\$977,422	\$596,272	1.639	RESTAURANT	6,832
41-21-16-481-015	2551 84TH ST S	07/24/25	\$250,000	WD	03-A	\$250,000	\$55,000	22.00	\$111,878	\$36,325	\$213,675	\$60,442	3.535	OFFICE BUILD	738
41-21-16-482-009	2503 84TH ST S	05/29/25	\$700,000	WD	09-F	\$700,000	\$304,500	43.50	\$616,727	\$110,138	\$589,862	\$405,271	1.455	SHOP NBHD	13,929
41-21-16-483-007	2431 84TH ST S	06/01/23	\$587,625	WD	03-A	\$587,625	\$153,300	26.09	\$315,666	\$88,967	\$498,658	\$181,359	2.750	STORE RETAIL	2,760
41-21-16-483-016	8391 BYRON CE	06/06/23	\$587,625	WD	03-A	\$587,625	\$187,700	31.94	\$379,499	\$139,230	\$448,395	\$192,215	2.333	MARKET CON	2,800
41-21-21-202-033	8430 WOODHA	03/31/25	\$894,053	OTH	03-A	\$894,053	\$315,400	35.28	\$630,495	\$158,031	\$736,022	\$363,434	2.025	MULTIPLE RE	9,315
41-21-21-202-058	2700 84TH ST S	03/31/25	\$813,133	OTH	03-A	\$813,133	\$556,300	68.41	\$1,146,825	\$181,196	\$631,937	\$742,792	0.851	MED DENTAL	4,578
41-21-22-128-015	2034 84TH ST S	05/29/25	\$1,200,000	WD	03-A	\$1,200,000	\$436,200	36.35	\$889,364	\$108,545	\$1,091,455	\$624,655	1.747	OFFICE BUILD	2,940
41-21-24-126-009	574 84TH ST SV	10/09/24	\$1,650,000	WD	03-A	\$1,650,000	\$550,600	33.37	\$1,083,896	\$349,788	\$1,300,212	\$587,286	2.214		3,500
41-21-24-200-049	100 84TH ST SV	03/31/25	\$6,900,000	CD	03-A	\$6,900,000	\$1,125,000	16.30	\$3,460,756	\$509,377	\$6,390,623	\$2,305,765	2.772	IND FLEX	81,528
41-21-24-401-006	8945 BYRON CC	03/31/25	\$2,847,101	OTH	03-A	\$2,847,101	\$1,521,400	53.44	\$2,743,521	\$798,301	\$2,048,800	\$1,496,323	1.369	IND FLEX	27,000
41-21-24-402-001	8840 BYRON CC	03/31/25	\$1,625,282	OTH	03-A	\$1,625,282	\$1,021,200	62.83	\$2,217,121	\$971,630	\$653,652	\$958,070	0.682	GAR SERVICE	19,440
41-21-28-400-034	9993 BYRON CE	04/01/24	\$425,000	PTA	03-A	\$425,000	\$170,300	40.07	\$475,227	\$346,854	\$78,146	\$102,698	0.761	STORE RETAIL	2,028
41-21-36-100-019	470 100TH ST S	03/21/25	\$525,000	CD	03-A	\$525,000	\$326,300	62.15	\$545,538	\$189,375	\$335,625	\$284,930	1.178	WHS DIST	7,920
41-21-36-100-019	470 100TH ST S	04/23/25	\$725,000	WD	03-A	\$725,000	\$263,200	36.30	\$545,538	\$189,375	\$535,625	\$284,930	1.880	WHS DIST	7,920
41-21-36-200-052	10175 S KENT E	03/31/25	\$362,680	OTH	03-A	\$362,680	\$113,300	31.24	\$380,419	\$327,790	\$34,890	\$40,484	0.862	SHED UTILITY	1,536

Byron Township Report		Totals:	\$119,335,720	\$119,335,720	\$55,371,200	\$117,447,478	\$96,683,312	\$73,563,186							
200 General Comm./20-30 Byron&Gaines /216 Byron Center Commercial						Sale. Ratio =>	46.4	used E.C.F. =>	1.3	Std. Deviation	0.913844				
212 Cutlervill comm./300 Ind./consumer Power/312 Ind./211 Golf Course						Std. Dev. =>	14.27	Coefficient of v	42.1	Ave. E.C.F. =>	1.589	Ave. Variance	66.919		

