

ECF - Res Midland Neighborhood Area 1

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
11-31-96-080	5102 AIRPORT RD	9/29/2022	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	70,900	44.31	151,465	27,500	132,500	177,351	0.75	1,742	1 STORY
11-29-60-500	8414 STURGEON AVE	6/22/2022	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	112,100	49.82	239,329	55,000	170,000	213,433	0.80	1,702	RANCH
14-02-10-342	5812 DIAMOND VIEW WEST	9/16/2021	\$ 326,500	WD	03-ARM'S LENGTH	\$ 326,500	171,500	52.53	345,091	55,000	271,500	336,144	0.81	1,548	RANCH
11-29-60-538	3110 TOBOGGAN RUN	4/30/2021	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	250,400	50.08	506,638	82,500	417,500	491,471	0.85	2,195	RANCH
11-29-60-532	3117 TOBOGGAN RUN	9/15/2021	\$ 590,000	CD	03-ARM'S LENGTH	\$ 590,000	295,000	50.00	596,646	82,500	507,500	595,768	0.85	3,183	2 STORY
11-31-10-396	7618 WINDING CREEK CT	5/21/2021	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	147,500	46.09	311,081	38,500	281,500	315,854	0.89	2,164	2 STORY
11-28-40-207	212 IRON LEAF CT	10/27/2022	\$ 290,000	WD	03-ARM'S LENGTH	\$ 290,000	126,700	43.69	282,080	35,900	254,100	285,050	0.89	1,315	RANCH
11-34-70-604	528 BROADHEAD DR	12/15/2021	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	160,900	46.64	308,081	55,000	290,000	320,734	0.90	2,422	2 STORY
11-34-70-502	100 BROADHEAD DR	10/1/2021	\$ 390,000	WD	03-ARM'S LENGTH	\$ 390,000	170,600	43.74	373,813	55,000	335,000	369,425	0.91	1,815	1 STORY
11-28-40-209	208 IRON LEAF CT	12/14/2022	\$ 290,000	WD	03-ARM'S LENGTH	\$ 290,000	127,900	44.10	288,827	35,900	254,100	276,907	0.92	1,315	RANCH
11-34-70-582	503 BROADHEAD DR	7/29/2022	\$ 401,000	WD	03-ARM'S LENGTH	\$ 401,000	164,000	40.90	352,179	55,000	346,000	375,620	0.92	2,710	2 STORY
11-31-10-396	7618 WINDING CREEK CT	7/7/2022	\$ 355,500	WD	03-ARM'S LENGTH	\$ 355,500	144,200	40.56	310,455	38,500	317,000	343,738	0.92	2,164	2 STORY
11-34-70-578	407 BROADHEAD DR	11/29/2022	\$ 405,000	WD	03-ARM'S LENGTH	\$ 405,000	157,500	38.89	429,469	72,000	333,000	357,469	0.93	2,016	RANCH
11-31-70-121	7415 ROCK HOLLOW LN	11/2/2021	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	158,800	46.71	311,145	38,500	301,500	315,928	0.95	2,055	CONDO
11-31-70-118	7431 ROCK HOLLOW LN	4/16/2021	\$ 418,000	WD	03-ARM'S LENGTH	\$ 418,000	189,200	45.26	374,904	38,500	379,500	389,809	0.97	1,884	CONDO
11-31-94-144	5012 BRISTLECONE DR	8/26/2022	\$ 570,000	WD	03-ARM'S LENGTH	\$ 570,000	220,900	38.75	474,943	66,000	504,000	516,884	0.98	2,784	2 STORY
11-31-10-408	7708 WINDING CREEK CT	4/20/2021	\$ 285,000	WD	03-ARM'S LENGTH	\$ 285,000	120,100	42.14	254,007	38,500	246,500	249,719	0.99	2,260	2 STORY
11-31-10-404	7702 WINDING CREEK CT	7/13/2022	\$ 263,000	WD	03-ARM'S LENGTH	\$ 263,000	109,100	41.48	234,311	38,500	224,500	226,728	0.99	1,573	RANCH
11-29-50-550	7902 STURGEON AVE	9/6/2022	\$ 169,000	WD	03-ARM'S LENGTH	\$ 169,000	79,400	46.98	169,379	27,500	141,500	140,491	1.01	2,018	1.5 STORY
11-31-60-424	4801 TORREY PINE DR	11/18/2022	\$ 735,000	WD	03-ARM'S LENGTH	\$ 735,000	254,600	34.64	730,380	107,800	627,200	622,580	1.01	2,543	RANCH
Totals:			\$ 7,378,000			\$ 7,378,000	3,231,300		7,044,223		6,334,400	6,921,103			
								Sale. Ratio =>	43.80						
								Std. Dev. =>	4.47			Ave. E.C.F. =>	0.91		

ECF - Res Midland Neighborhood Area 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-06-80-362	6124 PINWOOD DR	7/1/2021	\$ 229,000	WD	03-ARM'S LENGTH	\$ 229,000	148,300	64.76	274,306	52,800	176,200	272,303	0.65	2,484	2 STORY
14-05-80-176	6205 ALYSE LN	7/15/2021	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	62,500	52.08	141,130	35,000	85,000	130,468	0.65	1,434	CONDO
14-05-80-182	6204 ALYSE LN	6/13/2022	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	69,600	53.54	148,058	35,000	95,000	142,789	0.67	1,434	CONDO
14-05-60-024	3106 VALORIE LN	2/18/2022	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	59,900	59.90	130,513	37,400	62,600	93,776	0.67	1,170	RANCH
14-05-10-027	2201 MAPLELEAF DR	9/25/2021	\$ 270,000	OTH	03-ARM'S LENGTH	\$ 270,000	157,100	58.19	308,102	47,300	222,700	320,611	0.69	2,350	CONDO
14-06-92-148	5606 PONDVIEW DR	5/27/2022	\$ 750,000	WD	03-ARM'S LENGTH	\$ 750,000	383,900	51.19	825,959	82,000	668,000	939,602	0.71	6,289	2 STORY
14-05-80-192	6210 LORETTA LN	4/19/2022	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	71,000	54.62	140,574	35,000	95,000	133,337	0.71	1,474	CONDO
13-01-30-130	5207 WESTRIDGE DR	8/30/2022	\$ 342,500	WD	03-ARM'S LENGTH	\$ 342,500	168,100	49.08	361,525	52,800	289,700	399,485	0.73	1,765	RANCH
14-06-50-500	4104 STONEGATE DR	5/19/2021	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	131,100	49.47	289,152	52,800	212,200	290,554	0.73	3,524	DUPLEX
14-05-10-035	1816 OAKFIELD DR	5/21/2021	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	116,000	53.95	231,827	47,300	167,700	226,844	0.74	1,667	CONDO
14-06-70-528	5600 PINE MEADOW DR	5/28/2021	\$ 362,000	WD	03-ARM'S LENGTH	\$ 362,000	196,000	54.14	392,820	52,800	309,200	417,995	0.74	3,574	2 STORY
14-06-70-400	5908 PARTRIDGE LN	9/17/2021	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	130,400	51.14	275,093	52,800	202,200	273,271	0.74	2,942	2 STORY
13-01-80-030	6103 W WACKERLY ST	6/1/2021	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	131,300	54.71	258,882	37,400	202,600	272,274	0.74	1,894	2 STORY
14-05-10-023	2013 MAPLELEAF DR	9/8/2021	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	126,100	53.66	250,604	47,300	187,700	249,927	0.75	1,712	CONDO
13-01-30-130	5207 WESTRIDGE DR	4/5/2021	\$ 330,700	WD	03-ARM'S LENGTH	\$ 330,700	149,100	45.09	350,804	52,800	277,900	366,344	0.76	1,765	RANCH
13-01-30-122	5503 GREENRIDGE DR	11/16/2022	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	129,800	48.07	338,432	54,500	215,500	283,932	0.76	1,769	CONDO
14-06-80-266	6109 PARTRIDGE LN	7/26/2022	\$ 267,000	WD	03-ARM'S LENGTH	\$ 267,000	140,400	52.58	299,141	52,800	214,200	281,505	0.76	2,550	2 STORY
14-06-80-370	6109 CHICORY CT	5/14/2021	\$ 277,600	WD	03-ARM'S LENGTH	\$ 277,600	143,500	51.69	291,307	52,800	224,800	293,203	0.77	2,403	2 STORY
13-12-30-316	5910 PLUMTREE LN	12/20/2022	\$ 373,500	WD	03-ARM'S LENGTH	\$ 373,500	159,000	42.57	407,449	78,400	295,100	379,731	0.78	2,329	2 STORY
14-05-20-614	5812 THORNBERRY DR	10/28/2022	\$ 405,000	WD	03-ARM'S LENGTH	\$ 405,000	173,500	42.84	416,840	92,100	312,900	398,957	0.78	3,620	2 STORY
13-01-10-776	6210 MILLBROOK DR	5/4/2021	\$ 227,500	WD	03-ARM'S LENGTH	\$ 227,500	113,400	49.85	233,316	52,800	174,700	221,913	0.79	1,618	1 STORY
14-05-80-076	2713 SCHADE WEST DR	8/2/2021	\$ 202,000	WD	03-ARM'S LENGTH	\$ 202,000	104,400	51.68	206,267	37,400	164,600	207,593	0.79	1,285	CONDO
14-06-94-216	5406 COPPER RIDGE CT	8/16/2021	\$ 570,000	WD	03-ARM'S LENGTH	\$ 570,000	308,800	54.18	583,111	52,800	517,200	651,925	0.79	4,400	2 STORY
14-05-50-014	3206 GIBSON ST	3/24/2022	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	51,000	52.58	111,740	37,400	59,600	74,869	0.80	1,236	1 STORY
13-12-10-212	5209 HAWKS NEST DR	7/28/2022	\$ 416,000	WD	03-ARM'S LENGTH	\$ 416,000	188,000	45.19	403,832	60,500	355,500	442,170	0.80	2,232	2 STORY
14-05-10-025	2105 MAPLELEAF DR	10/26/2022	\$ 330,000	WD	03-ARM'S LENGTH	\$ 330,000	134,700	40.82	332,870	92,100	237,900	295,796	0.80	1,756	CONDO
14-05-10-060	6204 PEBBLESTONE DR	9/13/2021	\$ 245,384	WD	03-ARM'S LENGTH	\$ 245,384	124,400	50.70	247,519	47,300	198,084	246,134	0.80	1,975	CONDO
14-06-10-532	6105 STURGEON CREEK PKWY	11/9/2021	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	90,700	50.39	181,231	47,300	132,700	164,645	0.81	2,200	2 STORY
14-06-80-290	6109 OAK MEADOWS CT	4/13/2021	\$ 246,000	WD	03-ARM'S LENGTH	\$ 246,000	126,100	51.26	247,580	52,800	193,200	239,448	0.81	2,250	2 STORY

