

01A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-16-176-002	2444 PORTER RD	5/10/2023	\$602,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$602,500	\$271,700	45.10	\$543,400	\$216,649	\$385,851	\$367,607	1.050	1,440	\$267.95	'01A	0.0000	BiLevel		\$211,042
Totals:			\$602,500			\$602,500	\$271,700		\$543,400		\$385,851	\$367,607			\$267.95		0.0000			
						Sale. Ratio =>		45.10			E.C.F. =>		1.050	Std. Deviation=>		#DIV/0!				
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		1.050	Ave. Variance=>		0.0000		Coefficient of Var=>		0

12/4/2025

01A ECF

Determination use 1.0 for 2026

01C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-01-226-006	8251 OLD WHITE LAKE RD	5/10/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,420	51.02	\$290,845	\$91,128	\$193,872	\$209,566	0.925	1,602	\$121.02	'01C	4.0749	Ranch		\$91,128	
Y-12-01-226-007	8205 OLD WHITE LAKE RD	2/26/2024	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$147,080	48.07	\$294,152	\$83,521	\$222,479	\$221,018	1.007	1,768	\$125.84	'01C	4.0749	Ranch		\$77,996	
Totals:			\$591,000			\$591,000	\$292,500		\$584,997		\$416,351	\$430,584			\$123.43		0.1084				
								Sale. Ratio =>	49.49			E.C.F. =>	0.967	Std. Deviation=>		0.0576281					
								Std. Dev. =>	2.09			Ave. E.C.F. =>	0.966	Ave. Variance=>		4.0749	Coefficient of Var=>		4.218951493		

8/5/2025

01C ECF

Determination use .996 for 2026

01K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-01-101-027	4614 COASTAL PKWY	7/23/2021	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$356,880	52.10	\$713,755	\$98,724	\$586,276	\$643,337	0.911	3,150	\$186.12	'01K	91.1305	Colonial/2Sty		\$81,534		
Totals:			\$685,000			\$685,000	\$356,880		\$713,755		\$586,276	\$643,337			\$186.12		0.0000					
								Sale. Ratio =>	52.10			E.C.F. =>	0.911	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.911	Ave. Variance=>		91.1305	Coefficient of Var=>	100				

10/31/2025

01k ECF

Determination use .956 for 2026

1NW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-11-426-009	9200 GALE RD	7/6/2022	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,050	42.51	\$306,097	\$65,773	\$294,227	\$200,604	1.467	2,097	\$140.31	'1 NW	21.2569	BiLevel		\$63,318	
Y -12-11-427-005	2930 LYNN DR	3/30/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,740	48.91	\$381,473	\$62,749	\$327,251	\$266,046	1.230	2,181	\$150.05	'1 NW	2.4082	Colonial/2Sty		\$55,972	
Y -12-11-427-007	2852 LYNN DR	10/2/2021	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,580	54.74	\$279,167	\$60,422	\$194,578	\$182,591	1.066	1,246	\$156.16	'1 NW	18.8487	Ranch		\$60,422	
Totals:			\$1,005,000			\$1,005,000	\$483,370		\$966,737		\$816,056	\$649,241			\$148.84		0.2802				
								Sale. Ratio =>	48.10				E.C.F. =>	1.257	Std. Deviation=>		0.20160968				
								Std. Dev. =>	6.11				Ave. E.C.F. =>	1.254	Ave. Variance=>		14.1713	Coefficient of Var=>		11.29962931	

8/6/2025

1NW ECF

Determination use 1.257 for 2026

04C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-04-100-012	6700 CROSBY LAKE CT	4/30/2024	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$301,410	49.41	\$602,827	\$181,325	\$428,675	\$362,738	1.182	3,048	\$140.64	'04C	11.8157	SingleFamily		\$181,325	
Y -12-04-100-024	7500 CROSBY LAKE RD	12/2/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,990	41.58	\$315,970	\$63,525	\$316,475	\$217,250	1.457	1,609	\$196.69	'04C	15.6799	Ranch		\$63,525	
Y -12-04-100-039	6020 TRILLIUM TRL	10/4/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$298,740	50.63	\$597,474	\$67,027	\$522,973	\$456,494	1.146	2,580	\$202.70	'04C	15.4303	Ranch		\$62,750	
Y -12-04-200-011	7600 CROSBY LAKE RD	8/21/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,150	41.58	\$324,303	\$51,012	\$338,988	\$235,190	1.441	2,582	\$131.29	'04C	14.1404	CapeCod		\$50,250	
Y -12-05-400-028	5555 OLD FLINT RD	8/8/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$250,960	46.47	\$501,928	\$107,595	\$432,405	\$339,357	1.274	2,358	\$183.38	'04C	2.5743	Ranch		\$107,390	
Totals:			\$2,510,000			\$2,510,000	\$1,171,250		\$2,342,502		\$2,039,516	\$1,611,029			\$170.94		3.3962				
								Sale. Ratio =>	46.66				E.C.F. =>	1.266	Std. Deviation=>		0.14406105				
								Std. Dev. =>	4.26				Ave. E.C.F. =>	1.300	Ave. Variance=>		11.9281	Coefficient of Var=>		9.175965144	

8/5/2025

04C ECF

Determination use 1.265 for 2026

04K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-04-376-005	7423 DENALI DR	2/9/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$283,960	49.82	\$567,915	\$60,000	\$510,000	\$461,740	1.105	2,928	\$174.18	'04K	2.0729	Colonial/2Sty		\$60,000		
Y -12-04-376-030	7430 DENALI DR	8/17/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$281,080	53.54	\$562,153	\$60,000	\$465,000	\$456,502	1.019	2,063	\$225.40	'04K	6.5173	Ranch		\$60,000		
Y -12-04-376-043	5591 MESA VERDE TRL	6/26/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$255,370	50.57	\$510,732	\$60,000	\$445,000	\$409,756	1.086	2,069	\$215.08	'04K	0.2223	Ranch		\$60,000		
Y -12-04-376-045	5551 MESA VERDE TRL	5/27/2025	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$341,670	51.77	\$683,348	\$65,765	\$594,235	\$561,439	1.058	2,790	\$212.99	'04K	2.5375	Colonial/2Sty		\$60,000		
Y -12-04-376-069	5698 MESA VERDE TRL	5/1/2025	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$256,900	48.02	\$513,802	\$60,000	\$475,000	\$412,547	1.151	2,622	\$181.16	'04K	6.7595	Colonial/2Sty		\$60,000		
Totals:			\$2,795,000			\$2,795,000	\$1,418,980		\$2,837,950		\$2,489,235	\$2,301,984			\$201.76		0.2445					
								Sale. Ratio =>	50.77				E.C.F. =>	1.081	Std. Deviation=>		0.04973724					
								Std. Dev. =>	2.07				Ave. E.C.F. =>	1.084	Ave. Variance=>		3.6219	Coefficient of Var=>		3.341896314		

10/31/2025

04K

Determination use 1.080 for 2026

05C, 05D, 05E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-05-100-010	5701 WHITE LAKE RD	11/10/2021	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$195,470	49.49	\$390,943	\$55,458	\$339,542	\$279,570	1.215	2,139	\$158.74	'05C	6.0832	Ranch		\$54,848	
Y -12-05-200-038	5924 RAUPP RD	6/1/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$156,120	42.77	\$312,240	\$77,756	\$287,244	\$195,403	1.470	1,736	\$165.46	'05C	19.4661	Ranch		\$70,810	
Y -12-05-327-002	5700 MURLAND HOLW	9/13/2021	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,690	49.23	\$359,379	\$85,000	\$280,000	\$228,648	1.225	1,817	\$154.10	'05D	5.0757	TriLevel/Quad		\$85,000	
Y -12-05-376-001	5500 MURLAND HOLW	3/21/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$185,920	50.25	\$371,848	\$85,000	\$285,000	\$239,039	1.192	2,418	\$117.87	'05D	8.3073	Colonial/2Sty		\$85,000	
Totals:			\$1,495,000			\$1,495,000	\$717,200		\$1,434,410		\$1,191,786	\$942,660			\$149.04		1.1067				
								Sale. Ratio =>	47.97				E.C.F. =>	1.264	Std. Deviation=>		0.1304746				
								Std. Dev. =>	3.47				Ave. E.C.F. =>	1.275	Ave. Variance=>		9.7331	Coefficient of Var=>	7.631703096		

8/6/2025

05C, 05D, 05E

Determination use 1.264 ECF for 2026

05F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-05-302-005	5225 DILLON DR	8/5/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,390	49.17	\$368,779	\$87,890	\$287,110	\$283,726	1.012	1,820	\$157.75	'05F	4.1150	Ranch		\$85,000		
Y-12-05-352-001	5680 JEANNE MARIE DR	7/1/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$226,460	46.69	\$452,929	\$141,946	\$343,054	\$314,124	1.092	2,116	\$162.12	'05F	3.9021	Colonial/2Sty		\$85,000		
Y-12-05-353-003	5355 DILLON DR	11/30/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,120	49.53	\$396,243	\$85,000	\$315,000	\$314,386	1.002	2,506	\$125.70	'05F	5.1123	Colonial/2Sty		\$85,000		
Y-12-07-200-042	5389 DOGWOOD DR	9/19/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$274,260	53.78	\$548,515	\$87,301	\$422,699	\$465,872	0.907	3,222	\$131.19	'05F	14.5748	Colonial/2Sty		\$85,000		
Y-12-08-100-058	5415 DILLON DR	11/21/2023	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$184,700	41.60	\$369,409	\$87,639	\$356,361	\$284,616	1.252	2,147	\$165.98	'05F	19.9000	Colonial/2Sty		\$85,000		
Totals:			\$2,214,000			\$2,214,000	\$1,067,930		\$2,135,875		\$1,724,224	\$1,662,724			\$148.55		1.6089					
								Sale. Ratio =>	48.24				E.C.F. =>	1.037	Std. Deviation=>		0.1291055					
								Std. Dev. =>	4.46				Ave. E.C.F. =>	1.053	Ave. Variance=>		9.5208	Coefficient of Var=>		9.040971578		

8/6/2025

05F ECF

Determination use 1.037 for 2026 ECF

05K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-05-176-025	5969 PINE RIDGE CT	6/21/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$200,060	47.63	\$400,128	\$73,658	\$346,342	\$283,886	1.220	1,626	\$213.00	'05K	2.3767	Ranch		\$65,000	
Y-12-05-176-049	5462 E ALYSSA CT	11/20/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,190	50.05	\$380,371	\$65,000	\$315,000	\$274,235	1.149	1,790	\$175.98	'05K	9.5121	Ranch		\$65,000	
Y-12-05-176-061	5441 W ALYSSA CT	8/3/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$231,370	49.23	\$462,746	\$70,230	\$399,770	\$341,318	1.171	2,311	\$172.99	'05K	7.2517	Colonial/2Sty		\$65,000	
Y-12-05-177-004	6000 HICKORY MEADOWS DR	5/22/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,020	45.22	\$416,048	\$65,000	\$395,000	\$305,259	1.294	2,320	\$170.26	'05K	5.0213	Colonial/2Sty		\$65,000	
Y-12-05-177-011	6350 HICKORY MEADOWS DR	7/22/2024	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$175,870	44.41	\$351,733	\$67,959	\$328,041	\$246,760	1.329	1,774	\$184.92	'05K	8.5622	Ranch		\$65,000	
Y-12-05-177-018	6101 HICKORY MEADOWS DR	7/31/2023	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$191,980	43.53	\$383,963	\$69,147	\$371,853	\$273,753	1.358	1,651	\$225.23	'05K	11.4582	Ranch		\$65,000	
Y-12-05-177-024	5801 HICKORY MEADOWS DR	12/4/2023	\$430,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,000	\$192,560	44.78	\$419,363	\$67,393	\$362,607	\$306,060	1.185	1,906	\$190.25	'05K	5.9013	Ranch		\$65,000	
Totals:			\$2,997,000			\$2,997,000	\$1,390,050		\$2,814,352		\$2,518,613	\$2,031,271			\$190.37		0.3851				
								Sale. Ratio =>	46.38					E.C.F. =>	1.240	Std. Deviation=>		0.08300144			
								Std. Dev. =>	2.55					Ave. E.C.F. =>	1.244	Ave. Variance=>		7.1548	Coefficient of Var=>	5.752479076	

8/6/2025

05K ECF

Determination use 1.238 for 2026

06C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-06-100-021	6201 MUNCE RD	4/6/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,570	46.45	\$325,146	\$42,707	\$307,293	\$243,473	1.262	1,950	\$157.59	'06C	10.0647	CapeCod		\$39,900	
Y -12-06-226-009	6190 ORMOND RD	5/15/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$195,490	54.30	\$390,982	\$139,732	\$220,268	\$216,588	1.017	1,974	\$111.58	'06C	14.4486	Ranch		\$95,920	
Y -12-06-277-001	5840 ORMOND RD	8/29/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$145,640	63.32	\$291,286	\$35,305	\$194,695	\$220,673	0.882	2,160	\$90.14	'06C	27.9198	Colonial/2Sty		\$35,000	
Y -12-06-277-001	5840 ORMOND RD	12/19/2024	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$145,640	38.23	\$291,286	\$35,305	\$345,695	\$220,673	1.567	2,160	\$160.04	'06C	40.5072	Colonial/2Sty		\$35,000	
Y -12-06-277-002	4835 WHITE LAKE RD	7/16/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$87,290	62.35	\$174,586	\$35,000	\$105,000	\$120,332	0.873	1,788	\$58.72	'06C	28.8891	Colonial/2Sty		\$35,000	
Y -12-06-301-017	5680 EAGLE RD	7/19/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$125,090	39.09	\$250,183	\$50,794	\$269,206	\$171,887	1.566	1,598	\$168.46	'06C	40.4704	Ranch		\$48,625	
Y -12-06-301-018	3800 COLE LN	5/26/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$165,350	52.49	\$330,706	\$44,060	\$270,940	\$247,108	1.096	1,652	\$164.01	'06C	6.5033	Ranch		\$40,824	
Y -12-06-301-038	3816 WHITE LAKE RD	8/24/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$209,230	59.78	\$418,450	\$84,534	\$265,466	\$287,787	0.922	1,423	\$186.55	'06C	23.9037	Ranch		\$81,970	
Y -12-06-301-040	5600 EAGLE RD	7/19/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$138,870	39.45	\$277,743	\$77,624	\$274,376	\$172,507	1.591	1,439	\$190.67	'06C	42.9045	TriLevel/Quad		\$70,454	
Y -12-06-329-008	4210 WHITE LAKE RD	6/28/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$153,300	54.36	\$306,606	\$42,130	\$239,870	\$227,981	1.052	1,732	\$138.49	'06C	10.9327	Ranch		\$39,930	
Y -12-06-401-002	4610 WHITE LAKE RD	8/29/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,320	58.51	\$210,638	\$43,013	\$136,987	\$144,504	0.948	1,212	\$113.03	'06C	21.3496	Ranch		\$43,013	
Totals:			\$3,260,000			\$3,260,000	\$1,633,790		\$3,267,612		\$2,629,796	\$2,273,513			\$139.94		0.4766				
								Sale. Ratio =>	50.12			E.C.F. =>	1.157	Std. Deviation=>		0.28692579					
								Std. Dev. =>	9.45			Ave. E.C.F. =>	1.161	Ave. Variance=>		24.3540	Coefficient of Var=>		20.96810101		

8/6/2025

06C ECF

Determination use 1.150 for 2026

06F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-06-327-005	5711 LAKE GROVE DR	11/19/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,560	43.98	\$189,127	\$63,461	\$151,539	\$103,004	1.471	1,040	\$145.71	'06F	19.6364	Ranch		\$63,461	
Y-12-06-328-044	5560 LAKE GROVE DR	5/24/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,240	45.13	\$162,489	\$38,747	\$141,253	\$101,427	1.393	1,056	\$133.76	'06F	11.7826	Ranch		\$34,829	
Y-12-06-377-031	5005 LINDHOLM DR	8/9/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,170	45.45	\$236,343	\$62,943	\$197,057	\$142,131	1.386	1,532	\$128.63	'06F	11.1615	Ranch		\$59,225	
Y-12-06-378-038	5120 LINDHOLM DR	9/12/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$135,190	51.40	\$270,382	\$45,419	\$217,581	\$184,395	1.180	2,026	\$107.39	'06F	9.4859	Colonial/2Sty		\$45,000	
Y-12-06-378-047	5089 LAKEBORN DR	11/3/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$76,140	41.84	\$152,272	\$45,000	\$137,000	\$87,927	1.558	1,056	\$129.73	'06F	28.3280	Ranch		\$45,000	
Y-12-06-378-049	5121 LAKEBORN DR	4/14/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,460	52.79	\$168,913	\$50,280	\$109,720	\$97,240	1.128	1,056	\$103.90	'06F	14.6489	Ranch		\$45,000	
Y-12-06-379-038	5153 ALLINGHAM DR	5/16/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,040	44.41	\$182,088	\$53,422	\$151,578	\$105,463	1.437	1,056	\$143.54	'06F	16.2431	Ranch		\$45,000	
Y-12-06-379-049	5100 LAKEBORN DR	1/26/2024	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$77,770	47.16	\$155,533	\$45,000	\$119,900	\$90,600	1.323	1,056	\$113.54	'06F	4.8568	Ranch		\$45,000	
Y-12-06-379-050	5090 LAKEBORN DR	6/14/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,220	46.78	\$182,448	\$45,000	\$150,000	\$112,662	1.331	1,430	\$104.90	'06F	5.6585	Ranch		\$45,000	
Y-12-06-451-011	5220 ORMOND RD	1/27/2025	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$112,800	49.15	\$225,605	\$61,233	\$168,267	\$134,731	1.249	1,488	\$113.08	'06F	2.5920	Ranch		\$56,043	
Y-12-06-453-028	5011 WARBRIAR DR	7/7/2023	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$162,170	51.08	\$324,335	\$64,778	\$252,722	\$212,751	1.188	1,764	\$143.27	'06F	8.6954	TriLevel/Quad		\$63,709	
Y-12-06-454-050	5170 WARBRIAR DR	6/14/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$104,610	53.65	\$209,214	\$55,184	\$139,816	\$126,254	1.107	1,056	\$132.40	'06F	16.7413	Ranch		\$54,448	
Y-12-06-454-059	5095 ENDICOTT DR	8/21/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$206,370	55.78	\$412,732	\$120,608	\$249,392	\$239,445	1.042	2,304	\$108.24	'06F	23.3289	Colonial/2Sty		\$119,896	
Y-12-07-126-038	4891 LAKE GROVE DR	10/23/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,130	49.57	\$198,257	\$43,957	\$156,043	\$126,475	1.234	1,056	\$147.77	'06F	4.1046	Ranch		\$43,538	
Y-12-07-126-042	4775 LAKE GROVE DR	4/10/2024	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$110,100	48.08	\$220,195	\$70,259	\$158,741	\$122,898	1.292	1,278	\$124.21	'06F	1.6817	Ranch		\$67,371	
Y-12-07-127-025	4640 LAKE GROVE DR	7/13/2023	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$93,020	48.32	\$186,035	\$33,025	\$159,475	\$125,418	1.272	1,000	\$159.48	'06F	0.3283	Ranch		\$30,000	
Y-12-07-127-050	4925 LINDHOLM DR	6/28/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$131,400	43.81	\$262,803	\$53,500	\$246,400	\$171,559	1.436	1,431	\$172.19	'06F	16.1409	Colonial/2Sty		\$53,500	
Y-12-07-127-053	4914 LAKE GROVE DR	3/4/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,060	48.03	\$168,124	\$59,268	\$115,732	\$89,226	1.297	900	\$128.59	'06F	2.2235	Ranch		\$53,500	
Y-12-07-128-004	4890 LINDHOLM DR	4/2/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,790	47.23	\$297,576	\$53,500	\$261,500	\$200,062	1.307	1,427	\$183.25	'06F	3.2264	Colonial/2Sty		\$53,500	
Y-12-07-129-065	4694 LAKEBORN DR	6/29/2023	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$92,000	60.73	\$183,999	\$72,412	\$79,088	\$91,464	0.865	820	\$96.45	'06F	41.0141	Ranch		\$70,500	
Totals:			\$4,499,800			\$4,499,800	\$2,194,240		\$4,388,470		\$3,362,804	\$2,665,132			\$131.00		1.3053				
								Sale. Ratio =>	48.76				E.C.F. =>	1.262	Std. Deviation=>		0.1615737				
								Std. Dev. =>	4.55				Ave. E.C.F. =>	1.275	Ave. Variance=>		12.0939	Coefficient of Var=>		9.486702431	

10/31/2025

06F ECF

Determination use 1.26 for 2026

06J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-06-401-037	5556 ORMOND RD	4/25/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$225,690	45.14	\$451,377	\$68,875	\$431,125	\$329,175	1.310	2,949	\$146.19	'06J	18.4598	CapeCod		\$68,875	
Y -12-06-401-041	4590 BARBARA KAY CT	1/31/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$310,610	49.70	\$621,220	\$72,500	\$552,500	\$472,219	1.170	2,249	\$245.66	'06J	4.4893	Ranch		\$72,500	
Y -12-06-401-044	4531 BARBARA KAY CT	5/6/2022	\$498,210	WD	03-ARM'S LENGTH	\$498,210	\$312,410	62.71	\$624,825	\$72,500	\$425,710	\$475,322	0.896	2,981	\$142.81	'06J	22.9491	Colonial/2Sty		\$72,500	
Totals:			\$1,623,210			\$1,623,210	\$848,710		\$1,697,422		\$1,409,335	\$1,276,716			\$178.22		2.1240				
								Sale. Ratio =>	52.29				E.C.F. =>	1.104	Std. Deviation=>		0.2106632				
								Std. Dev. =>	9.12				Ave. E.C.F. =>	1.125	Ave. Variance=>		15.2994	Coefficient of Var=>	13.5980679		

10/31/2025

06J

Determination use 1.103 for 2026

06K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-06-401-028	4651 FOX CHASE DR	10/28/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$188,800	54.72	\$377,605	\$70,786	\$274,214	\$283,043	0.969	2,022	\$135.62	'06K	9.8316	Colonial/2Sty		\$66,000	
Y-12-06-427-013	5500 HUNTSMAN DR	3/23/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$207,590	53.92	\$415,178	\$78,388	\$306,612	\$310,691	0.987	2,093	\$146.49	'06K	8.0252	Colonial/2Sty		\$66,000	
Y-12-06-455-011	4654 FOX CHASE DR	10/26/2022	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,160	52.10	\$380,320	\$76,384	\$288,616	\$280,383	1.029	2,304	\$125.27	'06K	3.7760	Colonial/2Sty		\$66,000	
Y-12-06-477-004	5455 HUNTSMAN DR	12/4/2024	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$186,190	43.50	\$372,388	\$70,138	\$357,862	\$278,828	1.283	2,146	\$166.76	'06K	21.6328	Colonial/2Sty		\$66,000	
Totals:			\$1,523,000			\$1,523,000	\$772,740		\$1,545,491		\$1,227,304	\$1,152,945			\$143.53		0.2628				
								Sale. Ratio =>	50.74				E.C.F. =>	1.064	Std. Deviation=>		0.1464353				
								Std. Dev. =>	5.16				Ave. E.C.F. =>	1.067	Ave. Variance=>		10.8164	Coefficient of Var=>	10.13602324		

10/31/2025

06K

Determination use 1.063 for 2026

07C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-06-351-005	5040 EAGLE RD	4/18/2024	\$464,900	WD	03-ARM'S LENGTH	\$464,900	\$242,240	52.11	\$484,477	\$43,618	\$421,282	\$346,859	1.215	3,058	\$137.76	'07C	5.5390	Colonial/2Sty		\$43,618	
Y-12-07-181-004	4355 JACKSON BLVD	7/17/2024	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$301,010	43.62	\$602,021	\$35,000	\$655,000	\$446,121	1.468	2,645	\$247.64	'07C	19.8259	Colonial/2Sty		\$35,000	
Y-12-07-400-002	3930 ORMOND RD	9/20/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$94,190	61.97	\$188,371	\$35,281	\$116,719	\$120,448	0.969	1,382	\$84.46	'07C	30.0912	TwnHse/Duplex		\$35,000	
Y-12-07-400-019	3049 STEEPLE HILL RD	10/30/2024	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$232,410	46.58	\$464,817	\$188,078	\$310,922	\$217,733	1.428	1,687	\$184.30	'07C	15.8044	Ranch		\$187,800	
Totals:			\$1,805,900			\$1,805,900	\$869,850		\$1,739,686		\$1,503,923	\$1,131,161			\$163.54		5.9586				
								Sale. Ratio =>	48.17					E.C.F. =>	1.330	Std. Deviation=>		0.22942			
								Std. Dev. =>	8.07					Ave. E.C.F. =>	1.270	Ave. Variance=>		17.8151	Coefficient of Var=>		14.02817692

10/31/2025

07C ECF

Determination use 1.329 for 2026

07D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-07-152-016	3729 NAVARRA AVE	4/18/2022	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$158,420	55.20	\$316,831	\$74,881	\$212,119	\$164,816	1.287	1,330	\$159.49	'07D	128.7005	Ranch		\$67,785	
Y-12-07-154-005	3732 OVERFIELD ST	10/9/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$99,390	48.48	\$198,779	\$48,606	\$156,394	\$102,297	1.529	900	\$173.77	'07D	152.8823	Ranch		\$48,135	
Y-12-07-155-006	3657 JACKSON BLVD	6/21/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,310	50.17	\$180,611	\$45,633	\$134,367	\$91,946	1.461	960	\$139.97	'07D	146.1369	Ranch		\$42,542	
Y-12-07-156-028	4335 LEROY ST	10/22/2025	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$155,890	50.29	\$311,786	\$37,647	\$272,353	\$186,743	1.458	1,862	\$146.27	'07D	145.8438	TriLevel/Quad		\$36,793	
Y-12-07-178-004	4475 HARTLEY AVE	8/8/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$124,740	51.55	\$249,488	\$61,085	\$180,915	\$128,339	1.410	960	\$188.45	'07D	140.9665	Ranch		\$56,745	
Y-12-07-179-020	4465 OAKGUARD DR	7/18/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$151,170	60.47	\$302,335	\$66,658	\$183,342	\$160,542	1.142	1,272	\$144.14	'07D	114.2019	Ranch		\$60,827	
Y-12-07-180-011	4470 OAKGUARD DR	8/18/2022	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$233,210	77.74	\$466,426	\$48,262	\$251,737	\$284,852	0.884	2,033	\$123.83	'07D	88.3747	Colonial/2Sty		\$48,262	
Y-12-07-327-015	4173 JACKSON BLVD	6/22/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,590	57.30	\$229,181	\$41,292	\$158,708	\$127,989	1.240	1,386	\$114.51	'07D	124.0013	Colonial/2Sty		\$41,292	
Y-12-07-376-010	3435 DUFFIELD ST	3/5/2024	\$250,400	WD	03-ARM'S LENGTH	\$250,400	\$133,070	53.14	\$266,147	\$38,942	\$211,458	\$154,771	1.366	1,596	\$132.49	'07D	136.6264	Colonial/2Sty		\$38,942	
Y-12-07-378-005	3446 DUFFIELD ST	11/7/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$92,770	41.32	\$185,545	\$54,610	\$169,890	\$89,192	1.905	1,337	\$127.07	'07D	190.4767	Ranch		\$54,610	
Y-12-07-378-044	3370 DUFFIELD ST	6/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$96,600	43.91	\$193,199	\$57,789	\$162,211	\$92,241	1.759	936	\$173.30	'07D	175.8556	Ranch		\$54,928	
Y-12-07-378-050	3225 ORMOND RD	5/18/2022	\$169,000	LC	03-ARM'S LENGTH	\$169,000	\$91,850	54.35	\$183,699	\$52,467	\$116,533	\$89,395	1.304	864	\$134.88	'07D	130.3574	Ranch		\$52,467	
Y-12-07-378-052	3420 DUFFIELD ST	7/19/2023	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$166,980	55.48	\$333,962	\$54,305	\$246,695	\$190,502	1.295	1,459	\$169.08	'07D	129.4973	Colonial/2Sty		\$51,892	
Totals:			\$3,138,899			\$3,138,899	\$1,708,990		\$3,417,989		\$2,456,722	\$1,863,625			\$148.25		6.9383				
								Sale. Ratio =>	54.45				E.C.F. =>	1.318	Std. Deviation=>		0.25789792				
								Std. Dev. =>	8.89				Ave. E.C.F. =>	1.388	Ave. Variance=>		138.7632	Coefficient of Var=>		100	

10/31/2025

07D

Determination use 1.317 for 2026

07H

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
3623 N QUARRY CREEK DR	10/7/2024	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$244,710	51.53	\$489,413	\$50,000	\$424,900	\$374,287	1.135	1,920	\$221.30	'07H	1.2834	Ranch		\$50,000	
4743 S QUARRY CREEK DR	4/23/2024	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$267,600	52.06	\$535,204	\$55,000	\$459,000	\$409,032	1.122	2,411	\$190.38	'07H	0.0229	Colonial/2Sty		\$55,000	
4719 S QUARRY CREEK DR	12/12/2024	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$201,030	52.92	\$402,067	\$55,000	\$324,900	\$295,627	1.099	1,811	\$179.40	'07H	2.3371	Colonial/2Sty		\$55,000	
4617 S QUARRY CREEK DR	9/5/2025	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$283,900	51.63	\$567,801	\$53,268	\$496,632	\$438,273	1.133	2,507	\$198.10	'07H	1.0766	Colonial/2Sty		\$50,000	
Totals:		\$1,918,700			\$1,918,700	\$997,240		\$1,994,485		\$1,705,432	\$1,517,219			\$197.30		0.1660				
							Sale. Ratio =>	51.97				E.C.F. =>	1.124	Std. Deviation=>		0.0166019				
							Std. Dev. =>	0.63				Ave. E.C.F. =>	1.122	Ave. Variance=>		1.1800	Coefficient of Var=>	1.051331585		

12/3/2025

07H

Determination use 1.123 for 2026

07K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-07-251-005	4335 KAREN CT	6/16/2021	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$165,700	56.55	\$331,391	\$50,000	\$243,000	\$226,745	1.072	1,725	\$140.87	'07K	31.1848	Colonial/2Sty		\$50,000		
Y -12-07-276-003	4309 NANCY LN	9/30/2022	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$188,110	38.79	\$376,220	\$50,000	\$435,000	\$262,868	1.655	1,754	\$248.00	'07K	27.1287	Ranch		\$50,000		
Y -12-07-277-002	4195 NANCY LN	6/15/2023	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$201,620	44.51	\$403,233	\$65,916	\$387,084	\$271,810	1.424	1,670	\$231.79	'07K	4.0561	Ranch		\$50,000		
Totals:			\$1,231,000			\$1,231,000	\$555,430		\$1,110,844		\$1,065,084	\$761,423			\$206.89		1.5271					
								Sale. Ratio =>	45.12				E.C.F. =>	1.399	Std. Deviation=>		0.29367563					
								Std. Dev. =>	9.07				Ave. E.C.F. =>	1.384	Ave. Variance=>		20.7899	Coefficient of Var=>		15.02660964		