Parcel Number	Street Address	Sale Date	Sale Price	Term of Sale	Inst.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Buil Use Code	Land Value	Property Class
41-21-01-328-009	6500 CLAY AVE S	09/19/24	\$4,200,000	WD 03-ARI		\$4,200,000	\$1,798,200	42.81	\$3,571,657	\$565,791	\$3,634,209	\$2,725,173	1.334	64,550	\$56.30	300	11.4072	IND LIGHT	\$476,961	301 I
41-21-11-402-002	7343 ARDITH CT	03/31/25	\$2,539,024	OTH 03-ARI		\$2,539,024	\$1,412,200	55.62	\$2,962,451	\$656,681	\$1,882,343	\$2,305,770	0.816	31,910	\$58.99	312	20.3136	IND LIGHT	\$485,656	301 I
41-21-11-451-004	1001 76TH ST SW	03/31/25	\$9,677,872	OTH 03-ARI		\$9,677,872	\$4,649,300	48.04	\$9,395,504	\$2,154,547	\$7,523,325	\$7,240,957	1.039	204,850	\$36.73	312	1.9498	IND LIGHT	\$1,915,908	301 I
41-21-13-100-102	7964 CLYDE PARK	03/31/25	\$1,665,025	OTH 03-ARI		\$1,665,025	\$663,600	39.86	\$1,722,913	\$1,079,718	\$585,307	\$643,195	0.910	9,280	\$63.07	300	10.9499	GAR SERV	\$1,013,031	301 I
41-21-13-400-008	8087 DIVISION A	03/31/25	\$1,274,385	OTH 03-ARI		\$1,274,385	\$510,600	40.07	\$1,274,385	\$1,017,562	\$256,823	\$256,823	1.000	5,896	\$43.56	20-30	1.9498	IND LIGHT	\$1,017,562	301 I
41-21-14-400-029	991 84TH ST SW	03/31/25	\$1,681,499	OTH 03-ARI		\$1,681,499	\$738,400	43.91	\$1,295,408	\$410,499	\$1,271,000	\$884,909	1.436	10,625	\$41.50	300	41.6808	WHS STG	\$367,406	301 I
41-21-23-127-004	8505 PIEDMONT	10/22/25	\$1,725,000	WD 03-ARI		\$1,725,000	\$590,200	34.21	\$1,280,574	\$582,073	\$1,142,927	\$698,501	1.636	28,060	\$40.73	312	61.6759	IND LIGHT	\$556,152	301 I
41-21-23-127-005	8557 PIEDMONT	03/31/25	\$2,072,884	OTH 03-ARI		\$2,072,884	\$610,400	29.45	\$1,064,636	\$582,750	\$1,490,134	\$481,886	3.092	40,136	\$37.13	300	207.2798	WHS STG	\$483,045	301 I
41-21-23-127-006	1250 84TH ST SW	03/31/25	\$6,348,417	OTH 03-ARI		\$6,348,417	\$2,877,700	45.33	\$5,723,501	\$1,140,526	\$5,207,891	\$4,582,975	1.136	133,866	\$38.90	312	11.6858	IND LIGHT	\$964,369	301 I
41-21-23-202-003	8499 CENTRE INC	03/31/25	\$1,379,748	OTH 03-ARI		\$1,379,748	\$836,500	62.08	\$1,702,216	\$416,299	\$963,449	\$1,285,917	0.749	26,339	\$36.55	312	27.0267	IND LIGHT	\$362,056	301 I
41-21-23-202-007	8552 CENTRE INC	03/31/25	\$1,137,500	OTH 03-ARI		\$1,137,500	\$470,000	41.32	\$1,013,852	\$500,596	\$500,596	\$513,256	0.975	11,200	\$44.70	312	4.4164	IND LIGHT	\$467,213	301 I
41-21-23-202-009	8555 CENTRE INC	04/30/24	\$845,000	WD 03-ARI		\$845,000	\$198,000	23.43	\$753,739	\$396,050	\$448,950	\$510,984	0.879	19,008	\$23.62	00200	3.1401	WAREHOL	\$396,050	301 I
41-21-24-129-009	8700 BYRON COA	03/11/25	\$3,100,000	WD 03-ARI		\$3,100,000	\$1,358,500	43.82	\$2,763,627	\$618,894	\$2,481,106	\$1,944,454	1.276	40,410	\$61.40	300	25.6493	IND LIGHT	\$532,290	301 I