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13-01-30-110	5514 GREENRIDGE DR	9/21/2021	\$ 260,000	WD	03-ARM'S LENGTH	\$ 260,000	124,100	47.73	261,601	52,800	207,200	256,684	0.81	1,746	CONDO
13-12-10-830	4411 DUBLIN AVE	8/19/2021	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	36,100	30.08	120,196	83,400	36,600	45,234	0.81	960	1 STORY
13-01-80-320	6411 W WACKERLY ST	5/3/2021	\$ 140,500	WD	03-ARM'S LENGTH	\$ 140,500	38,300	27.26	140,608	83,400	57,100	70,327	0.81	1,184	1 STORY
14-06-92-126	4905 WARBLERS WAY	10/29/2021	\$ 495,000	WD	03-ARM'S LENGTH	\$ 495,000	265,600	53.66	495,252	77,000	418,000	514,168	0.81	3,478	2 STORY
14-05-80-244	6128 LONDONBERRIE CT	5/6/2022	\$ 384,000	WD	03-ARM'S LENGTH	\$ 384,000	178,800	46.56	384,044	47,300	336,700	413,704	0.81	3,064	2 STORY
14-06-94-442	4904 GOLDENWOOD DR	9/10/2021	\$ 285,000	WD	03-ARM'S LENGTH	\$ 285,000	123,300	43.26	284,173	52,800	232,200	284,433	0.82	2,126	2 STORY
13-12-30-814	5406 PLUMTREE LN	4/7/2021	\$ 295,000	WD	03-ARM'S LENGTH	\$ 295,000	141,600	48.00	293,496	47,300	247,700	302,655	0.82	2,087	2 STORY
14-05-20-050	2411 DILLOWAY DR	12/3/2021	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	114,400	49.74	241,214	47,300	182,700	222,128	0.82	2,621	2 STORY
14-06-70-382	4204 MOORLAND DR	6/30/2021	\$ 312,000	WD	03-ARM'S LENGTH	\$ 312,000	159,900	51.25	308,577	52,800	259,200	314,433	0.82	3,028	1.75 STORY
13-01-20-302	5607 POWDER HORN TRL	7/15/2022	\$ 880,000	WD	03-ARM'S LENGTH	\$ 880,000	388,400	44.14	832,358	143,000	737,000	887,810	0.83	4,805	2 STORY
14-06-60-110	4709 BUTTERNUT PL	6/9/2022	\$ 465,000	WD	03-ARM'S LENGTH	\$ 465,000	213,400	45.89	455,932	77,000	388,000	465,534	0.83	3,246	2 STORY
13-12-10-448	5519 RED TAIL LN	7/30/2021	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	192,200	45.22	413,630	60,500	364,500	434,112	0.84	1,808	RANCH
14-06-70-360	4804 MOORLAND CT	8/19/2022	\$ 432,900	WD	03-ARM'S LENGTH	\$ 432,900	196,100	45.30	420,769	52,800	380,100	452,066	0.84	3,011	TRI-LEVEL
14-05-20-098	1704 DILLOWAY DR	5/6/2021	\$ 349,900	WD	03-ARM'S LENGTH	\$ 349,900	167,900	47.99	338,778	47,300	302,600	358,321	0.84	2,578	2 STORY
14-06-60-524	5204 HUNTINGTON DR	8/19/2021	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	115,500	47.14	236,707	52,800	192,200	226,082	0.85	2,644	TRI-LEVEL
13-01-10-500	5612 POWDER HORN TRL	5/31/2022	\$ 770,000	WD	03-ARM'S LENGTH	\$ 770,000	333,900	43.36	713,916	143,000	627,000	735,271	0.85	3,241	2 STORY
14-05-30-074	2114 NORWOOD DR	10/31/2022	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	117,600	43.56	298,957	92,100	177,900	208,329	0.85	3,048	TRI-LEVEL
13-12-30-316	5910 PLUMTREE LN	8/20/2021	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	157,200	45.57	330,826	47,300	297,700	348,546	0.85	2,329	2 STORY
13-01-20-330	5611 POWDER HORN TRL	6/30/2021	\$ 831,000	WD	03-ARM'S LENGTH	\$ 831,000	409,000	49.22	798,177	143,000	688,000	805,426	0.85	4,461	2 STORY
14-05-60-356	2913 JEFFREY LN	5/24/2021	\$ 250,500	WD	03-ARM'S LENGTH	\$ 250,500	121,700	48.58	239,778	37,400	213,100	248,788	0.86	2,552	2 STORY
13-12-30-858	3803 ASPEN WAY	12/14/2022	\$ 403,800	WD	03-ARM'S LENGTH	\$ 403,800	158,800	39.33	406,871	78,400	325,400	379,064	0.86	2,330	2 STORY
14-05-10-810	6112 THORNBERRY CT	3/2/2022	\$ 267,500	WD	03-ARM'S LENGTH	\$ 267,500	125,000	46.73	249,252	47,300	220,200	255,060	0.86	1,589	CONDO
14-06-70-364	5601 PINE MEADOW DR	5/27/2022	\$ 436,000	WD	03-ARM'S LENGTH	\$ 436,000	193,900	44.47	413,971	77,000	359,000	413,983	0.87	2,862	1 STORY
13-12-10-309	5314 FALCON WAY	7/26/2022	\$ 395,000	WD	03-ARM'S LENGTH	\$ 395,000	166,400	42.13	357,198	60,500	334,500	383,923	0.87	1,824	2 STORY
13-12-30-362	3906 PLUMTREE LN	1/17/2023	\$ 465,000	WD	03-ARM'S LENGTH	\$ 465,000	181,800	39.10	455,944	78,400	386,600	443,420	0.87	2,375	2 STORY
14-06-80-076	4217 OAKRIDGE DR	11/3/2022	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	113,400	44.47	284,578	52,800	202,200	231,778	0.87	2,496	2 STORY
14-07-20-030	4300 W MAIN ST	11/17/2021	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	155,400	44.40	327,416	31,853	318,147	363,343	0.88	2,614	2 STORY
14-06-50-516	4306 STONEGATE DR	9/3/2021	\$ 315,000	WD	03-ARM'S LENGTH	\$ 315,000	130,000	41.27	296,087	52,800	262,200	299,079	0.88	2,060	1 STORY
14-06-94-060	5408 PINE MEADOW DR	5/18/2021	\$ 530,000	WD	03-ARM'S LENGTH	\$ 530,000	219,900	41.49	495,371	77,000	453,000	514,314	0.88	3,645	2 STORY
13-01-20-748	5419 STONE RIDGE DR	10/25/2021	\$ 385,000	WD	03-ARM'S LENGTH	\$ 385,000	168,300	43.71	361,265	76,800	308,200	349,700	0.88	2,589	2 STORY
13-01-30-140	5311 WESTRIDGE DR	7/23/2021	\$ 342,000	WD	03-ARM'S LENGTH	\$ 342,000	154,600	45.20	318,840	52,800	289,200	327,050	0.88	1,814	CONDO
13-12-30-890	3704 ASPEN WAY	7/29/2021	\$ 323,000	WD	03-ARM'S LENGTH	\$ 323,000	144,800	44.83	300,667	47,300	275,700	311,471	0.89	2,046	2 STORY
14-05-80-181	6208 ALYSE LN	12/19/2022	\$ 149,900	WD	03-ARM'S LENGTH	\$ 149,900	69,000	46.03	140,634	24,650	125,250	141,155	0.89	1,427	CONDO
13-12-30-810	5310 PLUMTREE LN	10/5/2022	\$ 380,000	WD	03-ARM'S LENGTH	\$ 380,000	145,900	38.39	341,815	75,800	304,200	342,595	0.89	2,147	2 STORY
14-05-50-418	3205 GIBSON ST	8/13/2021	\$ 197,000	WD	03-ARM'S LENGTH	\$ 197,000	67,300	34.16	183,482	37,400	159,600	179,582	0.89	2,388	2 STORY
14-05-10-182	2332 OAKFIELD DR	10/27/2022	\$ 476,000	WD	03-ARM'S LENGTH	\$ 476,000	185,000	38.87	442,183	92,100	383,900	430,092	0.89	3,450	2 STORY
14-06-80-366	6116 PINWOOD DR	9/1/2021	\$ 381,000	WD	03-ARM'S LENGTH	\$ 381,000	167,800	44.04	351,281	52,800	328,200	366,930	0.89	2,964	2 STORY
13-01-10-708	5307 OAKRIDGE DR	9/8/2021	\$ 319,000	WD	03-ARM'S LENGTH	\$ 319,000	135,600	42.51	294,735	52,800	266,200	297,417	0.90	2,317	2 STORY
14-05-70-658	2900 SCARBOROUGH LN	10/28/2022	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	173,500	38.56	417,117	92,100	357,900	399,297	0.90	2,433	1 STORY
13-12-30-858	3803 ASPEN WAY	12/6/2021	\$ 360,000	WD	03-ARM'S LENGTH	\$ 360,000	157,200	43.67	316,880	47,300	312,700	348,128	0.90	2,330	2 STORY
14-05-10-067	2000 OAKFIELD DR	7/27/2021	\$ 278,500	WD	03-ARM'S LENGTH	\$ 278,500	129,200	46.39	256,551	47,300	231,200	257,238	0.90	1,650	CONDO
14-06-70-122	5913 PERRINE RD	6/11/2021	\$ 241,000	WD	03-ARM'S LENGTH	\$ 241,000	88,200	36.60	222,996	52,800	188,200	209,226	0.90	1,963	2 STORY
13-12-30-308	5815 PLUMTREE LN	5/28/2021	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	148,100	43.56	311,382	47,300	292,700	324,643	0.90	2,206	2 STORY
14-05-60-262	2800 CAMBERLEY LN	12/3/2021	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	91,900	38.29	233,493	37,400	202,600	224,624	0.90	2,686	TRI-LEVEL
14-06-90-108	4808 OAKRIDGE DR	7/12/2021	\$ 386,000	WD	03-ARM'S LENGTH	\$ 386,000	165,900	42.98	352,747	52,800	333,200	368,733	0.90	3,032	2 STORY
14-05-20-578	1916 SPRINGWOOD DR	9/23/2022	\$ 435,000	WD	03-ARM'S LENGTH	\$ 435,000	184,700	42.46	396,355	47,300	387,700	428,829	0.90	3,698	1.75 STORY
14-06-50-532	4215 STONEGATE DR	10/12/2021	\$ 299,000	WD	03-ARM'S LENGTH	\$ 299,000	116,500	38.96	274,180	52,800	246,200	272,148	0.90	1,850	1 STORY
14-05-10-061	6116 PEBBLESTONE DR	6/23/2022	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	128,300	42.77	274,272	47,300	252,700	278,845	0.91	1,664	CONDO
14-06-70-312	4409 MOORLAND DR	7/6/2021	\$ 289,000	WD	03-ARM'S LENGTH	\$ 289,000	120,200	41.59	264,808	52,800	236,200	260,627	0.91	2,645	1 STORY
14-05-20-612	5808 THORNBERRY DR	1/19/2022	\$ 419,000	WD	03-ARM'S LENGTH	\$ 419,000	193,200	46.11	377,801	47,300	371,700	407,085	0.91	3,512	2 STORY
14-06-70-366	4700 MOORLAND DR	8/19/2021	\$ 382,500	WD	03-ARM'S LENGTH	\$ 382,500	151,400	39.58	345,481	52,800	329,700	359,800	0.92	3,040	1.5 STORY
14-05-70-722	2808 WALDEN WOODS DR	7/11/2022	\$ 368,500	WD	03-ARM'S LENGTH	\$ 368,500	155,200	42.12	332,539	47,300	321,200	350,428	0.92	2,804	2 STORY
14-05-10-044	2225 MAPLELEAF DR	8/3/2022	\$ 299,900	WD	03-ARM'S LENGTH	\$ 299,900	126,900	42.31	271,199	47,300	252,600	275,069	0.92	1,664	CONDO
13-01-20-766	5302 TRAILRIDGE DR	10/3/2022	\$ 400,000	CD	03-ARM'S LENGTH	\$ 400,000	166,200	41.55	354,729	76,800	323,200	351,017	0.92	2,040	1 STORY
14-05-80-220	6021 EMERSON CT	8/6/2021	\$ 405,000	WD	03-ARM'S LENGTH	\$ 405,000	156,700	38.69	362,817	47,300	357,700	387,873	0.92	2,632	2 STORY
14-05-80-078	2719 SCHADE WEST DR	9/20/2022	\$ 239,900	WD	03-ARM'S LENGTH	\$ 239,900	98,700	41.14	211,248	37,400	202,500	219,566	0.92	1,245	CONDO
13-01-20-716	5719 N STONEMILL CT	10/4/2021	\$ 372,000	WD	03-ARM'S LENGTH	\$ 372,000	155,300	41.75	333,866	76,800	295,200	316,018	0.93	2,651	2 STORY