8/6/2025

07K ECF

Determination use 1.33 for 2026

07L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-07-158-002	3690 JACKSON BLVD	10/28/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$268,110	42.90	\$536,218	\$308,113	\$316,887	\$183,955	1.723	1,604	\$197.56	'07L	38.9794	Colonial/2Sty		\$299,092	
Y -12-07-158-004	3694 JACKSON BLVD	9/6/2023	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$375,560	45.52	\$751,125	\$462,317	\$362,683	\$232,909	1.557	1,886	\$192.30	'07L	22.4348	Colonial/2Sty		\$457,240	
Y -12-07-326-004	4200 JACKSON BLVD	8/9/2023	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$318,090	51.14	\$636,177	\$292,270	\$329,730	\$277,344	1.189	1,710	\$192.82	'07L	14.3955	Colonial/2Sty		\$281,734	
Y -12-07-376-008	3405 DUFFIELD ST	10/18/2024	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$402,730	56.72	\$805,459	\$491,774	\$218,226	\$252,971	0.863	1,930	\$113.07	'07L	47.0187	Colonial/2Sty		\$488,507	
Totals:			\$2,782,000			\$2,782,000	\$1,364,490		\$2,728,979		\$1,227,526	\$947,179			\$173.94		3.6858				
								Sale. Ratio =>	49.05				E.C.F. =>	1.296	Std. Deviation=>		0.38473814				
								Std. Dev. =>	6.15				Ave. E.C.F. =>	1.333	Ave. Variance=>		30.7071	Coefficient of Var=>	23.03886002		

8/6/2025

07L ECF

Determination use 1.295 for 2026

07M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-07-160-015	4280 LEROY ST	7/24/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$196,330	42.68	\$392,667	\$77,418	\$382,582	\$211,292	1.811	1,839	\$208.04	'07M	42.1462	Colonial/2Sty		\$70,544		
Y-12-07-162-014	4287 LAKE GROVE DR	7/9/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$223,410	68.74	\$446,814	\$237,795	\$87,205	\$140,093	0.622	1,733	\$50.32	'07M	76.6738	SingleFamily		\$233,009		
Y-12-07-176-009	4337 OAKGUARD DR	7/6/2023	\$287,000	OTH	03-ARM'S LENGTH	\$287,000	\$222,220	77.43	\$444,435	\$153,035	\$133,965	\$195,308	0.686	2,400	\$55.82	'07M	70.3300	Colonial/2Sty		\$147,440		
Y-12-07-176-016	4259 OAKGUARD CT	4/14/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$96,390	30.12	\$192,774	\$79,530	\$240,470	\$75,900	3.168	825	\$291.48	'07M	177.9031	Ranch		\$68,673		
Y-12-07-177-008	4105 NAVARRA CT	2/21/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$92,300	65.93	\$184,591	\$104,747	\$35,253	\$53,514	0.659	720	\$48.96	'07M	73.0455	Ranch		\$104,747		
Totals:			\$1,532,000			\$1,532,000	\$830,650		\$1,661,281		\$879,475	\$676,107			\$130.92		8.8424					
								Sale. Ratio =>	54.22					E.C.F. =>	1.301	Std. Deviation=>		1.11340275				
								Std. Dev. =>	19.76					Ave. E.C.F. =>	1.389	Ave. Variance=>		88.0197	Coefficient of Var=>	63.35922533		

8/6/2025

07M ECF

Determination use 1.388 for 2026

08C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-08-100-019	4295 MCKEACHIE RD	11/1/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$175,910	46.91	\$351,816	\$66,886	\$308,114	\$260,686	1.182	2,368	\$130.12	'08C	3.3719	Colonial/2Sty		\$55,000		
Y-12-08-251-005	4364 MCKEACHIE RD	5/11/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$225,000	51.14	\$449,993	\$123,344	\$316,656	\$298,855	1.060	2,648	\$119.58	'08C	15.6090	Contemporary		\$82,590		
Y-12-09-176-014	6826 BRENDEL RD	11/13/2023	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$203,250	49.21	\$406,506	\$83,887	\$329,113	\$295,168	1.115	2,325	\$141.55	'08C	10.0652	CapeCod		\$83,055		
Y-12-09-300-033	4275 SEBRING DR	8/16/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$219,640	41.84	\$439,288	\$81,350	\$443,650	\$327,482	1.355	2,165	\$204.92	'08C	13.9077	CapeCod		\$81,350		
Y-12-09-476-008	7774 PONTIAC LAKE RD	12/15/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$247,850	43.10	\$495,705	\$179,431	\$395,569	\$289,362	1.367	2,179	\$181.54	'08C	15.1384	Colonial/2Sty		\$179,310		
Totals:			\$2,328,000			\$2,328,000	\$1,071,650		\$2,143,308		\$1,793,102	\$1,471,553			\$155.54		0.2856					
								Sale. Ratio =>	46.03				E.C.F. =>	1.219	Std. Deviation=>		0.1395452					
								Std. Dev. =>	3.95				Ave. E.C.F. =>	1.216	Ave. Variance=>		11.6184	Coefficient of Var=>		9.557356328		

8/6/2025

08C ECF

Determination use 1.219 for 2026

08J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-08-201-006	4820 MCKEACHIE RD	12/2/2021	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$229,120	58.30	\$458,247	\$90,773	\$302,227	\$348,978	0.866	2,191	\$137.94	'08J	7.4067	Ranch		\$80,000	
Y -12-08-201-007	4780 MCKEACHIE RD	6/30/2021	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$227,860	55.11	\$455,723	\$80,160	\$333,340	\$356,660	0.935	2,824	\$118.04	'08J	0.5485	Colonial/2Sty		\$80,000	
Y -12-08-201-018	4625 MELANIE LN	4/14/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$199,980	51.28	\$399,950	\$85,761	\$304,239	\$298,375	1.020	2,143	\$141.97	'08J	7.9552	Colonial/2Sty		\$80,000	
Totals:			\$1,196,500			\$1,196,500	\$656,960		\$1,313,920		\$939,806	\$1,004,013			\$132.65		0.4051				
								Sale. Ratio =>	54.91				E.C.F. =>	0.936	Std. Deviation=>		0.07695606				
								Std. Dev. =>	3.52				Ave. E.C.F. =>	0.940	Ave. Variance=>		5.3035	Coefficient of Var=>	5.641381677		

12/3/2025

08J

Determination use 1.00 for 2026

08K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-08-300-049	3700 MARIE MEADOWS DR	7/25/2025	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$238,000	49.58	\$476,006	\$70,000	\$410,000	\$401,986	1.020	2,834	\$144.67	'08K	0.2098	Colonial/2Sty		\$70,000	
Y-12-08-451-010	3822 MICHAEL CT	11/28/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$221,450	49.76	\$442,892	\$71,813	\$373,187	\$367,404	1.016	2,150	\$173.58	'08K	0.2098	Ranch		\$70,000	
Totals:			\$925,000			\$925,000	\$459,450		\$918,898		\$783,187	\$769,390			\$159.12		0.0094				
								Sale. Ratio =>	49.67			E.C.F. =>	1.018	Std. Deviation=>		0.0029669					
								Std. Dev. =>	0.13			Ave. E.C.F. =>	1.018	Ave. Variance=>		0.2098	Coefficient of Var=>		0.206115863		

8/6/2025

08K ECF

Determination use 1.016 for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value			
Y-12-11-451-005	2734 WABUM RD	12/10/2024	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$303,790	36.60	\$607,580	\$94,944	\$735,056	\$347,079	2.118	3,076	\$238.96	'11L	41.1199	Colonial/2Sty		\$94,944			
Y-12-11-477-032	2541 TACKELS DR	12/5/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$569,650	146.06	\$1,139,291	\$309,040	\$80,960	\$562,119	0.144	3,503	\$23.11	'11L	156.2609	Ranch		\$303,806			
Y-12-11-478-039	2506 TACKELS DR	2/14/2025	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$231,660	38.48	\$463,327	\$228,506	\$373,494	\$158,985	2.349	1,820	\$205.22	'11L	64.2605	Colonial/2Sty		\$227,698			
Y-12-12-351-017	8972 TACKELS DR	5/29/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,170	42.77	\$376,349	\$200,589	\$239,411	\$118,997	2.012	1,119	\$213.95	'11L	30.5272	Ranch		\$196,953			
Y-12-13-103-005	8963 TACKELS DR	4/12/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,380	39.84	\$302,754	\$69,404	\$310,596	\$157,989	1.966	2,090	\$148.61	'11L	25.9299	Colonial/2Sty		\$69,404			
Y-12-13-104-009	8876 TACKELS DR	7/13/2023	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$140,950	46.37	\$281,906	\$97,350	\$206,650	\$124,953	1.654	954	\$216.61	'11L	5.2814	Ranch		\$97,350			
Y-12-13-104-011	8860 TACKELS DR	11/25/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,380	37.26	\$234,761	\$103,159	\$211,841	\$89,100	2.378	718	\$295.04	'11L	67.0929	Ranch		\$97,368			
Y-12-13-104-020	8852 TACKELS DR	5/31/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$325,730	56.65	\$651,466	\$164,823	\$410,177	\$329,480	1.245	2,226	\$184.27	'11L	46.1713	Colonial/2Sty		\$159,905			
Y-12-13-104-020	8852 TACKELS DR	11/25/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$325,730	48.26	\$651,466	\$164,823	\$510,177	\$329,480	1.548	2,226	\$229.19	'11L	15.8205	Colonial/2Sty		\$159,905			
Y-12-13-157-006	8874 ARLINGTON RD	7/17/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$241,590	55.54	\$483,186	\$190,055	\$244,945	\$198,463	1.234	2,331	\$105.08	'11L	47.2426	Ranch		\$190,055			
Y-12-13-176-007	8810 ARLINGTON RD	9/27/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$244,950	45.36	\$489,890	\$154,739	\$385,261	\$226,913	1.698	2,052	\$187.75	'11L	0.8800	Colonial/2Sty		\$148,909			
Y-12-14-201-015	9604 BUCKINGHAM RD	5/3/2024	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$460,530	46.52	\$921,050	\$160,011	\$829,989	\$515,259	1.611	3,426	\$242.26	'11L	9.5817	Colonial/2Sty		\$158,040			
Y-12-14-202-025	9615 BUCKINGHAM RD	7/3/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,770	48.47	\$363,539	\$148,477	\$226,523	\$145,607	1.556	1,255	\$180.50	'11L	15.0921	CapeCod		\$145,636			
Y-12-14-203-007	9474 THAMES BLVD	5/21/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$201,820	42.05	\$403,633	\$92,414	\$387,586	\$210,710	1.839	1,050	\$369.13	'11L	13.2793	Ranch		\$89,118			
Y-12-14-203-008	9470 THAMES BLVD	6/28/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$167,790	37.71	\$335,580	\$93,631	\$351,369	\$163,811	2.145	1,145	\$306.87	'11L	43.8330	Ranch		\$90,463			
Y-12-14-203-022	9460 BUCKINGHAM RD	5/19/2023	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$508,940	58.84	\$1,017,874	\$158,910	\$706,090	\$581,559	1.214	3,917	\$180.26	'11L	49.2503	Colonial/2Sty		\$152,968			
Y-12-14-204-014	9355 BUCKINGHAM RD	6/3/2024	\$745,500	WD	03-ARM'S LENGTH	\$745,500	\$390,650	52.40	\$781,302	\$82,644	\$662,856	\$473,025	1.401	3,794	\$174.71	'11L	30.5323	Colonial/2Sty		\$81,522			
Y-12-14-204-016	9403 BUCKINGHAM RD	3/13/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$171,330	55.27	\$342,666	\$137,935	\$172,065	\$138,612	1.241	1,607	\$107.07	'11L	46.5293	SingleFamily		\$137,005			
Y-12-14-204-018	9455 BUCKINGHAM RD	10/11/2024	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$199,610	49.47	\$399,229	\$142,459	\$261,041	\$173,845	1.502	1,631	\$160.05	'11L	20.5062	Colonial/2Sty		\$142,459			
Y-12-14-206-012	9595 BONNIE BRIAR DR	8/22/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$315,800	48.96	\$631,594	\$174,446	\$470,554	\$309,511	1.520	2,682	\$175.45	'11L	18.6321	Colonial/2Sty		\$167,621			
Y-12-14-227-004	2509 BLAIR DR	5/10/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$165,610	38.51	\$331,226	\$184,880	\$245,120	\$99,083	2.474	1,060	\$231.25	'11L	76.7250	SingleFamily		\$184,880			
Y-12-14-229-019	2225 WIGGEN LN	6/26/2023	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$215,500	48.65	\$431,000	\$154,235	\$288,765	\$187,383	1.541	1,674	\$172.50	'11L	16.5594	Colonial/2Sty		\$152,217			
Y-12-14-231-003	2230 WIGGEN LN	5/1/2023	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$191,280	44.18	\$382,566	\$148,770	\$284,230	\$158,291	1.796	1,276	\$222.75	'11L	8.8981	Ranch		\$146,387			
Y-12-14-233-003	2326 KINGSTON RD	6/4/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$182,970	34.85	\$365,930	\$79,552	\$445,448	\$193,891	2.297	1,593	\$279.63	'11L	59.0779	Colonial/2Sty		\$79,328			
Y-12-14-233-009	2260 KINGSTON RD	6/7/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$241,950	46.53	\$483,897	\$139,520	\$380,480	\$233,159	1.632	1,712	\$222.24	'11L	7.4788	SingleFamily		\$134,835			
Y-12-14-279-004	2093 HAMPTON RD	2/24/2025	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$142,030	56.70	\$284,060	\$153,802	\$96,698	\$88,190	1.096	863	\$112.05	'11L	61.0162	Ranch		\$153,802			
Y-12-14-280-012	9136 BUCKINGHAM RD	5/29/2024	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$112,750	37.46	\$225,504	\$91,797	\$209,203	\$90,526	2.311	921	\$227.15	'11L	60.4336	Ranch		\$91,276			
Y-12-14-282-001	9087 BUCKINGHAM RD	9/16/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$210,830	36.99	\$421,669	\$143,009	\$426,991	\$188,666	2.263	1,746	\$244.55	'11L	55.6576	Colonial/2Sty		\$143,009			
Totals:			\$14,217,500			\$14,217,500	\$6,902,140		\$13,804,295	\$10,153,576	\$6,594,686			\$202.01		16.6975							
									Sale. Ratio =>	48.55				E.C.F. =>	1.540	Std. Deviation=>		0.509004					
									Std. Dev. =>	20.25				Ave. E.C.F. =>	1.707	Ave. Variance=>		39.0596	Coefficient of Var=>	22.8869226			

8/6/2025

11L ECF

Determination use 1.540 for 2026

13C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-14-177-006	9665 PONTIAC LAKE RD	3/7/2025	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,690	44.33	\$239,378	\$59,500	\$210,500	\$163,525	1.287	1,432	\$147.00	'13C	21.4122	TriLevel/Quad		\$59,500	
Y -12-14-254-004	9471 PONTIAC LAKE RD	11/8/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$143,900	55.99	\$287,802	\$147,200	\$109,800	\$127,820	0.859	1,575	\$69.71	'13C	21.4122	SingleFamily		\$147,200	
Totals:			\$527,000			\$527,000	\$263,590		\$527,180		\$320,300	\$291,345			\$108.36		2.6241				
								Sale. Ratio =>	50.02				E.C.F. =>	1.099	Std. Deviation=>		0.30281455				
								Std. Dev. =>	8.25				Ave. E.C.F. =>	1.073	Ave. Variance=>		21.4122	Coefficient of Var=>	19.95281887		

8/6/2025

13C ECF

Determination leave ECF at 1.10 for 2026

13D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-13-326-034	8803 ARLINGTON RD	8/7/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$127,380	45.33	\$254,768	\$44,324	\$236,676	\$165,965	1.426	1,154	\$205.09	'13D	11.2068	Ranch		\$44,324	
Y-12-14-230-002	9347 WALTHAM RD	8/15/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$140,710	51.92	\$281,420	\$81,477	\$189,523	\$157,683	1.202	1,298	\$146.01	'13D	11.2068	Ranch		\$79,454	
Totals:			\$552,000			\$552,000	\$268,090		\$536,188		\$426,199	\$323,648			\$175.55		0.2868				
								Sale. Ratio =>	48.57				E.C.F. =>	1.317	Std. Deviation=>		0.1584878				
								Std. Dev. =>	4.66				Ave. E.C.F. =>	1.314	Ave. Variance=>		11.2068	Coefficient of Var=>	8.528804313		

8/6/2025

13D ECF

Determination leave at 1.268 for 2026

14K

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
9650 DAVID LN	6/30/2023	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$216,730	48.27	\$433,465	\$77,674	\$371,326	\$314,859	1.179	2,121	\$175.07	'14K	9.2057	Colonial/2Sty		\$60,000	
1958 MARGIE DR	7/14/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$225,930	56.48	\$451,850	\$60,000	\$340,000	\$346,769	0.980	1,770	\$192.09	'14K	10.6803	Ranch		\$60,000	
1967 HOWLAND BLVD	10/19/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,400	49.14	\$412,802	\$61,477	\$358,523	\$310,907	1.153	2,126	\$168.64	'14K	6.5869	Colonial/2Sty		\$60,000	
1957 MARGIE DR	11/8/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$247,840	52.18	\$495,683	\$63,191	\$411,809	\$382,736	1.076	2,284	\$180.30	'14K	1.1322	Colonial/2Sty		\$60,000	
1933 MARGIE DR	6/28/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$204,820	49.24	\$409,646	\$63,477	\$352,523	\$306,344	1.151	2,268	\$155.43	'14K	6.3459	Colonial/2Sty		\$60,000	
9593 SHELBY DR	8/18/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$206,720	59.06	\$413,447	\$60,000	\$290,000	\$312,784	0.927	1,662	\$174.49	'14K	16.0126	Ranch		\$60,000	
1868 MARGIE DR	5/31/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$228,070	54.96	\$456,131	\$60,000	\$355,000	\$350,558	1.013	1,815	\$195.59	'14K	7.4612	Ranch		\$60,000	
1869 CRYSTAL LN	8/2/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$224,240	56.06	\$448,472	\$63,754	\$336,246	\$340,458	0.988	2,278	\$147.61	'14K	9.9655	Colonial/2Sty		\$60,000	
9612 SHELBY DR	7/8/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$252,450	53.71	\$504,907	\$64,864	\$405,136	\$389,418	1.040	2,140	\$189.32	'14K	4.6920	Ranch		\$60,000	
9582 SHELBY DR	3/31/2025	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$208,740	46.91	\$417,485	\$60,000	\$385,000	\$316,358	1.217	1,665	\$231.23	'14K	12.9692	Ranch		\$60,000	
1782 KRISTINA DR	3/20/2025	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$215,270	46.29	\$430,542	\$61,960	\$403,040	\$326,178	1.236	2,001	\$201.42	'14K	14.8361	Colonial/2Sty		\$60,000	
Totals:		\$4,705,000			\$4,705,000	\$2,437,210		\$4,874,430		\$4,008,603	\$3,697,369			\$182.84		0.3106				
							Sale. Ratio =>	51.80				E.C.F. =>	1.084	Std. Deviation=>		0.10514108				
							Std. Dev. =>	4.32				Ave. E.C.F. =>	1.087	Ave. Variance=>		9.0807	Coefficient of Var=>	8.35173746		

11/3/2025

14K ECF

Determination use 1.080 for 2026

15C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-15-101-003	2900 HALEY RD	6/19/2023	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$113,420	47.56	\$226,837	\$61,250	\$177,250	\$128,661	1.378	1,180	\$150.21	'15C	137.7651	Ranch		\$61,250	
Y -12-15-251-009	2011 TEGGERDINE RD	7/21/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$140,850	53.15	\$281,692	\$93,518	\$171,482	\$146,211	1.173	1,555	\$110.28	'15C	117.2839	TriLevel/Quad		\$83,665	
Y -12-15-401-008	1800 TEGGERDINE RD	10/21/2025	\$582,110	PTA	03-ARM'S LENGTH	\$582,110	\$307,340	52.80	\$614,678	\$104,105	\$478,005	\$396,715	1.205	2,453	\$194.87	'15C	120.4908	Colonial/2Sty		\$104,105	
Totals:			\$1,085,610			\$1,085,610	\$561,610		\$1,123,207		\$826,737	\$671,587			\$151.79		2.0780				
								Sale. Ratio =>	51.73				E.C.F. =>	1.231	Std. Deviation=>		0.11016406				
								Std. Dev. =>	3.13				Ave. E.C.F. =>	1.252	Ave. Variance=>		125.1799	Coefficient of Var=>		100	

11/3/2025

15C ECF

Determinantion use 1.230 for 2026

15L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-15-477-007	1330 MAPLE HEIGHTS DR	5/26/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$218,030	53.18	\$436,050	\$117,120	\$292,880	\$244,765	1.197	2,350	\$124.63	'15L	3.7762	Colonial/2Sty		\$114,178
Y-12-22-227-008	1072 MAPLE HEIGHTS DR	5/12/2025	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$191,170	50.84	\$382,348	\$114,694	\$261,306	\$205,413	1.272	1,703	\$153.44	'15L	3.7762	Ranch		\$114,465
Totals:			\$786,000			\$786,000	\$409,200		\$818,398		\$554,186	\$450,178			\$139.03		0.3301			
							Sale. Ratio =>	52.06			E.C.F. =>	1.231	Std. Deviation=>		0.0534037					
							Std. Dev. =>	1.65			Ave. E.C.F. =>	1.234	Ave. Variance=>		3.7762	Coefficient of Var=>	3.059302304			

8/6/2026

15L ECF

Determination usee 1.272 for 2026

16B

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
7730 HALEY RD	7/22/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$212,170	67.36	\$424,342	\$132,844	\$182,156	\$267,184	0.682	2,146	\$84.88	'16C	34.5819	Ranch		\$95,455	
2550 NORTHFIELD	4/8/2022	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$126,110	53.66	\$252,222	\$56,586	\$178,414	\$179,318	0.995	1,664	\$107.22	'16C	3.2623	Ranch		\$53,500	
2800 MCKEACHIE RD	10/4/2024	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$264,000	45.44	\$528,001	\$179,155	\$401,845	\$319,748	1.257	1,514	\$265.42	'16C	22.9174	Ranch		\$179,155	
1795 HILL RD	10/7/2024	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$225,260	49.24	\$450,525	\$161,640	\$295,860	\$264,789	1.117	2,100	\$140.89	'16C	8.9761	Colonial/2Sty		\$161,640	
2131 ORMOND RD	12/27/2022	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$117,100	48.29	\$234,192	\$48,948	\$193,552	\$169,792	1.140	1,616	\$119.77	'16C	11.2354	Ranch		\$46,214	
1385 PORTER RD	9/15/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$171,480	54.44	\$342,962	\$80,579	\$234,421	\$240,497	0.975	1,970	\$119.00	'16C	5.2846	Ranch		\$79,955	
Totals:		\$2,146,000			\$2,146,000	\$1,116,120		\$2,232,244		\$1,486,248	\$1,441,328			\$139.53		0.3584				
							Sale. Ratio =>	52.01				E.C.F. =>	1.031	Std. Deviation=>		0.19831742				
							Std. Dev. =>	7.77				Ave. E.C.F. =>	1.028	Ave. Variance=>		14.3763	Coefficient of Var=>		13.99040398	

12/15/2025

16B ECF

Determination use 1.030 for 2026

16C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value				
Y-12-16-101-009	2875 PORTER RD	5/7/2021	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$214,530	55.29	\$429,061	\$82,596	\$305,404	\$317,566	0.962	2,081	\$146.76	'16C	20.3472	CapeCod		\$78,250				
Y-12-16-101-012	3045 PORTER RD	6/11/2021	\$327,300	WD	03-ARM'S LENGTH	\$327,300	\$148,560	45.39	\$297,110	\$59,291	\$268,009	\$217,982	1.230	1,680	\$159.53	'16C	6.4326	TriLevel/Quad		\$42,300				
Y-12-16-126-014	2828 PORTER RD	4/20/2021	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$347,150	57.19	\$694,304	\$35,913	\$571,087	\$603,474	0.946	3,405	\$167.72	'16C	21.8842	Colonial/2Sty		\$33,600				
Y-12-16-327-008	2021 PORTER RD	9/24/2021	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$137,320	44.01	\$274,646	\$46,665	\$265,335	\$208,965	1.270	1,358	\$195.39	'16C	10.4584	Ranch		\$43,650				
Y-12-16-401-007	7551 HALEY RD	6/1/2021	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$249,150	58.62	\$498,300	\$207,353	\$217,647	\$266,678	0.816	1,780	\$122.27	'16C	34.9033	Ranch		\$180,550				
Y-12-16-451-003	7730 HALEY RD	7/22/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$212,170	67.36	\$424,342	\$132,844	\$182,156	\$267,184	0.682	2,146	\$84.88	'16C	48.3412	Ranch		\$95,455				
Y-12-17-176-012	2549 NORTHFIELD	9/30/2021	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,790	44.62	\$285,576	\$41,769	\$278,231	\$223,470	1.245	1,833	\$151.79	'16C	7.9874	TriLevel/Quad		\$38,700				
Y-12-17-176-021	2420 NORTHFIELD	4/20/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$119,150	34.04	\$243,041	\$30,600	\$319,400	\$194,721	1.640	1,922	\$166.18	'16C	47.5121	Colonial/2Sty		\$30,600				
Y-12-17-176-032	2550 NORTHFIELD	4/8/2022	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$126,110	53.66	\$252,222	\$56,586	\$178,414	\$179,318	0.995	1,664	\$107.22	'16C	17.0216	Ranch		\$53,500				
Y-12-17-200-016	2800 MCKEACHIE RD	8/10/2021	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$264,000	48.89	\$528,001	\$179,155	\$360,845	\$319,748	1.129	1,514	\$238.34	'16C	3.6645	Ranch		\$179,155				
Y-12-17-200-016	2800 MCKEACHIE RD	10/4/2024	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$264,000	45.44	\$528,001	\$179,155	\$401,845	\$319,748	1.257	1,514	\$265.42	'16C	9.1581	Ranch		\$179,155				
Y-12-17-200-030	6115 GRASS LAKE RD	4/5/2024	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$185,570	38.42	\$371,142	\$55,000	\$428,000	\$289,772	1.477	1,802	\$237.51	'16C	31.1849	Colonial/2Sty		\$55,000				
Y-12-17-351-003	1795 HILL RD	10/7/2024	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$225,260	49.24	\$450,525	\$161,640	\$295,860	\$264,789	1.117	2,100	\$140.89	'16C	4.7832	Colonial/2Sty		\$161,640				
Y-12-17-351-007	1245 HILL RD	3/20/2025	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$159,970	39.21	\$319,933	\$61,500	\$346,500	\$236,877	1.463	1,856	\$186.69	'16C	29.7610	Ranch		\$59,185				
Y-12-18-327-012	2131 ORMOND RD	12/27/2022	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$117,100	48.29	\$234,192	\$48,948	\$193,552	\$169,792	1.140	1,616	\$119.77	'16C	2.5239	Ranch		\$46,214				
Y-12-20-403-004	300 BOGIE LAKE RD	12/17/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,960	47.98	\$191,913	\$42,257	\$157,743	\$137,173	1.150	1,126	\$140.09	'16C	1.5218	Ranch		\$41,293				
Y-12-20-452-005	250 YOUNG RD	8/13/2021	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,270	52.58	\$336,544	\$38,832	\$281,168	\$272,879	1.030	2,484	\$113.19	'16C	13.4798	CapeCod		\$35,000				
Y-12-20-476-002	480 BOGIE LAKE RD	4/29/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,230	51.12	\$158,453	\$49,500	\$105,500	\$99,865	1.056	881	\$119.75	'16C	10.8748	CapeCod		\$49,500				
Y-12-21-100-051	1385 PORTER RD	9/15/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$171,480	54.44	\$342,962	\$80,579	\$234,421	\$240,497	0.975	1,970	\$119.00	'16C	19.0439	Ranch		\$79,955				
Y-12-21-201-003	1202 PORTER RD	11/3/2021	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$245,740	53.42	\$491,478	\$198,228	\$261,772	\$268,789	0.974	2,938	\$89.10	'16C	19.1281	TriLevel/Quad		\$179,000				
Y-12-21-226-003	1220 LAKE LANE DR	8/11/2021	\$485,500	WD	03-ARM'S LENGTH	\$485,500	\$201,870	41.58	\$403,734	\$50,958	\$434,542	\$323,351	1.344	1,821	\$238.63	'16C	17.8696	Colonial/2Sty		\$47,590				
Y-12-21-226-003	1220 LAKE LANE DR	7/1/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$201,870	37.04	\$403,734	\$50,958	\$494,042	\$323,351	1.528	1,821	\$271.30	'16C	36.2707	Colonial/2Sty		\$47,590				
Y-12-21-226-003	1220 LAKE LANE DR	11/8/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$201,870	39.20	\$403,734	\$50,958	\$464,042	\$323,351	1.435	1,821	\$254.83	'16C	26.9928	Colonial/2Sty		\$47,590				
Y-12-21-226-005	1200 LAKE LANE DR	7/14/2022	\$536,000	WD	03-ARM'S LENGTH	\$536,000	\$216,970	40.48	\$433,947	\$59,638	\$476,362	\$343,087	1.388	2,167	\$219.83	'16C	22.3284	Ranch		\$53,660				
Y-12-21-276-021	1155 LAKE LANE DR	10/29/2021	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$431,690	59.54	\$863,372	\$145,218	\$579,782	\$658,252	0.881	4,160	\$139.37	'16C	28.4384	Colonial/2Sty		\$131,648				
Totals:			\$10,247,800			\$10,247,800	\$4,927,780		\$9,860,267		\$8,101,659	\$7,070,679			\$167.82		1.9364							
								Sale. Ratio =>	48.09					E.C.F. =>	1.146	Std. Deviation=>	0.2406253							
								Std. Dev. =>	8.15					Ave. E.C.F. =>	1.165	Ave. Variance=>	19.6765	Coefficient of Var=>	16.88714949					

8/6/2025

16C ECF

Determination use 1.146 for 2026

16D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-16-101-014	3226 MUIRFIELD CIR	11/12/2021	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$153,720	60.28	\$307,444	\$91,143	\$163,857	\$277,308	0.591	1,822	\$89.93	'16D	0.0000	Colonial/2Sty		\$91,143	
Totals:			\$255,000			\$255,000	\$153,720	60.28	\$307,444		\$163,857	\$277,308	0.591	1,822	\$89.93	'16D	0.0000	Colonial/2Sty		\$91,143	
							Sale. Ratio =>	60.28				E.C.F. =>	0.591	Std. Deviation=>		#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.591	Ave. Variance=>		0.0000	Coefficient of Var=>	0			