41-21-24-402-002	8880 BYRON COA	03/31/25	\$7,931,498	OTH 03-ARI		\$7,931,498	\$4,353,200	54.88	\$8,385,091	\$825,204	\$7,106,294	\$7,559,887	0.940	80,700	\$88.06	312	7.9498	IND LIGHT	\$825,204	301 I
Industrial			Totals:			\$45,577,852	\$21,086,800		\$42,909,554		\$34,494,354	\$31,634,688			\$47.95		7.0899			
							Sale. Ratio =>	46.27	46.50			E.C.F. =>	1.090		Std. Dev	0.593				
300 ind. / 20-30 Byron&Gaines / 312 ind. / consumer Power / 212 cutlerville comm.							Std. Dev. =>	10.23		used ECF	1.03	Med. E.C.F. =	1.019		Ave. Var	32.6	Coefficient of Va	32.0238		

Byron Township Report

Parcel Number	Street Address	Sale Date (3/31/2025 is appraised)	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Floor Area
41-21-01-100-048	6030 CLYDE PA	04/18/24	\$9,775,000	WD	03- A	\$9,775,000	\$4,114,600	42.09	\$7,435,159	\$1,279,936	\$8,495,064	\$4,924,178	1.725	IND FLEX	116,480
41-21-01-100-064	6190 CLYDE PA	03/31/25	\$4,108,710	OTH	03- A	\$4,108,710	\$2,755,900	67.07	\$5,412,696	\$976,616	\$3,132,094	\$3,412,369	0.918	WHS DIST	44,936
41-21-01-226-015	6015 DIVISION	10/06/25	\$300,000	WD	03- A	\$300,000	\$169,800	56.60	\$342,255	\$93,683	\$206,317	\$194,197	1.062		4,608
41-21-01-227-020	6051 DIVISION	11/13/24	\$475,000	PTA	03- A	\$475,000	\$367,800	77.43	\$808,833	\$345,044	\$129,956	\$371,031	0.350	SHOP NBHD	9,286
41-21-01-229-021	61 VIOLET ST S	04/14/23	\$650,000	WD	03- A	\$650,000	\$145,400	22.37	\$197,779	\$61,406	\$588,594	\$136,373	4.316	MULTIPLE RE!	3,226
41-21-01-376-027	531 68TH ST SV	03/31/25	\$1,927,630	OTH	03- A	\$1,927,630	\$956,800	49.64	\$1,534,229	\$465,241	\$1,462,389	\$822,298	1.778	REST FAST	5,132
41-21-01-376-037	6611 CLAY AVE	10/28/24	\$1,925,000	WD	03- A	\$1,925,000	\$1,138,100	59.12	\$1,919,518	\$594,739	\$1,330,261	\$1,059,823	1.255		12,724
41-21-01-428-001	6421 DIVISION	03/31/25	\$552,205	OTH	03- A	\$552,205	\$366,500	66.37	\$587,601	\$181,338	\$370,867	\$317,393	1.168	HOSP VET	3,757
41-21-01-428-002	6455 DIVISION	03/31/25	\$939,713	OTH	03- A	\$939,713	\$544,900	57.99	\$863,940	\$303,595	\$636,118	\$437,770	1.453		3,911
41-21-01-477-011	6597 DIVISION	07/23/25	\$450,000	LC	03- A	\$450,000	\$187,100	41.58	\$374,900	\$157,569	\$292,431	\$173,865	1.682	RESTAURANT!	2,576
41-21-02-200-087	6049 CLYDE PA	02/29/24	\$275,000	WD	03- A	\$275,000	\$30,300	11.02	\$1,418,070	\$101,580	\$173,420	\$1,028,508	0.169		10,200
41-21-03-302-001	6464 BYRON CE	03/31/25	\$1,622,266	OTH	03- A	\$1,622,266	\$835,500	51.50	\$1,478,201	\$182,879	\$1,439,387	\$996,402	1.445	STORES	8,353
41-21-03-302-004	2288 64TH ST S	03/31/25	\$11,028,918	OTH	03- A	\$11,028,918	\$5,469,000	49.59	\$10,960,495	\$601,613	\$10,427,305	\$7,968,371	1.309	HOTEL FULL	63,020
41-21-03-302-007	2280 BYRON VI	03/31/25	\$20,000,000	OTH	03- A	\$20,000,000	\$12,629,500	63.15	\$25,287,621	\$1,056,995	\$18,943,005	\$18,638,943	1.016	MULT RES SEI	107,892