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-05-20-498	2303 LONGFELLOW LN	8/26/2022	\$ 375,000	WD	03-ARM'S LENGTH	\$ 375,000	155,300	41.41	332,519	47,300	327,700	350,404	0.94	2,779	2 STORY
13-01-10-756	5414 OAKRIDGE DR	6/30/2021	\$ 382,500	WD	03-ARM'S LENGTH	\$ 382,500	166,500	43.53	339,385	52,800	329,700	352,306	0.94	2,368	2 STORY
14-05-50-182	4914 NATALIE CT	12/6/2021	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	94,500	42.95	196,518	41,562	178,438	190,393	0.94	1,699	2 STORY
13-12-30-888	5702 PLUMTREE LN	8/15/2022	\$ 365,000	WD	03-ARM'S LENGTH	\$ 365,000	144,400	39.56	310,054	47,300	317,700	338,395	0.94	1,872	2 STORY
13-12-30-830	5505 PLUMTREE LN	8/5/2021	\$ 385,100	WD	03-ARM'S LENGTH	\$ 385,100	163,200	42.38	339,703	47,300	337,800	359,459	0.94	2,230	2 STORY
13-12-30-828	5511 PLUMTREE LN	4/23/2021	\$ 309,500	WD	03-ARM'S LENGTH	\$ 309,500	132,500	42.81	274,153	47,300	262,200	278,876	0.94	1,660	1 STORY
14-05-70-314	2626 WALDEN WOODS CT	6/28/2021	\$ 390,000	WD	03-ARM'S LENGTH	\$ 390,000	175,900	45.10	343,796	47,300	342,700	364,490	0.94	2,926	2 STORY
13-12-30-246	3809 WESTVIEW DR	9/30/2022	\$ 409,900	WD	03-ARM'S LENGTH	\$ 409,900	164,000	40.01	352,291	47,300	362,600	385,196	0.94	2,395	2 STORY
14-06-94-052	5405 PINE MEADOW DR	11/23/2021	\$ 515,000	WD	03-ARM'S LENGTH	\$ 515,000	225,500	43.79	454,448	77,000	438,000	464,396	0.94	3,688	2 STORY
14-05-70-106	2507 BROOKWOOD DR	11/7/2022	\$ 360,000	WD	03-ARM'S LENGTH	\$ 360,000	132,600	36.83	375,196	85,000	275,000	290,196	0.95	2,345	2 STORY
14-06-50-125	4917 HEDGEWOOD DR	8/27/2021	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	63,300	42.20	130,081	10,574	139,426	146,913	0.95	1,438	1.25 STORY
14-06-90-202	4907 PINWOOD CT	5/24/2021	\$ 399,000	WD	03-ARM'S LENGTH	\$ 399,000	157,700	39.52	349,065	52,800	346,200	364,206	0.95	2,747	2 STORY
14-05-20-512	2105 RAMBLE LN	10/20/2022	\$ 420,000	WD	03-ARM'S LENGTH	\$ 420,000	144,900	34.50	436,301	97,100	322,900	339,201	0.95	3,145	2 STORY
14-05-10-057	6205 PEBBLESTONE DR	2/23/2022	\$ 295,000	WD	03-ARM'S LENGTH	\$ 295,000	131,900	44.71	258,658	47,300	247,700	259,662	0.95	1,664	CONDO
14-06-10-369	3717 W WACKERLY ST	6/9/2022	\$ 141,000	WD	03-ARM'S LENGTH	\$ 141,000	59,100	41.91	124,961	37,400	103,600	107,572	0.96	1,296	CONDO
14-06-96-064	5003 RAINTREE DR	9/29/2021	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	59,900	46.08	112,258	16,500	113,500	117,718	0.96	1,256	CONDO
13-12-10-307	5310 FALCON WAY	10/26/2022	\$ 514,250	WD	03-ARM'S LENGTH	\$ 514,250	186,200	36.21	426,960	77,000	437,250	452,843	0.97	1,583	RANCH
14-05-80-058	2508 SCHADE WEST DR	4/30/2021	\$ 219,900	WD	03-ARM'S LENGTH	\$ 219,900	96,300	43.79	190,982	37,400	182,500	188,802	0.97	1,277	CONDO
14-06-10-002	6000 PERRINE RD	12/16/2021	\$ 123,600	OTH	03-ARM'S LENGTH	\$ 123,600	55,400	44.82	125,623	37,400	86,200	88,860	0.97	1,316	1 STORY
14-05-70-522	3003 ABIGAIL LN	6/4/2021	\$ 575,000	WD	03-ARM'S LENGTH	\$ 575,000	217,700	37.86	488,861	47,300	527,700	542,822	0.97	3,113	2 STORY
14-05-60-328	3004 JEFFREY LN	9/30/2022	\$ 285,000	WD	03-ARM'S LENGTH	\$ 285,000	114,300	40.11	244,575	37,400	247,600	254,523	0.97	2,531	2 STORY
14-06-90-088	6108 BRIARWOOD CT	10/21/2022	\$ 410,000	WD	03-ARM'S LENGTH	\$ 410,000	164,400	40.10	351,676	52,800	357,200	367,182	0.97	3,028	2 STORY
13-01-10-010	6221 DUBLIN AVE	10/8/2021	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	101,000	41.22	210,856	37,400	207,600	213,234	0.97	1,652	1 STORY
13-01-10-730	5315 OAKRIDGE DR	8/1/2022	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	167,200	38.88	358,731	52,800	377,200	386,383	0.98	2,782	2 STORY
14-06-30-110	3809 WINTERGREEN DR	4/20/2021	\$ 222,005	WD	03-ARM'S LENGTH	\$ 222,005	100,900	45.45	191,247	39,000	183,005	187,161	0.98	2,338	2 STORY
14-06-80-014	6101 PERRINE RD	6/24/2021	\$ 157,000	WD	03-ARM'S LENGTH	\$ 157,000	61,800	39.36	139,186	52,800	104,200	106,197	0.98	1,618	1 STORY
13-12-30-862	3711 ASPEN WAY	7/16/2021	\$ 413,000	WD	03-ARM'S LENGTH	\$ 413,000	166,200	40.24	349,908	47,300	365,700	372,004	0.98	2,312	2 STORY
14-05-20-560	5804 SCHADE DR	7/30/2021	\$ 315,000	WD	03-ARM'S LENGTH	\$ 315,000	139,500	44.29	268,721	47,300	267,700	272,199	0.98	2,495	2 STORY
14-05-20-490	5801 WOODCLIFF DR	5/28/2021	\$ 346,000	WD	03-ARM'S LENGTH	\$ 346,000	151,900	43.90	294,207	47,300	298,700	303,529	0.98	2,912	2 STORY
14-06-20-310	5721 STURGEON AVE	11/15/2021	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	61,200	37.09	144,741	51,000	114,000	115,238	0.99	1,596	RANCH
14-06-70-524	5604 PINE MEADOW DR	8/20/2021	\$ 475,000	WD	03-ARM'S LENGTH	\$ 475,000	192,200	40.46	399,881	52,800	422,200	426,676	0.99	3,279	2 STORY
14-06-92-110	4904 WARBLERS WAY	7/25/2022	\$ 695,000	WD	03-ARM'S LENGTH	\$ 695,000	269,600	38.79	580,216	52,800	642,200	647,953	0.99	4,675	2 STORY
13-01-10-736	5413 OAKRIDGE DR	2/21/2023	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	130,700	37.88	303,750	54,500	290,500	292,741	0.99	1,777	1 STORY
14-06-80-376	6112 CHICORY CT	6/24/2022	\$ 343,880	WD	03-ARM'S LENGTH	\$ 343,880	136,500	39.69	291,383	52,800	291,080	293,109	0.99	2,439	2 STORY
13-12-30-850	3917 ASPEN WAY	8/25/2021	\$ 317,000	WD	03-ARM'S LENGTH	\$ 317,000	127,700	40.28	267,735	47,300	269,700	270,986	1.00	1,944	2 STORY
14-05-30-214	1820 LAWRENCE DR	7/15/2022	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	90,400	46.36	194,338	47,300	147,700	148,084	1.00	1,563	1 STORY
13-12-30-322	6007 PLUMTREE LN	6/25/2021	\$ 328,000	WD	03-ARM'S LENGTH	\$ 328,000	131,600	40.12	276,201	47,300	280,700	281,394	1.00	1,637	2 STORY
14-05-50-264	4918 GLENCOE ST	5/4/2021	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	62,900	40.58	133,063	37,400	117,600	117,601	1.00	1,612	2 STORY
14-05-70-714	2907 WALDEN WOODS DR	9/15/2022	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	161,700	38.05	353,895	47,300	377,700	376,665	1.00	2,630	2 STORY
14-06-92-098	4809 OAKRIDGE DR	2/1/2023	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	135,300	39.22	301,127	54,500	290,500	289,660	1.00	2,596	2 STORY
14-05-10-022	2009 MAPLELEAF DR	12/27/2022	\$ 290,000	WD	03-ARM'S LENGTH	\$ 290,000	113,000	38.97	253,912	51,600	238,400	237,613	1.00	1,555	CONDO
13-12-30-212	5304 VANDEMER DR	2/4/2022	\$ 333,000	WD	03-ARM'S LENGTH	\$ 333,000	133,000	39.94	272,615	47,300	285,700	284,567	1.00	1,829	1 STORY
14-06-40-172	4904 STURGEON CREEK PKWY	12/9/2021	\$ 189,000	WD	03-ARM'S LENGTH	\$ 189,000	83,600	44.23	186,569	39,000	150,000	148,934	1.01	1,495	1 STORY
14-05-10-073	2100 OAKFIELD DR	8/25/2022	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	133,100	38.03	284,952	47,300	302,700	300,149	1.01	1,992	CONDO
14-05-20-024	2009 DILLOWAY DR	12/15/2022	\$ 286,100	WD	03-ARM'S LENGTH	\$ 286,100	129,200	45.16	252,811	51,600	234,500	232,203	1.01	2,861	2 STORY
14-06-70-320	5617 BERRY CT	10/31/2022	\$ 387,000	WD	03-ARM'S LENGTH	\$ 387,000	159,900	41.32	383,143	54,500	332,500	328,643	1.01	2,984	1.5 STORY
14-06-80-378	6108 CHICORY CT	8/27/2021	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	138,500	40.74	283,237	52,800	287,200	283,282	1.01	2,054	1 STORY
14-06-50-526	4309 STONEGATE DR	11/29/2021	\$ 317,000	WD	03-ARM'S LENGTH	\$ 317,000	109,100	34.42	254,181	52,800	264,200	260,058	1.02	1,933	1 STORY
14-05-70-160	5604 WOODBERRY CT	7/16/2021	\$ 401,000	WD	03-ARM'S LENGTH	\$ 401,000	169,200	42.19	329,691	47,300	353,700	347,151	1.02	2,707	2 STORY
14-05-80-065	2513 SCHADE WEST DR	10/26/2021	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	92,100	41.86	183,060	37,400	182,600	179,064	1.02	1,214	CONDO
13-01-10-738	5417 OAKRIDGE DR	6/22/2022	\$ 375,000	WD	03-ARM'S LENGTH	\$ 375,000	128,200	34.19	302,298	52,800	322,200	315,110	1.02	2,236	2 STORY
14-06-80-178	6108 PARTRIDGE LN	9/22/2021	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	92,300	36.92	210,453	57,153	192,847	188,456	1.02	1,730	1 STORY
14-06-80-174	6112 PARTRIDGE LN	10/29/2021	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	108,200	33.81	264,792	52,800	267,200	260,607	1.03	2,647	1 STORY
14-05-20-554	2305 LALKWOOD DR	12/22/2021	\$ 399,000	WD	03-ARM'S LENGTH	\$ 399,000	166,500	41.73	323,284	47,300	351,700	339,935	1.03	3,453	2 STORY
13-12-30-844	5309 PLUMTREE LN	12/15/2021	\$ 428,000	WD	03-ARM'S LENGTH	\$ 428,000	166,300	38.86	333,061	47,300	380,700	367,600	1.04	2,227	2 STORY
14-05-30-208	1714 SYLVAN LN	7/26/2022	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	110,200	40.81	234,387	47,300	222,700	213,793	1.04	1,857	1 STORY
11-31-40-052	3610 W WACKERLY ST	11/28/2022	\$ 188,000	WD	03-ARM'S LENGTH	\$ 188,000	63,900	33.99	182,367	49,200	138,800	133,167	1.04	1,687	BI-LEVEL