11/3/2025

16D ECF

Determination use .82 for 2026

16K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-16-376-017	7401 ALPINE VIEW CT	10/18/2022	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$239,550	50.43	\$479,102	\$80,736	\$394,264	\$375,816	1.049	2,362	\$166.92	'16K	104.9088	Colonial/2Sty		\$80,000	
Totals:			\$475,000			\$475,000	\$239,550	50.43	\$479,102		\$394,264	\$375,816	1.049		\$166.92		104.9088				
							Sale. Ratio =>	50.43				E.C.F. =>	1.049	Std. Deviation=>		#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.049	Ave. Variance=>		104.9088	Coefficient of Var=>	100			

12/15/2025

16K ECF

Determination use 1.084 for 2026

17D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-17-151-008	5331 RAYWOOD RDG	9/6/2024	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$125,050	44.98	\$250,107	\$38,387	\$239,613	\$217,371	1.102	1,768	\$135.53	'17D	9.3948	Ranch		\$35,372	
Y-12-17-151-010	5361 GRASS LAKE RD	1/11/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$116,720	51.99	\$233,432	\$87,409	\$137,091	\$149,920	0.914	1,144	\$119.83	'17D	9.3948	Ranch		\$87,409	
Totals:			\$502,500			\$502,500	\$241,770		\$483,539		\$376,704	\$367,291			\$127.68		1.7253				
								Sale. Ratio =>	48.11				E.C.F. =>	1.026	Std. Deviation=>		0.13286187				
								Std. Dev. =>	4.96				Ave. E.C.F. =>	1.008	Ave. Variance=>		9.3948	Coefficient of Var=>	9.316723446		

11/3/2025

17D ECF

Determination use 1.008 for 2026

17K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-16-301-029	6741 TELURIDE DR	10/23/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$179,960	52.93	\$359,919	\$50,000	\$290,000	\$289,643	1.001	1,685	\$172.11	'17K	3.9565	Ranch		\$50,000
Y-12-17-427-006	6300 TELURIDE DR	7/10/2025	\$521,000	WD	03-ARM'S LENGTH	\$521,000	\$269,400	51.71	\$538,802	\$50,000	\$471,000	\$456,824	1.031	2,748	\$171.40	'17K	0.9766	SingleFamily		\$50,000
Y-12-17-428-007	2085 ARAPAHOE BASIN LN	5/31/2024	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$221,760	49.17	\$443,528	\$53,004	\$397,996	\$364,975	1.090	2,426	\$164.05	'17K	4.9677	Colonial/2Sty		\$50,000
Y-12-17-428-009	2060 CRESTED BUTTE DR	12/22/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$234,290	53.25	\$468,571	\$50,000	\$390,000	\$391,187	0.997	2,259	\$172.64	'17K	4.3832	Colonial/2Sty		\$50,000
Y-12-17-428-010	2080 CRESTED BUTTE DR	8/19/2025	\$540,950	WD	03-ARM'S LENGTH	\$540,950	\$268,910	49.71	\$537,817	\$50,000	\$490,950	\$455,903	1.077	2,480	\$197.96	'17K	3.6076	Colonial/2Sty		\$50,000
Y-12-17-429-010	6421 TELURIDE DR	1/17/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,680	50.94	\$509,357	\$50,000	\$450,000	\$429,305	1.048	2,821	\$159.52	'17K	0.7408	Colonial/2Sty		\$50,000
Totals:			\$2,792,950			\$2,792,950	\$1,429,000		\$2,857,994		\$2,489,946	\$2,387,837			\$172.95		0.1965			
							Sale. Ratio =>	51.16				E.C.F. =>	1.043		Std. Deviation=>	0.0384869				
							Std. Dev. =>	1.66				Ave. E.C.F. =>	1.041		Ave. Variance=>	3.1054	Coefficient of Var=>	2.983681629		

11/3/2025

17K ECF

Determination use 1.04 for 2026

17L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-17-127-002	3025 MCKEACHIE RD	7/11/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,250	52.87	\$396,493	\$163,506	\$211,494	\$222,740	0.950	1,617	\$130.79	'17L	17.0554	Ranch		\$159,735	
Y -12-18-227-003	3070 STEEPLE HILL RD	6/4/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$151,300	39.30	\$302,607	\$87,995	\$297,005	\$205,173	1.448	1,946	\$152.62	'17L	32.7518	Colonial/2Sty		\$87,995	
Y -12-18-227-016	2940 STEEPLE HILL RD	3/21/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$143,010	66.52	\$286,028	\$87,022	\$127,978	\$190,254	0.673	2,140	\$59.80	'17L	44.7396	Colonial/2Sty		\$85,256	
Y -12-18-227-034	2740 STEEPLE HILL RD	1/24/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$203,450	40.69	\$406,906	\$139,752	\$360,248	\$255,405	1.410	1,831	\$196.75	'17L	29.0432	Colonial/2Sty		\$128,944	
Totals:			\$1,475,000			\$1,475,000	\$696,010		\$1,392,034		\$996,725	\$873,572			\$134.99		2.0911				
								Sale. Ratio =>	47.19				E.C.F. =>	1.141	Std. Deviation=>		0.37455343				
								Std. Dev. =>	12.68				Ave. E.C.F. =>	1.120	Ave. Variance=>		30.8975	Coefficient of Var=>	27.58546313		

8/11/2025

17L ECF

Determination use 1.140 for 2026

18D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-18-153-012	4067 ENGLAND BEACH RD	5/20/2024	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$186,780	53.67	\$373,565	\$65,000	\$283,000	\$232,528	1.217	1,497	\$189.04	'18D	121.7058	Ranch		\$65,000	
Y-12-18-153-017	4141 ENGLAND BEACH RD	9/9/2024	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$172,800	56.47	\$345,593	\$67,207	\$238,793	\$209,785	1.138	1,940	\$123.09	'18D	113.8275	Ranch		\$65,000	
Y-12-18-176-026	4185 ENGLAND BEACH RD	12/6/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$230,340	48.49	\$460,682	\$89,337	\$385,663	\$279,837	1.378	2,612	\$147.65	'18D	137.8170	Colonial/2Sty		\$89,337	
Y-12-18-176-063	4490 GRASS LAKE RD	5/30/2024	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$261,810	51.54	\$523,629	\$60,952	\$447,048	\$348,663	1.282	2,491	\$179.47	'18D	128.2178	Colonial/2Sty		\$58,080	
Y-12-18-176-066	2480 WOODCROFT ST	10/18/2024	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$180,450	55.10	\$360,894	\$124,614	\$202,886	\$178,055	1.139	1,664	\$121.93	'18D	113.9457	Ranch		\$124,614	
Y-12-18-302-003	4080 ENGLAND BEACH RD	11/29/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,640	47.51	\$223,289	\$65,000	\$170,000	\$119,283	1.425	1,061	\$160.23	'18D	142.5182	CapeCod		\$65,000	
Y-12-18-302-006	4126 ENGLAND BEACH RD	3/28/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,260	49.74	\$278,515	\$71,053	\$208,947	\$156,339	1.336	1,200	\$174.12	'18D	133.6500	Ranch		\$65,000	
Y-12-18-326-004	4180 ENGLAND BEACH RD	6/20/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,180	46.61	\$256,365	\$53,242	\$221,758	\$153,069	1.449	1,520	\$145.89	'18D	144.8745	TriLevel/Quad		\$49,332	
Totals:			\$2,754,500			\$2,754,500	\$1,411,260		\$2,822,532		\$2,158,095	\$1,677,559			\$155.18		0.9246				
								Sale. Ratio =>	51.23			E.C.F. =>	1.286	Std. Deviation=>		0.1220167					
								Std. Dev. =>	3.65			Ave. E.C.F. =>	1.296	Ave. Variance=>		129.5696	Coefficient of Var=>		100		

11/3/2025

18D ECF

Determination use 1.280 for 2026

18E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-18-203-004	2816 W MEADOW DR	9/3/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,470	52.87	\$274,945	\$69,319	\$190,681	\$162,293	1.175	1,560	\$122.23	'18E	3.2585	Colonial/2Sty		\$68,586	
Y-12-18-203-005	2800 W MEADOW DR	6/20/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$156,270	48.08	\$312,539	\$68,586	\$256,414	\$192,543	1.332	1,729	\$148.30	'18E	12.4220	CapeCod		\$68,586	
Y-12-18-203-007	2736 W MEADOW DR	5/30/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,340	46.78	\$280,688	\$70,793	\$229,207	\$165,662	1.384	1,390	\$164.90	'18E	17.6079	Colonial/2Sty		\$68,586	
Y-12-18-203-023	4630 PASTURE LN	5/14/2024	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$200,990	50.37	\$401,981	\$75,348	\$323,652	\$257,800	1.255	2,070	\$156.35	'18E	4.7935	Colonial/2Sty		\$74,543	
Y-12-18-205-008	2765 SHADY HOLLOW DR	6/22/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$154,840	61.94	\$309,686	\$72,872	\$177,128	\$186,909	0.948	1,206	\$146.87	'18E	25.9834	Ranch		\$72,872	
Y-12-18-206-005	2726 SHADY HOLLOW DR	4/22/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$178,090	57.45	\$356,171	\$72,931	\$237,069	\$223,551	1.060	1,578	\$150.23	'18E	14.7034	CapeCod		\$72,931	
Y-12-18-206-016	2880 SHADY HOLLOW DR	5/30/2023	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$155,800	49.07	\$311,605	\$76,153	\$241,347	\$185,834	1.299	1,185	\$203.67	'18E	9.1220	Ranch		\$76,153	
Totals:			\$2,161,500			\$2,161,500	\$1,123,800		\$2,247,615		\$1,655,498	\$1,374,592			\$156.08		0.3148				
								Sale. Ratio =>	51.99				E.C.F. =>	1.204	Std. Deviation=>		0.1566565				
								Std. Dev. =>	5.51				Ave. E.C.F. =>	1.208	Ave. Variance=>		12.5558	Coefficient of Var=>		10.39815419	

12/15/2025

18E ECF

Determination use 1.203 for 2026

18F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-18-352-004	1712 RIDGE RD	12/29/2023	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$146,840	44.84	\$293,689	\$50,326	\$277,174	\$190,275	1.457	1,671	\$165.87	'18F	23.8440	Colonial/2Sty		\$46,558	
Y-12-18-352-008	1746 RIDGE RD	8/11/2023	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$187,820	49.49	\$375,646	\$52,140	\$327,360	\$252,936	1.294	1,400	\$233.83	'18F	7.5978	Ranch		\$50,280	
Y-12-18-352-011	3665 WHITE LAKE HILLS DR	10/31/2024	\$402,100	WD	03-ARM'S LENGTH	\$402,100	\$193,840	48.21	\$387,680	\$45,175	\$356,925	\$267,791	1.333	1,914	\$186.48	'18F	11.4587	Colonial/2Sty		\$45,175	
Y-12-18-352-021	3746 WHITE LAKE HILLS DR	6/28/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$160,790	69.91	\$321,587	\$82,401	\$147,599	\$187,010	0.789	1,308	\$112.84	'18F	42.9005	Ranch		\$79,663	
Totals:			\$1,339,100			\$1,339,100	\$689,290		\$1,378,602		\$1,109,058	\$898,012			\$174.76		1.6752				
								Sale. Ratio =>	51.47				E.C.F. =>	1.235	Std. Deviation=>		0.2942797				
								Std. Dev. =>	11.37				Ave. E.C.F. =>	1.218	Ave. Variance=>		21.4502	Coefficient of Var=>	17.60725104		

11/3/2025

18F ECF

Determination use 1.234 for 2026

18G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-18-302-023	226 AUDUBON DR	7/28/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$239,430	59.86	\$478,868	\$65,000	\$335,000	\$381,093	0.879	2,703	\$123.94	'18G	24.9425	Colonial/2Sty		\$65,000		
Y-12-18-352-043	145 W WOODS CT	2/17/2023	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$222,380	41.80	\$444,753	\$67,516	\$464,484	\$347,363	1.337	2,516	\$184.61	'18G	20.8697	Colonial/2Sty		\$65,000		
Y-12-18-376-005	156 E MEADOW CIR	8/15/2022	\$1,320,000	WD	03-ARM'S LENGTH	\$1,320,000	\$617,890	46.81	\$1,235,787	\$136,599	\$1,183,401	\$1,012,143	1.169	5,006	\$236.40	'18G	4.0728	Ranch		\$119,250		
Totals:			\$2,252,000			\$2,252,000	\$1,079,700		\$2,159,408		\$1,982,885	\$1,740,599			\$181.65		1.0722					
								Sale. Ratio =>	47.94				E.C.F. =>	1.139	Std. Deviation=>		0.23176035					
								Std. Dev. =>	9.32				Ave. E.C.F. =>	1.128	Ave. Variance=>		16.6283	Coefficient of Var=>		14.73520466		

88/11/2025

18G ECF

Determination use 1.138 for 2026

18H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-18-377-001	4285 STISON VIEW CT	7/19/2024	\$559,500	WD	03-ARM'S LENGTH	\$559,500	\$259,940	46.46	\$519,870	\$104,845	\$454,655	\$322,474	1.410	1,907	\$238.41	'18H	20.4306	Colonial/2Sty		\$104,845		
Y -12-18-377-003	4261 STISON VIEW CT	8/18/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$234,120	54.45	\$468,244	\$73,376	\$356,624	\$306,812	1.162	1,972	\$180.84	'18H	4.3238	Colonial/2Sty		\$73,376		
Y -12-18-377-005	4237 STISON CREST CT	6/15/2022	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$217,070	53.60	\$434,133	\$83,722	\$321,278	\$272,269	1.180	1,979	\$162.34	'18H	2.5589	Colonial/2Sty		\$82,283		
Y -12-18-377-005	4237 STISON CREST CT	4/15/2024	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$217,070	49.91	\$434,133	\$83,722	\$351,178	\$272,269	1.290	1,979	\$177.45	'18H	8.4229	Colonial/2Sty		\$82,283		
Y -12-18-377-012	4153 LAKE STISON DR	12/2/2022	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,630	50.73	\$507,262	\$69,037	\$430,963	\$340,501	1.266	1,880	\$229.24	'18H	6.0082	Ranch		\$67,628		
Y -12-18-377-013	4141 LAKE STISON DR	8/1/2022	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$260,600	55.45	\$521,192	\$69,014	\$400,986	\$351,342	1.141	1,811	\$221.42	'18H	6.4293	Ranch		\$67,500		
Y -12-18-378-011	4130 LAKE STISON DR	12/6/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$214,880	62.28	\$429,758	\$62,362	\$282,638	\$285,466	0.990	1,828	\$154.62	'18H	21.5498	Ranch		\$62,362		
Totals:			\$3,144,400			\$3,144,400	\$1,657,310		\$3,314,592		\$2,598,322	\$2,151,133			\$194.90		0.2294					
								Sale. Ratio =>	52.71					E.C.F. =>	1.208	Std. Deviation=>		0.1326287				
								Std. Dev. =>	5.03					Ave. E.C.F. =>	1.206	Ave. Variance=>		9.9605	Coefficient of Var=>		8.261906424	

12/15/2025

18H ECF

Determination use 1.207 for 2026

18J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-18-276-011	2480 CANYON RIDGE DR	6/5/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$322,230	44.14	\$644,450	\$50,373	\$679,627	\$553,659	1.228	2,711	\$250.69	'18J	15.8522	Colonial/2Sty		\$47,500		
Y-12-18-427-003	2377 CUMBERLAND DR	3/27/2024	\$556,000	WD	03-ARM'S LENGTH	\$556,000	\$298,360	53.66	\$596,727	\$52,476	\$503,524	\$507,223	0.993	2,212	\$227.63	'18J	7.6290	Ranch		\$50,000		
Y-12-18-427-009	2375 CANYON RIDGE DR	3/20/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$321,520	51.86	\$643,049	\$52,194	\$567,806	\$550,657	1.031	3,101	\$183.10	'18J	3.7855	Colonial/2Sty		\$50,000		
Y-12-18-428-001	2450 CANYON RIDGE DR	3/14/2025	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$333,990	52.19	\$667,977	\$47,500	\$592,500	\$578,263	1.025	3,295	\$179.82	'18J	4.4377	Colonial/2Sty		\$47,500		
Totals:			\$2,546,000			\$2,546,000	\$1,276,100		\$2,552,203		\$2,343,457	\$2,189,802			\$210.31		0.1171					
								Sale. Ratio =>	50.12				E.C.F. =>	1.070	Std. Deviation=>		0.1070072					
								Std. Dev. =>	4.29				Ave. E.C.F. =>	1.069	Ave. Variance=>		7.9261	Coefficient of Var=>		7.414504586		

11/3/2025

18J ECF

Determination use 1.068 for 2026

18K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-18-251-007	4606 GRASS LAKE RD	8/21/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$196,530	51.72	\$393,064	\$56,933	\$323,067	\$259,560	1.245	1,872	\$172.58	'18K	4.1205	Colonial/2Sty		\$54,000	
Y-12-18-251-020	4626 GRASS LAKE RD	5/17/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$237,380	48.94	\$474,758	\$61,297	\$423,703	\$319,274	1.327	2,042	\$207.49	'18K	4.1205	Colonial/2Sty		\$60,000	
Totals:			\$865,000			\$865,000	\$433,910		\$867,822		\$746,770	\$578,834			\$190.04		0.4251				
								Sale. Ratio =>	50.16				E.C.F. =>	1.290	Std. Deviation=>		0.05827334				
								Std. Dev. =>	1.96				Ave. E.C.F. =>	1.286	Ave. Variance=>		4.1205	Coefficient of Var=>	3.204463855		

11/3/2025

18K ECF

Determination use 1.245 for 2026

18L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-18-101-011	3099 RIDGE RD	8/18/2023	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$666,690	51.28	\$1,333,374	\$435,768	\$864,232	\$748,005	1.155	3,974	\$217.47	'18L	11.2183	Colonial/2Sty		\$433,729	
Y-12-18-101-027	2699 RIDGE RD	5/2/2025	\$590,000	MLC	03-ARM'S LENGTH	\$590,000	\$290,670	49.27	\$581,337	\$299,705	\$290,295	\$234,693	1.237	2,269	\$127.94	'18L	19.3714	Colonial/2Sty		\$299,250	
Y-12-18-151-016	2455 RIDGE RD	2/7/2025	\$750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$473,870	63.18	\$944,452	\$836,640	(\$86,640)	\$89,843	(0.964)	1,155	(\$75.01)	'18L	200.7548	Ranch		\$836,640	
Y-12-18-151-019	2411 RIDGE RD	8/31/2023	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$513,660	47.78	\$1,027,313	\$430,546	\$644,454	\$497,305	1.296	3,057	\$210.81	'18L	25.2693	Colonial/2Sty		\$427,414	
Y-12-18-151-029	2305 RIDGE RD	7/24/2025	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$312,460	66.91	\$624,921	\$505,073	(\$38,073)	\$99,873	(0.381)	1,056	(\$36.05)	'18L	142.4414	Ranch		\$504,711	
Y-12-18-301-009	2197 RIDGE RD	11/6/2023	\$1,100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,100,000	\$406,090	36.92	\$849,617	\$423,466	\$676,534	\$355,125	1.905	2,600	\$260.21	'18L	86.1859	Colonial/2Sty		\$423,466	
Y-12-18-351-023	2015 RIDGE RD	1/24/2024	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$368,160	40.24	\$736,329	\$418,867	\$496,133	\$264,551	1.875	1,990	\$249.31	'18L	83.2178	Colonial/2Sty		\$409,884	
Y-12-18-351-028	1983 RIDGE RD	9/29/2023	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$348,950	37.52	\$697,900	\$341,943	\$588,057	\$296,630	1.982	1,472	\$399.50	'18L	93.9260	Ranch		\$341,943	
Y-12-18-351-036	1801 RIDGE RD	10/6/2023	\$650,000	QC	03-ARM'S LENGTH	\$650,000	\$316,230	48.65	\$632,464	\$379,748	\$270,252	\$210,596	1.283	1,229	\$219.90	'18L	24.0073	Ranch		\$379,748	
Totals:			\$7,777,000			\$7,777,000	\$3,696,780		\$7,427,707		\$3,705,244	\$2,796,621			\$174.90		28.1701				
								Sale. Ratio =>	47.53				E.C.F. =>	1.325	Std. Deviation=>		1.03370301				
								Std. Dev. =>	10.51				Ave. E.C.F. =>	1.043	Ave. Variance=>		76.2658	Coefficient of Var=>	73.10761475		

12/15/2025

18L ECF

Determination use 1.237 for 2026

20K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-20-477-007	6304 PENNINGTON DR	12/2/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$276,590	48.52	\$553,178	\$54,000	\$516,000	\$479,517	1.076	2,877	\$179.35	'20K	12.4955	Colonial/2Sty		\$54,000		
Y -12-20-477-009	6344 PENNINGTON DR	10/31/2022	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$347,310	65.53	\$694,617	\$64,231	\$465,769	\$605,558	0.769	3,395	\$137.19	'20K	18.1972	Colonial/2Sty		\$60,000		
Y -12-20-477-012	6404 PENNINGTON DR	2/9/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$282,980	51.45	\$565,969	\$60,000	\$490,000	\$486,041	1.008	2,860	\$171.33	'20K	5.7017	Colonial/2Sty		\$60,000		
Totals:			\$1,650,000			\$1,650,000	\$906,880		\$1,813,764		\$1,471,769	\$1,571,116			\$162.62		1.4362					
								Sale. Ratio =>	54.96				E.C.F. =>	0.937	Std. Deviation=>		0.16121141					
								Std. Dev. =>	9.09				Ave. E.C.F. =>	0.951	Ave. Variance=>		12.1314	Coefficient of Var=>		12.75478781		

12/15/2025

20K ECF

Determination use 1.008 for 2026

21D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-21-301-011	685 SUNSET ST	11/17/2025	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$267,320	51.41	\$534,636	\$90,962	\$429,038	\$369,728	1.160	1,936	\$221.61	'21D	3.5404	Ranch		\$87,985	
Y-12-21-326-009	730 FAIRVIEW ST	7/11/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$178,590	48.93	\$357,185	\$56,800	\$308,200	\$250,320	1.231	2,352	\$131.04	'21D	3.5404	Colonial/2Sty		\$56,800	
Totals:			\$885,000			\$885,000	\$445,910		\$891,821		\$737,238	\$620,048			\$176.32		0.6818				
								Sale. Ratio =>	50.39				E.C.F. =>	1.189	Std. Deviation=>		0.05006939				
								Std. Dev. =>	1.75				Ave. E.C.F. =>	1.196	Ave. Variance=>		3.5404	Coefficient of Var=>	2.960681		

12/15/2025

21D ECF

Determination use 1.160 for 2026

21E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-21-251-023	975 DOLANE BLVD	11/26/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,580	44.79	\$179,151	\$53,648	\$146,352	\$115,352	1.269	816	\$179.35	'21E	16.6629	Ranch		\$50,914	
Y-12-21-252-007	1050 DOLANE BLVD	6/9/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,460	55.44	\$304,927	\$56,406	\$218,594	\$228,420	0.957	1,940	\$112.68	'21E	14.5130	Ranch		\$51,840	
Y-12-21-276-010	7891 HIGHLAND RD	4/7/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$98,670	43.95	\$197,344	\$51,144	\$173,356	\$134,375	1.290	1,385	\$125.17	'21E	18.7978	TriLevel/Quad		\$50,575	
Y-12-21-278-009	960 LAKE LANE DR	11/9/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$146,600	58.64	\$293,197	\$52,631	\$197,369	\$221,108	0.893	1,588	\$124.29	'21E	20.9477	Ranch		\$49,721	
Totals:			\$949,500			\$949,500	\$487,310		\$974,619		\$735,671	\$699,255			\$135.37		5.0035				
								Sale. Ratio =>	51.32				E.C.F. =>	1.052	Std. Deviation=>		0.20659506				
								Std. Dev. =>	7.44				Ave. E.C.F. =>	1.102	Ave. Variance=>		17.7304	Coefficient of Var=>	16.08761418		

11/3/2025

21E ECF

Determination use 1.051 for 2025

21G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value					
Y-12-21-402-014	823 CHARLTON BLVD	1/17/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,960	49.07	\$215,910	\$44,961	\$175,039	\$122,368	1.430	1,163	\$150.51	'21G	14.7248	Ranch		\$44,961					
Y-12-21-403-011	796 CHARLTON BLVD	6/28/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,950	51.74	\$175,904	\$52,274	\$117,726	\$88,496	1.330	1,008	\$116.79	'21G	4.7114	Ranch		\$47,688					
Y-12-21-403-018	773 ELKINFORD DR	8/15/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$149,460	52.44	\$298,917	\$31,934	\$253,066	\$191,111	1.324	1,056	\$239.65	'21G	4.1000	Ranch		\$31,934					
Y-12-21-406-038	7716 HIGHLAND RD	8/27/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$123,560	58.84	\$247,119	\$53,757	\$156,243	\$138,412	1.129	1,060	\$147.40	'21G	15.4358	Ranch		\$47,005					
Y-12-21-406-047	320 ELKINFORD DR	8/11/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$165,360	56.63	\$330,724	\$53,051	\$238,949	\$198,763	1.202	2,148	\$111.24	'21G	8.1003	Colonial/2Sty		\$51,155					
Totals:			\$1,177,000			\$1,177,000	\$634,290		\$1,268,574		\$941,023	\$739,150			\$153.12		1.0069								
								Sale. Ratio =>	53.89									E.C.F. =>	1.273	Std. Deviation=>		0.11829037			
								Std. Dev. =>	3.93									Ave. E.C.F. =>	1.283	Ave. Variance=>		9.4144	Coefficient of Var=>		7.336787978

11/3/2025

21G ECF

Determination use 1.282 for 2026

21M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-21-327-015	650 SUNSET ST	8/31/2022	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$227,160	53.45	\$454,312	\$114,042	\$310,958	\$200,867	1.548	1,200	\$259.13	'21M	3.4768	Ranch		\$106,500	
Y-12-21-452-003	659 HILLWOOD DR	3/5/2025	\$582,900	WD	03-ARM'S LENGTH	\$582,900	\$271,390	46.56	\$542,783	\$231,697	\$351,203	\$183,639	1.912	1,487	\$236.18	'21M	32.9617	Ranch		\$224,338	
Y-12-21-452-006	567 HILLWOOD DR	10/17/2022	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$213,120	64.60	\$426,231	\$167,135	\$162,765	\$152,949	1.064	1,248	\$130.42	'21M	51.8669	Ranch		\$161,342	
Y-12-21-452-020	415 HILLWOOD DR	9/19/2025	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$248,310	46.41	\$496,624	\$183,768	\$351,232	\$184,684	1.902	1,176	\$298.67	'21M	31.8952	CapeCod		\$176,525	
Y-12-21-452-022	387 HILLWOOD DR	3/7/2024	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$346,660	54.17	\$693,310	\$255,540	\$384,460	\$258,423	1.488	1,627	\$236.30	'21M	9.5132	Ranch		\$253,035	
Totals:			\$2,512,800			\$2,512,800	\$1,306,640		\$2,613,260		\$1,560,618	\$980,562			\$232.14		0.8707				
								Sale. Ratio =>	52.00			E.C.F. =>	1.592	Std. Deviation=>		0.34987654					
								Std. Dev. =>	7.43			Ave. E.C.F. =>	1.583	Ave. Variance=>		25.9428	Coefficient of Var=>		16.38993318		

12/16/2025

21M ECF

Determination use 1.591 for 2026

22C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-22-177-016	625 TEGGERDINE RD	7/27/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,590	55.03	\$297,180	\$65,232	\$204,768	\$172,452	1.187	1,729	\$118.43	'22C	13.0439	TriLevel/Quad		\$65,151		
Y -12-22-177-026	861 TEGGERDINE RD	6/7/2021	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,980	54.89	\$257,959	\$68,440	\$166,560	\$140,906	1.182	1,362	\$122.29	'22C	13.5765	TriLevel/Quad		\$65,544		
Y -12-22-201-004	910 TEGGERDINE RD	3/25/2022	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$216,810	44.07	\$433,615	\$105,076	\$386,924	\$244,265	1.584	1,966	\$196.81	'22C	26.6204	Colonial/2Sty		\$102,950		
Totals:			\$997,000			\$997,000	\$494,380		\$988,754		\$758,252	\$557,623			\$145.84		4.1963					
								Sale. Ratio =>	49.59				E.C.F. =>	1.360	Std. Deviation=>		0.23055468					
								Std. Dev. =>	6.29				Ave. E.C.F. =>	1.318	Ave. Variance=>		17.7469	Coefficient of Var=>		13.46677874		

8/26/2025

22C ECF

Determination use 1.360 for 2026

22D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-23-453-012	104 DANFORTH DR	10/18/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$115,020	56.11	\$230,046	\$63,526	\$141,474	\$127,308	1.111	1,456	\$97.17	'22D	24.3009	TriLevel/Quad		\$62,500	
Y-12-23-455-009	58 SHOTWELL AVE	5/9/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$95,930	54.82	\$191,859	\$62,500	\$112,500	\$98,898	1.138	1,056	\$106.53	'22D	21.6746	Ranch		\$62,500	
Y-12-23-455-009	58 SHOTWELL AVE	5/6/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,930	46.80	\$191,859	\$62,500	\$142,500	\$98,898	1.441	1,056	\$134.94	'22D	8.6596	Ranch		\$62,500	
Y-12-26-201-002	64 DANFORTH DR	12/31/2024	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$88,730	47.99	\$177,454	\$62,500	\$122,400	\$87,885	1.393	867	\$141.18	'22D	3.8447	Ranch		\$62,500	
Y-12-26-201-006	40 DANFORTH DR	3/5/2025	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$93,000	46.27	\$185,994	\$62,500	\$138,500	\$94,414	1.467	930	\$148.92	'22D	11.2661	Ranch		\$62,500	
Y-12-26-201-011	63 MYRICK AVE	4/11/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$79,770	44.81	\$159,543	\$69,572	\$108,428	\$68,785	1.576	600	\$180.71	'22D	22.2050	Ranch		\$62,500	
Totals:			\$1,148,900			\$1,148,900	\$568,380		\$1,136,755		\$765,802	\$576,188			\$134.91		2.5198				
								Sale. Ratio =>	49.47				E.C.F. =>	1.329	Std. Deviation=>		0.18815318				
								Std. Dev. =>	4.77				Ave. E.C.F. =>	1.354	Ave. Variance=>		15.3252	Coefficient of Var=>		11.31608163	