41-21-04-426-011	6525 BYRON CE	03/31/25	\$2,096,699	OTH	03- A	\$2,096,699	\$970,900	46.31	\$1,791,502	\$388,754	\$1,707,945	\$1,079,037	1.583		10,878
41-21-12-300-015	761 76TH ST SV	10/31/24	\$1,500,000	WD	19- A	\$1,500,000	\$392,400	26.16	\$610,580	\$83,928	\$1,416,072	\$421,322	3.361	WHS STG	10,742
41-21-12-300-043	7400 CLYDE PA	03/31/25	\$3,756,787	OTH	03- A	\$3,756,787	\$1,610,800	42.88	\$3,520,342	\$823,678	\$2,933,109	\$2,074,357	1.414	WHS STG	71,404
41-21-13-100-054	7740 CLYDE PA	03/31/25	\$824,302	OTH	03- A	\$824,302	\$379,500	46.04	\$826,570	\$133,726	\$690,576	\$532,957	1.296	HOSP VET	7,600
41-21-13-100-055	7780 CLYDE PA	03/31/25	\$617,094	OTH	03- A	\$617,094	\$331,500	53.72	\$748,794	\$197,891	\$419,203	\$423,772	0.989	IND FLEX	10,800
41-21-13-100-090	400 76TH ST SV	03/31/25	\$4,212,495	OTH	03- A	\$4,212,495	\$1,396,000	33.14	\$5,764,284	\$1,402,634	\$2,809,861	\$3,355,115	0.837	IND FLEX	97,900
41-21-13-276-004	7737 DIVISION	09/15/23	\$800,000	WD	03- A	\$800,000	\$368,400	46.05	\$820,343	\$474,266	\$325,734	\$276,862	1.177	MOTELS	6,918
41-21-13-276-004	7737 DIVISION	03/31/25	\$800,000	OTH	03- A	\$800,000	\$403,200	50.40	\$1,188,996	\$829,077	(\$29,077)	\$276,861	(0.105)	MOTELS	6,918
41-21-13-301-029	720 CLYDE CT S	12/28/23	\$1,325,000	WD	03- A	\$1,325,000	\$323,600	24.42	\$588,914	\$138,982	\$1,186,018	\$359,946	3.295	GAR SERVICE	7,200
41-21-13-301-030	795 CLYDE CT S	09/17/25	\$1,294,939	OTH	03- A	\$1,294,939	\$604,300	46.67	\$1,214,980	\$265,277	\$1,029,662	\$730,541	1.409	STORE DISC	12,800
41-21-13-377-018	525 84TH ST SV	07/26/23	\$2,895,000	PTA	03- A	\$2,895,000	\$792,600	27.38	\$1,855,661	\$671,098	\$2,223,902	\$947,650	2.347	SHOP MIXED	6,086
41-21-13-400-034	293 84TH ST SV	03/31/25	\$929,192	OTH	03- A	\$929,192	\$356,000	38.31	\$485,041	\$224,613	\$704,579	\$200,329	3.517	MARKET CON	2,384
41-21-13-400-048	71 84TH ST SW	09/17/25	\$4,484,102	OTH	03- A	\$4,484,102	\$2,259,800	50.40	\$4,059,440	\$897,443	\$3,586,659	\$2,432,305	1.475	STORE WHS S	52,604
41-21-14-400-030	985 84TH ST SV	09/17/25	\$2,527,491	OTH	03- A	\$2,527,491	\$1,384,900	54.79	\$3,112,557	\$851,358	\$1,676,133	\$1,739,384	0.964	WHS MINI	37,500
41-21-15-351-014	2365 84TH ST S	03/08/24	\$615,000	CD	03- A	\$615,000	\$205,700	33.45	\$536,533	\$284,083	\$330,917	\$201,960	1.639	MARKET CON	2,044
41-21-15-351-014	2365 84TH ST S	09/04/24	\$850,000	WD	03- A	\$850,000	\$214,100	25.19	\$433,930	\$181,480	\$668,520	\$201,960	3.310	MARKET CON	2,044
41-21-15-351-015	2347 84TH ST S	11/20/23	\$655,000	WD	03- A	\$655,000	\$302,300	46.15	\$672,867	\$125,382	\$529,618	\$437,988	1.209	MED DENTAL	2,920
41-21-15-351-028	8274 BYRON CE	03/31/25	\$842,016	OTH	03- A	\$842,016	\$425,800	50.57	\$937,442	\$472,118	\$369,898	\$357,942	1.033	GAR SERVICE	12,452