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	
14-06-70-010	5701 WOODBRIDGE LN	4/2/2021	\$ 237,000	WD	03-ARM'S LENGTH	\$ 237,000	101,400	42.78	196,490	52,800	184,200	176,642	1.04	2,048	2 STORY	
14-06-10-381	3607 W WACKERLY ST	6/27/2022	\$ 143,007	WD	03-ARM'S LENGTH	\$ 143,007	56,700	39.65	119,717	37,400	105,607	101,130	1.04	1,040	CONDO	
14-06-90-202	4907 PINEWOOD CT	12/14/2022	\$ 469,000	WD	03-ARM'S LENGTH	\$ 469,000	174,700	37.25	398,337	54,500	414,500	396,797	1.04	2,747	2 STORY	
14-06-20-036	5709 HIGHLAND DR	1/31/2022	\$ 128,000	WD	03-ARM'S LENGTH	\$ 128,000	50,800	39.69	123,575	51,164	76,836	73,007	1.05	1,032	1 STORY	
Totals:			\$ 48,354,226			\$ 48,354,226	20,947,000		45,211,206		40,312,370	45,247,738				
								Sale. Ratio =>	43.32							
								Std. Dev. =>	5.77							
													Ave. E.C.F. =>	0.89		

ECF - Res Midland Neighborhood Area 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-11-80-386	1916 PLYMOUTH ST	12/6/2022	\$ 289,000	WD	03-ARM'S LENGTH	\$ 289,000	132,600	45.88	368,193	82,400	206,600	285,793	0.72	2,503	2 STORY
14-03-50-082	308 WILSON DR	11/30/2022	\$ 147,500	WD	03-ARM'S LENGTH	\$ 147,500	64,600	43.80	174,759	75,400	72,100	99,359	0.73	1,080	1 STORY
14-04-30-532	309 W CHAPEL LN	11/30/2021	\$ 156,000	WD	03-ARM'S LENGTH	\$ 156,000	83,900	53.78	198,610	49,500	106,500	145,618	0.73	1,992	1 STORY
14-03-20-057	1308 WILDWOOD ST	4/5/2022	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	94,700	54.11	199,110	60,500	114,500	155,541	0.74	2,049	2 STORY
14-03-10-268	1614 FOXWOOD CT	7/13/2022	\$ 475,000	WD	03-ARM'S LENGTH	\$ 475,000	232,600	48.97	498,357	80,500	394,500	534,364	0.74	2,996	2 STORY
14-03-10-242	1315 FOXWOOD DR	1/3/2023	\$ 480,000	WD	03-ARM'S LENGTH	\$ 480,000	238,400	49.67	543,236	86,800	393,200	531,781	0.74	3,109	1 STORY
14-04-20-114	5804 SUMMERSET DR	2/24/2023	\$ 325,000	WD	03-ARM'S LENGTH	\$ 325,000	169,800	52.25	362,729	80,600	244,400	328,701	0.74	2,947	2 STORY
14-03-20-140	5705 WOODVIEW PASS	9/1/2021	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	172,300	53.84	369,355	60,500	259,500	346,580	0.75	2,801	2 STORY
14-04-20-410	5905 JEFFERSON AVE	7/1/2022	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	92,000	49.73	196,427	38,000	147,000	195,984	0.75	1,771	1 STORY
14-03-30-060	1600 WINCHESTER DR	5/28/2021	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	143,700	53.22	306,150	71,500	198,500	263,311	0.75	2,438	2 STORY
14-03-10-264	1602 FOXWOOD CT	8/22/2022	\$ 525,000	WD	03-ARM'S LENGTH	\$ 525,000	251,000	47.81	553,146	80,500	444,500	584,691	0.76	3,340	2 STORY
14-04-10-316	6018 SUMMERSET DR	11/30/2021	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	120,900	52.57	242,302	39,500	190,500	247,192	0.77	2,688	DUPLEX
14-03-50-206	4911 HARDING ST	3/1/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	62,900	41.93	157,653	75,400	74,600	95,831	0.78	1,026	1 STORY
14-04-40-454	608 LAKESIDE CIR	11/1/2022	\$ 285,000	OTH	03-ARM'S LENGTH	\$ 285,000	127,300	44.67	351,832	44,400	240,600	307,432	0.78	1,612	CONDO
14-02-40-364	5100 RIDGEVIEW CT	6/9/2022	\$ 441,500	WD	03-ARM'S LENGTH	\$ 441,500	204,900	46.41	439,067	71,600	369,900	469,924	0.79	3,011	2 STORY
14-03-70-164	708 CHAPEL LANE CIR	6/8/2021	\$ 368,000	WD	03-ARM'S LENGTH	\$ 368,000	189,200	51.41	406,736	71,500	296,500	376,184	0.79	2,608	2 STORY
14-03-70-182	611 E CHAPEL LN	9/16/2022	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	207,000	46.00	444,356	65,500	384,500	484,489	0.79	2,443	1.5 STORY
14-11-80-318	1904 TRAIL WOOD CIR E	11/19/2021	\$ 262,000	WD	03-ARM'S LENGTH	\$ 262,000	140,100	53.47	269,447	55,000	207,000	260,822	0.79	2,294	2 STORY
14-03-60-642	5209 VAN BUREN ST	12/9/2022	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	76,900	43.94	186,718	75,400	99,600	124,815	0.80	1,521	1 STORY
14-03-20-118	1408 TIMBER DR	11/30/2022	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	146,100	53.13	322,621	86,800	188,200	235,821	0.80	1,998	1 STORY
14-03-70-148	709 CHAPEL LANE CIR	3/11/2022	\$ 541,000	WD	03-ARM'S LENGTH	\$ 541,000	248,800	45.99	525,049	71,500	469,500	580,008	0.81	3,824	2 STORY
14-04-70-308	1403 DILLOWAY DR	2/14/2023	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	66,600	49.33	138,818	68,800	66,200	81,576	0.81	1,125	RANCH
14-03-70-128	703 SCENIC DR	12/14/2021	\$ 356,000	WD	03-ARM'S LENGTH	\$ 356,000	177,600	49.89	343,006	71,500	284,500	348,142	0.82	2,436	2 STORY
14-04-50-276	4938 GRANDVIEW CIR	1/11/2023	\$ 147,000	WD	03-ARM'S LENGTH	\$ 147,000	59,800	40.68	152,040	46,400	100,600	123,078	0.82	1,536	CONDO
14-11-80-526	4717 BLOSSOM CIR	1/20/2023	\$ 343,000	WD	03-ARM'S LENGTH	\$ 343,000	144,400	42.10	351,630	87,312	255,688	307,949	0.83	2,559	2 STORY
14-03-80-318	403 SHIREWOOD LN	8/30/2021	\$ 409,000	WD	03-ARM'S LENGTH	\$ 409,000	200,700	49.07	432,270	71,500	337,500	404,836	0.83	2,736	2 STORY
14-03-70-234	412 SCENIC DR	6/1/2022	\$ 684,000	WD	03-ARM'S LENGTH	\$ 684,000	313,700	45.86	676,055	71,500	612,500	734,630	0.83	3,712	2 STORY
14-02-50-995	5104 FOXCROFT DR	12/20/2022	\$ 212,500	WD	03-ARM'S LENGTH	\$ 212,500	103,100	48.52	214,564	70,700	141,800	168,485	0.84	1,918	2 STORY
14-03-20-146	1101 TIMBER DR	1/10/2022	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	166,700	49.03	376,295	60,500	279,500	331,888	0.84	3,428	2 STORY
14-03-80-352	410 SHIREWOOD LN	12/2/2021	\$ 398,430	OTH	03-ARM'S LENGTH	\$ 398,430	192,400	48.29	387,783	77,000	321,430	378,617	0.85	2,259	2 STORY
14-03-80-336	6207 PEACHTREE CIRCLE	2/27/2023	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	165,000	38.37	433,684	86,800	343,200	404,145	0.85	2,413	2 STORY
14-04-50-648	1414 PHEASANT RIDGE DR	7/15/2021	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	66,500	51.15	134,673	33,000	97,000	114,092	0.85	1,386	CONDO
14-02-30-636	5119 HOLLYBERRY DR	11/21/2022	\$ 455,000	WD	03-ARM'S LENGTH	\$ 455,000	194,100	42.66	520,363	82,900	372,100	437,463	0.85	2,343	2 STORY
14-04-40-237	231 MORNING MEADOW WAY S	5/26/2022	\$ 264,000	WD	03-ARM'S LENGTH	\$ 264,000	119,000	45.08	258,189	11,000	253,000	296,144	0.85	1,486	1 STORY
14-02-30-610	5208 HOLLYBERRY DR	6/24/2021	\$ 435,000	WD	03-ARM'S LENGTH	\$ 435,000	196,300	45.13	447,589	71,600	363,400	421,914	0.86	2,869	1 STORY
14-02-50-222	1921 WESTBURY CT	10/20/2021	\$ 226,000	WD	03-ARM'S LENGTH	\$ 226,000	118,700	52.52	231,183	39,600	186,400	214,984	0.87	1,748	2 STORY
14-04-20-100	301 MAYFIELD LN	6/21/2021	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	122,200	47.92	260,649	49,500	205,500	236,940	0.87	2,855	2 STORY
14-04-30-964	5509 RIDGEMONT CT	7/31/2021	\$ 156,000	WD	03-ARM'S LENGTH	\$ 156,000	75,200	48.21	158,104	49,500	106,500	121,869	0.87	1,512	1 STORY
14-11-40-082	3216 GARLAND ST	6/21/2022	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	67,100	53.68	143,886	38,500	86,500	98,831	0.88	1,151	RANCH
14-03-10-210	6006 WOODVIEW PASS	6/7/2022	\$ 449,900	WD	03-ARM'S LENGTH	\$ 449,900	197,300	43.85	421,306	80,500	369,400	421,597	0.88	2,957	2 STORY
14-11-80-272	4604 AUTUMN RIDGE CIR N	8/26/2022	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	147,900	42.87	321,909	55,000	290,000	330,182	0.88	2,801	2 STORY
14-02-30-248	5420 FOSTER RD	2/15/2023	\$ 232,000	WD	03-ARM'S LENGTH	\$ 232,000	119,200	51.38	228,168	70,400	161,600	183,811	0.88	2,149	1 STORY
14-04-50-032	1524 PHEASANT RIDGE DR	6/4/2021	\$ 123,000	WD	03-ARM'S LENGTH	\$ 123,000	61,100	49.67	123,543	33,000	90,000	101,602	0.89	1,362	CONDO
14-03-20-432	5901 WOODVIEW PASS	8/30/2022	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	154,100	43.41	328,908	65,500	289,500	325,851	0.89	2,384	1 STORY
14-03-70-626	216 BURNING BUSH LN	10/10/2022	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	105,800	44.08	223,984	65,500	174,500	196,054	0.89	1,452	1 STORY
14-03-10-404	6207 WOODVIEW PASS	9/1/2022	\$ 720,000	WD	03-ARM'S LENGTH	\$ 720,000	312,400	43.39	671,116	99,000	621,000	695,211	0.89	4,266	2 STORY