8/26/2025

22D ECF

Determination use 1.329 for 2026

22F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-22-327-006	313 DECCA DR	5/31/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,430	47.33	\$250,866	\$83,834	\$181,166	\$136,575	1.326	1,004	\$180.44	'22F	23.1993	Ranch		\$81,717		
Y-12-22-327-009	277 DECCA DR	6/20/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$136,220	46.18	\$272,440	\$89,100	\$205,900	\$149,910	1.373	1,324	\$155.51	'22F	27.8989	TriLevel/Quad		\$81,652		
Y-12-22-376-002	218 DECCA DR	9/30/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,660	54.62	\$311,313	\$85,935	\$199,065	\$184,282	1.080	1,835	\$108.48	'22F	1.4282	TriLevel/Quad		\$81,697		
Y-12-22-376-014	165 SERRA DR	8/23/2023	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$149,030	63.44	\$298,060	\$96,689	\$138,211	\$164,653	0.839	1,530	\$90.33	'22F	25.5094	TriLevel/Quad		\$93,379		
Y-12-22-377-018	198 SERRA DR	11/21/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$264,810	62.31	\$529,614	\$83,400	\$341,600	\$364,852	0.936	1,871	\$182.58	'22F	15.8232	Ranch		\$83,400		
Y-12-22-377-022	195 TEGGERDINE RD	10/3/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$253,990	58.39	\$507,973	\$86,746	\$348,254	\$344,421	1.011	1,980	\$175.89	'22F	8.3373	Colonial/2Sty		\$83,400		
Totals:			\$1,939,900			\$1,939,900	\$1,085,140		\$2,170,266		\$1,414,196	\$1,344,693			\$148.87		4.2815					
								Sale. Ratio =>	55.94					E.C.F. =>	1.052	Std. Deviation=>	0.21397234					
								Std. Dev. =>	7.38					Ave. E.C.F. =>	1.095	Ave. Variance=>	17.0327	Coefficient of Var=>	15.56207318			

10/16/2025

22F ECF Determination use 1.051 for 2026

22G

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
10741 OXBOW HEIGHTS DR	4/24/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$181,660	54.23	\$363,312	\$66,767	\$268,233	\$231,856	1.157	1,658	\$161.78	'22G	17.7898	Ranch		\$63,507	
304 TEGGERDINE RD	10/23/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,480	51.05	\$336,961	\$70,921	\$259,079	\$208,006	1.246	1,640	\$157.98	'22G	8.9256	CapeCod		\$68,860	
315 OXBOW CT	6/9/2023	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$196,820	48.96	\$393,649	\$80,022	\$321,978	\$245,212	1.313	2,281	\$141.16	'22G	2.1733	Colonial/2Sty		\$80,022	
315 OXBOW CT	2/17/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,820	46.86	\$393,649	\$80,022	\$339,978	\$245,212	1.386	2,281	\$149.05	'22G	5.1673	Colonial/2Sty		\$80,022	
10251 MARY LEE AVE	12/21/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,540	44.49	\$169,070	\$45,198	\$144,802	\$96,850	1.495	769	\$188.30	'22G	16.0324	Ranch		\$45,198	
495 JOANNA K AVE	11/21/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,310	45.92	\$206,623	\$29,475	\$195,525	\$138,505	1.412	1,040	\$188.00	'22G	7.6889	Ranch		\$28,967	
Totals:		\$1,902,000			\$1,902,000	\$931,630		\$1,863,264		\$1,529,595	\$1,165,641			\$164.38		2.2557				
							Sale. Ratio =>	48.98				E.C.F. =>	1.312	Std. Deviation=>		0.12196094				
							Std. Dev. =>	3.60				Ave. E.C.F. =>	1.335	Ave. Variance=>		9.6295	Coefficient of Var=>		7.214267153	

8/26/2025

22G ECF

Determination use 1.312 for 2026

22L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-22-380-012	100 TEGGERDINE RD	6/13/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$557,490	75.34	\$1,114,975	\$217,521	\$522,479	\$534,198	0.978	3,089	\$169.14	'22L	84.7023	Colonial/2Sty		\$212,478	
Y-12-22-427-006	10171 JOANNA K AVE	4/5/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$250,730	46.43	\$501,450	\$149,127	\$390,873	\$209,716	1.864	2,203	\$177.43	'22L	3.8735	TriLevel/Quad		\$145,817	
Y-12-22-428-036	10070 LAKESIDE DR	11/22/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$132,660	35.38	\$265,324	\$96,934	\$278,066	\$100,232	2.774	962	\$289.05	'22L	94.9138	Ranch		\$96,498	
Y-12-22-477-014	10171 LAKESIDE DR	8/21/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$156,600	40.68	\$313,192	\$101,872	\$283,128	\$125,785	2.251	985	\$287.44	'22L	42.5803	Ranch		\$101,872	
Y-12-23-151-008	761 HILLTOP DR	1/31/2025	\$674,500	WD	03-ARM'S LENGTH	\$674,500	\$340,390	50.47	\$680,776	\$224,716	\$449,784	\$271,464	1.657	2,020	\$222.67	'22L	16.8203	Ranch		\$224,716	
Y-12-26-105-020	106 S HULBERT AVE	7/3/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$181,410	49.03	\$362,828	\$39,662	\$330,338	\$192,359	1.717	1,622	\$203.66	'22L	10.7786	Colonial/2Sty		\$39,662	
Y-12-26-105-026	130 S HULBERT AVE	5/3/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$152,120	44.48	\$304,248	\$58,120	\$283,880	\$146,504	1.938	1,560	\$181.97	'22L	11.2609	Ranch		\$55,375	
Y-12-27-226-012	10164 ELIZABETH LAKE RD	7/22/2025	\$575,500	WD	03-ARM'S LENGTH	\$575,500	\$251,580	43.72	\$503,151	\$124,775	\$450,725	\$225,223	2.001	1,792	\$251.52	'22L	17.6153	Ranch		\$119,490	
Y-12-27-226-015	10126 ELIZABETH LAKE RD	4/22/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$188,550	47.73	\$377,109	\$122,991	\$272,009	\$151,260	1.798	1,385	\$196.40	'22L	2.6798	CapeCod		\$119,675	
Y-12-27-226-017	10120 ELIZABETH LAKE RD	5/16/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$188,280	52.30	\$376,559	\$103,683	\$256,317	\$162,426	1.578	1,627	\$157.54	'22L	24.7032	CapeCod		\$103,210	
Y-12-27-228-001	10071 ELIZABETH LAKE RD	12/22/2023	\$234,999	WD	03-ARM'S LENGTH	\$234,999	\$127,790	54.38	\$255,579	\$40,188	\$194,811	\$128,208	1.519	1,150	\$169.40	'22L	30.5594	Colonial/2Sty		\$40,188	
Totals:			\$4,991,999			\$4,991,999	\$2,527,600		\$5,055,191		\$3,712,410	\$2,247,375			\$209.66		17.3199				
								Sale. Ratio =>	50.63			E.C.F. =>	1.652	Std. Deviation=>		0.4516493					
								Std. Dev. =>	10.23			Ave. E.C.F. =>	1.825	Ave. Variance=>		30.9534	Coefficient of Var=>		16.95996909		

8/26/2025

22L ECF

Determination use 1.652 for 2026

23D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-23-128-023	699 W OXHILL DR	9/27/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,870	49.62	\$297,749	\$70,610	\$229,390	\$162,010	1.416	1,350	\$169.92	'23D	5.7060	CapeCod		\$70,000	
Y-12-23-129-013	754 E OXHILL DR	5/25/2023	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$139,690	48.67	\$279,378	\$70,403	\$216,597	\$149,054	1.453	1,067	\$203.00	'23D	9.4304	Ranch		\$70,000	
Y-12-23-130-014	810 W OXHILL DR	7/1/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,250	55.26	\$320,509	\$76,921	\$213,079	\$173,743	1.226	1,713	\$124.39	'23D	13.2437	Colonial/2Sty		\$70,000	
Y-12-23-177-010	615 E OXHILL DR	6/21/2023	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$169,640	55.80	\$339,274	\$70,972	\$233,028	\$191,370	1.218	1,128	\$206.59	'23D	14.1158	Ranch		\$70,000	
Y-12-23-178-002	730 E OXHILL DR	7/15/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,490	47.96	\$282,988	\$70,000	\$225,000	\$151,917	1.481	976	\$230.53	'23D	12.2231	Ranch		\$70,000	
Totals:			\$1,476,000			\$1,476,000	\$759,940		\$1,519,898		\$1,117,094	\$828,094			\$186.88		0.9846				
								Sale. Ratio =>	51.49				E.C.F. =>	1.349	Std. Deviation=>		0.12703799				
								Std. Dev. =>	3.76				Ave. E.C.F. =>	1.359	Ave. Variance=>		10.9438	Coefficient of Var=>		8.053772495	

11/4/2025

23D ECF

Determination use 1.348 for 2026

23E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-23-228-006	919 SUNNYBEACH BLVD	6/14/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,020	48.78	\$278,032	\$48,913	\$236,087	\$180,266	1.310	1,686	\$140.03	'23E	4.6834	Ranch		\$48,913		
Y-12-23-401-004	9450 W SHADY GROVE CT	8/1/2022	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$146,800	54.39	\$293,604	\$50,469	\$219,431	\$191,294	1.147	1,596	\$137.49	'23E	20.9406	Ranch		\$49,312		
Y-12-23-401-008	9562 CAROL CT	9/14/2023	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$167,960	41.12	\$335,929	\$64,734	\$343,766	\$213,371	1.611	1,458	\$235.78	'23E	25.4625	Ranch		\$62,169		
Y-12-23-401-013	9532 STEEP HOLLOW DR	1/18/2023	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$174,540	46.56	\$349,077	\$53,948	\$320,952	\$232,202	1.382	2,250	\$142.65	'23E	2.5717	Colonial/2Sty		\$53,948		
Y-12-23-404-001	9602 WOODY CT	2/28/2023	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$145,270	43.89	\$290,532	\$48,653	\$282,347	\$190,306	1.484	1,848	\$152.79	'23E	12.7154	TriLevel/Quad		\$46,654		
Y-12-24-101-004	952 SUNNYBEACH BLVD	1/9/2023	\$279,750	WD	03-ARM'S LENGTH	\$279,750	\$146,150	52.24	\$292,309	\$49,586	\$230,164	\$190,970	1.205	1,482	\$155.31	'23E	15.1257	Ranch		\$49,586		
Totals:			\$1,949,050			\$1,949,050	\$919,740		\$1,839,483		\$1,632,747	\$1,198,409			\$160.67		0.5936					
								Sale. Ratio =>	47.19				E.C.F. =>	1.362	Std. Deviation=>		0.1735433					
								Std. Dev. =>	5.01				Ave. E.C.F. =>	1.356	Ave. Variance=>		13.5832	Coefficient of Var=>		10.0134808		

11/4/2025

23D ECF

Determination use 1.361 for 2026

23L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-23-230-016	687 SUNNYBEACH DR	10/13/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,370	50.67	\$506,749	\$173,413	\$326,587	\$262,469	1.244	1,734	\$188.34	'23L	3.5085	Ranch		\$168,322	
Y-12-23-253-005	9271 STEEP HOLLOW DR	11/15/2023	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$277,820	52.93	\$555,631	\$209,103	\$315,797	\$272,856	1.157	2,129	\$148.33	'23L	12.1997	TriLevel/Quad		\$202,220	
Y-12-23-253-005	9271 STEEP HOLLOW DR	6/28/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$277,820	51.45	\$555,631	\$209,103	\$330,897	\$272,856	1.213	2,129	\$155.42	'23L	6.6656	TriLevel/Quad		\$202,220	
Y-12-23-253-015	9393 STEEP HOLLOW DR	12/20/2023	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$244,390	50.65	\$488,776	\$233,698	\$248,802	\$200,848	1.239	1,974	\$126.04	'23L	4.0615	Colonial/2Sty		\$227,468	
Y-12-23-276-009	9110 SANDY RIDGE DR	9/22/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$289,750	61.00	\$579,504	\$204,040	\$270,960	\$295,640	0.917	2,796	\$96.91	'23L	36.2853	TriLevel/Quad		\$202,365	
Y-12-23-403-006	9521 STEEP HOLLOW DR	5/24/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$365,610	50.08	\$731,210	\$217,580	\$512,420	\$404,433	1.267	2,903	\$176.51	'23L	1.2365	Colonial/2Sty		\$217,580	
Y-12-23-403-007	9527 STEEP HOLLOW DR	11/2/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,740	46.13	\$507,484	\$185,978	\$364,022	\$253,154	1.438	2,317	\$157.11	'23L	15.8574	Colonial/2Sty		\$182,157	
Y-12-23-405-009	227 SHOTWELL AVE	10/9/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,300	45.36	\$326,593	\$188,955	\$171,045	\$108,376	1.578	1,013	\$168.85	'23L	29.8882	Ranch		\$183,704	
Y-12-24-152-002	663 SUNNYBEACH DR	10/11/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$254,670	45.48	\$509,341	\$173,346	\$386,654	\$264,562	1.461	2,515	\$153.74	'23L	18.2114	Ranch		\$165,686	
Totals:			\$4,722,400			\$4,722,400	\$2,380,470		\$4,760,919		\$2,927,184	\$2,335,194			\$152.36		2.5865				
								Sale. Ratio =>	50.41				E.C.F. =>	1.254	Std. Deviation=>		0.1941855				
								Std. Dev. =>	4.85				Ave. E.C.F. =>	1.279	Ave. Variance=>		14.2127	Coefficient of Var=>		11.10910157	

12/16/2025

23L ECF

Determination use 1.253 for 2026

23R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-23-178-026	9585 CROWN RIDGE DR	7/18/2025	\$478,800	WD	03-ARM'S LENGTH	\$478,800	\$255,250	53.31	\$510,503	\$70,000	\$408,800	\$411,685	0.993	2,432	\$168.09	'23R	14.1885	Colonial/2Sty		\$70,000	
Y-12-23-178-035	552 CROWN RIDGE CT	4/8/2025	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$218,060	43.18	\$436,127	\$79,703	\$425,297	\$333,106	1.277	2,279	\$186.62	'23R	14.1885	Colonial/2Sty		\$70,000	
Totals:			\$983,800			\$983,800	\$473,310		\$946,630		\$834,097	\$744,791			\$177.35		1.4970				
								Sale. Ratio =>	48.11				E.C.F. =>	1.120	Std. Deviation=>		0.20065536				
								Std. Dev. =>	7.16				Ave. E.C.F. =>	1.135	Ave. Variance=>		14.1885	Coefficient of Var=>	12.50221569		

8/26/2025

23R ECF

Determination use 1.10 for 2026 both sales are 2025

24E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-24-351-021	8812 SANDY CREST CT	1/17/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$281,300	54.10	\$562,597	\$83,352	\$436,648	\$380,353	1.148	2,156	\$202.53	'24E	9.0312	Colonial/2Sty		\$83,352	
Y-12-24-353-008	8866 WOODSHIRE DR	2/26/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$147,880	49.31	\$295,751	\$56,583	\$243,317	\$189,815	1.282	1,667	\$145.96	'24E	4.3545	TriLevel/Quad		\$56,583	
Y-12-24-353-009	8844 WOODSHIRE DR	6/26/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,660	48.09	\$269,320	\$57,580	\$222,420	\$168,047	1.324	1,553	\$143.22	'24E	8.5239	Colonial/2Sty		\$57,580	
Y-12-24-377-002	290 HORIZON RD	6/1/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,970	51.10	\$321,939	\$60,348	\$254,652	\$207,611	1.227	1,682	\$151.40	'24E	1.1737	Ranch		\$60,083	
Y-12-24-377-005	264 HORIZON RD	10/15/2024	\$315,900	WD	03-ARM'S LENGTH	\$315,900	\$159,820	50.59	\$319,630	\$63,951	\$251,949	\$202,919	1.242	1,565	\$160.99	'24E	0.3304	Ranch		\$63,951	
Y-12-24-378-013	216 ALLEN LAKE DR	9/29/2023	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$207,670	47.85	\$415,332	\$96,857	\$337,143	\$252,757	1.334	2,695	\$125.10	'24E	9.5543	SingleFamily		\$93,655	
Y-12-24-380-005	490 HURONDALE DR	6/9/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$172,600	60.56	\$345,192	\$116,527	\$168,473	\$181,480	0.928	1,650	\$102.10	'24E	30.9991	TriLevel/Quad		\$116,527	
Y-12-24-381-013	8672 ELIZABETH LAKE RD	9/19/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$173,390	57.80	\$346,783	\$57,629	\$242,371	\$229,487	1.056	2,437	\$99.45	'24E	18.2177	Colonial/2Sty		\$56,835	
Y-12-24-427-011	8134 RENE CT	9/8/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$142,900	48.44	\$285,795	\$61,822	\$233,178	\$177,756	1.312	1,377	\$169.34	'24E	7.3468	Colonial/2Sty		\$59,326	
Y-12-24-428-005	8197 VANDEN DR	3/7/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,690	50.65	\$263,389	\$56,484	\$203,516	\$164,210	1.239	1,386	\$146.84	'24E	0.1045	Ranch		\$55,501	
Y-12-24-428-020	8210 E HURON CT	2/7/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$200,180	59.76	\$400,354	\$69,922	\$265,078	\$262,247	1.011	2,772	\$95.63	'24E	22.7524	Colonial/2Sty		\$69,922	
Y-12-24-451-020	8371 VANDEN DR	11/21/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$133,060	50.59	\$266,112	\$61,741	\$201,259	\$162,199	1.241	1,288	\$156.26	'24E	0.2496	Ranch		\$61,146	
Y-12-24-452-013	8516 HURON RIVER DR	5/31/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,210	44.74	\$268,427	\$57,550	\$242,450	\$167,362	1.449	1,453	\$166.86	'24E	21.0337	Colonial/2Sty		\$56,818	
Y-12-24-453-006	8282 FOX BAY DR	9/20/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,240	45.75	\$274,470	\$65,593	\$234,407	\$165,775	1.414	1,788	\$131.10	'24E	17.5688	Colonial/2Sty		\$64,417	
Y-12-24-454-027	8269 FOX BAY DR	12/9/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,810	46.84	\$257,611	\$57,314	\$217,686	\$158,965	1.369	1,284	\$169.54	'24E	13.1077	Ranch		\$57,314	
Totals:			\$4,777,800			\$4,777,800	\$2,446,380		\$4,892,702		\$3,754,547	\$3,070,983			\$144.42		1.5731				
								Sale. Ratio =>	51.20				E.C.F. =>	1.223	Std. Deviation=>		0.1476818				
								Std. Dev. =>	4.90				Ave. E.C.F. =>	1.238	Ave. Variance=>		10.9565	Coefficient of Var=>	8.847914023		

11/4/2025

23R ECF

Determination use 1.222 for 2026

24J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-23-427-018	9060 HURON BLUFFS DR	5/30/2024	\$936,500	WD	03-ARM'S LENGTH	\$936,500	\$510,540	54.52	\$1,021,072	\$284,228	\$652,272	\$664,422	0.982	3,383	\$192.81	'24J	7.1059	Colonial/2Sty		\$279,296	
Y -12-24-304-003	9210 TWIN LAKES DR	7/31/2025	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$462,640	48.44	\$925,272	\$244,110	\$710,890	\$614,212	1.157	2,932	\$242.46	'24J	10.4629	Ranch		\$242,610	
Y -12-24-304-010	9020 HURON BLUFFS DR	10/10/2025	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$533,270	53.33	\$1,066,544	\$244,740	\$755,260	\$741,031	1.019	3,408	\$221.61	'24J	3.3571	Colonial/2Sty		\$236,607	
Totals:			\$2,891,500			\$2,891,500	\$1,506,450		\$3,012,888		\$2,118,422	\$2,019,665			\$218.96		0.3875				
								Sale. Ratio =>	52.10			E.C.F. =>	1.049	Std. Deviation=>		0.0925302					
								Std. Dev. =>	3.22			Ave. E.C.F. =>	1.053	Ave. Variance=>		6.9753	Coefficient of Var=>	6.625645437			

11/5/2025

24J ECF

Determination use 1.048 for 2026

24K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-23-476-002	9155 HURON BLUFFS DR	5/21/2025	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$290,210	51.82	\$580,427	\$52,301	\$507,699	\$497,293	1.021	2,306	\$220.16	'24K	0.9032	Colonial/2Sty		\$52,301	
Y-12-23-476-012	9105 HURON BLUFFS DR	9/26/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$298,710	64.24	\$597,414	\$77,078	\$387,922	\$489,958	0.792	2,421	\$160.23	'24K	23.8212	Colonial/2Sty		\$74,559	
Y-12-24-176-011	8690 SCENIC BLUFF LN	10/20/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$183,060	44.11	\$366,122	\$64,929	\$350,071	\$283,609	1.234	2,201	\$159.05	'24K	20.4386	Colonial/2Sty		\$64,929	
Y-12-24-176-014	8689 SCENIC BLUFF LN	12/19/2023	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$223,630	48.14	\$447,268	\$67,249	\$397,251	\$357,833	1.110	2,377	\$167.12	'24K	8.0200	Colonial/2Sty		\$61,866	
Y-12-24-302-022	9025 HURON BLUFFS DR	6/30/2023	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$316,670	56.05	\$633,345	\$54,671	\$510,329	\$544,890	0.937	2,771	\$184.17	'24K	9.3385	Colonial/2Sty		\$50,095	
Y-12-24-302-022	9025 HURON BLUFFS DR	8/29/2025	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$316,670	50.27	\$633,345	\$54,671	\$575,329	\$544,890	1.056	2,771	\$207.63	'24K	2.5905	Colonial/2Sty		\$50,095	
Y-12-24-305-003	8930 HURON BLUFFS DR	5/17/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$180,270	50.08	\$360,549	\$54,456	\$305,544	\$288,223	1.060	2,018	\$151.41	'24K	3.0138	Colonial/2Sty		\$54,456	
Totals:			\$3,459,500			\$3,459,500	\$1,809,220		\$3,618,470		\$3,034,145	\$3,006,696			\$178.54		2.0828				
								Sale. Ratio =>	52.30					E.C.F. =>	1.009	Std. Deviation=>		0.1386437			
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.030	Ave. Variance=>		9.7323	Coefficient of Var=>		9.449196159

11/5/2025

24K ECF

Determination use 1.008 for 2026

24P

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-24-102-001	977 SLOANE CT	9/30/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$142,250	46.64	\$284,508	\$46,282	\$258,718	\$219,159	1.181	1,553	\$166.59	'24P	4.8930	Colonial/2Sty		\$45,600		
Y-12-24-102-006	967 SLOANE CT	7/12/2024	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$151,040	44.44	\$302,086	\$42,216	\$297,684	\$239,070	1.245	1,447	\$205.72	'24P	1.5741	Colonial/2Sty		\$42,000		
Y-12-24-102-030	928 SLOANE CT	9/11/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,170	48.58	\$296,341	\$48,000	\$257,000	\$228,464	1.125	1,547	\$166.13	'24P	10.4530	Colonial/2Sty		\$48,000		
Y-12-24-104-001	9058 RHYAN RD	11/18/2025	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$169,080	42.81	\$338,163	\$45,600	\$349,400	\$269,147	1.298	1,428	\$244.68	'24P	6.8741	Ranch		\$45,600		
Y-12-24-104-002	9056 RHYAN RD	5/20/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,100	44.02	\$374,198	\$39,900	\$385,100	\$307,541	1.252	1,869	\$206.05	'24P	2.2757	Colonial/2Sty		\$39,900		
Y-12-24-104-003	9054 RHYAN RD	12/15/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,460	44.79	\$344,918	\$45,600	\$339,400	\$275,361	1.233	1,483	\$228.86	'24P	0.3130	Ranch		\$45,600		
Y-12-24-104-009	956 SLOANE CT	6/13/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$170,830	44.37	\$341,658	\$48,000	\$337,000	\$270,154	1.247	1,464	\$230.19	'24P	1.8003	Ranch		\$48,000		
Y-12-24-104-018	951 SLOANE CT	6/12/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$198,360	45.60	\$396,710	\$43,425	\$391,575	\$325,009	1.205	1,996	\$196.18	'24P	2.4621	Colonial/2Sty		\$42,000		
Y-12-24-104-021	959 SLOANE CT	6/30/2023	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$186,320	43.34	\$372,644	\$48,728	\$381,172	\$297,990	1.279	1,462	\$260.72	'24P	4.9710	Ranch		\$48,000		
Totals:			\$3,404,800			\$3,404,800	\$1,525,610		\$3,051,226		\$2,997,049	\$2,431,895			\$211.68		0.2959					
								Sale. Ratio =>	44.81				E.C.F. =>	1.232	Std. Deviation=>		0.05270546					
								Std. Dev. =>	1.77				Ave. E.C.F. =>	1.229	Ave. Variance=>		3.9574	Coefficient of Var=>		3.218855135		

12/15/2025

24P ECF

Determination use 1.228 for 2026

25C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-26-226-003	9003 ELIZABETH LAKE RD	5/31/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,270	46.88	\$262,547	\$48,144	\$231,856	\$170,026	1.364	1,365	\$169.86	'25C	4.8627	Ranch		\$47,828	
Y-12-26-226-020	175 OAK RIDGE ST	4/8/2025	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$191,360	49.70	\$383,572	\$49,867	\$335,133	\$264,635	1.266	2,200	\$152.33	'25C	4.8627	TriLevel/Quad		\$47,678	
Totals:			\$665,000			\$665,000	\$322,630		\$646,119		\$566,989	\$434,661			\$161.10		1.0584				
								Sale. Ratio =>	48.52			E.C.F. =>	1.304	Std. Deviation=>		0.0687684					
								Std. Dev. =>	2.00			Ave. E.C.F. =>	1.315	Ave. Variance=>		4.8627	Coefficient of Var=>		3.697771875		

8/25/2025

25C ECF

Determination use 1.261 for 2026

25D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-151-004	8954 GLASGOW DR	5/10/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$224,440	52.81	\$448,878	\$81,140	\$343,860	\$264,559	1.300	2,313	\$148.66	'25D	8.0998	Colonial/2Sty		\$75,000	
Y-12-25-152-003	8906 GLASGOW DR	11/18/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$162,850	45.24	\$325,695	\$86,639	\$273,361	\$171,982	1.589	1,365	\$200.26	'25D	20.8728	Colonial/2Sty		\$82,500	
Y-12-25-153-023	8868 SUSSEX ST	8/7/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$188,230	54.24	\$376,459	\$77,221	\$269,779	\$215,279	1.253	1,780	\$151.56	'25D	12.7586	Colonial/2Sty		\$75,000	
Y-12-25-155-003	9043 SATELITE DR	11/22/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$184,940	59.66	\$369,887	\$83,380	\$226,620	\$206,120	1.099	1,899	\$119.34	'25D	28.1289	Colonial/2Sty		\$82,500	
Y-12-26-205-001	108 MCCATTY ST	8/7/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$162,320	59.03	\$324,634	\$85,600	\$189,400	\$171,966	1.101	1,502	\$126.10	'25D	27.9366	TriLevel/Quad		\$85,600	
Y-12-26-205-005	138 MCCATTY ST	10/10/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,460	47.57	\$294,919	\$85,600	\$224,400	\$150,589	1.490	1,391	\$161.32	'25D	10.9403	Colonial/2Sty		\$85,600	
Y-12-26-205-025	118 WILLARDS WAY	7/12/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$178,970	54.23	\$357,942	\$91,383	\$238,617	\$191,769	1.244	1,719	\$138.81	'25D	13.6452	Colonial/2Sty		\$89,880	
Y-12-26-206-002	109 MCCATTY ST	4/20/2023	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$138,730	48.59	\$277,469	\$85,600	\$199,900	\$138,035	1.448	1,003	\$199.30	'25D	6.7437	Ranch		\$85,600	
Y-12-26-276-008	9108 GLASGOW DR	7/31/2023	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$177,460	52.50	\$354,919	\$97,160	\$240,840	\$185,438	1.299	1,592	\$151.28	'25D	8.1983	TriLevel/Quad		\$78,750	
Y-12-26-277-008	9025 GLASGOW DR	9/25/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,680	49.79	\$383,362	\$91,121	\$293,879	\$210,245	1.398	2,298	\$127.88	'25D	1.7047	BiLevel		\$86,250	
Y-12-26-278-003	9163 GLASGOW DR	11/16/2023	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$164,410	48.21	\$328,819	\$78,224	\$262,776	\$180,284	1.458	1,596	\$164.65	'25D	7.6821	CapeCod		\$75,000	
Y-12-26-280-007	9155 SATELITE DR	3/5/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$151,980	43.80	\$303,962	\$76,740	\$270,260	\$163,469	1.653	1,355	\$199.45	'25D	27.2534	Ranch		\$75,000	
Y-12-26-280-010	9119 SATELITE DR	8/19/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$147,430	44.68	\$294,865	\$79,190	\$250,810	\$155,161	1.616	1,510	\$166.10	'25D	23.5704	TriLevel/Quad		\$78,750	
Totals:			\$4,383,500			\$4,383,500	\$2,220,900		\$4,441,810		\$3,284,502	\$2,404,896			\$158.06		1.4990				
								Sale. Ratio =>	50.66				E.C.F. =>	1.366	Std. Deviation=>		0.18290607				
								Std. Dev. =>	5.14				Ave. E.C.F. =>	1.381	Ave. Variance=>		15.1950	Coefficient of Var=>	11.00491324		

11/5/2025

25D ECF

Determination use 1.365 for 2026

25E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-25-102-002	30 GRANADA DR	2/12/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,820	55.09	\$385,634	\$90,971	\$259,029	\$236,487	1.095	1,831	\$141.47	'25E	11.0468	Colonial/2Sty		\$85,000		
Y-12-25-126-028	8670 ANDORRA CT	11/3/2023	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$159,690	53.59	\$319,379	\$85,000	\$213,000	\$188,105	1.132	1,372	\$155.25	'25E	7.3442	Ranch		\$85,000		
Y-12-25-126-028	8670 ANDORRA CT	10/7/2024	\$339,360	WD	03-ARM'S LENGTH	\$339,360	\$159,690	47.06	\$319,379	\$85,000	\$254,360	\$188,105	1.352	1,372	\$185.39	'25E	14.6435	Ranch		\$85,000		
Y-12-25-126-046	133 LAREDO CT	4/24/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$179,780	46.70	\$359,552	\$85,000	\$300,000	\$220,346	1.361	1,434	\$209.21	'25E	15.5707	Ranch		\$85,000		
Y-12-25-176-012	234 GRANADA DR	6/5/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$209,850	50.57	\$419,691	\$85,000	\$330,000	\$268,612	1.229	1,949	\$169.32	'25E	2.2749	CapeCod		\$85,000		
Y-12-25-177-015	235 ROSARIO LN	2/24/2025	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$189,880	51.46	\$379,767	\$85,000	\$284,000	\$236,570	1.200	1,686	\$168.45	'25E	0.5298	Ranch		\$85,000		
Y-12-25-328-018	8697 ROSARIO CT	4/28/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$251,940	56.62	\$503,876	\$86,812	\$358,188	\$334,722	1.070	2,371	\$151.07	'25E	13.5683	Colonial/2Sty		\$85,000		
Totals:			\$2,601,360			\$2,601,360	\$1,343,650		\$2,687,278		\$1,998,577	\$1,672,947			\$168.59		1.1144					
								Sale. Ratio =>	51.65					E.C.F. =>	1.195	Std. Deviation=>		0.11707555				
								Std. Dev. =>	3.81					Ave. E.C.F. =>	1.206	Ave. Variance=>		9.2826	Coefficient of Var=>	7.698365827		

11/5/2025

25E ECF

Determination use 1.194 for 2026

25F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-177-006	286 LISA CIR	7/28/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,210	48.30	\$328,424	\$92,496	\$247,504	\$201,993	1.225	1,976	\$125.26	'25F	1.5758	Colonial/2Sty		\$80,000	
Y-12-25-177-013	396 MELINDA CIR	10/20/2023	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$173,580	56.73	\$347,151	\$80,000	\$226,000	\$228,725	0.988	2,278	\$99.21	'25F	25.2981	CapeCod		\$80,000	
Y-12-25-179-001	203 MELINDA CIR	7/29/2024	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$178,630	41.93	\$357,251	\$80,533	\$345,467	\$236,916	1.458	2,778	\$124.36	'25F	21.7116	Colonial/2Sty		\$80,000	
Y-12-25-180-009	421 MELINDA CIR	8/24/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,260	44.32	\$354,519	\$80,000	\$320,000	\$235,033	1.362	2,125	\$150.59	'25F	12.0444	Colonial/2Sty		\$80,000	
Y-12-25-328-003	458 MELINDA CIR	8/22/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,020	49.78	\$448,030	\$97,243	\$352,757	\$300,331	1.175	2,578	\$136.83	'25F	6.6507	Colonial/2Sty		\$96,000	
Y-12-25-328-009	455 MELINDA CIR E	8/22/2023	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$161,730	47.85	\$323,469	\$83,580	\$254,420	\$205,384	1.239	1,613	\$157.73	'25F	0.2315	TriLevel/Quad		\$80,000	
Totals:			\$2,260,000			\$2,260,000	\$1,079,430		\$2,158,844		\$1,746,148	\$1,408,382			\$132.33		0.1242				
								Sale. Ratio =>	47.76				E.C.F. =>	1.240	Std. Deviation=>		0.16144495				
								Std. Dev. =>	5.09				Ave. E.C.F. =>	1.241	Ave. Variance=>		11.2520	Coefficient of Var=>	9.066384687		

8/26/2025

25F ECF

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Determination use 1.239 for 2026

25H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-328-025	8644 NEWPORT DR	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$240,500	53.44	\$481,002	\$121,081	\$328,919	\$320,214	1.027	2,541	\$129.44	'25H	9.8918	Colonial/2Sty		\$120,000	
Y-12-25-376-003	424 ROSARIO LN	9/19/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$200,190	46.56	\$400,370	\$85,000	\$345,000	\$280,578	1.230	2,240	\$154.02	'25H	10.3502	Colonial/2Sty		\$85,000	
Y-12-25-376-012	460 ROSARIO LN	7/13/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,850	51.46	\$411,706	\$85,000	\$315,000	\$290,663	1.084	2,409	\$130.76	'25H	4.2374	Colonial/2Sty		\$85,000	
Y-12-25-376-022	8767 TOWNSEND DR	7/13/2023	\$345,600	WD	03-ARM'S LENGTH	\$345,600	\$205,070	59.34	\$410,135	\$85,806	\$259,794	\$288,548	0.900	2,183	\$119.01	'25H	22.5754	SingleFamily		\$85,000	
Y-12-25-380-008	8564 NEWPORT DR	8/4/2023	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$223,460	49.55	\$446,926	\$85,000	\$366,000	\$321,998	1.137	2,399	\$152.56	'25H	1.0550	Colonial/2Sty		\$85,000	
Y-12-36-126-028	8745 WILLIAMSPORT DR	8/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$195,260	43.39	\$390,515	\$95,300	\$354,700	\$262,646	1.350	2,323	\$152.69	'25H	22.4384	Colonial/2Sty		\$85,000	
Y-12-36-126-035	8773 WILLIAMSPORT DR	6/6/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,080	48.97	\$372,155	\$85,000	\$295,000	\$255,475	1.155	2,179	\$135.38	'25H	2.8609	Colonial/2Sty		\$85,000	
Totals:			\$2,906,600			\$2,906,600	\$1,456,410		\$2,912,809		\$2,264,413	\$2,020,122			\$139.12		0.5174				
								Sale. Ratio =>	50.11					E.C.F. =>	1.121	Std. Deviation=>		0.1440692			
								Std. Dev. =>	5.11					Ave. E.C.F. =>	1.126	Ave. Variance=>		10.4870	Coefficient of Var=>		9.312648554

11/5/2025

25H ECF

Determination use 1.120 for 2026

25K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-401-002	8020 HIGH POINT TRL	11/15/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$251,960	51.42	\$503,924	\$58,000	\$432,000	\$464,020	0.931	2,527	\$170.95	'25K	7.3573	Colonial/2Sty		\$58,000	
Y-12-25-401-011	8140 HIGH POINT TRL	10/2/2023	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$221,150	49.25	\$442,305	\$58,000	\$391,000	\$399,901	0.978	2,174	\$179.85	'25K	2.6825	Ranch		\$58,000	
Y-12-25-401-028	8159 HIGH POINT TRL	10/20/2023	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$264,440	45.60	\$528,879	\$58,000	\$521,900	\$489,988	1.065	3,479	\$150.01	'25K	6.0561	Colonial/2Sty		\$58,000	
Y-12-25-401-029	8149 HIGH POINT TRL	9/12/2023	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$282,970	45.28	\$565,938	\$75,334	\$549,666	\$510,514	1.077	3,968	\$138.52	'25K	7.2124	Colonial/2Sty		\$72,500	
Y-12-25-476-003	8035 HIGH POINT TRL	7/23/2025	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$282,300	49.53	\$564,598	\$104,290	\$465,710	\$478,988	0.972	2,907	\$160.20	'25K	3.2288	Colonial/2Sty		\$72,500	
Totals:			\$2,713,900			\$2,713,900	\$1,302,820		\$2,605,644		\$2,360,276	\$2,343,411			\$159.91		0.2630				
								Sale. Ratio =>	48.01				E.C.F. =>	1.007	Std. Deviation=>		0.06333363				
								Std. Dev. =>	2.67				Ave. E.C.F. =>	1.005	Ave. Variance=>		5.3074	Coefficient of Var=>	5.283292001		

8/26/2025

25K ECF

Determination use .97 for 2026

25N

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-25-203-013	8492 SHARON DR	5/3/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$216,800	46.13	\$433,604	\$50,000	\$420,000	\$385,531	1.089	2,420	\$173.55	'25N	8.4178	Colonial/2Sty		\$50,000
Y-12-25-203-014	8337 SILICA DR	2/22/2024	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$201,910	42.97	\$403,817	\$50,000	\$419,900	\$355,594	1.181	1,956	\$214.67	'25N	17.5613	Colonial/2Sty		\$50,000
Y-12-25-203-015	8357 SILICA DR	3/27/2024	\$430,710	WD	03-ARM'S LENGTH	\$430,710	\$222,100	51.57	\$444,195	\$50,000	\$380,710	\$396,175	0.961	2,489	\$152.96	'25N	4.4264	Colonial/2Sty		\$50,000
Y-12-25-203-019	8407 SILICA DR	5/4/2023	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$233,310	46.67	\$466,615	\$50,000	\$449,900	\$418,708	1.074	2,736	\$164.44	'25N	6.9268	Colonial/2Sty		\$50,000
Y-12-25-203-023	8481 SHARON DR	3/17/2025	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$203,390	43.74	\$406,783	\$50,000	\$415,000	\$358,575	1.157	2,058	\$201.65	'25N	15.2131	Colonial/2Sty		\$50,000
Y-12-25-203-024	8461 SHARON DR	5/17/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$189,520	42.12	\$379,046	\$50,000	\$400,000	\$330,699	1.210	1,889	\$211.75	'25N	20.4331	Colonial/2Sty		\$50,000
Y-12-25-203-034	8326 SANDHILL CT	7/26/2023	\$447,900	WD	03-ARM'S LENGTH	\$447,900	\$216,080	48.24	\$432,161	\$50,000	\$397,900	\$384,081	1.036	2,354	\$169.03	'25N	3.0751	Colonial/2Sty		\$50,000
Y-12-25-203-035	8346 SANDHILL CT	10/10/2023	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$192,830	47.04	\$385,664	\$50,000	\$359,900	\$337,350	1.067	1,884	\$191.03	'25N	6.1616	Colonial/2Sty		\$50,000
Y-12-25-203-036	8366 SANDHILL CT	9/19/2023	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$215,990	49.20	\$431,974	\$50,000	\$389,000	\$383,893	1.013	2,342	\$166.10	'25N	0.8075	Colonial/2Sty		\$50,000
Y-12-25-203-037	8386 SANDHILL CT	4/12/2024	\$444,400	WD	03-ARM'S LENGTH	\$444,400	\$198,590	44.69	\$397,179	\$50,000	\$394,400	\$348,923	1.130	2,078	\$189.80	'25N	12.5107	Colonial/2Sty		\$50,000
Y-12-25-203-038	8406 SANDHILL CT	12/28/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$227,350	52.26	\$454,702	\$50,000	\$385,000	\$406,735	0.947	2,534	\$151.93	'25N	5.8666	Colonial/2Sty		\$50,000
Y-12-25-203-041	8476 SANDHILL CT	4/27/2023	\$495,275	WD	03-ARM'S LENGTH	\$495,275	\$235,030	47.45	\$470,063	\$50,000	\$445,275	\$422,173	1.055	2,701	\$164.86	'25N	4.9493	Colonial/2Sty		\$50,000
Y-12-25-203-042	8496 SANDHILL CT	11/30/2023	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$193,400	48.36	\$386,805	\$50,000	\$349,900	\$338,497	1.034	2,026	\$172.70	'25N	2.8459	Colonial/2Sty		\$50,000
Y-12-25-203-043	8495 SANDHILL CT	5/26/2023	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$218,340	48.53	\$436,681	\$50,000	\$399,900	\$388,624	1.029	1,817	\$220.09	'25N	2.3787	Ranch		\$50,000
Y-12-25-203-045	8435 SANDHILL CT	8/15/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$186,420	44.39	\$372,842	\$50,000	\$370,000	\$324,464	1.140	1,883	\$196.49	'25N	13.5114	Colonial/2Sty		\$50,000
Y-12-25-203-047	232 QUARTZ WAY	6/25/2024	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$226,600	52.10	\$453,198	\$50,000	\$384,900	\$405,224	0.950	2,587	\$148.78	'25N	5.5383	Colonial/2Sty		\$50,000
Y-12-25-203-048	244 QUARTZ WAY	1/24/2024	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$215,250	48.93	\$430,508	\$50,000	\$389,900	\$382,420	1.020	2,356	\$165.49	'25N	1.4331	Colonial/2Sty		\$50,000
Y-12-25-203-049	258 QUARTZ WAY	3/28/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$196,370	44.63	\$392,739	\$50,000	\$390,000	\$344,461	1.132	1,915	\$203.66	'25N	12.6975	Colonial/2Sty		\$50,000
Y-12-25-203-049	258 QUARTZ WAY	12/13/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$196,370	44.63	\$392,739	\$50,000	\$390,000	\$344,461	1.132	1,915	\$203.66	'25N	12.6975	Colonial/2Sty		\$50,000
Y-12-25-203-050	272 QUARTZ WAY	3/22/2024	\$446,480	WD	03-ARM'S LENGTH	\$446,480	\$234,220	52.46	\$468,433	\$50,000	\$396,480	\$420,535	0.943	2,626	\$150.98	'25N	6.2429	Colonial/2Sty		\$50,000
Y-12-25-203-051	288 QUARTZ WAY	6/20/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,100	49.16	\$398,202	\$50,000	\$355,000	\$349,951	1.014	2,182	\$162.69	'25N	0.9199	Colonial/2Sty		\$50,000
Y-12-25-203-052	300 QUARTZ WAY	5/17/2024	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$211,280	51.91	\$422,568	\$50,000	\$357,000	\$374,440	0.953	2,352	\$151.79	'25N	5.1805	Colonial/2Sty		\$50,000
Y-12-25-203-053	310 QUARTZ WAY	4/11/2023	\$470,825	WD	03-ARM'S LENGTH	\$470,825	\$211,290	44.88	\$422,579	\$50,000	\$420,825	\$374,451	1.124	2,313	\$181.94	'25N	11.8617	Colonial/2Sty		\$50,000
Y-12-25-203-054	318 QUARTZ WAY	4/25/2024	\$436,340	WD	03-ARM'S LENGTH	\$436,340	\$231,870	53.14	\$463,749	\$50,000	\$386,340	\$415,828	0.929	2,605	\$148.31	'25N	7.6142	Colonial/2Sty		\$50,000
Y-12-25-203-055	330 QUARTZ WAY	12/22/2023	\$466,195	WD	03-ARM'S LENGTH	\$466,195	\$223,200	47.88	\$446,402	\$50,000	\$416,195	\$398,393	1.045	2,557	\$162.77	'25N	3.9456	Colonial/2Sty		\$50,000
Y-12-25-203-057	346 QUARTZ WAY	3/25/2024	\$391,585	WD	03-ARM'S LENGTH	\$391,585	\$201,970	51.58	\$403,935	\$50,000	\$341,585	\$355,713	0.960	2,201	\$155.20	'25N	4.4946	Colonial/2Sty		\$50,000
Y-12-25-203-058	358 QUARTZ WAY	8/6/2024	\$441,305	WD	03-ARM'S LENGTH	\$441,305	\$230,890	52.32	\$461,780	\$50,000	\$391,305	\$413,849	0.946	2,655	\$147.38	'25N	5.9702	Colonial/2Sty		\$50,000
Y-12-25-203-059	368 QUARTZ WAY	6/27/2024	\$425,840	WD	03-ARM'S LENGTH	\$425,840	\$209,950	49.30	\$419,902	\$50,000	\$375,840	\$371,760	1.011	2,292	\$163.98	'25N	0.5747	Colonial/2Sty		\$50,000
Y-12-25-203-060	378 QUARTZ WAY	3/8/2024	\$436,210	WD	03-ARM'S LENGTH	\$436,210	\$186,430	42.74	\$372,867	\$50,000	\$386,210	\$324,489	1.190	1,856	\$208.09	'25N	18.4982	Colonial/2Sty		\$50,000
Y-12-25-203-061	357 QUARTZ WAY	6/26/2024	\$445,685	WD	03-ARM'S LENGTH	\$445,685	\$237,710	53.34	\$475,424	\$50,000	\$395,685	\$427,561	0.925	2,740	\$144.41	'25N	7.9781	Colonial/2Sty		\$50,000
Y-12-25-203-062	345 QUARTZ WAY	3/11/2025	\$428,050	WD	03-ARM'S LENGTH	\$428,050	\$200,590	46.86	\$401,181	\$50,000	\$378,050	\$352,945	1.071	2,180	\$173.42	'25N	6.5902	Colonial/2Sty		\$50,000
Y-12-25-203-063	329 QUARTZ WAY	9/17/2024	\$424,910	WD	03-ARM'S LENGTH	\$424,910	\$211,550	49.79	\$423,090	\$50,000	\$374,910	\$374,964	1.000	2,362	\$158.73	'25N	0.5372	Colonial/2Sty		\$50,000
Y-12-25-203-064	313 QUARTZ WAY	6/13/2024	\$405,755	WD	03-ARM'S LENGTH	\$405,755	\$199,100	49.07	\$398,202	\$50,000	\$355,755	\$349,951	1.017	2,182	\$163.04	'25N	1.1357	Colonial/2Sty		\$50,000
Y-12-25-203-065	301 QUARTZ WAY	9/20/2024	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$187,070	46.08	\$374,133	\$50,000	\$356,000	\$325,761	1.093	1,871	\$190.27	'25N	8.7597	Colonial/2Sty		\$50,000
Y-12-25-203-066	291 QUARTZ WAY	6/28/2024	\$426,510	WD	03-ARM'S LENGTH	\$426,510	\$216,080	50.66	\$432,158	\$50,000	\$376,510	\$384,078	0.980	2,445	\$153.99	'25N	2.4933	Colonial/2Sty		\$50,000
Y-12-25-203-068	271 QUARTZ WAY	7/25/2023	\$421,230	WD	03-ARM'S LENGTH	\$421,230	\$187,990	44.63	\$375,972	\$50,000	\$371,230	\$327,610	1.133	1,883	\$197.15	'25N	12.7918	Colonial/2Sty		\$50,000
Y-12-25-203-071	241 QUARTZ WAY	6/24/2024	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$230,850	51.31	\$461,695	\$50,000	\$399,900	\$413,763	0.966	2,698	\$148.22	'25N	3.8733	Colonial/2Sty		\$50,000
Y-12-25-203-073	223 QUARTZ WAY	1/29/2024	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$231,800	49.53	\$463,590	\$50,000	\$418,000	\$415,668	1.006	2,701	\$154.76	'25N	0.0382	Colonial/2Sty		\$50,000
Y-12-25-203-074	224 SADDLEBACK CT	3/14/2025	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$200,890	49.01	\$401,781	\$50,000	\$359,900	\$353,548	1.018	2,182	\$164.94	'25N	1.2738	Colonial/2Sty		\$50,000
Y-12-25-203-075	236 SADDLEBACK CT	11/5/2024	\$436,955	WD	03-ARM'S LENGTH	\$436,955	\$230,230	52.69	\$460,450	\$50,000	\$386,955	\$412,512	0.938	2,647	\$146.19	'25N	6.7183	Colonial/2Sty		\$50,000
Y-12-25-203-076	248 SADDLEBACK CT	12/20/2024	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$208,390	49.04	\$416,774	\$50,000	\$374,900	\$368,617	1.017	2,323	\$161.39	'25N	1.1816	Colonial/2Sty		\$50,000
Y-12-25-203-077	260 SADDLEBACK CT	9/27/2024	\$391,360	WD	03-ARM'S LENGTH	\$391,360	\$196,430	50.19	\$392,867	\$50,000	\$341,360	\$344,589	0.991	2,072	\$164.75	'25N	1.4599	Colonial/2Sty		\$50,000
Y-12-25-203-078	272 SADDLEBACK CT	11/13/2024	\$428,100	WD	03-ARM'S LENGTH	\$428,100	\$213,990	49.99	\$427,982	\$50,000	\$378,100	\$379,881	0.995	2,442	\$154.83	'25N	0.9917	Colonial/2Sty		\$50,000
Y-12-25-203-079	284 SADDLEBACK CT	12/10/2024	\$452,155	WD	03-ARM'S LENGTH	\$452,155	\$233,010	51.53	\$466,011	\$50,000	\$402,155	\$418,101	0.962	2,677	\$150.23	'25N	4.3367	Colonial/2Sty		\$50,000
Y-12-25-203-080	296 SADDLEBACK CT	12/19/2024	\$396,695	WD	03-ARM'S LENGTH	\$396,695	\$203,320	51.25	\$406,649	\$50,000	\$346,695	\$358,441	0.967	2,179	\$159.11	'25N	3.7998	Colonial/2Sty		\$50,000
Y-12-25-203-081	308 SADDLEBACK CT	2/21/2025	\$437,165	WD	03-ARM'S LENGTH	\$437,165	\$214,270	49.01	\$428,539	\$53,198	\$383,967	\$377,227	1.018	2,362	\$162.56	'25N	1.2639	Colonial/2Sty		\$50,000
Y-12-25-203-083	332 SADDLEBACK CT	1/29/2025	\$496,735	WD	03-ARM'S LENGTH	\$496,735	\$243,740	49.07	\$487,470	\$50,000	\$446,735	\$439,668	1.016	2,705	\$165.15	'25N	1.0845	Colonial/2Sty		\$50,000
Y-12-25-203-085	321 SADDLEBACK CT	12/23/2024	\$465,460	WD	03-ARM'S LENGTH	\$465,460	\$236,260	50.76	\$472,522	\$50,000	\$415,460	\$424,645	0.978	2,695	\$154.16	'25N	2.6858	Colonial/2Sty		\$50,000
Y-12-25-203-086	309 SADDLEBACK CT	12/12/2024	\$435,485	WD	03-ARM'S LENGTH	\$435,485	\$219,340	50.37	\$438,678	\$50,000	\$385,485	\$390,631	0.987	2,441	\$157.92	'25N	1.8402	Colonial/2Sty		\$50,000
Y-12-25-203-087	297 SADDLEBACK CT	11/26/2024	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$231,570	53.36	\$463,145	\$50,000	\$384,000	\$415,221	0.925	2,616	\$146.79	'25N	8.0420	Colonial/2Sty		\$50,000
Y-12-25-203-088	285 SADDLEBACK CT	1/28/2025	\$448,930	WD	03-ARM'S LENGTH	\$448,930	\$229,040	51.02	\$458,070	\$50,000	\$398,930	\$410,120	0.973	2,635	\$151.40	'25N	3.2513	Colonial/2Sty		

Y -12-25-203-100	304 SANDHILL CT	6/28/2024	\$420,030	WD	03-ARM'S LENGTH	\$420,030	\$215,830	51.38	\$431,667	\$50,000	\$370,030	\$383,584	0.965	2,482	\$149.09	'25N	4.0563	SingleFamily	\$50,000			
Y -12-25-203-101	316 SANDHILL CT	6/10/2024	\$393,165	WD	03-ARM'S LENGTH	\$393,165	\$199,060	50.63	\$398,113	\$50,000	\$343,165	\$349,862	0.981	2,181	\$157.34	'25N	2.4370	Colonial/2Sty	\$50,000			
Y -12-25-203-102	326 SANDHILL CT	10/11/2024	\$394,815	WD	03-ARM'S LENGTH	\$394,815	\$188,530	47.75	\$377,059	\$50,000	\$344,815	\$328,702	1.049	1,969	\$175.12	'25N	4.3792	SingleFamily	\$50,000			
Y -12-25-203-103	336 SANDHILL CT	8/16/2023	\$451,525	WD	03-ARM'S LENGTH	\$451,525	\$247,340	54.78	\$494,683	\$50,000	\$401,525	\$446,917	0.898	2,803	\$143.25	'25N	10.6795	Colonial/2Sty	\$50,000			
Y -12-25-203-104	346 SANDHILL CT	8/5/2024	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$201,900	49.73	\$403,790	\$50,000	\$356,000	\$355,567	1.001	2,179	\$163.38	'25N	0.4011	Colonial/2Sty	\$50,000			
Y -12-25-203-105	356 SANDHILL CT	8/8/2024	\$410,530	WD	03-ARM'S LENGTH	\$410,530	\$202,900	49.42	\$405,809	\$50,000	\$360,530	\$357,596	1.008	2,179	\$165.46	'25N	0.2976	Colonial/2Sty	\$50,000			
Y -12-25-203-106	8244 CAPSTONE DR	11/22/2024	\$409,805	WD	03-ARM'S LENGTH	\$409,805	\$187,890	45.85	\$375,784	\$50,000	\$359,805	\$327,421	1.099	1,947	\$184.80	'25N	9.3678	Colonial/2Sty	\$50,000			
Y -12-25-203-107	8264 CAPSTONE DR	11/7/2024	\$431,910	WD	03-ARM'S LENGTH	\$431,910	\$210,680	48.78	\$421,351	\$50,000	\$381,910	\$373,217	1.023	2,302	\$165.90	'25N	1.8064	Colonial/2Sty	\$50,000			
Y -12-25-203-108	8284 CAPSTONE DR	12/23/2024	\$451,660	WD	03-ARM'S LENGTH	\$451,660	\$219,660	48.63	\$439,315	\$50,000	\$401,660	\$391,271	1.027	2,441	\$164.55	'25N	2.1324	Colonial/2Sty	\$50,000			
Y -12-25-203-109	8304 CAPSTONE DR	1/21/2025	\$421,440	WD	03-ARM'S LENGTH	\$421,440	\$207,220	49.17	\$414,437	\$50,000	\$371,440	\$366,268	1.014	2,201	\$168.76	'25N	0.8892	Colonial/2Sty	\$50,000			
Y -12-25-203-110	8324 CAPSTONE DR	2/28/2025	\$442,885	WD	03-ARM'S LENGTH	\$442,885	\$210,130	47.45	\$420,264	\$50,000	\$392,885	\$372,124	1.056	2,289	\$171.64	'25N	5.0562	Colonial/2Sty	\$50,000			
Y -12-25-203-112	8364 CAPSTONE DR	3/28/2025	\$438,100	WD	03-ARM'S LENGTH	\$438,100	\$209,930	47.92	\$419,861	\$50,000	\$388,100	\$371,719	1.044	2,269	\$171.04	'25N	3.8840	Colonial/2Sty	\$50,000			
Y -12-25-203-113	8384 CAPSTONE DR	3/31/2025	\$489,050	WD	03-ARM'S LENGTH	\$489,050	\$231,100	47.25	\$462,207	\$50,000	\$439,050	\$414,278	1.060	2,597	\$169.06	'25N	5.4567	Colonial/2Sty	\$50,000			
Y -12-25-203-121	8323 CAPSTONE DR	2/21/2025	\$470,475	WD	03-ARM'S LENGTH	\$470,475	\$235,230	50.00	\$470,452	\$50,000	\$420,475	\$422,564	0.995	2,693	\$156.14	'25N	1.0172	Colonial/2Sty	\$50,000			
Y -12-25-203-122	8303 CAPSTONE DR	1/27/2025	\$447,395	WD	03-ARM'S LENGTH	\$447,395	\$216,180	48.32	\$432,353	\$50,000	\$397,395	\$384,274	1.034	2,420	\$164.21	'25N	2.8917	Colonial/2Sty	\$50,000			
Y -12-25-203-123	8283 CAPSTONE DR	12/16/2024	\$456,040	WD	03-ARM'S LENGTH	\$456,040	\$237,090	51.99	\$474,186	\$50,000	\$406,040	\$426,317	0.952	2,726	\$148.95	'25N	5.2792	Colonial/2Sty	\$50,000			
Y -12-25-203-124	8263 CAPSTONE DR	3/13/2025	\$471,100	WD	03-ARM'S LENGTH	\$471,100	\$235,260	49.94	\$470,512	\$50,000	\$421,100	\$422,625	0.996	2,693	\$156.37	'25N	0.8837	Colonial/2Sty	\$50,000			
Y -12-25-203-125	8243 CAPSTONE DR	10/21/2024	\$439,410	WD	03-ARM'S LENGTH	\$439,410	\$224,690	51.13	\$449,387	\$50,000	\$389,410	\$401,393	0.970	2,525	\$154.22	'25N	3.5082	Colonial/2Sty	\$50,000			
Y -12-25-203-126	8223 CAPSTONE DR	10/29/2024	\$419,470	WD	03-ARM'S LENGTH	\$419,470	\$207,170	49.39	\$414,345	\$50,000	\$369,470	\$366,175	1.009	2,180	\$169.48	'25N	0.3770	Colonial/2Sty	\$50,000			
Y -12-25-203-127	8213 CAPSTONE DR	10/30/2024	\$467,245	WD	03-ARM'S LENGTH	\$467,245	\$242,270	51.85	\$484,531	\$50,000	\$417,245	\$436,714	0.955	2,774	\$150.41	'25N	4.9809	Colonial/2Sty	\$50,000			
Y -12-25-203-130	367 SANDHILL CT	2/16/2024	\$433,700	WD	03-ARM'S LENGTH	\$433,700	\$226,910	52.32	\$453,818	\$50,000	\$383,700	\$405,847	0.945	2,611	\$146.96	'25N	5.9798	Colonial/2Sty	\$50,000			
Y -12-25-203-131	357 SANDHILL CT	1/31/2024	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$186,530	49.87	\$373,067	\$50,000	\$324,000	\$324,690	0.998	1,970	\$164.47	'25N	0.7353	Colonial/2Sty	\$50,000			
Y -12-25-203-132	347 SANDHILL CT	2/9/2024	\$411,195	WD	03-ARM'S LENGTH	\$411,195	\$203,740	49.55	\$407,470	\$50,000	\$361,195	\$359,266	1.005	2,198	\$164.33	'25N	0.0141	Colonial/2Sty	\$50,000			
Y -12-25-203-133	337 SANDHILL CT	12/11/2023	\$402,065	WD	03-ARM'S LENGTH	\$402,065	\$206,400	51.33	\$412,795	\$50,000	\$352,065	\$364,618	0.966	2,303	\$152.87	'25N	3.9656	Colonial/2Sty	\$50,000			
Y -12-25-203-134	327 SANDHILL CT	11/27/2023	\$438,575	WD	03-ARM'S LENGTH	\$438,575	\$234,350	53.43	\$468,695	\$50,000	\$388,575	\$420,798	0.923	2,623	\$148.14	'25N	8.1804	Colonial/2Sty	\$50,000			
Y -12-25-203-135	317 SANDHILL CT	12/14/2023	\$419,290	WD	03-ARM'S LENGTH	\$419,290	\$233,620	55.72	\$467,239	\$50,000	\$369,290	\$419,335	0.881	2,703	\$136.62	'25N	12.4572	Colonial/2Sty	\$50,000			
Y -12-25-203-136	307 SANDHILL CT	12/21/2023	\$397,630	WD	03-ARM'S LENGTH	\$397,630	\$201,760	50.74	\$403,518	\$50,000	\$347,630	\$355,294	0.978	2,175	\$159.83	'25N	2.6799	Colonial/2Sty	\$50,000			
Y -12-25-203-137	297 SANDHILL CT	12/22/2023	\$425,940	WD	03-ARM'S LENGTH	\$425,940	\$229,300	53.83	\$458,592	\$50,000	\$375,940	\$410,645	0.915	2,608	\$144.15	'25N	8.9742	Colonial/2Sty	\$50,000			
Y -12-25-203-138	287 SANDHILL CT	12/19/2023	\$411,650	WD	03-ARM'S LENGTH	\$411,650	\$224,650	54.57	\$449,298	\$50,000	\$361,650	\$401,304	0.901	2,558	\$141.38	'25N	10.4041	Colonial/2Sty	\$50,000			
Y -12-25-203-139	277 SANDHILL CT	3/7/2024	\$388,965	WD	03-ARM'S LENGTH	\$388,965	\$201,450	51.79	\$402,909	\$50,000	\$338,965	\$354,682	0.956	2,201	\$154.00	'25N	4.9541	Colonial/2Sty	\$50,000			
Y -12-25-203-140	267 SANDHILL CT	3/1/2024	\$375,620	WD	03-ARM'S LENGTH	\$375,620	\$185,970	49.51	\$371,941	\$50,000	\$325,620	\$323,558	1.006	1,991	\$163.55	'25N	0.1145	Colonial/2Sty	\$50,000			
Y -12-25-203-141	257 SANDHILL CT	9/29/2023	\$388,130	WD	03-ARM'S LENGTH	\$388,130	\$187,740	48.37	\$375,471	\$50,000	\$338,130	\$327,106	1.034	1,931	\$175.11	'25N	2.8473	Colonial/2Sty	\$50,000			
Y -12-25-203-142	247 SANDHILL CT	7/21/2023	\$400,395	WD	03-ARM'S LENGTH	\$400,395	\$228,930	57.18	\$457,856	\$50,000	\$350,395	\$409,905	0.855	2,639	\$132.78	'25N	15.0408	Colonial/2Sty	\$50,000			
Y -12-25-203-143	237 SANDHILL CT	9/22/2023	\$387,140	WD	03-ARM'S LENGTH	\$387,140	\$201,960	52.17	\$403,925	\$50,000	\$337,140	\$355,703	0.948	2,160	\$156.08	'25N	5.7415	Colonial/2Sty	\$50,000			
Y -12-25-203-144	227 SANDHILL CT	8/30/2023	\$400,705	WD	03-ARM'S LENGTH	\$400,705	\$210,100	52.43	\$420,206	\$50,000	\$350,705	\$372,066	0.943	2,325	\$150.84	'25N	6.2640	Colonial/2Sty	\$50,000			
Totals:			\$40,709,010			\$40,709,010	\$20,228,630		\$40,457,176		\$35,951,715	\$35,879,228			\$163.76		0.3208					
								Sale. Ratio =>	49.69					E.C.F. =>	1.002	Std. Deviation=>	0.07055008					
								Std. Dev. =>	2.98					Ave. E.C.F. =>	1.005	Ave. Variance=>	5.3640	Coefficient of Var=>	5.336146512			