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	
14-02-40-640	4820 BUTTERFIELD DR	11/4/2022	\$ 280,000	WD	03-ARM'S LENGTH	\$ 280,000	98,500	35.18	303,123	82,900	197,100	220,223	0.90	1,513	1 STORY	
14-03-70-652	415 BURNING BUSH LN	5/21/2021	\$ 295,000	WD	03-ARM'S LENGTH	\$ 295,000	137,300	46.54	293,633	65,500	229,500	255,998	0.90	1,818	2 STORY	
14-11-20-088	2704 GEORGETOWN DR	11/4/2022	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	119,600	47.84	268,717	82,400	167,600	186,317	0.90	2,593	2 STORY	
14-03-20-156	1301 TIMBER DR	5/17/2021	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	143,400	46.26	306,466	60,500	249,500	276,010	0.90	2,477	1 STORY	
14-04-40-236	303 MORNING MEADOW WAY S	6/3/2022	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	116,900	42.51	253,697	11,000	264,000	290,762	0.91	1,452	CONDO	
14-11-40-652	3200 LAWDALE DR	10/26/2021	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	42,900	47.67	88,906	35,750	54,250	59,649	0.91	1,080	RANCH	
14-11-40-422	3304 LAWDALE DR	10/11/2021	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	83,900	47.94	171,224	41,250	133,750	145,850	0.92	1,572	RANCH	
14-11-80-532	4710 BLOSSOM CIR	11/16/2022	\$ 346,500	WD	03-ARM'S LENGTH	\$ 346,500	134,700	38.87	370,223	82,400	264,100	287,823	0.92	2,328	2 STORY	
14-03-70-816	820 HONEYSUCKLE CIR	4/23/2021	\$ 486,200	WD	03-ARM'S LENGTH	\$ 486,200	218,700	44.98	470,858	71,500	414,700	448,138	0.93	2,943	2 STORY	
14-02-30-622	5211 BUTTERFIELD CT	11/15/2022	\$ 378,000	WD	03-ARM'S LENGTH	\$ 378,000	139,700	36.96	401,374	82,900	295,100	318,474	0.93	1,880	2 STORY	
14-03-50-284	408 CAPITOL DR	2/14/2022	\$ 124,820	WD	03-ARM'S LENGTH	\$ 124,820	65,800	52.72	138,634	33,000	91,820	99,063	0.93	1,026	1 STORY	
14-03-80-336	6207 PEACHTREE CIRCLE	5/11/2021	\$ 380,000	WD	03-ARM'S LENGTH	\$ 380,000	170,300	44.82	365,264	77,000	303,000	323,474	0.94	2,413	2 STORY	
14-04-20-406	100 MEADOW LN	9/24/2021	\$ 197,000	WD	03-ARM'S LENGTH	\$ 197,000	88,000	44.67	188,046	38,500	158,500	167,812	0.94	1,737	1 STORY	
14-11-80-546	4618 WILD PINE CT N	10/14/2022	\$ 485,000	WD	03-ARM'S LENGTH	\$ 485,000	197,400	40.70	423,647	60,410	424,590	449,346	0.94	3,341	2 STORY	
14-02-50-312	4923 FOSTER RD	4/29/2021	\$ 290,000	WD	03-ARM'S LENGTH	\$ 290,000	140,200	48.34	274,303	39,600	250,400	263,371	0.95	2,352	2 STORY	
14-04-50-264	4926 GRANDVIEW CIR	2/15/2023	\$ 157,500	WD	03-ARM'S LENGTH	\$ 157,500	57,000	36.19	146,686	46,400	111,100	116,840	0.95	1,282	CONDO	
14-02-70-284	5720 BLOOMFIELD DR	4/8/2022	\$ 206,050	WD	03-ARM'S LENGTH	\$ 206,050	91,600	44.46	180,985	39,600	166,450	174,902	0.95	1,680	2 STORY	
14-02-50-526	5100 PLAINFIELD ST	9/15/2021	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	109,200	47.48	217,849	39,600	190,400	200,021	0.95	2,573	2 STORY	
14-03-10-240	6108 COURTSIDE	9/30/2022	\$ 549,000	WD	03-ARM'S LENGTH	\$ 549,000	223,400	40.69	477,888	80,500	468,500	491,592	0.95	2,865	2 STORY	
14-03-40-442	5008 WHISPERING OAK CIR	8/30/2021	\$ 311,900	WD	03-ARM'S LENGTH	\$ 311,900	138,100	44.28	295,318	60,500	251,400	263,500	0.95	2,867	2 STORY	
14-03-70-610	311 BURNING BUSH LN	11/24/2021	\$ 259,900	WD	03-ARM'S LENGTH	\$ 259,900	116,100	44.67	224,695	69,798	190,102	199,066	0.95	1,612	1 STORY	
14-02-40-502	4804 FOSTER RD	6/21/2022	\$ 229,000	WD	03-ARM'S LENGTH	\$ 229,000	91,600	40.00	195,251	43,000	186,000	194,702	0.96	1,431	1 STORY	
14-04-80-236	900 DEERFIELD CT	9/8/2021	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	94,300	43.86	204,305	60,500	154,500	161,370	0.96	2,504	2 STORY	
14-04-60-406	1402 SYLVAN LN	4/22/2022	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	129,000	50.59	253,908	49,500	205,500	214,352	0.96	2,631	2 STORY	
14-02-60-162	2209 CRANBROOK DR	3/31/2023	\$ 217,000	WD	03-ARM'S LENGTH	\$ 217,000	93,600	43.13	201,471	70,700	146,300	152,358	0.96	1,907	2 STORY	
14-03-30-378	5210 CLAREMONT ST	3/10/2023	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	165,900	39.04	387,861	75,400	349,600	364,040	0.96	2,703	2 STORY	
14-03-70-118	812 SCENIC DR	7/27/2021	\$ 405,000	WD	03-ARM'S LENGTH	\$ 405,000	177,600	43.85	380,893	71,500	333,500	347,184	0.96	2,870	2 STORY	
14-11-10-070	2711 COLONY DR	7/16/2021	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	112,900	46.08	230,806	55,000	190,000	197,280	0.96	2,304	2 STORY	
14-11-10-530	4618 TROTTERS POINTE CIR	4/28/2021	\$ 241,700	WD	03-ARM'S LENGTH	\$ 241,700	106,400	44.02	225,432	44,000	197,700	203,593	0.97	1,731	2 STORY	
14-04-40-222	205 MORNING MEADOW WAY S	4/7/2022	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	98,400	41.00	194,542	11,000	229,000	234,717	0.98	1,461	CONDO	
14-03-70-110	5905 INVERNESS CIR	6/30/2022	\$ 599,000	WD	03-ARM'S LENGTH	\$ 599,000	230,400	38.46	507,966	71,500	527,500	539,934	0.98	3,047	1 STORY	
14-11-50-218	1926 BAUSS ST	1/30/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	65,100	39.45	153,422	69,700	95,300	97,542	0.98	1,438	RANCH	
14-02-30-554	2607 HOLLYBERRY DR	5/27/2022	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	180,600	40.13	387,994	57,400	392,600	401,724	0.98	2,247	2 STORY	
14-11-50-536	3200 FERNSIDE ST	10/21/2021	\$ 177,500	WD	03-ARM'S LENGTH	\$ 177,500	80,400	45.30	164,959	38,500	139,000	141,905	0.98	1,528	1 STORY	
14-04-40-314	511 MORNINGSIDE DR	11/7/2022	\$ 166,000	WD	03-ARM'S LENGTH	\$ 166,000	49,600	29.88	168,536	42,900	123,100	125,636	0.98	1,336	CONDO	
14-03-80-362	606 SHIREWOOD LN	9/29/2021	\$ 575,000	WD	03-ARM'S LENGTH	\$ 575,000	244,900	42.59	529,600	77,000	498,000	507,883	0.98	3,079	2 STORY	
14-04-10-320	6014 SUMMERSET DR	6/1/2022	\$ 360,000	WD	03-ARM'S LENGTH	\$ 360,000	138,700	38.53	297,107	49,500	310,500	316,645	0.98	2,173	RANCH	
14-04-40-321	517 MORNINGSIDE DR	8/27/2021	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	51,500	44.78	104,715	5,500	109,500	111,334	0.98	1,336	CONDO	
14-04-30-512	303 JOSHUA LN	7/30/2021	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	117,800	42.84	253,601	48,500	226,500	230,153	0.98	2,059	2 STORY	
14-11-30-262	3800 LAWDALE DR	12/23/2022	\$ 252,500	WD	03-ARM'S LENGTH	\$ 252,500	96,900	38.38	230,709	82,400	170,100	172,791	0.98	1,984	2 STORY	