11/5/2025

25N ECF

Determination use .990 for 2026

250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-204-002	8288 SILICA DR	6/7/2023	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$216,670	55.57	\$433,337	\$40,000	\$349,900	\$345,942	1.011	1,876	\$186.51	'250	6.8065	Ranch		\$40,000	
Y-12-25-204-015	159 COPPICE WAY	9/30/2024	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$202,270	49.21	\$404,536	\$40,000	\$371,000	\$320,612	1.157	1,583	\$234.37	'250	7.7656	Ranch		\$40,000	
Y-12-25-204-018	205 COPPICE WAY	6/13/2023	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$220,890	55.24	\$441,780	\$42,237	\$357,663	\$351,401	1.018	1,817	\$196.84	'250	6.1686	Ranch		\$40,000	
Y-12-25-204-019	217 COPPICE WAY	9/26/2023	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$202,370	50.22	\$404,745	\$40,000	\$363,000	\$320,795	1.132	1,574	\$230.62	'250	5.2058	Ranch		\$40,000	
Y-12-25-204-033	98 SADDLEBACK CT	9/13/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,750	49.94	\$399,508	\$40,000	\$360,000	\$316,189	1.139	1,527	\$235.76	'250	5.9054	Ranch		\$40,000	
Y-12-25-204-035	135 SADDLEBACK CT	5/31/2023	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$203,880	53.67	\$407,767	\$40,000	\$339,900	\$323,453	1.051	1,557	\$218.30	'250	2.8658	Ranch		\$40,000	
Y-12-25-204-036	149 SADDLEBACK CT	9/30/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$223,890	52.68	\$447,781	\$40,000	\$385,000	\$358,646	1.073	1,809	\$212.82	'250	0.6024	Ranch		\$40,000	
Y-12-25-204-039	201 SADDLEBACK CT	5/31/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$223,600	54.54	\$447,190	\$40,000	\$370,000	\$358,126	1.033	1,835	\$201.63	'250	4.6350	Ranch		\$40,000	
Y-12-25-204-040	215 SADDLEBACK CT	9/19/2023	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$207,860	51.45	\$415,725	\$40,000	\$364,000	\$330,452	1.102	1,593	\$228.50	'250	2.2016	Ranch		\$40,000	
Totals:			\$3,622,700			\$3,622,700	\$1,901,180		\$3,802,369		\$3,260,463	\$3,025,616			\$216.15		0.1886				
								Sale. Ratio =>	52.48				E.C.F. =>	1.078	Std. Deviation=>		0.05495033				
								Std. Dev. =>	2.40				Ave. E.C.F. =>	1.080	Ave. Variance=>		4.6841	Coefficient of Var=>		4.339077564	

11/5/2025

250 ECF

Determination use 1.077 for 2026

25P

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-452-007	468 WOODSEdge	11/9/2023	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$300,750	48.51	\$601,503	\$124,548	\$495,452	\$494,253	1.002	2,841	\$174.39	'25P	7.3961	Colonial/2Sty		\$72,000	
Y-12-25-476-008	579 WOODSEdge	5/22/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$288,160	49.26	\$576,315	\$78,191	\$506,809	\$516,190	0.982	3,040	\$166.71	'25P	5.3362	Colonial/2Sty		\$72,000	
Y-12-25-476-012	635 WOODSEdge	5/26/2023	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$299,770	54.31	\$599,536	\$72,000	\$480,000	\$546,669	0.878	2,722	\$176.34	'25P	5.0420	Colonial/2Sty		\$72,000	
Y-12-25-476-027	646 RED BANK DR	8/16/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$244,440	48.40	\$488,874	\$73,486	\$431,514	\$430,453	1.002	1,897	\$227.47	'25P	7.4000	Ranch		\$72,000	
Y-12-25-476-036	589 RUMSON CT	10/3/2025	\$639,300	WD	03-ARM'S LENGTH	\$639,300	\$324,670	50.79	\$649,344	\$72,000	\$567,300	\$598,283	0.948	3,082	\$184.07	'25P	1.9749	Colonial/2Sty		\$72,000	
Y-12-25-476-043	578 RED BANK DR	5/31/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$296,490	52.94	\$592,972	\$72,000	\$488,000	\$539,867	0.904	2,914	\$167.47	'25P	2.4538	Colonial/2Sty		\$72,000	
Y-12-25-476-046	550 RED BANK DR	10/29/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$313,660	56.01	\$627,318	\$72,000	\$488,000	\$575,459	0.848	2,200	\$221.82	'25P	8.0446	Ranch		\$72,000	
Y-12-25-476-063	8028 TRENTON DR	9/26/2025	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$304,990	55.15	\$609,977	\$72,000	\$481,000	\$557,489	0.863	2,878	\$167.13	'25P	6.5667	Colonial/2Sty		\$72,000	
Totals:			\$4,574,300			\$4,574,300	\$2,372,930		\$4,745,839		\$3,938,075	\$4,258,663			\$185.68		0.3744				
								Sale. Ratio =>	51.88			E.C.F. =>	0.925	Std. Deviation=>		0.0633717					
								Std. Dev. =>	3.08			Ave. E.C.F. =>	0.928	Ave. Variance=>		5.5268	Coefficient of Var=>		5.952612652		

11/5/2025

25P ECF

Determination use .924 for 2026
 Currently over 50% on the 2025 Sales

25Q

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-25-104-013	8926 EL DORADO DR	8/18/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$211,020	51.47	\$422,036	\$48,000	\$362,000	\$405,239	0.893	2,289	\$158.15	'25Q	2.6168	Colonial/2Sty		\$48,000	
Y -12-25-104-040	82 BLACKBERRY DR	11/29/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$205,590	45.69	\$411,176	\$48,939	\$401,061	\$392,456	1.022	2,154	\$186.19	'25Q	10.2458	Colonial/2Sty		\$48,000	
Y -12-25-104-041	94 BLACKBERRY DR	11/19/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$219,530	47.72	\$439,064	\$48,000	\$412,000	\$423,687	0.972	2,308	\$178.51	'25Q	5.2948	Colonial/2Sty		\$48,000	
Y -12-26-227-001	25 ACORN CT	9/29/2023	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$198,730	56.54	\$397,452	\$78,000	\$273,500	\$346,101	0.790	1,697	\$161.17	'25Q	12.9237	Ranch		\$78,000	
Totals:			\$1,671,500			\$1,671,500	\$834,870		\$1,669,728		\$1,448,561	\$1,567,483			\$171.00		0.4663				
								Sale. Ratio =>	49.95				E.C.F. =>	0.924	Std. Deviation=>		0.10114001				
								Std. Dev. =>	4.77				Ave. E.C.F. =>	0.919	Ave. Variance=>		7.7703	Coefficient of Var=>	8.450812848		

12/16/2025

25Q ECF

Determination use .90 for 2026

25R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-354-014	8993 HAYMARKET ST	11/18/2025	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$264,180	56.21	\$528,363	\$70,000	\$400,000	\$465,816	0.859	2,877	\$139.03	'25R	10.4400	Colonial/2Sty		\$70,000	
Y-12-25-354-020	8945 HAYMARKET ST	8/20/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$256,560	45.81	\$513,118	\$70,000	\$490,000	\$450,323	1.088	2,735	\$179.16	'25R	12.4999	Colonial/2Sty		\$70,000	
Y-12-25-355-010	629 AKEHURST LN	9/28/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$275,670	50.12	\$551,342	\$72,839	\$477,161	\$486,283	0.981	2,465	\$193.57	'25R	1.8133	Colonial/2Sty		\$70,000	
Y-12-25-356-007	620 KENT LN	12/12/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$266,890	49.42	\$533,772	\$71,755	\$468,245	\$469,529	0.997	2,586	\$181.07	'25R	3.4157	Colonial/2Sty		\$70,000	
Y-12-25-356-008	628 KENT LN	12/4/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$286,070	52.01	\$572,142	\$70,000	\$480,000	\$510,306	0.941	3,128	\$153.45	'25R	2.2496	Colonial/2Sty		\$70,000	
Y-12-25-356-009	8792 NEWPORT DR	5/9/2025	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$281,750	52.66	\$563,491	\$71,063	\$463,937	\$500,434	0.927	3,121	\$148.65	'25R	3.6039	Colonial/2Sty		\$70,000	
Y-12-25-356-011	8822 NEWPORT DR	6/3/2025	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$267,320	51.61	\$534,643	\$70,000	\$448,000	\$472,198	0.949	2,945	\$152.12	'25R	1.4354	Colonial/2Sty		\$70,000	
Totals:			\$3,723,000			\$3,723,000	\$1,898,440		\$3,796,871		\$3,227,343	\$3,354,889			\$163.87		0.1126				
								Sale. Ratio =>	50.99					E.C.F. =>	0.962	Std. Deviation=>		0.07074686			
								Std. Dev. =>	3.20					Ave. E.C.F. =>	0.963	Ave. Variance=>		5.0654	Coefficient of Var=>		5.259441596

12/16/2025

25R ECF

Determination use .927 for 2026

255

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-25-277-009	8117 TIMBER TRL	6/18/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$177,400	52.64	\$354,792	\$60,000	\$277,000	\$245,660	1.128	1,682	\$164.68	'25S	2.4790	Colonial/2Sty		\$60,000		
Y -12-25-277-013	8141 TIMBER TRL	1/21/2025	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$162,200	51.01	\$324,390	\$60,000	\$258,000	\$220,325	1.171	1,394	\$185.08	'25S	1.8633	Ranch		\$60,000		
Y -12-25-277-045	8166 SEQUOIA LN	2/7/2025	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$182,360	53.24	\$364,727	\$60,000	\$282,500	\$253,939	1.112	1,898	\$148.84	'25S	3.9893	Colonial/2Sty		\$60,000		
Y -12-25-277-048	8126 SEQUOIA LN	1/14/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$172,690	50.06	\$345,377	\$60,000	\$285,000	\$237,814	1.198	1,394	\$204.45	'25S	4.6051	Ranch		\$60,000		
Totals:			\$1,342,500			\$1,342,500	\$694,650		\$1,389,286		\$1,102,500	\$957,738			\$175.76		0.1215					
								Sale. Ratio =>	51.74				E.C.F. =>	1.151	Std. Deviation=>		0.03947083					
								Std. Dev. =>	1.47				Ave. E.C.F. =>	1.152	Ave. Variance=>		3.2342	Coefficient of Var=>		2.806540935		

11/5/2025

25S ECF

Determination use 1.11 for 2026

25T

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-25-278-006	8079 WILDWOOD LN	4/28/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$198,530	50.26	\$397,067	\$57,259	\$337,741	\$308,076	1.096	2,127	\$158.79	'25T	3.1921	Colonial/2Sty		\$55,000	
Y -12-25-278-018	336 DAKOTA LN	6/21/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$206,700	55.12	\$413,392	\$56,725	\$318,275	\$323,360	0.984	2,368	\$134.41	'25T	8.0095	Colonial/2Sty		\$55,000	
Y -12-25-278-035	8008 WILDWOOD LN	2/22/2025	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,940	48.99	\$391,878	\$55,000	\$345,000	\$305,419	1.130	1,891	\$182.44	'25T	6.5226	Colonial/2Sty		\$55,000	
Y -12-25-279-009	8190 SAWMILL TRL	8/21/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$214,440	52.30	\$428,874	\$55,000	\$355,000	\$338,961	1.047	1,729	\$205.32	'25T	1.7052	Ranch		\$55,000	
Totals:			\$1,580,000			\$1,580,000	\$815,610		\$1,631,211		\$1,356,016	\$1,275,816			\$170.24		0.1508				
								Sale. Ratio =>	51.62				E.C.F. =>	1.063	Std. Deviation=>		0.06319128				
								Std. Dev. =>	2.68				Ave. E.C.F. =>	1.064	Ave. Variance=>		4.8574	Coefficient of Var=>	4.563598916		

11/5/2025

25T ECF

Determination use 1.062 for 2026

26D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-27-202-002	10451 ELIZABETH LAKE RD	10/26/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,340	49.59	\$282,680	\$69,538	\$215,462	\$171,198	1.259	1,730	\$124.54	'26D	2.6807	TriLevel/Quad		\$67,927	
Y -12-27-227-010	10211 ELIZABETH LAKE RD	7/18/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$200,500	51.41	\$401,004	\$59,022	\$330,978	\$274,684	1.205	2,171	\$152.45	'26D	2.6807	CapeCod		\$59,022	
Totals:			\$675,000			\$675,000	\$341,840		\$683,684	\$546,440	\$445,882			\$138.50			0.6222				
								Sale. Ratio =>	50.64			E.C.F. =>	1.226	Std. Deviation=>		0.0379104					
								Std. Dev. =>	1.29			Ave. E.C.F. =>	1.232	Ave. Variance=>		2.6807	Coefficient of Var=>		2.17631714		

11/5/2025

26D ECF

Determination use 1.205 for 2026

26E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-26-185-005	9599 PORTAGE TRL	3/19/2025	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$123,450	63.31	\$246,908	\$77,495	\$117,505	\$149,658	0.785	1,427	\$82.34	'26E	43.8312	Ranch		\$77,495	
Y-12-26-186-018	65 OAK PL	3/26/2025	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,540	47.74	\$315,077	\$93,725	\$236,275	\$195,540	1.208	2,032	\$116.28	'26E	1.5149	BiLevel		\$92,266	
Y-12-26-251-003	64 UNION LAKE RD	6/6/2025	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,400	32.00	\$124,806	\$40,838	\$154,162	\$74,176	2.078	816	\$188.92	'26E	85.4858	Ranch		\$40,838	
Y-12-26-429-009	9263 THORNYSIDE RD	3/31/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$108,750	67.97	\$217,495	\$95,424	\$64,576	\$107,836	0.599	854	\$75.62	'26E	62.4634	Ranch		\$95,424	
Y-12-26-478-024	9200 SANDISON DR	7/21/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,940	42.20	\$189,880	\$63,552	\$161,448	\$111,597	1.447	1,056	\$152.89	'26E	22.3236	Ranch		\$61,033	
Totals:			\$1,105,000			\$1,105,000	\$547,080		\$1,094,166		\$733,966	\$638,807			\$123.21		7.4505				
								Sale. Ratio =>	49.51				E.C.F. =>	1.149	Std. Deviation=>		0.58376611				
								Std. Dev. =>	14.90				Ave. E.C.F. =>	1.223	Ave. Variance=>		43.1238	Coefficient of Var=>		35.24713865	

12/16/2025

26E ECF

Determination use 1.148 for 2026

26F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-26-106-001	9967 ELIZABETH LAKE RD	6/29/2023	\$251,350	WD	03-ARM'S LENGTH	\$251,350	\$114,030	45.37	\$228,064	\$57,317	\$194,033	\$129,158	1.502	1,207	\$160.76	'26F	19.1041	Ranch		\$57,317	
Y-12-26-106-004	9925 ELIZABETH LAKE RD	10/2/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,710	47.60	\$209,411	\$37,211	\$182,789	\$130,257	1.403	1,167	\$156.63	'26F	9.2044	Ranch		\$32,055	
Y-12-26-106-006	9877 ELIZABETH LAKE RD	7/29/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$158,540	63.42	\$317,079	\$56,753	\$193,247	\$196,918	0.981	2,033	\$95.06	'26F	32.9893	TriLevel/Quad		\$55,581	
Y-12-26-107-030	9915 CRAYVIEW DR	7/9/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$123,690	51.54	\$247,375	\$61,105	\$178,895	\$140,900	1.270	1,197	\$149.45	'26F	4.1592	Ranch		\$61,105	
Y-12-26-158-016	9987 SEDLOCK AVE	3/1/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,640	44.51	\$249,270	\$50,996	\$229,004	\$149,980	1.527	1,144	\$200.18	'26F	21.5646	Ranch		\$48,750	
Y-12-26-163-001	9925 PALMOOR AVE	10/6/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$139,740	51.95	\$279,478	\$50,616	\$218,384	\$173,118	1.261	1,412	\$154.66	'26F	4.9776	Ranch		\$48,750	
Y-12-26-163-002	9909 PALMOOR AVE	5/20/2024	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$96,230	52.58	\$192,469	\$50,588	\$132,412	\$107,322	1.234	992	\$133.48	'26F	7.7469	Ranch		\$48,750	
Totals:			\$1,693,350			\$1,693,350	\$861,580		\$1,723,146		\$1,328,764	\$1,027,653			\$150.03		1.8243				
								Sale. Ratio =>	50.88				E.C.F. =>	1.293	Std. Deviation=>		0.18731				
								Std. Dev. =>	6.37				Ave. E.C.F. =>	1.311	Ave. Variance=>		14.2494	Coefficient of Var=>		10.86705324	

11/5/2025

26F ECF

Determination us 1.292 for 2026

26K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-26-204-013	9450 MARINA DR	9/18/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,710	49.32	\$187,415	\$25,000	\$165,000	\$133,895	1.232	994	\$166.00	'26K	0.0000	Ranch		\$25,000	
Totals:			\$190,000			\$190,000	\$93,710		\$187,415		\$165,000	\$133,895			\$166.00		0.0000				
								Sale. Ratio =>	49.32				E.C.F. =>	1.232	Std. Deviation=>		#DIV/0!				
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.232	Ave. Variance=>		0.0000	Coefficient of Var=>	0		

8/27/2025

26K ECF

Determination use 1.232 for 2026

26L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-26-303-009	10030 CEDAR SHORES DR	1/19/2024	\$447,800	WD	03-ARM'S LENGTH	\$447,800	\$258,820	57.80	\$517,639	\$181,806	\$265,994	\$195,024	1.364	1,424	\$186.79	'26L	32.7342	Ranch		\$180,557	
Y-12-26-307-020	9899 COLEDALE CT	10/3/2023	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$384,960	54.60	\$769,915	\$187,416	\$517,584	\$338,268	1.530	2,373	\$218.11	'26L	16.1146	Colonial/2Sty		\$184,770	
Y-12-26-352-017	678 RANVEEN DR	6/30/2023	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$322,480	50.78	\$644,956	\$286,275	\$348,725	\$208,293	1.674	1,944	\$179.39	'26L	1.7042	Colonial/2Sty		\$286,275	
Y-12-27-427-009	448 BURGESS DR	8/3/2023	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$284,630	43.13	\$569,255	\$173,388	\$486,612	\$229,887	2.117	2,334	\$208.49	'26L	42.5498	Colonial/2Sty		\$173,388	
Y-12-27-429-001	10075 CEDAR SHORES DR	5/5/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,600	53.32	\$549,209	\$186,993	\$328,007	\$210,346	1.559	1,888	\$173.73	'26L	13.1877	Ranch		\$186,993	
Y-12-27-451-012	10365 DEGRAND DR	8/15/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$203,730	53.61	\$407,456	\$131,760	\$248,240	\$160,102	1.551	1,224	\$202.81	'26L	14.0734	Ranch		\$131,760	
Y-12-27-476-001	614 ISLAND DR	5/24/2023	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$496,040	55.12	\$992,077	\$251,942	\$648,058	\$429,811	1.508	3,374	\$192.07	'26L	18.3472	Colonial/2Sty		\$251,942	
Y-12-27-478-004	739 RACHELLE DR	4/12/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$358,370	48.76	\$716,745	\$240,853	\$494,147	\$276,360	1.788	2,382	\$207.45	'26L	9.6809	BiLevel		\$239,243	
Y-12-34-229-007	822 GOLDEN SHORES DR	8/30/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$271,560	51.73	\$543,128	\$191,403	\$333,597	\$204,253	1.633	1,725	\$193.39	'26L	5.7992	Colonial/2Sty		\$191,403	
Y-12-34-229-009	846 GOLDEN SHORES DR	4/3/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$304,280	47.18	\$608,553	\$196,918	\$448,082	\$239,044	1.874	2,346	\$191.00	'26L	18.3229	Colonial/2Sty		\$193,265	
Y-12-35-126-010	9708 MANDON RD	4/25/2024	\$533,500	WD	03-ARM'S LENGTH	\$533,500	\$238,630	44.73	\$477,259	\$135,421	\$398,079	\$198,512	2.005	1,624	\$245.12	'26L	31.4069	TriLevel/Quad		\$134,456	
Totals:			\$6,681,300			\$6,681,300	\$3,398,100		\$6,796,192		\$4,517,125	\$2,689,900			\$199.85		1.1955				
									Sale. Ratio =>	50.86				E.C.F. =>	1.679	Std. Deviation=>		0.2302752			
									Std. Dev. =>	4.58				Ave. E.C.F. =>	1.691	Ave. Variance=>		18.5383	Coefficient of Var=>		10.96131213

11/5/2025

26L ECF

Determination use 1.678 for 2026

26S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-26-204-047	48 GRANDVIEW CIR	10/9/2024	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$160,590	48.68	\$321,173	\$36,538	\$293,362	\$273,162	1.074	1,778	\$165.00	'26S	5.2943	Colonial/2Sty		\$35,000		
Y-12-26-204-048	46 GRANDVIEW CIR	5/6/2024	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$147,390	53.40	\$294,789	\$30,000	\$246,000	\$254,116	0.968	1,850	\$132.97	'26S	5.2943	Colonial/2Sty		\$30,000		
Totals:			\$605,900			\$605,900	\$307,980		\$615,962		\$539,362	\$527,278			\$148.98		0.1912					
								Sale. Ratio =>	50.83				E.C.F. =>	1.023	Std. Deviation=>		0.07487339					
								Std. Dev. =>	3.34				Ave. E.C.F. =>	1.021	Ave. Variance=>		5.2943	Coefficient of Var=>		5.185426614		

11/5/2025

26S ECF

Determination use 1.022 for 2026

27D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-26-301-005	9924 BURGESS CT	3/8/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,870	49.15	\$245,737	\$33,901	\$216,099	\$154,850	1.396	1,139	\$189.73	'27D	6.2822	Ranch		\$33,116		
Y -12-27-277-012	245 OXBOW LAKE RD	5/3/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$186,710	48.50	\$373,410	\$33,525	\$351,475	\$248,453	1.415	2,135	\$164.63	'27D	4.3706	TriLevel/Quad		\$32,478		
Y -12-27-403-004	665 OXBOW LAKE RD	5/5/2023	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$105,620	42.76	\$211,232	\$48,429	\$198,571	\$119,008	1.669	864	\$229.83	'27D	21.0192	Ranch		\$45,000		
Y -12-27-403-014	470 LINCOLN ST	1/17/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,800	48.61	\$223,600	\$45,846	\$184,154	\$129,937	1.417	1,076	\$171.15	'27D	4.1104	Ranch		\$43,347		
Y -12-27-426-023	10040 BURGESS CT	10/20/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$181,760	49.12	\$363,518	\$44,509	\$325,491	\$233,193	1.396	1,950	\$166.92	'27D	6.2559	Colonial/2Sty		\$43,902		
Totals:			\$1,482,000			\$1,482,000	\$708,760		\$1,417,497		\$1,275,790	\$885,441			\$184.45		1.7507					
								Sale. Ratio =>	47.82				E.C.F. =>	1.441	Std. Deviation=>		0.1179413					
								Std. Dev. =>	2.74				Ave. E.C.F. =>	1.458	Ave. Variance=>		8.4077	Coefficient of Var=>		5.765151549		

8/27/2025

27D ECF

Determination use 1.4 for 2026

27J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-27-251-003	10380 NORTHRIDGE CT	12/30/2022	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$222,750	51.80	\$445,507	\$45,250	\$384,750	\$470,890	0.817	2,764	\$139.20	'27J	9.1496	Colonial/2Sty		\$45,250	
Y-12-27-251-009	10367 NORTHRIDGE CT	3/18/2025	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$225,210	43.31	\$450,426	\$56,335	\$463,665	\$463,636	1.000	2,425	\$191.20	'27J	9.1496	Colonial/2Sty		\$55,029	
Totals:			\$950,000			\$950,000	\$447,960		\$895,933		\$848,415	\$934,526			\$165.20		0.0710				
								Sale. Ratio =>	47.15			E.C.F. =>	0.908	Std. Deviation=>		0.1293954					
								Std. Dev. =>	6.01			Ave. E.C.F. =>	0.909	Ave. Variance=>		9.1496	Coefficient of Var=>	10.07041368			

8/27/2025

27J ECF

Determination use .909 for 2026

28D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-28-154-004	6630 ELLINWOOD DR	7/16/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,090	48.08	\$346,173	\$91,122	\$268,878	\$217,064	1.239	1,479	\$181.80	'28D	123.8704	Ranch		\$91,122	
Y-12-28-154-007	6736 ELLINWOOD DR	2/26/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$191,720	49.16	\$383,449	\$86,403	\$303,597	\$252,805	1.201	2,093	\$145.05	'28D	120.0914	Colonial/2Sty		\$83,438	
Y-12-28-154-009	6814 ELLINWOOD DR	9/21/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$163,490	79.75	\$326,979	\$80,363	\$124,637	\$209,885	0.594	1,790	\$69.63	'28D	59.3835	TriLevel/Quad		\$80,363	
Y-12-28-351-018	1451 BOGIE LAKE RD	2/28/2025	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,390	50.11	\$340,773	\$106,031	\$233,969	\$199,780	1.171	1,962	\$119.25	'28D	117.1133	Other		\$104,541	
Y-12-28-352-004	1471 LYNNWOOD LN	5/24/2024	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$152,110	43.47	\$304,221	\$79,897	\$270,003	\$190,914	1.414	2,103	\$128.39	'28D	141.4265	BiLevel		\$79,897	
Y-12-28-352-018	1461 RUSS ROY CT	12/18/2024	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$151,870	47.09	\$303,736	\$88,975	\$233,525	\$182,775	1.278	1,694	\$137.85	'28D	127.7664	TriLevel/Quad		\$88,975	
Y-12-28-352-020	1421 RUSS ROY CT	8/29/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,390	49.44	\$370,775	\$87,377	\$287,623	\$241,189	1.193	2,036	\$141.27	'28D	119.2521	Colonial/2Sty		\$86,833	
Totals:			\$2,342,400			\$2,342,400	\$1,188,060		\$2,376,106		\$1,722,232	\$1,494,412			\$131.89		0.3129				
								Sale. Ratio =>	50.72				E.C.F. =>	1.152	Std. Deviation=>		0.26075258				
								Std. Dev. =>	12.24				Ave. E.C.F. =>	1.156	Ave. Variance=>		115.5577	Coefficient of Var=>	100		

12/17/2025

28D ECF

Determination use 1.151 for 2026

28K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-28-326-002	7011 CEDAR CREEK DR	7/28/2022	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$213,670	42.73	\$427,339	\$65,000	\$435,000	\$301,949	1.441	2,448	\$177.70	'28K	19.0912	Contemporary		\$65,000	
Y-12-28-451-015	7450 CEDAR CREEK DR	10/8/2021	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$236,450	55.65	\$472,890	\$65,000	\$359,900	\$339,908	1.059	2,751	\$130.83	'28K	19.0912	Colonial/2Sty		\$65,000	
Totals:			\$924,900			\$924,900	\$450,120		\$900,229		\$794,900	\$641,857			\$154.26		1.1290				
								Sale. Ratio =>	48.67				E.C.F. =>	1.238	Std. Deviation=>		0.26999085				
								Std. Dev. =>	9.13				Ave. E.C.F. =>	1.250	Ave. Variance=>		19.0912	Coefficient of Var=>	15.27630967		

11/5/2025

28K ECF

Determination use 1.165 for 2026

28L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-28-102-004	7040 BISCAYNE AVE	10/29/2024	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$211,100	44.82	\$422,205	\$170,047	\$300,953	\$194,867	1.544	1,332	\$225.94	'28L	28.3374	Ranch		\$160,918	
Y-12-28-104-008	959 ARTTDALE DR	6/26/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$221,530	39.92	\$443,057	\$146,066	\$408,934	\$229,513	1.782	1,820	\$224.69	'28L	52.0719	Ranch		\$144,028	
Y-12-28-105-006	7135 CAPRI DR	8/27/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$185,770	45.31	\$371,530	\$125,080	\$284,920	\$190,455	1.496	1,780	\$160.07	'28L	23.4969	TriLevel/Quad		\$123,538	
Y-12-28-105-007	7139 CAPRI DR	9/21/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,890	45.87	\$435,784	\$126,654	\$348,346	\$238,894	1.458	2,029	\$171.68	'28L	19.7134	Ranch		\$126,364	
Y-12-28-152-002	6522 ELLINWOOD DR	5/1/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$203,170	71.29	\$406,341	\$96,654	\$188,346	\$239,325	0.787	1,897	\$99.29	'28L	47.4039	TriLevel/Quad		\$96,129	
Y-12-28-153-004	6523 ELLINWOOD DR	8/8/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$254,590	48.49	\$509,175	\$147,501	\$377,499	\$279,500	1.351	2,184	\$172.85	'28L	8.9595	Ranch		\$146,127	
Y-12-28-153-013	6733 ELLINWOOD DR	3/13/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$214,960	57.32	\$429,912	\$161,247	\$213,753	\$207,623	1.030	1,701	\$125.66	'28L	23.1503	TriLevel/Quad		\$159,830	
Y-12-28-177-004	7257 ELLINGROVE DR	9/5/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$323,800	51.81	\$647,600	\$181,874	\$443,126	\$359,911	1.231	2,789	\$158.88	'28L	2.9818	CapeCod		\$178,979	
Y-12-28-178-011	7339 ELLINGROVE DR	3/21/2025	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$228,270	45.20	\$456,549	\$157,018	\$347,982	\$231,476	1.503	1,668	\$208.62	'28L	24.2290	Ranch		\$156,423	
Y-12-28-302-008	1157 DUCKWOOD CT	7/17/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,740	53.35	\$549,476	\$169,579	\$345,421	\$293,583	1.177	2,496	\$138.39	'28L	8.4458	Colonial/2Sty		\$168,825	
Y-12-28-303-002	6733 THOMPSON LN	6/16/2023	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$226,840	55.67	\$453,688	\$161,055	\$246,445	\$226,146	1.090	1,980	\$124.47	'28L	17.1267	Colonial/2Sty		\$161,055	
Y-12-28-303-004	6805 THOMPSON LN	5/16/2024	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$190,560	58.81	\$381,119	\$149,510	\$174,490	\$178,986	0.975	1,204	\$144.93	'28L	28.6147	Ranch		\$149,510	
Y-12-28-303-006	6877 THOMPSON LN	5/23/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$271,730	46.85	\$543,461	\$139,685	\$440,315	\$312,037	1.411	2,063	\$213.43	'28L	15.0071	Ranch		\$139,685	
Y-12-28-303-012	1317 SCOTTWOOD CT	7/25/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$272,450	77.84	\$544,892	\$174,341	\$175,659	\$286,360	0.613	2,808	\$62.56	'28L	64.7608	TriLevel/Quad		\$170,472	
Y-12-29-231-001	7008 BISCAYNE AVE	7/18/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$233,580	50.78	\$467,154	\$133,033	\$326,967	\$258,207	1.266	2,082	\$157.04	'28L	0.5270	Ranch		\$133,033	
Y-12-29-231-001	7008 BISCAYNE AVE	3/6/2025	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$233,580	47.67	\$467,154	\$133,033	\$356,967	\$258,207	1.382	2,082	\$171.45	'28L	12.1456	Ranch		\$133,033	
Y-12-29-232-016	6992 BISCAYNE AVE	9/26/2024	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$284,390	48.70	\$568,782	\$179,970	\$404,030	\$300,472	1.345	2,678	\$150.87	'28L	8.3623	TriLevel/Quad		\$179,970	
Y-12-29-278-009	791 BOGIE LAKE RD	8/5/2024	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$228,040	57.02	\$456,071	\$131,208	\$268,692	\$251,053	1.070	1,644	\$163.44	'28L	19.0768	Ranch		\$131,208	
Y-12-29-278-014	881 BOGIE LAKE RD	8/22/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$241,710	46.04	\$483,429	\$134,418	\$390,582	\$269,714	1.448	2,085	\$187.33	'28L	18.7106	Colonial/2Sty		\$129,610	
Totals:			\$8,861,400			\$8,861,400	\$4,518,700		\$9,037,379		\$6,043,427	\$4,806,329			\$161.14		0.3638				
								Sale. Ratio =>	50.99					E.C.F. =>	1.257	Std. Deviation=>		0.28332202			
								Std. Dev. =>	9.39					Ave. E.C.F. =>	1.261	Ave. Variance=>		22.2695	Coefficient of Var=>		17.65984097

11/5/2025

28L ECF

Determination use 1.256 for 2026

28M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-28-130-001	7415 BISCAYNE AVE	6/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$166,850	58.54	\$333,692	\$132,061	\$152,939	\$130,590	1.171	1,104	\$138.53	'28M	63.1550	Ranch		\$132,061		
Y-12-28-130-011	7537 BISCAYNE AVE	3/8/2024	\$390,000	OTH	03-ARM'S LENGTH	\$390,000	\$205,280	52.64	\$410,566	\$165,115	\$224,885	\$158,970	1.415	1,700	\$132.29	'28M	38.8050	TriLevel/Quad		\$164,124		
Y-12-28-130-011	7537 BISCAYNE AVE	10/18/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$205,280	35.39	\$410,566	\$165,115	\$414,885	\$158,970	2.610	1,700	\$244.05	'28M	80.7144	TriLevel/Quad		\$164,124		
Y-12-28-202-010	854 BEACHWAY CT	1/13/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$261,390	55.61	\$522,788	\$106,847	\$363,153	\$269,391	1.348	2,726	\$133.22	'28M	45.4637	TriLevel/Quad		\$102,702		
Y-12-28-202-016	938 BEACHWAY DR	3/13/2024	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$185,870	33.86	\$371,738	\$123,383	\$425,617	\$160,851	2.646	1,256	\$338.87	'28M	84.3344	Ranch		\$123,383		
Y-12-28-254-016	7791 BISCAYNE AVE	8/18/2022	\$596,000	WD	03-ARM'S LENGTH	\$596,000	\$268,720	45.09	\$537,430	\$173,691	\$422,309	\$235,582	1.793	2,574	\$164.07	'28M	1.0068	TriLevel/Quad		\$172,350		
Y-12-28-278-014	1033 SCHUYLER DR	12/27/2022	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$284,370	47.79	\$568,743	\$130,486	\$464,514	\$283,845	1.637	2,337	\$198.77	'28M	16.6183	TriLevel/Quad		\$130,486		
Totals:			\$3,465,000			\$3,465,000	\$1,577,760		\$3,155,523	\$2,468,302	\$1,398,199			\$192.83			3.7345					
								Sale. Ratio =>	45.53				E.C.F. =>	1.765	Std. Deviation=>		0.59813058					
								Std. Dev. =>	9.58				Ave. E.C.F. =>	1.803	Ave. Variance=>		47.1568	Coefficient of Var=>		26.15914993		

8/27/2025

28M ECF

determination use 1.764 for 2026

29C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-29-226-005	570 BOGIE LAKE RD	10/4/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$129,150	50.65	\$258,291	\$62,576	\$192,424	\$150,898	1.275	1,092	\$176.21	'29C	0.4119	Ranch		\$56,717	
Y-12-29-228-004	574 YOUNG RD	11/20/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,570	42.31	\$241,132	\$69,762	\$215,238	\$132,127	1.629	914	\$235.49	'29C	35.7950	Ranch		\$69,762	
Y-12-29-300-008	5365 CEDAR ISLAND RD	12/6/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$219,750	54.94	\$439,506	\$89,975	\$310,025	\$269,491	1.150	2,571	\$120.59	'29C	12.0664	TriLevel/Quad		\$75,600	
Y-12-29-300-013	5473 CEDAR ISLAND RD	8/21/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$172,330	45.95	\$344,655	\$83,553	\$291,447	\$201,312	1.448	1,604	\$181.70	'29C	17.6664	Ranch		\$82,706	
Y-12-29-300-022	1480 MCGREW LN	9/8/2023	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$311,120	49.00	\$622,236	\$125,303	\$509,697	\$383,139	1.330	2,444	\$208.55	'29C	5.9245	Ranch		\$96,012	
Y-12-29-300-024	1560 MCGREW LN	8/30/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$274,390	63.08	\$548,788	\$81,875	\$353,125	\$359,994	0.981	2,497	\$141.42	'29C	29.0155	Ranch		\$81,875	
Y-12-29-300-032	1240 MCGREW LN	5/15/2023	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$322,110	53.69	\$644,222	\$112,792	\$487,108	\$409,736	1.189	2,144	\$227.20	'29C	8.2240	Ranch		\$100,624	
Y-12-29-300-038	1250 MCGREW LN	10/15/2024	\$663,650	WD	03-ARM'S LENGTH	\$663,650	\$342,020	51.54	\$684,035	\$97,722	\$565,928	\$452,053	1.252	2,456	\$230.43	'29C	1.9167	Ranch		\$96,012	
Y-12-31-200-019	1975 FORD RD	8/21/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$266,250	49.31	\$532,508	\$156,303	\$383,697	\$290,057	1.323	1,904	\$201.52	'29C	5.1759	Colonial/2Sty		\$156,303	
Y-12-31-200-024	4850 CEDAR ISLAND RD	10/22/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,560	45.30	\$317,112	\$84,150	\$265,850	\$179,616	1.480	1,773	\$149.94	'29C	20.9028	Ranch		\$83,822	
Y-12-31-301-003	2900 FORD RD	7/15/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$210,060	57.55	\$420,121	\$51,222	\$313,778	\$284,423	1.103	2,071	\$151.51	'29C	16.7865	Colonial/2Sty		\$47,250	
Y-12-31-401-014	4725 CORNERSTONE DR	4/5/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$354,570	56.73	\$709,136	\$89,131	\$535,869	\$478,030	1.121	2,801	\$191.31	'29C	15.0079	Colonial/2Sty		\$89,131	
Y-12-31-451-006	4651 COOLEY LAKE RD	12/5/2023	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$291,280	59.75	\$582,551	\$88,944	\$398,556	\$380,575	1.047	3,284	\$121.36	'29C	22.3827	TriLevel/Quad		\$87,469	
Y-12-31-451-020	3180 LONG LN	9/30/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$279,490	44.72	\$558,980	\$53,204	\$571,796	\$389,957	1.466	2,940	\$194.49	'29C	19.5232	CapeCod		\$53,204	
Totals:			\$6,641,050			\$6,641,050	\$3,451,650		\$6,903,273		\$5,394,538	\$4,361,408			\$180.84		3.4194				
								Sale. Ratio =>	51.97			E.C.F. =>	1.237	Std. Deviation=>		0.1868841					
								Std. Dev. =>	6.16			Ave. E.C.F. =>	1.271	Ave. Variance=>		15.0571	Coefficient of Var=>		11.84596899		

12/17/2025

29C ECF

Determination use 1.236 for 2026

29J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-33-326-005	7523 MISTWOOD DR	7/15/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$285,070	45.61	\$570,131	\$60,680	\$564,320	\$519,847	1.086	2,820	\$200.11	'29J	12.8379	Colonial/2Sty		\$55,000	
Y-12-33-376-008	3178 MISTWOOD CT	5/22/2024	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$334,540	51.07	\$669,081	\$107,182	\$547,818	\$573,366	0.955	3,192	\$171.62	'29J	0.1729	Colonial/2Sty		\$55,000	
Y-12-33-379-004	3187 TURNBERRY DR	5/1/2023	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$314,240	58.09	\$628,471	\$55,000	\$486,000	\$585,174	0.831	3,237	\$150.14	'29J	12.6649	SingleFamily		\$55,000	
Totals:			\$1,821,000			\$1,821,000	\$933,850		\$1,867,683		\$1,598,138	\$1,678,387			\$173.96		0.4985				
								Sale. Ratio =>	51.28				E.C.F. =>	0.952	Std. Deviation=>		0.12752278				
								Std. Dev. =>	6.25				Ave. E.C.F. =>	0.957	Ave. Variance=>		8.5586	Coefficient of Var=>	8.941531784		

11/5/2025

29J ECF

Determination use .951 for 2026

29K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-29-176-005	999 WEBER CT	9/25/2023	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$243,020	53.29	\$486,040	\$80,247	\$375,753	\$355,958	1.056	2,346	\$160.17	'29K	5.8121	Colonial/2Sty		\$78,000		
Y -12-29-176-032	6113 ROSEWOOD PKWY	6/22/2023	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$306,210	50.20	\$612,417	\$98,162	\$511,838	\$451,100	1.135	2,853	\$179.40	'29K	2.0913	Ranch		\$78,000		
Y -12-29-177-012	6070 ROSEWOOD PKWY	9/15/2023	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$254,960	54.36	\$509,924	\$101,828	\$367,172	\$357,978	1.026	2,432	\$150.98	'29K	8.8048	Colonial/2Sty		\$78,000		
Y -12-29-229-014	760 BOGIE LAKE RD	12/16/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$288,150	48.03	\$576,309	\$97,500	\$502,500	\$420,007	1.196	1,979	\$253.92	'29K	8.2677	Ranch		\$97,500		
Y -12-29-280-002	6199 BRANDON CT	6/28/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$235,560	46.65	\$471,114	\$102,938	\$402,062	\$322,961	1.245	1,737	\$231.47	'29K	13.1193	Ranch		\$97,500		
Y -12-29-427-006	6405 STONEWOOD DR	8/15/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,440	46.54	\$418,876	\$78,000	\$372,000	\$299,014	1.244	2,157	\$172.46	'29K	13.0357	Colonial/2Sty		\$78,000		
Y -12-29-478-008	1282 CEDAR MEADOWS DR	4/26/2023	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$287,030	57.75	\$574,063	\$46,000	\$451,000	\$463,213	0.974	2,399	\$187.99	'29K	14.0097	Colonial/2Sty		\$46,000		
Y -12-29-478-029	1283 CEDAR MEADOWS DR	7/24/2023	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$296,750	54.65	\$593,496	\$46,000	\$497,000	\$480,259	1.035	2,862	\$173.65	'29K	7.8873	Colonial/2Sty		\$46,000		
Totals:			\$4,130,000			\$4,130,000	\$2,121,120		\$4,242,239		\$3,479,325	\$3,150,490			\$188.76		0.9356					
								Sale. Ratio =>	51.36				E.C.F. =>	1.104	Std. Deviation=>		0.10586802					
								Std. Dev. =>	4.18				Ave. E.C.F. =>	1.114	Ave. Variance=>		9.1285	Coefficient of Var=>		8.19631987		

1/27/2026

29K ECK

Determination use 1.10 for 2026

31H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-31-426-008	2642 RIPPLE WAY	4/25/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$222,500	51.74	\$445,000	\$47,622	\$382,378	\$270,325	1.415	2,063	\$185.35	'31H	3.1886	CapeCod		\$47,622	
Y-12-31-476-012	3221 LAKELAND CT	7/3/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,330	49.77	\$288,653	\$49,560	\$240,440	\$162,648	1.478	1,284	\$187.26	'31H	3.1886	CapeCod		\$45,705	
Totals:			\$720,000			\$720,000	\$366,830		\$733,653		\$622,818	\$432,973			\$186.30		0.7930				
								Sale. Ratio =>	50.95				E.C.F. =>	1.438	Std. Deviation=>		0.04509378				
								Std. Dev. =>	1.40				Ave. E.C.F. =>	1.446	Ave. Variance=>		3.1886	Coefficient of Var=>		2.204518389	

11/5/2025

31H ECF

Determination use 1.414 for 2026

31L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-31-477-007	2981 RIPPLE WAY	12/6/2023	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$225,850	47.95	\$451,696	\$95,179	\$375,821	\$225,073	1.670	1,708	\$220.04	'31L	13.5585	Ranch		\$93,255	
Y -12-31-477-025	3277 RIPPLE WAY	6/30/2023	\$374,500	WD	03-ARM'S LENGTH	\$374,500	\$204,360	54.57	\$408,714	\$116,396	\$258,104	\$184,544	1.399	1,553	\$166.20	'31L	13.5585	Ranch		\$116,085	
Totals:			\$845,500			\$845,500	\$430,210		\$860,410		\$633,925	\$409,617			\$193.12		1.3415				
								Sale. Ratio =>	50.88				E.C.F. =>	1.548	Std. Deviation=>		0.19174592				
								Std. Dev. =>	4.68				Ave. E.C.F. =>	1.534	Ave. Variance=>		13.5585	Coefficient of Var=>	8.837558008		

11/6/2025

31L ECF

Determination use 1.547 for 2026

32D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-32-101-008	1902 REIDSVIEW DR	6/28/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$235,190	50.58	\$470,373	\$78,286	\$386,714	\$262,441	1.474	2,374	\$162.90	'32D	10.0182	BiLevel		\$73,800	
Y -12-32-101-010	5165 MARSHALL LN	8/28/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$191,650	51.11	\$383,297	\$74,907	\$300,093	\$206,419	1.454	1,841	\$163.01	'32D	8.0459	Colonial/2Sty		\$73,800	
Y -12-32-103-004	1975 REIDSVIEW DR	5/4/2021	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$267,920	60.21	\$535,839	\$85,409	\$359,591	\$301,492	1.193	1,896	\$189.66	'32D	18.0641	Colonial/2Sty		\$73,800	
Totals:			\$1,285,000			\$1,285,000	\$694,760		\$1,389,509		\$1,046,398	\$770,352			\$171.85		1.5008				
								Sale. Ratio =>	54.07				E.C.F. =>	1.358	Std. Deviation=>		0.15675007				
								Std. Dev. =>	5.41				Ave. E.C.F. =>	1.373	Ave. Variance=>		12.0427	Coefficient of Var=>	8.768894602		

11/6/2025

32D ECF

Determination use 1.373 for 2026

32E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-32-227-007	2019 MAYFAIR DR	12/21/2023	\$434,500	WD	03-ARM'S LENGTH	\$434,500	\$243,470	56.03	\$486,934	\$85,845	\$348,655	\$356,206	0.979	2,042	\$170.74	'32E	11.4989	SingleFamily		\$85,845	
Y -12-32-228-007	6248 HIGH VALLEY DR	4/24/2023	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$212,890	48.83	\$425,779	\$91,216	\$344,784	\$297,125	1.160	2,191	\$157.36	'32E	6.6610	Colonial/2Sty		\$91,216	
Y -12-32-276-005	2032 CARLTON CT	10/16/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$229,700	48.87	\$459,392	\$96,723	\$373,277	\$322,086	1.159	1,998	\$186.83	'32E	6.5145	Ranch		\$93,806	
Y -12-32-276-006	2040 CARLTON CT	2/27/2025	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$274,940	51.88	\$549,871	\$93,045	\$436,955	\$405,706	1.077	2,324	\$188.02	'32E	1.6767	SingleFamily		\$88,825	
Totals:			\$1,870,500			\$1,870,500	\$961,000		\$1,921,976		\$1,503,671	\$1,381,123			\$175.74		0.5060				
								Sale. Ratio =>	51.38				E.C.F. =>	1.089	Std. Deviation=>		0.08599298				
								Std. Dev. =>	3.40				Ave. E.C.F. =>	1.094	Ave. Variance=>		6.5878	Coefficient of Var=>	6.022885294		

12/17/2025

32E ECF

Determination 1.088 for 2026

32J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-32-126-006	1883 TEAKWOOD DR	4/19/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$238,340	56.08	\$476,682	\$60,000	\$365,000	\$352,224	1.036	2,406	\$151.70	'32J	12.7050	Colonial/2Sty		\$60,000	
Y-12-32-127-005	2290 REIDSVIEW E	10/13/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$224,230	48.22	\$448,466	\$60,000	\$405,000	\$328,373	1.233	2,286	\$177.17	'32J	7.0031	Colonial/2Sty		\$60,000	
Y-12-32-176-009	1982 SANDLEWOOD DR	11/27/2023	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$255,580	50.51	\$511,165	\$62,678	\$443,322	\$379,109	1.169	2,553	\$173.65	'32J	0.6056	Colonial/2Sty		\$60,000	
Y-12-32-176-023	2282 SANDLEWOOD DR	9/15/2023	\$727,500	WD	03-ARM'S LENGTH	\$727,500	\$426,850	58.67	\$853,697	\$60,000	\$667,500	\$670,918	0.995	4,406	\$151.50	'32J	16.8417	Colonial/2Sty		\$60,000	
Y-12-32-427-007	2297 HAVENWOOD DR	7/21/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$236,350	48.73	\$472,691	\$60,000	\$425,000	\$348,851	1.218	2,542	\$167.19	'32J	5.4963	Colonial/2Sty		\$60,000	
Y-12-32-427-007	2297 HAVENWOOD DR	8/1/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$236,350	45.89	\$472,691	\$60,000	\$455,000	\$348,851	1.304	2,542	\$178.99	'32J	14.0959	Colonial/2Sty		\$60,000	
Y-12-32-451-005	2856 HAVENWOOD DR	8/4/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$246,300	53.54	\$492,601	\$60,000	\$400,000	\$365,681	1.094	2,780	\$143.88	'32J	6.9473	SingleFamily		\$60,000	
Y-12-32-451-012	3136 HAVENWOOD DR	12/19/2024	\$0	WD	03-ARM'S LENGTH	\$460,000	\$234,280	50.93	\$468,560	\$65,043	\$394,957	\$341,096	1.158	2,649	\$149.10	'32J	0.5417	Colonial/2Sty		\$60,000	
Y-12-32-477-005	2941 CEDARWOOD CT	12/10/2024	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$208,110	47.31	\$416,212	\$60,000	\$379,900	\$301,109	1.262	1,947	\$195.12	'32J	9.8347	Colonial/2Sty		\$60,000	
Totals:			\$4,023,400			\$4,483,400	\$2,306,390		\$4,612,765		\$3,935,679	\$3,436,212			\$165.37		1.7968				
								Sale. Ratio =>	51.44			E.C.F. =>	1.145	Std. Deviation=>		0.1042026					
								Std. Dev. =>	4.24			Ave. E.C.F. =>	1.163	Ave. Variance=>		8.2301	Coefficient of Var=>		7.074689622		

11/6/2025

32J ECF

Determination use 1.144 for 2026

32K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-32-376-002	3163 MYSTIC VALLEY DR	11/24/2025	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$202,380	51.89	\$404,752	\$63,621	\$326,379	\$310,119	1.052	1,938	\$168.41	'32K	0.4111	Ranch		\$60,000		
Y -12-32-376-005	2981 MYSTIC VALLEY DR	8/10/2022	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$307,280	58.53	\$614,569	\$60,000	\$465,000	\$504,153	0.922	3,525	\$131.91	'32K	13.4204	Colonial/2Sty		\$60,000		
Y -12-32-376-006	2955 MYSTIC VALLEY DR	6/9/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$200,410	46.61	\$400,814	\$62,352	\$367,648	\$307,692	1.195	1,879	\$195.66	'32K	13.8315	Ranch		\$60,000		
Totals:			\$1,345,000			\$1,345,000	\$710,070		\$1,420,135		\$1,159,027	\$1,121,964			\$165.33		2.3509					
								Sale. Ratio =>	52.79				E.C.F. =>	1.033	Std. Deviation=>		0.1363056					
								Std. Dev. =>	5.97				Ave. E.C.F. =>	1.057	Ave. Variance=>		9.2210	Coefficient of Var=>		8.727499187		

12/17/2025

32K ECF

Determination use 1.057 for 2026

33D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-33-226-002	815 SUGDEN LAKE RD	7/19/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$271,550	54.86	\$543,098	\$90,740	\$404,260	\$361,308	1.119	1,868	\$216.41	'33D	111.8879	Ranch		\$90,740	
Y -12-33-251-009	1086 PINECREST DR	6/21/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$132,100	43.31	\$264,209	\$63,103	\$241,897	\$160,627	1.506	1,584	\$152.71	'33D	150.5955	TriLevel/Quad		\$63,103	
Y -12-33-402-002	1263 PINECREST DR	7/26/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,180	49.41	\$306,350	\$83,102	\$226,898	\$178,313	1.272	1,645	\$137.93	'33D	127.2470	TriLevel/Quad		\$82,978	
Totals:			\$1,110,000			\$1,110,000	\$556,830		\$1,113,657		\$873,055	\$700,248			\$169.02		5.2322				
								Sale. Ratio =>	50.16				E.C.F. =>	1.247	Std. Deviation=>		0.19490714				
								Std. Dev. =>	5.78				Ave. E.C.F. =>	1.299	Ave. Variance=>		129.9101	Coefficient of Var=>		100	

11/6/2025

33D ECF

Determination use 1.240 for 2026

33G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-33-201-050	11278 LAKEHAVEN DR	6/23/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$194,540	50.53	\$389,088	\$67,637	\$317,363	\$249,186	1.274	1,683	\$188.57	'33G	3.0148	Ranch		\$67,637	
Y-12-33-202-009	11351 LAKEHAVEN DR	5/25/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$193,520	53.02	\$387,032	\$69,798	\$295,202	\$245,917	1.200	1,912	\$154.39	'33G	4.3037	SingleFamily		\$69,798	
Y-12-33-202-030	2317 BOGIE LAKE RD	7/18/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,150	53.17	\$340,296	\$66,304	\$253,696	\$212,396	1.194	1,698	\$149.41	'33G	4.9002	Colonial/2Sty		\$66,304	
Y-12-33-202-034	11152 FIELDCREST MEADOWS CT	8/2/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$195,680	49.54	\$391,366	\$85,737	\$309,263	\$236,921	1.305	1,759	\$175.82	'33G	6.1892	Colonial/2Sty		\$84,781	
Totals:			\$1,465,000			\$1,465,000	\$753,890		\$1,507,782		\$1,175,524	\$944,420			\$167.05		0.1254				
								Sale. Ratio =>	51.46			E.C.F. =>	1.245	Std. Deviation=>		0.05475084					
								Std. Dev. =>	1.81			Ave. E.C.F. =>	1.243	Ave. Variance=>		4.6020	Coefficient of Var=>		3.700988841		

12/17/2025

33G ECF

Determination use 1.244 for 2026

33H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-33-176-009	1365 RIDGEFIELD CT	5/14/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$302,090	52.54	\$604,184	\$60,000	\$515,000	\$476,936	1.080	2,498	\$206.16	'33H	107.9809	Colonial/2Sty		\$60,000	
Y-12-33-176-016	1322 RIDGEFIELD CT	6/6/2023	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$252,670	55.41	\$505,338	\$60,000	\$396,000	\$390,304	1.015	2,475	\$160.00	'33H	101.4594	Colonial/2Sty		\$60,000	
Y-12-33-176-020	1282 RIDGEFIELD CT	5/16/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$246,100	52.36	\$492,195	\$60,000	\$410,000	\$378,786	1.082	2,490	\$164.66	'33H	108.2405	Colonial/2Sty		\$60,000	
Y-12-33-326-017	3132 N MISTWOOD CT	6/14/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$357,660	48.66	\$715,325	\$98,813	\$636,187	\$540,326	1.177	2,777	\$229.09	'33H	117.7413	Colonial/2Sty		\$60,000	
Y-12-33-452-005	7572 COOLEY LAKE RD	2/23/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$292,010	49.49	\$584,022	\$63,838	\$526,162	\$455,901	1.154	2,490	\$211.31	'33H	115.4115	Colonial/2Sty		\$60,000	
Totals:			\$2,826,000			\$2,826,000	\$1,450,530		\$2,901,064		\$2,483,349	\$2,242,253			\$194.25		0.5857				
								Sale. Ratio =>	51.33			E.C.F. =>	1.108	Std. Deviation=>		0.0650361					
								Std. Dev. =>	2.69			Ave. E.C.F. =>	1.102	Ave. Variance=>		110.1667	Coefficient of Var=>		100		

11/6/2025

33H ECF

determination use 1.107 for 2026

33K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-33-301-001	6905 COOLEY LAKE RD	8/4/2023	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$220,020	49.89	\$440,041	\$80,000	\$361,000	\$336,801	1.072	2,392	\$150.92	'33K	4.0887	Colonial/2Sty		\$80,000
Y-12-33-301-010	2640 TOWERING OAKS DR	3/15/2024	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$327,930	52.14	\$655,865	\$83,003	\$545,997	\$535,885	1.019	2,842	\$192.12	'33K	1.2093	Colonial/2Sty		\$80,000
Y-12-33-301-013	2501 TOWERING OAKS DR	7/7/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$286,260	54.53	\$572,510	\$100,000	\$425,000	\$442,011	0.962	2,856	\$148.81	'33K	6.9448	CapeCod		\$100,000
Y-12-33-301-028	2852 VALLEY OAKS DR	8/14/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$316,030	54.96	\$632,051	\$105,438	\$469,562	\$492,622	0.953	2,137	\$219.73	'33K	7.7774	Ranch		\$100,000
Y-12-33-301-029	7000 WILLOWING OAKS DR	9/4/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$319,790	51.17	\$639,580	\$80,789	\$544,211	\$522,723	1.041	2,159	\$252.07	'33K	1.0145	Ranch		\$80,000
Y-12-33-301-043	3185 VALLEY OAKS DR	8/9/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$348,210	47.38	\$696,413	\$109,198	\$625,802	\$549,312	1.139	3,252	\$192.44	'33K	10.8284	Colonial/2Sty		\$100,000
Totals:			\$3,530,000			\$3,530,000	\$1,818,240		\$3,636,460		\$2,971,572	\$2,879,354			\$192.68		0.1064			
								Sale. Ratio =>	51.51				E.C.F. =>	1.032		Std. Deviation=>	0.0700259			
								Std. Dev. =>	2.87				Ave. E.C.F. =>	1.031		Ave. Variance=>	5.3105	Coefficient of Var=>	5.151021802	

11/6/2025

33K ECF

Determination use 1.031 for 2026

33L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-33-276-007	11171 SUGDEN LAKE RD	4/24/2023	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$112,040	40.76	\$224,078	\$109,244	\$165,656	\$95,695	1.731	1,205	\$137.47	'33L	42.6585	Bungalow		\$107,348		
Y-12-33-277-007	11076 BERYL DR	11/6/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,120	58.40	\$210,245	\$97,563	\$82,437	\$93,901	0.878	1,096	\$75.22	'33L	42.6585	Ranch		\$97,563		
Totals:			\$454,900			\$454,900	\$217,160		\$434,323		\$248,093	\$189,596			\$106.35		0.4036					
													Sale. Ratio =>	47.74								
													Std. Dev. =>	12.48								
													E.C.F. =>	1.309	Std. Deviation=>	0.6032817						
													Ave. E.C.F. =>	1.304	Ave. Variance=>	42.6585	Coefficient of Var=>	32.70103883				

8/27/2025

33L ECF

Determination use 1.304 for 2026

34C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-25-476-001	8085 HIGH POINT TRL	11/4/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,140	46.46	\$232,277	\$80,198	\$169,802	\$143,470	1.184	1,376	\$123.40	'34C	3.8941	Ranch		\$72,500	
Y-12-34-451-006	10266 COOLEY LAKE RD	9/2/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,410	54.59	\$354,811	\$70,799	\$254,201	\$267,935	0.949	2,033	\$125.04	'34C	27.3737	CapeCod		\$70,799	
Y-12-36-200-014	1130 S WILLIAMS LAKE RD	4/22/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$126,680	37.26	\$253,359	\$60,075	\$279,925	\$182,343	1.535	1,109	\$252.41	'34C	31.2678	Ranch		\$50,395	
Totals:			\$915,000			\$915,000	\$420,230		\$840,447		\$703,928	\$593,748			\$166.95		3.6911				
								Sale. Ratio =>	45.93				E.C.F. =>	1.186	Std. Deviation=>		0.2951406				
								Std. Dev. =>	8.67				Ave. E.C.F. =>	1.222	Ave. Variance=>		20.8452	Coefficient of Var=>	17.05160547		

8/27/2025

34C ECF

Determination use 1.20 for 2026

34D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-34-204-006	950 FULLER LN	10/29/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$159,040	41.31	\$318,086	\$61,410	\$323,590	\$213,896	1.513	1,733	\$186.72	'34D	20.4161	CapeCod		\$60,913	
Y-12-34-230-005	10211 CEDAR ISLAND RD	4/28/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,790	47.01	\$305,578	\$48,238	\$276,762	\$214,450	1.291	1,468	\$188.53	'34D	1.8111	Ranch		\$45,082	
Y-12-34-426-002	10000 MCPHERSON DR	7/13/2022	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$302,270	52.57	\$604,536	\$146,454	\$428,546	\$381,735	1.123	2,516	\$170.33	'34D	18.6050	SingleFamily		\$146,454	
Totals:			\$1,285,000			\$1,285,000	\$614,100		\$1,228,200		\$1,028,898	\$810,081			\$181.86		3.8560				
								Sale. Ratio =>	47.79				E.C.F. =>	1.270	Std. Deviation=>		0.1957349				
								Std. Dev. =>	5.63				Ave. E.C.F. =>	1.309	Ave. Variance=>		13.6107	Coefficient of Var=>		10.40036664	