14-11-40-102	3100 GREENWAY DR	12/2/2022	\$ 173,900	WD	03-ARM'S LENGTH	\$ 173,900	68,700	39.51	174,996	69,700	104,200	105,296	0.99	1,222	RANCH	
14-02-70-312	2203 CANDLESTICK LN	6/15/2021	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	113,400	47.25	220,063	39,600	200,400	202,506	0.99	1,920	2 STORY	
14-03-40-440	5014 WHISPERING OAK CIR	2/17/2022	\$ 347,000	WD	03-ARM'S LENGTH	\$ 347,000	148,600	42.82	294,427	60,500	286,500	289,382	0.99	2,529	2 STORY	
14-02-30-642	5217 HOLLYBERRY DR	6/11/2021	\$ 404,689	WD	03-ARM'S LENGTH	\$ 404,689	161,800	39.98	369,657	57,300	347,389	350,510	0.99	2,344	2 STORY	
14-03-40-492	5031 FOXPOINT CIR	10/29/2021	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	132,800	42.84	284,263	60,500	249,500	251,095	0.99	2,586	2 STORY	
14-03-30-054	1501 AVALON ST	10/15/2021	\$ 307,000	WD	03-ARM'S LENGTH	\$ 307,000	131,800	42.93	281,298	60,500	246,500	247,767	0.99	2,407	2 STORY	
14-11-30-282	3605 LAWDALE DR	5/14/2021	\$ 278,000	WD	03-ARM'S LENGTH	\$ 278,000	84,200	30.29	253,812	46,250	231,750	232,915	0.99	1,477	1 STORY	
14-11-80-260	4605 AUTUMN RIDGE CIR N	12/30/2021	\$ 353,300	WD	03-ARM'S LENGTH	\$ 353,300	156,800	44.38	296,772	55,000	298,300	299,494	1.00	2,946	2 STORY	
14-03-30-322	1206 ADAMS DR	12/15/2022	\$ 269,000	WD	03-ARM'S LENGTH	\$ 269,000	102,500	38.10	241,920	80,400	188,600	189,163	1.00	1,974	2 STORY	
14-03-30-354	1611 PEPPERMILL CIR	5/27/2022	\$ 395,000	WD	03-ARM'S LENGTH	\$ 395,000	154,900	39.22	330,674	60,500	334,500	334,221	1.00	2,916	2 STORY	
14-04-40-464	710 LAKESIDE CIR	10/28/2021	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	134,900	42.16	286,830	22,000	298,000	297,178	1.00	1,750	CONDO	
14-04-50-055	1403 PHEASANT RIDGE DR	6/25/2021	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	63,300	45.21	128,065	33,000	107,000	106,677	1.00	1,362	CONDO	
14-02-50-884	4905 FOXCROFT DR	4/1/2021	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	84,600	45.73	168,734	39,600	145,400	144,907	1.00	1,992	TRI-LEVEL	
Totals:			\$ 29,898,289			\$ 29,898,289	13,343,200		29,361,693		24,009,619	27,138,612				
								Sale. Ratio =>	44.63							
								Std. Dev. =>	5.01							
												Ave. E.C.F. =>	0.88			

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
ECF - Res Midland Neighborhood Area 4															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-16-10-042	301 MERTZ ST	10/14/2022	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	35,500	28.40	146,772	89,750	35,250	58,809	0.60	790	1 STORY
14-09-20-112	201 SINCLAIR ST	10/28/2022	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	56,900	45.16	159,978	66,000	60,000	93,978	0.64	1,478	RANCH
14-09-30-108	3815 WOODLAWN ST	11/11/2022	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	75,800	50.53	191,402	66,000	84,000	125,402	0.67	1,515	1 STORY
14-08-50-056	3312 VALLEY DR	8/1/2022	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	252,000	58.60	535,695	110,000	320,000	442,291	0.72	3,214	2 STORY
14-09-40-100	3320 NOESKE ST	11/29/2021	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	138,000	57.50	302,558	44,000	196,000	264,585	0.74	3,187	TRI-LEVEL
14-09-10-086	4603 ROANOKE CT	12/9/2022	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	80,900	41.49	208,339	80,100	114,900	149,478	0.77	1,693	1 STORY
14-17-30-104	708 W BUTTLES ST	8/13/2021	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	21,900	52.14	45,401	13,700	28,300	36,801	0.77	656	1 STORY
14-09-30-074	630 HILLCREST RD	11/30/2022	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	81,800	32.08	286,262	144,200	110,800	142,062	0.78	1,601	1 STORY
14-08-20-020	4100 ORCHARD DR	12/15/2021	\$ 429,000	WD	03-ARM'S LENGTH	\$ 429,000	239,600	55.85	417,001	55,000	374,000	468,913	0.80	2,598	1.25 STORY
14-16-10-022	116 MERTZ ST	4/16/2021	\$ 104,000	WD	03-ARM'S LENGTH	\$ 104,000	56,600	54.42	106,203	38,500	65,500	78,595	0.83	1,476	1.5 STORY
14-09-70-276	1200 W SUGNET RD	10/15/2021	\$ 374,900	WD	03-ARM'S LENGTH	\$ 374,900	94,000	25.07	372,251	88,000	286,900	329,981	0.87	2,546	1 STORY
14-09-40-416	2906 BRALEY CT	1/10/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	65,800	34.63	181,598	80,100	109,900	124,339	0.88	1,781	TRI-LEVEL
14-09-50-114	1225 W ST ANDREWS RD	8/20/2021	\$ 335,000	WD	03-ARM'S LENGTH	\$ 335,000	143,300	42.78	328,033	86,210	248,790	280,727	0.89	2,526	2 STORY
14-09-50-120	1315 W ST ANDREWS RD	12/17/2021	\$ 395,000	WD	03-ARM'S LENGTH	\$ 395,000	187,500	47.47	424,050	77,000	318,000	358,738	0.89	3,027	2 STORY
14-08-20-034	13 SNOWFIELD CT	7/15/2022	\$ 520,000	WD	03-ARM'S LENGTH	\$ 520,000	257,500	49.52	550,748	69,000	451,000	500,529	0.90	3,696	2 STORY
14-16-80-336	1403 W ST ANDREWS RD	8/4/2021	\$ 375,000	WD	03-ARM'S LENGTH	\$ 375,000	162,300	43.28	356,222	77,000	298,000	324,143	0.92	2,987	1 STORY
14-08-50-078	3401 APPLEWOOD RD	7/16/2021	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	178,600	42.02	398,537	69,000	356,000	382,553	0.93	3,107	1 STORY
14-17-30-232	614 W MAIN ST	7/13/2022	\$ 205,000	WD	03-ARM'S LENGTH	\$ 205,000	90,000	43.90	211,590	44,000	161,000	172,841	0.93	2,707	1.75 STORY
14-08-60-066	3900 VALLEY DR	9/9/2022	\$ 445,000	WD	03-ARM'S LENGTH	\$ 445,000	210,700	47.35	457,288	66,000	379,000	403,548	0.94	3,298	1 STORY
14-09-30-232	408 LEONARD LN	11/7/2022	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	65,800	39.88	171,108	66,000	99,000	105,108	0.94	1,500	RANCH
14-17-20-012	1709 SAYRE ST	10/5/2022	\$ 173,500	WD	03-ARM'S LENGTH	\$ 173,500	45,700	26.34	175,207	98,200	75,300	79,420	0.95	1,084	1 STORY
14-09-10-314	4517 JEFFERSON AVE	10/20/2022	\$ 169,000	WD	03-ARM'S LENGTH	\$ 169,000	53,800	31.83	170,942	74,850	94,150	99,103	0.95	1,316	RANCH
14-17-20-092	1001 E PARK DR	12/14/2022	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	69,800	34.90	184,563	96,000	104,000	108,493	0.96	1,466	1.75 STORY
14-09-10-032	602 W MEADOWBROOK DR	12/13/2021	\$ 121,000	WD	03-ARM'S LENGTH	\$ 121,000	56,300	46.53	121,610	30,200	90,800	94,488	0.96	1,388	1 STORY
Totals:			\$ 6,189,400			\$ 6,189,400	2,720,100		6,503,358		4,460,590	5,224,925			
Sale. Ratio =>												43.95			
Std. Dev. =>												9.77		Ave. E.C.F. => 0.83	

ECF - Res Midland Neighborhood Area 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-15-30-316	2009 CAROLINA ST	12/28/2021	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	38,000	69.09	82,161	22,000	33,000	55,295	0.60	1,024	1 STORY
14-09-30-332	309 LEONARD LN	6/18/2021	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	66,400	55.33	147,512	27,500	92,500	120,198	0.77	2,300	TRI-LEVEL
14-15-30-076	1617 OHIO ST	1/4/2023	\$ 118,190	WD	03-ARM'S LENGTH	\$ 118,190	50,000	42.30	125,453	56,300	61,890	78,779	0.79	1,378	1.5 STORY
14-14-70-098	2505 WOOD CT	2/28/2022	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	72,400	57.92	147,225	35,750	89,250	112,025	0.80	1,346	1 STORY
14-13-50-484	3821 TODD ST	6/1/2021	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	93,300	51.83	212,588	27,500	152,500	185,375	0.82	2,616	DUPLEX
14-10-80-384	4622 HURON CT	9/10/2021	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	70,200	58.50	137,068	38,500	81,500	98,721	0.83	1,209	1 STORY
14-09-30-114	3909 WOODLAWN ST	10/15/2021	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	107,100	51.00	240,784	22,000	188,000	219,123	0.86	2,752	RANCH
14-10-70-202	4016 ELM CT	9/17/2021	\$ 144,000	WD	03-ARM'S LENGTH	\$ 144,000	78,100	54.24	156,579	43,230	100,770	113,525	0.89	1,710	1 STORY
14-15-10-096	1413 WYLLYS ST	3/20/2023	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	38,000	36.19	104,104	56,300	48,700	54,458	0.89	703	1 STORY
14-10-10-536	4525 ANDRE ST	9/14/2022	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	117,200	50.96	249,590	49,500	180,500	201,077	0.90	1,344	1 STORY
14-10-50-364	3409 DARTMOUTH DR	12/5/2022	\$ 126,500	WD	03-ARM'S LENGTH	\$ 126,500	57,500	45.45	134,036	54,100	72,400	79,936	0.91	1,086	1.5 STORY
14-10-40-162	910 LOVE ST	5/26/2021	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	63,800	53.17	127,833	30,250	89,750	97,734	0.92	1,710	1.5 STORY
14-14-70-520	2506 CHURCH POINT DR	6/16/2021	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	55,200	48.00	122,401	22,000	93,000	100,557	0.92	1,152	CONDO
14-10-60-254	3710 BOSTON ST	6/1/2022	\$ 139,000	WD	03-ARM'S LENGTH	\$ 139,000	72,900	52.45	156,684	38,250	100,750	108,645	0.93	1,315	1 STORY
14-15-30-388	2004 VIRGINIA ST	1/31/2022	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	38,700	51.60	83,474	24,750	50,250	53,925	0.93	1,080	1.5 STORY
14-10-30-446	1013 BALDWIN ST	2/14/2023	\$ 114,000	WD	03-ARM'S LENGTH	\$ 114,000	46,700	40.96	108,936	54,100	59,900	62,469	0.96	961	1 STORY
14-10-20-006	4300 WASHINGTON ST	9/3/2021	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	81,600	44.11	189,587	33,000	152,000	156,830	0.97	2,306	1 STORY
14-10-70-010	4314 JEFFERSON AVE	10/8/2021	\$ 102,000	WD	03-ARM'S LENGTH	\$ 102,000	51,900	50.88	104,049	27,500	74,500	76,668	0.97	1,120	1 STORY
14-10-80-310	4615 OTTAWA CT	6/17/2022	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	45,400	50.44	96,666	33,000	57,000	58,404	0.98	848	1 STORY
14-10-10-598	4516 CRUZ DR	1/13/2022	\$ 241,500	WD	03-ARM'S LENGTH	\$ 241,500	105,400	43.64	235,500	49,500	192,000	196,722	0.98	1,728	1.5 STORY
14-14-70-608	2713 KITTY HAWK CIR	9/6/2022	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	108,500	43.40	234,058	24,200	225,800	230,900	0.98	1,428	CONDO
14-13-40-172	4704 QUINCY DR	9/26/2022	\$ 156,900	WD	03-ARM'S LENGTH	\$ 156,900	65,900	42.00	146,989	38,500	118,400	120,713	0.98	1,120	1 STORY
14-10-50-814	313 E ASHMAN ST	12/20/2022	\$ 157,000	WD	03-ARM'S LENGTH	\$ 157,000	65,400	41.66	149,218	54,100	102,900	104,737	0.98	1,190	1 STORY

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-14-70-504	2509 EAST POINT DR	2/7/2022	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	48,100	45.81	106,036	22,000	83,000	84,450	0.98	1,120	CONDO
14-10-40-330	1104 WALLEN ST	10/12/2021	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	45,300	50.33	90,787	30,250	59,750	60,631	0.99	988	1 STORY
14-14-70-544	2508 KIRK POINT DR	10/12/2021	\$ 117,800	WD	03-ARM'S LENGTH	\$ 117,800	53,700	45.59	118,946	22,000	95,800	97,096	0.99	1,152	CONDO
14-10-30-634	3610 WASHINGTON ST	7/15/2021	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	36,000	51.43	70,347	27,500	42,500	42,913	0.99	672	1 STORY
14-14-10-388	3105 SHREEVE ST	6/21/2022	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	64,800	49.85	139,794	27,500	102,500	103,012	1.00	1,240	1 STORY
14-14-80-214	2706 DAWN DR	6/1/2021	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	66,900	47.79	140,233	35,750	104,250	104,645	1.00	1,355	1 STORY
14-10-30-268	3606 LANCASTER ST	11/1/2021	\$ 108,900	WD	03-ARM'S LENGTH	\$ 108,900	55,600	51.06	108,039	30,250	78,650	77,910	1.01	1,376	1 STORY
14-14-70-092	2504 WOOD CT	3/3/2023	\$ 158,000	WD	03-ARM'S LENGTH	\$ 158,000	64,000	40.51	144,235	56,300	101,700	100,175	1.02	1,200	1 STORY
14-14-70-142	1708 AIRFIELD LN	11/14/2022	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	68,200	42.63	157,992	56,300	103,700	101,692	1.02	1,380	1 STORY
14-10-60-420	3612 DARTMOUTH CT	9/27/2022	\$ 143,000	WD	03-ARM'S LENGTH	\$ 143,000	69,800	48.81	149,714	38,500	104,500	102,021	1.02	1,617	1.5 STORY
14-10-20-662	4212 ROBINHOOD TER	7/11/2022	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	90,000	48.65	194,414	35,750	149,250	145,549	1.03	2,278	2 STORY
14-14-70-617	2731 KITTY HAWK CIR	10/21/2022	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	101,500	41.43	221,656	40,000	205,000	199,870	1.03	1,344	1 STORY
14-14-70-512	2501 EAST POINT DR	6/22/2022	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	61,400	45.48	131,136	22,000	113,000	109,674	1.03	1,152	CONDO
Totals:			\$ 5,066,790			\$ 5,066,790	2,414,900		5,265,824		3,760,860	4,016,455			
								Sale. Ratio =>	47.66						
								Std. Dev. =>	6.28			Ave. E.C.F. =>	0.93		