8/27/2025

34D ECF

Determination use 1.269 for 2026

34E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-34-353-005	1444 LANGFIELD AVE	7/23/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,300	47.29	\$198,597	\$32,446	\$177,554	\$138,459	1.282	984	\$180.44	'34E	4.3185	Ranch		\$29,875	
Y-12-34-353-008	1469 SUGDEN LAKE RD	4/29/2025	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$259,980	57.77	\$519,967	\$54,579	\$395,421	\$387,823	1.020	3,263	\$121.18	'34E	30.5952	Colonial/2Sty		\$54,579	
Y-12-34-354-003	10897 HILLWAY DR	3/25/2024	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$131,660	37.63	\$263,312	\$43,460	\$306,440	\$183,210	1.673	1,587	\$193.09	'34E	34.7073	SingleFamily		\$41,413	
Y-12-34-355-007	1470 HILLWAY DR	7/5/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,130	45.97	\$202,251	\$35,335	\$184,665	\$139,096	1.328	1,060	\$174.21	'34E	0.2065	Ranch		\$35,335	
Totals:			\$1,229,900			\$1,229,900	\$592,070		\$1,184,127		\$1,064,080	\$848,588			\$167.23		7.1602				
								Sale. Ratio =>	48.14				E.C.F. =>	1.254	Std. Deviation=>		0.26828799				
								Std. Dev. =>	8.27				Ave. E.C.F. =>	1.326	Ave. Variance=>		17.4569	Coefficient of Var=>	13.16959911		

8/27/2025

34E ECF

Determination use 1.253 for 2026

34L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-34-331-032	1408 BAYVIEW DR	8/16/2024	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$330,100	45.85	\$660,202	\$93,571	\$626,429	\$377,754	1.658	2,797	\$223.96	'34L	4.5998	Colonial/2Sty		\$93,571	
Y-12-34-351-018	10964 HILLWAY DR	3/15/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$190,470	44.82	\$380,944	\$112,147	\$312,853	\$179,198	1.746	1,544	\$202.63	'34L	13.3550	Colonial/2Sty		\$111,617	
Y-12-34-352-013	10830 HILLWAY DR	8/14/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$160,780	52.71	\$321,562	\$116,461	\$188,539	\$136,734	1.379	1,578	\$119.48	'34L	23.3426	CapeCod		\$116,461	
Y-12-34-352-019	10772 BOGIE LAKE RD	8/14/2024	\$895,000	WD	03-ARM'S LENGTH	\$895,000	\$412,100	46.04	\$824,194	\$185,068	\$709,932	\$426,084	1.666	2,509	\$282.95	'34L	5.3878	Ranch		\$185,068	
Totals:			\$2,345,000			\$2,345,000	\$1,093,450		\$2,186,902		\$1,837,753	\$1,119,770			\$207.26		2.8887				
								Sale. Ratio =>	46.63				E.C.F. =>	1.641	Std. Deviation=>		0.1605638				
								Std. Dev. =>	3.61				Ave. E.C.F. =>	1.612	Ave. Variance=>		11.6713	Coefficient of Var=>	7.238920665		

8/27/2025
 34L ECF
 Determination use 1.640 for 2026

35D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-35-128-041	888 MALLOCK RD	7/9/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,030	49.42	\$252,053	\$42,327	\$212,673	\$142,670	1.491	1,128	\$188.54	'35D	6.5649	Ranch		\$42,059	
Y -12-35-177-007	9770 CEDAR ISLAND RD	9/18/2025	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,710	53.74	\$365,410	\$47,518	\$292,482	\$216,253	1.352	1,328	\$220.24	'35D	7.2516	Ranch		\$47,518	
Y -12-35-202-003	9475 BEECHCREST DR	6/30/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,730	51.24	\$307,458	\$19,855	\$280,145	\$195,648	1.432	1,258	\$222.69	'35D	0.6868	Colonial/2Sty		\$19,855	
Totals:			\$895,000			\$895,000	\$462,470		\$924,921		\$785,300	\$554,571			\$210.49		0.8966				
								Sale. Ratio =>	51.67			E.C.F. =>	1.416	Std. Deviation=>		0.06933785					
								Std. Dev. =>	2.17			Ave. E.C.F. =>	1.425	Ave. Variance=>		4.8344	Coefficient of Var=>		3.392528672		

11/6/2025

35D ECF

Determination use 1.415 for 2026

35E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-35-226-032	9201 HUTCHINS RD	3/28/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,070	53.69	\$322,144	\$101,241	\$198,759	\$184,856	1.075	2,140	\$92.88	'35E	21.6070	Colonial/2Sty		\$99,375	
Y-12-35-227-036	839 ROUND LAKE RD	1/22/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,700	39.24	\$133,406	\$50,625	\$119,375	\$69,272	1.723	749	\$159.38	'35E	43.1999	Ranch		\$50,625	
Y-12-35-228-033	9146 MILLWARD AVE	6/27/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$84,280	54.37	\$168,564	\$53,621	\$101,379	\$96,186	1.054	940	\$107.85	'35E	23.7291	Ranch		\$50,625	
Y-12-35-234-022	9070 MILLWARD AVE	1/10/2025	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$114,290	42.35	\$228,579	\$51,424	\$218,476	\$148,246	1.474	1,384	\$157.86	'35E	18.2460	TriLevel/Quad		\$50,625	
Y-12-35-235-011	9045 MILLWARD AVE	1/30/2024	\$174,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$174,000	\$76,110	43.74	\$159,137	\$51,004	\$122,996	\$90,487	1.359	896	\$137.27	'35E	6.7987	Ranch		\$50,625	
Y-12-35-236-016	9001 ASHDOWN AVE	8/31/2023	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$75,610	58.21	\$151,211	\$35,004	\$94,896	\$97,244	0.976	916	\$103.60	'35E	31.5425	Ranch		\$34,903	
Y-12-35-236-023	9024 MANDON RD	8/25/2023	\$195,260	WD	03-ARM'S LENGTH	\$195,260	\$86,200	44.15	\$172,406	\$70,587	\$124,673	\$85,204	1.463	884	\$141.03	'35E	17.1949	CapeCod		\$67,500	
Y-12-35-276-027	1030 ENNEST BLVD	4/26/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,980	43.23	\$159,960	\$31,931	\$153,069	\$107,137	1.429	1,237	\$123.74	'35E	13.7442	CapeCod		\$30,000	
Y-12-35-276-034	9153 KETTERING AVE	5/9/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,590	50.80	\$203,175	\$50,625	\$149,375	\$127,656	1.170	1,040	\$143.63	'35E	12.1143	Ranch		\$50,625	
Y-12-35-276-041	979 ROUND LAKE RD	8/7/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$140,940	54.21	\$281,889	\$52,271	\$207,729	\$192,148	1.081	1,296	\$160.28	'35E	21.0191	Colonial/2Sty		\$50,625	
Y-12-35-277-029	9204 GLADYS AVE	5/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$109,420	42.91	\$218,832	\$50,625	\$204,375	\$140,758	1.452	1,021	\$200.17	'35E	16.0680	Ranch		\$50,625	
Y-12-35-279-025	1160 ENNEST BLVD	9/12/2023	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$101,150	42.15	\$218,380	\$51,324	\$188,676	\$139,795	1.350	1,492	\$126.46	'35E	5.8382	CapeCod		\$50,625	
Y-12-35-279-025	1160 ENNEST BLVD	10/22/2024	\$265,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,500	\$107,570	40.52	\$218,380	\$51,324	\$214,176	\$139,795	1.532	1,492	\$143.55	'35E	24.0792	CapeCod		\$50,625	
Y-12-35-280-044	9252 CEDAR ISLAND RD	10/3/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,380	53.51	\$224,753	\$49,803	\$160,197	\$146,401	1.094	1,424	\$112.50	'35E	19.7046	TriLevel/Quad		\$49,803	
Y-12-35-282-035	9095 FUNSTON BLVD	10/1/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$79,370	35.35	\$158,732	\$56,114	\$168,386	\$85,872	1.961	1,512	\$111.37	'35E	66.9615	Ranch		\$52,500	
Y-12-35-284-030	9066 CEDAR ISLAND RD	4/3/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$233,690	59.16	\$467,379	\$75,084	\$319,916	\$328,279	0.975	1,977	\$161.82	'35E	31.6755	Colonial/2Sty		\$75,084	
Y-12-35-284-031	9056 CEDAR ISLAND RD	4/26/2023	\$407,407	WD	03-ARM'S LENGTH	\$407,407	\$239,790	58.86	\$479,588	\$79,771	\$327,636	\$334,574	0.979	1,864	\$175.77	'35E	31.2017	Ranch		\$75,121	
Y-12-35-284-032	9046 CEDAR ISLAND RD	1/19/2024	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$259,120	53.82	\$518,241	\$75,158	\$406,342	\$370,780	1.096	2,269	\$179.08	'35E	19.5369	Colonial/2Sty		\$75,158	
Totals:			\$4,517,967			\$4,517,967	\$2,229,260		\$4,484,756		\$3,480,431	\$2,884,690			\$141.01		8.4762				
								Sale. Ratio =>	49.34				E.C.F. =>	1.207	Std. Deviation=>		0.2812381				
								Std. Dev. =>	7.55				Ave. E.C.F. =>	1.291	Ave. Variance=>		23.5701	Coefficient of Var=>		18.25326765	

8/27/2025

35E ECF

Determination use 1.206 for 2026

35F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-35-379-030	9533 ROUND LAKE BLVD	3/14/2025	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$101,690	41.93	\$203,387	\$49,648	\$192,852	\$122,794	1.571	1,006	\$191.70	'35F	25.3206	Ranch		\$45,081		
Y -12-35-403-026	1178 ROUND LAKE RD	4/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,850	48.09	\$259,701	\$35,579	\$234,421	\$179,011	1.310	1,435	\$163.36	'35F	0.7793	Ranch		\$35,579		
Y -12-35-434-009	9136 HICKORYWOOD DR	4/18/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,580	56.29	\$225,155	\$50,274	\$149,726	\$139,681	1.072	1,218	\$122.93	'35F	24.5413	Ranch		\$50,274		
Totals:			\$712,500			\$712,500	\$344,120		\$688,243		\$576,999	\$441,486			\$159.33		1.0379					
								Sale. Ratio =>	48.30				E.C.F. =>	1.307	Std. Deviation=>		0.2494008					
								Std. Dev. =>	7.20				Ave. E.C.F. =>	1.317	Ave. Variance=>		16.8804	Coefficient of Var=>		12.81412495		

12/17/2025

35F ECF

Determination use 1.036 for 2026

35L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-35-179-007	9555 CEDAR ISLAND RD	6/1/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,220	50.45	\$272,443	\$90,711	\$179,289	\$113,087	1.585	854	\$209.94	'35L	4.7957	Ranch		\$88,000	
Y-12-35-254-010	9431 CEDAR ISLAND RD	6/1/2023	\$674,000	WD	03-ARM'S LENGTH	\$674,000	\$301,980	44.80	\$603,951	\$87,943	\$586,057	\$321,100	1.825	2,475	\$236.79	'35L	28.7704	Colonial/2Sty		\$87,943	
Y-12-35-254-015	9417 CEDAR ISLAND RD	5/29/2025	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$289,720	50.39	\$579,443	\$156,087	\$418,913	\$263,444	1.590	2,032	\$206.16	'35L	5.2690	CapeCod		\$153,841	
Y-12-35-377-012	9508 ROUND LAKE BLVD	4/2/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$246,050	65.61	\$492,103	\$80,615	\$294,385	\$256,059	1.150	2,259	\$130.32	'35L	38.7774	Colonial/2Sty		\$77,156	
Y-12-35-377-013	9500 ROUND LAKE BLVD	11/2/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$136,550	55.73	\$273,104	\$80,814	\$164,186	\$119,657	1.372	1,392	\$117.95	'35L	16.5312	Ranch		\$79,975	
Y-12-35-377-017	9548 ROUND LAKE BLVD	6/7/2024	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$127,080	41.39	\$254,165	\$114,522	\$192,478	\$86,896	2.215	884	\$217.74	'35L	67.7588	Ranch		\$113,683	
Y-12-35-378-035	1355 MIDWAY RD	4/14/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,950	54.76	\$251,890	\$89,488	\$140,512	\$101,059	1.390	1,086	\$129.38	'35L	14.7055	Ranch		\$87,246	
Y-12-35-401-010	1152 CLEARWATER BLVD	8/21/2023	\$774,900	WD	03-ARM'S LENGTH	\$774,900	\$419,550	54.14	\$839,095	\$121,965	\$652,935	\$446,253	1.463	2,639	\$247.42	'35L	7.4301	Colonial/2Sty		\$121,965	
Y-12-35-401-015	1204 CLEARWATER BLVD	8/21/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$179,420	58.25	\$358,841	\$132,555	\$175,445	\$140,812	1.246	1,584	\$110.76	'35L	29.1498	Ranch		\$125,896	
Totals:			\$3,758,900			\$3,758,900	\$1,962,520		\$3,925,035	\$2,804,200	\$1,848,367			\$178.49		2.0327					
								Sale. Ratio =>	52.21				E.C.F. =>	1.517	Std. Deviation=>		0.3234171				
								Std. Dev. =>	7.19				Ave. E.C.F. =>	1.537	Ave. Variance=>		23.6875	Coefficient of Var=>		15.40702844	

11/6/2025

35L ECF

Determination use 1.516 for 2026

35M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-35-129-052	925 MALLOCK RD	5/16/2025	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$188,320	49.23	\$376,642	\$155,077	\$227,423	\$161,962	1.404	1,163	\$195.55	'35M	9.4305	Ranch		\$155,077	
Y-12-35-203-009	9431 MANDON RD	7/15/2025	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$250,840	45.61	\$501,672	\$207,553	\$342,447	\$214,999	1.593	2,317	\$147.80	'35M	9.4305	TriLevel/Quad		\$204,027	
Totals:			\$932,500			\$932,500	\$439,160		\$878,314		\$569,870	\$376,961			\$171.67		1.3268				
								Sale. Ratio =>	47.09				E.C.F. =>	1.512	Std. Deviation=>		0.13336677				
								Std. Dev. =>	2.56				Ave. E.C.F. =>	1.498	Ave. Variance=>		9.4305	Coefficient of Var=>	6.293348895		

8/27/2025

35M ECF

Determination use 1.403 for 2026

36F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-36-301-018	1170 FAIRVIEW DR	1/26/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$125,530	51.03	\$251,066	\$54,854	\$191,146	\$162,024	1.180	1,581	\$120.90	'36F	15.6170	TriLevel/Quad		\$51,375	
Y-12-36-306-008	1150 CASA LOMA DR	6/23/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,290	43.32	\$216,577	\$47,693	\$202,307	\$139,458	1.451	1,384	\$146.18	'36F	11.4758	TriLevel/Quad		\$46,885	
Y-12-36-353-011	8860 VAN GORDON AVE	9/10/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$132,440	49.05	\$264,876	\$63,120	\$206,880	\$166,602	1.242	1,344	\$153.93	'36F	9.4147	Colonial/2Sty		\$63,120	
Y-12-36-353-019	8901 COOLEY LAKE RD	11/15/2023	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$151,960	76.02	\$303,925	\$94,200	\$105,700	\$173,183	0.610	1,674	\$63.14	'36F	72.5571	Bungalow		\$94,200	
Y-12-36-401-019	8250 ATHA DR	9/29/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$127,020	40.71	\$254,033	\$55,058	\$256,942	\$164,306	1.564	1,463	\$175.63	'36F	22.7893	Ranch		\$54,000	
Y-12-36-403-018	8396 COOLEY BEACH DR	7/10/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,400	38.89	\$182,809	\$45,793	\$189,207	\$113,142	1.672	858	\$220.52	'36F	33.6388	Ranch		\$44,500	
Y-12-36-403-041	8230 COOLEY BEACH DR	8/19/2024	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$175,620	46.58	\$351,235	\$68,800	\$308,200	\$233,224	1.321	2,432	\$126.73	'36F	1.4432	Colonial/2Sty		\$66,750	
Y-12-36-427-010	8156 KENWICK DR	1/12/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,150	48.67	\$282,291	\$55,643	\$234,357	\$187,157	1.252	1,570	\$149.27	'36F	8.3714	TriLevel/Quad		\$54,000	
Y-12-36-427-015	8090 KENWICK DR	9/17/2024	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$112,270	37.74	\$224,547	\$54,618	\$242,882	\$140,321	1.731	1,556	\$156.09	'36F	39.4994	Ranch		\$54,000	
Totals:			\$2,477,400			\$2,477,400	\$1,165,680		\$2,331,359		\$1,937,621	\$1,479,417			\$145.82		2.6189				
								Sale. Ratio =>	47.05				E.C.F. =>	1.310	Std. Deviation=>		0.3356346				
								Std. Dev. =>	11.52				Ave. E.C.F. =>	1.336	Ave. Variance=>		23.8674	Coefficient of Var=>	17.86605368		

8/27/2025

36F ECF

Determination use 1.300 for 2026

36J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-36-252-011	950 DACEA CT	3/1/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$255,530	48.21	\$511,053	\$44,978	\$485,022	\$412,091	1.177	2,744	\$176.76	'36J	7.6179	Colonial/2Sty		\$34,650	
Y-12-36-252-017	921 DACEA CT	4/10/2025	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$303,440	52.77	\$606,877	\$35,626	\$539,374	\$505,084	1.068	3,046	\$177.08	'36J	3.2909	Colonial/2Sty		\$31,500	
Y-12-36-252-024	898 SUCHAVA DR	8/18/2025	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$329,590	52.15	\$659,179	\$63,849	\$568,151	\$526,374	1.079	2,870	\$197.96	'36J	2.1431	Colonial/2Sty		\$29,400	
Y-12-36-429-004	8053 IVY GLEN PARK LN	8/14/2023	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$215,080	52.14	\$430,162	\$49,350	\$363,150	\$336,703	1.079	1,928	\$188.36	'36J	2.2252	Colonial/2Sty		\$49,350	
Y-12-36-429-020	8012 IVY GLEN PARK LN	9/12/2024	\$435,675	WD	03-ARM'S LENGTH	\$435,675	\$223,010	51.19	\$446,010	\$53,638	\$382,037	\$346,924	1.101	1,956	\$195.32	'36J	0.0413	Colonial/2Sty		\$49,350	
Totals:			\$2,585,175			\$2,585,175	\$1,326,650		\$2,653,281		\$2,337,734	\$2,127,176			\$187.09		0.1814				
								Sale. Ratio =>	51.32			E.C.F. =>	1.099	Std. Deviation=>		0.0442744					
								Std. Dev. =>	1.81			Ave. E.C.F. =>	1.101	Ave. Variance=>		3.0637	Coefficient of Var=>		2.783160019		

12/17/2025

36J ECF

Determination use 1.079 for 2026

36K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y -12-36-251-015	935 AGLAIA DR	11/30/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$128,320	43.50	\$256,633	\$55,000	\$240,000	\$193,320	1.241	1,444	\$166.20	'36K	10.5125	Ranch		\$55,000	
Y -12-36-251-028	943 ROMAN DR	4/29/2022	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$169,540	54.69	\$339,083	\$56,451	\$253,549	\$270,979	0.936	1,850	\$137.05	'36K	20.0662	Ranch		\$55,000	
Y -12-36-251-029	951 ROMAN DR	2/27/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,540	43.58	\$305,083	\$57,039	\$292,961	\$237,817	1.232	1,500	\$195.31	'36K	9.5536	Ranch		\$55,000	
Totals:			\$955,000			\$955,000	\$450,400		\$900,799		\$786,510	\$702,116			\$166.19		1.6140				
								Sale. Ratio =>	47.16				E.C.F. =>	1.120	Std. Deviation=>		0.1738443				
								Std. Dev. =>	6.44				Ave. E.C.F. =>	1.136	Ave. Variance=>		13.3775	Coefficient of Var=>	11.77240852		

8/27/2025

36K ECF

Determination use 1.20 for 2026

36L

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-36-307-007	8855 LAKEVIEW DR	8/20/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$152,270	33.47	\$304,535	\$124,838	\$330,162	\$119,798	2.756	1,008	\$327.54	'36L	103.3275	Ranch		\$124,838	
Y-12-36-327-039	8529 COOLEY BEACH DR	5/24/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$169,540	55.59	\$339,079	\$145,214	\$159,786	\$129,243	1.236	1,193	\$133.94	'36L	48.6392	Ranch		\$145,214	
Y-12-36-351-002	9024 COOLEY LAKE RD	5/16/2024	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$187,410	49.65	\$374,822	\$172,482	\$205,018	\$134,893	1.520	1,686	\$121.60	'36L	20.2858	BiLevel		\$171,602	
Y-12-36-351-003	9020 COOLEY LAKE RD	8/24/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$255,210	73.97	\$510,426	\$216,919	\$128,081	\$195,671	0.655	1,671	\$76.65	'36L	106.8141	Ranch		\$215,483	
Y-12-36-351-022	8852 CHARBANE AVE	11/21/2024	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$193,890	40.18	\$387,785	\$151,367	\$331,133	\$157,612	2.101	1,094	\$302.68	'36L	37.8224	Ranch		\$151,367	
Y-12-36-376-008	8776 CHARBANE AVE	5/7/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$259,340	48.47	\$518,670	\$210,565	\$324,435	\$205,403	1.580	1,831	\$177.19	'36L	14.3209	Ranch		\$210,565	
Y-12-36-377-003	8512 CASCADE ST	10/28/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,800	34.95	\$279,605	\$106,313	\$293,687	\$115,528	2.542	1,104	\$266.02	'36L	81.9414	Ranch		\$103,545	
Y-12-36-453-011	8420 CASCADE ST	10/6/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,330	49.33	\$246,669	\$116,787	\$133,213	\$86,588	1.538	884	\$150.69	'36L	18.4245	Ranch		\$116,322	
Y-12-36-453-023	8454 CASCADE ST	10/4/2023	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$384,630	48.08	\$769,252	\$167,480	\$632,520	\$401,181	1.577	3,401	\$185.98	'36L	14.6069	CapeCod		\$165,753	
Totals:			\$3,950,000			\$3,950,000	\$1,865,420		\$3,730,843		\$2,538,035	\$1,545,917			\$193.59		8.0947				
								Sale. Ratio =>	47.23				E.C.F. =>	1.642	Std. Deviation=>		0.6496725				
								Std. Dev. =>	12.14				Ave. E.C.F. =>	1.723	Ave. Variance=>		49.5758	Coefficient of Var=>	28.77775783		

8/27/2025

Determination use 1.641 for 2026

36M

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-35-481-001	9049 LONGCROFT DR	9/27/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$367,660	38.70	\$735,326	\$191,014	\$758,986	\$403,194	1.882	3,915	\$193.87	'36M	35.4226	SingleFamily		\$187,434	
Y-12-35-481-006	9149 LONGCROFT DR	12/13/2024	\$632,500	WD	03-ARM'S LENGTH	\$632,500	\$258,230	40.83	\$516,465	\$163,066	\$469,434	\$261,777	1.793	2,399	\$195.68	'36M	26.5052	CapeCod		\$163,066	
Y-12-36-354-041	8775 COOLEY LAKE RD	7/5/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$208,350	59.53	\$416,692	\$212,568	\$137,432	\$151,202	0.909	1,500	\$91.62	'36M	61.9278	Colonial/2Sty		\$210,322	
Totals:			\$1,932,500			\$1,932,500	\$834,240		\$1,668,483		\$1,365,852	\$816,173			\$160.39		14.5276				
								Sale. Ratio =>	43.17				E.C.F. =>	1.673	Std. Deviation=>		0.5381605				
								Std. Dev. =>	11.46				Ave. E.C.F. =>	1.528	Ave. Variance=>		41.2852	Coefficient of Var=>	27.0154309		

8/27/2025

36M ECF

Determination use 1.673 for 2026

36P

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value
Y-12-36-151-009	8787 CEDAR ISLAND RD	8/3/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,450	39.82	\$238,891	\$62,560	\$237,440	\$159,575	1.488	1,384	\$171.56	'36P	0.0000	TriLevel/Quad		\$62,560
Totals:			\$300,000			\$300,000	\$119,450		\$238,891		\$237,440	\$159,575			\$171.56		0.0000			
							Sale. Ratio =>		39.82				E.C.F. =>	1.488	Std. Deviation=>	#DIV/0!				
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.488	Ave. Variance=>	0.0000	Coefficient of Var=>	0		

8/27/2025

36P

Determination use 1.20 for 2026

36Q

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y-12-36-104-008	8604 SAWGRASS LN	1/9/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$248,080	49.62	\$496,153	\$76,648	\$423,352	\$374,558	1.130	2,232	\$189.67	'36Q	4.8430	Colonial/2Sty		\$75,000		
Y-12-36-104-020	866 UNION LAKE RD	12/13/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$271,020	47.97	\$542,030	\$83,212	\$481,788	\$409,658	1.176	1,894	\$254.38	'36Q	0.2628	Ranch		\$81,000		
Y-12-36-104-070	828 PRESERVE LN	11/15/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,890	48.50	\$329,781	\$41,142	\$298,858	\$257,713	1.160	1,424	\$209.87	'36Q	1.9047	Ranch		\$40,000		
Y-12-36-104-071	830 PRESERVE LN	5/5/2023	\$387,635	WD	03-ARM'S LENGTH	\$387,635	\$175,590	45.30	\$351,186	\$41,142	\$346,493	\$276,825	1.252	1,424	\$243.32	'36Q	7.2967	Ranch		\$40,000		
Y-12-36-104-072	832 PRESERVE LN	6/9/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$176,610	47.10	\$353,221	\$41,142	\$333,858	\$278,641	1.198	1,424	\$234.45	'36Q	1.9464	Ranch		\$40,000		
Y-12-36-104-082	712 ANDER LN	6/7/2024	\$450,685	WD	03-ARM'S LENGTH	\$450,685	\$197,390	43.80	\$394,785	\$41,154	\$409,531	\$315,741	1.297	1,934	\$211.75	'36Q	11.8346	Colonial/2Sty		\$40,000		
Y-12-36-104-084	708 ANDER LN	7/21/2023	\$471,925	WD	03-ARM'S LENGTH	\$471,925	\$207,860	44.05	\$415,721	\$41,154	\$430,771	\$334,434	1.288	1,934	\$222.74	'36Q	10.9358	Ranch		\$40,000		
Y-12-36-104-094	711 ANDER LN	10/31/2024	\$384,860	WD	03-ARM'S LENGTH	\$384,860	\$165,170	42.92	\$330,342	\$41,178	\$343,682	\$258,182	1.331	1,408	\$244.09	'36Q	15.2460	Ranch		\$40,000		
Y-12-36-404-002	8424 COLONY RIDGE DR	6/14/2023	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$311,860	55.64	\$623,710	\$28,000	\$532,500	\$531,883	1.001	2,669	\$199.51	'36Q	17.7541	Colonial/2Sty		\$28,000		
Y-12-36-404-011	8305 COLONY RIDGE DR	6/8/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$276,460	58.20	\$552,916	\$28,000	\$447,000	\$468,675	0.954	2,308	\$193.67	'36Q	22.4949	Colonial/2Sty		\$28,000		
Totals:			\$4,510,605			\$4,510,605	\$2,194,930		\$4,389,845		\$4,047,833	\$3,506,310			\$220.35		2.4259					
								Sale. Ratio =>	48.66				E.C.F. =>	1.154	Std. Deviation=>		0.1246106					
								Std. Dev. =>	5.07				Ave. E.C.F. =>	1.179	Ave. Variance=>		9.4519	Coefficient of Var=>		8.018915515		

1/16/2026
 36Q ECF
 Determination for 2026 use 1.153 ECF

36R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value		
Y -12-25-476-022	760 PEMBROKE CT	7/18/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$324,600	51.12	\$649,200	\$68,574	\$566,426	\$587,678	0.964	3,373	\$167.93	'36R	0.1340	Colonial/2Sty		\$60,000		
Y -12-36-202-017	8940 EASTWAY DR	2/21/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$314,850	52.48	\$629,706	\$60,000	\$540,000	\$576,625	0.936	3,477	\$155.31	'36R	2.6014	Colonial/2Sty		\$60,000		
Y -12-36-204-017	8240 WOODSEEDGE	4/23/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$260,190	50.04	\$520,387	\$60,000	\$460,000	\$465,978	0.987	2,653	\$173.39	'36R	2.4674	Colonial/2Sty		\$60,000		
Totals:			\$1,755,000			\$1,755,000	\$899,640		\$1,799,293		\$1,566,426	\$1,630,281			\$165.54		0.1666					
								Sale. Ratio =>	51.26				E.C.F. =>	0.961	Std. Deviation=>		0.02537016					
								Std. Dev. =>	1.22				Ave. E.C.F. =>	0.962	Ave. Variance=>		1.7342	Coefficient of Var=>		1.801810492		

11/6/2025

36R ECF

Determination use .936 for 2026

36S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	
Y-12-36-477-019	1351 WAVERLY DR	3/28/2025	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$156,660	48.97	\$313,318	\$50,000	\$269,900	\$233,852	1.154	1,462	\$184.61	'36S	6.9233	Ranch		\$50,000	
Y-12-36-477-026	8046 STONY CT	7/2/2025	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,040	50.87	\$356,081	\$50,000	\$300,000	\$271,830	1.104	1,867	\$160.69	'36S	1.8715	Colonial/2Sty		\$50,000	
Y-12-36-477-062	8133 SPRINGDALE DR	5/28/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,590	53.41	\$347,175	\$50,000	\$275,000	\$263,920	1.042	1,865	\$147.45	'36S	4.2933	Colonial/2Sty		\$50,000	
Y-12-36-477-075	1398 WAVERLY DR	10/30/2025	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$172,900	49.97	\$345,797	\$50,000	\$296,000	\$262,697	1.127	1,719	\$172.19	'36S	4.1858	Colonial/2Sty		\$50,000	
Y-12-36-477-097	1342 WAVERLY DR	5/1/2025	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$141,270	55.18	\$282,540	\$49,000	\$207,000	\$207,406	0.998	1,586	\$130.52	'36S	8.6873	Colonial/2Sty		\$49,000	
Totals:			\$1,596,900			\$1,596,900	\$822,460		\$1,644,911		\$1,347,900	\$1,239,705			\$159.09		0.2359				
								Sale. Ratio =>	51.50				E.C.F. =>	1.087	Std. Deviation=>		0.06380786				
								Std. Dev. =>	2.56				Ave. E.C.F. =>	1.085	Ave. Variance=>		5.1923	Coefficient of Var=>	4.785858625		

11/6/2025

36S ECF

Determination use 1.086 for 2026