ECF - Res Neighborhood Area 6 and MHP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
13-12-50-510	3311 GREEN RD	3/5/2021	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	56,100	60.32	144,620	37,400	55,600	103,471	0.54	1,274	1 STORY
13-14-20-840	1303 SANDOW RD	8/27/2020	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	46,800	66.86	111,748	22,000	48,000	86,610	0.55	1,122	1 STORY
14-18-40-224	1924 ISABELLA ST	9/9/2021	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	33,100	60.18	80,843	19,750	35,250	58,957	0.60	940	1 STORY
14-19-10-224	2115 ISABELLA ST	1/4/2021	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	32,600	65.20	74,948	11,000	39,000	61,712	0.63	1,176	1 STORY
14-18-96-102	3417 CEDAR ST	8/7/2020	\$ 134,000	WD	03-ARM'S LENGTH	\$ 134,000	78,700	58.73	185,347	36,401	97,599	143,738	0.68	2,294	TRI-LEVEL
14-19-80-150	3111 ISABELLA ST	7/2/2020	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	129,000	58.64	306,881	38,500	181,500	258,996	0.70	3,506	BI-LEVEL
13-13-50-800	4410 ISABELLA ST	8/5/2020	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	65,100	54.25	155,781	13,200	106,800	137,595	0.78	1,202	1 STORY
14-18-96-076	3316 CONES CT	5/27/2021	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	36,400	50.56	85,053	27,500	44,500	55,541	0.80	1,040	1 STORY
13-13-40-601	3530 CHIPPEWASSEE TRL	4/20/2020	\$ 162,500	WD	03-ARM'S LENGTH	\$ 162,500	73,000	44.92	201,937	22,000	140,500	173,645	0.81	1,952	CONDO
14-18-40-040	415 ALBEE LN	4/23/2021	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	49,400	49.40	118,435	27,500	72,500	87,755	0.83	1,272	1 STORY
14-18-50-048	413 SMITH RD	5/3/2021	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	41,800	49.18	95,945	38,500	46,500	55,436	0.84	884	1 STORY
13-13-40-280	520 SHIRMOR DR	8/24/2020	\$ 85,900	WD	03-ARM'S LENGTH	\$ 85,900	42,000	48.89	101,634	18,685	67,215	80,049	0.84	960	1 STORY
14-18-50-266	802 WILDES ST	9/4/2020	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	34,000	49.28	77,604	22,000	47,000	53,660	0.88	960	1 STORY
14-18-96-090	3317 CEDAR ST	6/25/2020	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	34,200	47.50	76,877	27,500	44,500	47,650	0.93	1,040	1 STORY
14-18-96-230	711 WILDES ST	8/29/2022	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	61,200	51.00	131,506	33,000	87,000	92,878	0.94	1,751	1 STORY
14-18-50-306	807 SMITH RD	8/30/2021	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	43,100	45.37	102,156	27,500	67,500	72,045	0.94	1,280	1 STORY
14-19-80-066	309 ROWE CT	12/28/2022	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	124,600	51.92	203,546	38,259	201,741	209,705	0.96	1,674	1 STORY
14-18-50-112	3007 SPRUCE ST	4/15/2020	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	43,700	43.70	102,731	27,500	72,500	72,600	1.00	1,592	BI-LEVEL
13-13-40-598	3518 CHIPPEWASSEE TRL	3/24/2021	\$ 196,000	WD	03-ARM'S LENGTH	\$ 196,000	81,100	41.38	197,754	22,000	174,000	169,608	1.03	1,472	CONDO
14-18-50-272	3206 AVON ST	5/8/2020	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	53,900	43.12	125,167	27,500	97,500	94,252	1.03	2,008	BI-LEVEL
14-18-50-250	3014 SPRUCE ST	4/28/2020	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	49,800	43.30	113,707	27,500	87,500	83,193	1.05	1,730	BI-LEVEL
Totals:			\$ 2,379,400			\$ 2,379,400	1,209,600		2,794,220		1,814,205	2,199,095			
								Sale. Ratio =>	50.84						
								Std. Dev. =>	7.44			Ave. E.C.F. =>	0.83		

ECF - Res Midland Neighborhood Area 7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
14-16-60-446	1302 W UNION ST	3/8/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	70,500	56.40	154,432	47,965	77,035	125,832	0.61	2,622	1 STORY
14-16-40-148	1119 FOURNIE ST	7/15/2021	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	29,500	62.11	65,694	16,500	31,000	46,657	0.66	816	1 STORY
14-16-60-332	212 W HINES ST	8/11/2022	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	36,600	66.55	78,833	16,500	38,500	57,434	0.67	1,012	1.75 STORY
14-16-40-316	715 E CARPENTER ST	6/3/2021	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	59,300	59.30	134,064	22,000	78,000	106,284	0.73	2,352	3 UNIT
14-16-30-156	401 E HINES ST	1/14/2022	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	49,000	61.25	109,474	16,500	63,500	85,833	0.74	1,477	1.5 STORY
14-16-50-392	509 MCDONALD ST	1/27/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	61,400	49.12	132,327	45,900	79,100	102,147	0.77	1,976	2 STORY
14-16-40-676	1002 HALEY ST	11/3/2022	\$ 100,100	WD	03-ARM'S LENGTH	\$ 100,100	41,400	41.36	113,272	45,900	54,200	67,372	0.80	916	1 STORY
14-16-60-316	806 FITZHUGH ST	7/2/2021	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	40,900	56.81	88,929	16,500	55,500	68,693	0.81	1,306	1.5 STORY
14-15-50-372	414 E HALEY ST	2/8/2022	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	43,600	57.37	94,472	19,800	56,200	68,803	0.82	1,496	1.5 STORY

Parcel No.	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	
14-16-30-002	1005 RODD ST	1/21/2022	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	45,500	56.17	101,507	16,500	64,500	78,478	0.82	1,488	1.5 STORY	
14-16-70-666	1508 W HINES ST	6/3/2021	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	22,100	52.62	48,211	19,250	22,750	27,467	0.83	531	1 STORY	
14-16-50-390	505 MCDONALD ST	10/15/2021	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	61,400	53.39	137,985	27,880	87,120	104,426	0.83	2,202	1.75 STORY	
14-16-40-432	706 E PINE ST	4/8/2021	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	40,900	55.27	88,886	16,500	57,500	68,652	0.84	1,166	1.5 STORY	
14-16-40-644	810 MILL ST	6/3/2021	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	44,200	52.62	99,870	16,500	67,500	79,070	0.85	1,582	1 STORY	
14-16-70-632	1515 SAYRE ST	12/19/2022	\$ 112,000	WD	03-ARM'S LENGTH	\$ 112,000	47,600	42.50	111,002	45,900	66,100	76,943	0.86	1,422	1.5 STORY	
14-16-40-594	806 E CARPENTER ST	5/20/2022	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	46,700	59.87	93,345	16,500	61,500	70,805	0.87	1,543	DUPLEX	
14-15-60-108	1301 MICHIGAN ST	5/27/2022	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	35,000	53.85	75,057	20,350	44,650	50,407	0.89	680	1 STORY	
14-16-70-678	301 W CARPENTER ST	11/11/2022	\$ 111,000	WD	03-ARM'S LENGTH	\$ 111,000	46,900	42.25	118,688	45,900	65,100	72,788	0.89	940	1 STORY	
14-16-20-010	111 HELEN ST	12/16/2022	\$ 149,000	WD	03-ARM'S LENGTH	\$ 149,000	75,100	50.40	141,847	45,900	103,100	113,398	0.91	1,730	1.5 STORY	
14-15-60-178	719 E HALEY ST	12/16/2022	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	58,000	42.96	128,432	45,900	89,100	97,543	0.91	1,729	DUPLEX	
14-16-60-182	507 ASHMAN ST	5/21/2021	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	43,700	49.66	97,791	22,000	66,000	71,882	0.92	1,070	1.5 STORY	
14-16-20-594	2516 RODD ST	11/5/2021	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	81,000	49.09	184,283	22,000	143,000	153,913	0.93	3,406	DUPLEX	
14-16-20-284	123 E COLLINS ST	1/19/2023	\$ 105,000	CD	03-ARM'S LENGTH	\$ 105,000	41,300	39.33	99,424	45,900	59,100	63,259	0.93	816	1 STORY	
14-16-60-510	1405 W PINE ST	7/23/2021	\$ 152,900	WD	03-ARM'S LENGTH	\$ 152,900	75,800	49.57	169,962	13,750	139,150	148,155	0.94	1,466	2 STORY	
14-16-60-592	420 W BUTTLES ST	8/31/2022	\$ 146,000	WD	03-ARM'S LENGTH	\$ 146,000	73,500	50.34	158,974	27,700	118,300	120,957	0.98	2,455	2 STORY	
14-16-20-084	2001 ASHMAN ST	11/19/2021	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	36,400	48.53	78,937	16,500	58,500	59,217	0.99	1,098	1 STORY	
14-16-50-404	508 ASHMAN ST	4/20/2021	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	51,000	48.57	110,143	27,880	77,120	78,020	0.99	1,460	1.5 STORY	
14-16-70-550	1601 BOOKNESS ST	6/25/2021	\$ 176,100	WD	03-ARM'S LENGTH	\$ 176,100	82,900	47.08	183,465	22,000	154,100	153,137	1.01	1,920	1 STORY	
14-15-50-764	1411 LINCOLN ST	10/6/2021	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	37,700	47.13	82,415	19,800	60,200	59,385	1.01	1,212	1.5 STORY	
Totals:			\$ 2,919,600			\$ 2,919,600	1,478,900		3,281,721		2,137,425	2,476,957				
								Sale. Ratio =>	50.65							
								Std. Dev. =>	6.72							
												Ave. E.C.F. =>	0.86			

ECF - Res Midland Neighborhood Area 8

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	
14-24-70-268	806 HEMLOCK ST	1/7/2021	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	62,500	62.50	136,818	15,400	84,600	126,955	0.67	2,036	DUPLEX	
14-24-70-278	708 HEMLOCK ST	1/7/2021	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	53,800	53.80	121,005	15,400	84,600	110,421	0.77	2,040	DUPLEX	
14-24-80-226	3315 HENRY ST	4/28/2021	\$ 112,500	WD	03-ARM'S LENGTH	\$ 112,500	61,100	54.31	133,839	16,500	96,000	122,690	0.78	1,712	DUPLEX	
14-24-70-274	710 HEMLOCK ST	1/7/2021	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	53,600	53.60	118,712	15,400	84,600	108,023	0.78	2,000	DUPLEX	
14-23-30-046	412 LEMKE ST	5/21/2021	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	61,800	52.82	134,494	24,750	92,250	114,749	0.80	1,664	DUPLEX	
14-23-30-446	410 SAM ST	12/18/2020	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	54,800	49.82	125,470	24,750	85,250	105,313	0.81	2,130	DUPLEX	
14-23-30-058	3111 BEECH ST	1/4/2022	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	94,200	52.33	208,083	21,750	158,250	194,598	0.81	2,510	DUPLEX	
17-01-80-210	4660 BAILEY BRIDGE RD	11/25/2020	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	34,200	48.86	77,708	19,250	50,750	61,124	0.83	1,016	1 STORY	
14-23-60-122	2208 BAY CITY RD	12/31/2020	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	38,600	43.86	89,284	13,200	74,800	79,554	0.94	1,682	DUPLEX	
14-23-30-360	2800 PARSONS CT	9/16/2022	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	43,200	43.20	100,446	33,000	67,000	70,357	0.95	864	1 STORY	
Totals:			\$ 1,077,500			\$ 1,077,500	557,800		1,245,859		878,100	1,093,784				
								Sale. Ratio =>	51.77							
								Std. Dev. =>	5.56							
												Ave. E.C.F. =>	0.81			