

24 Month Residential Sales Study

CITY OF TROY Sales Study

Sales Study to set 2023 Assessments

2023-CPI-5%	Overall City Increase: 7.41%	24 Month Residential Sales Study					TIME FRAME-4/01/20 to 3/31/22					12/19/2022
Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF	
01A	2011 JARMAN	88-20-01-102-002	8/31/2021	227,000	127,990	56.38	119,920	52.83	RANCH	1988	1,817	\$ 124.93
01A	2024 HARNED	88-20-01-102-016	6/16/2020	225,000	116,890	51.95	107,660	47.85	COLONIAL	1941	1,768	\$ 127.26
01A	6828 JOHN R	88-20-01-104-001	10/5/2021	226,000	99,090	43.85	90,450	40.02	COLONIAL	1940	1,200	\$ 188.33
01A	2126 JARMAN	88-20-01-105-017	10/15/2021	255,000	121,570	47.67	113,600	44.55	RANCH	1976	1,110	\$ 229.73
01A	2058 BURDIC	88-20-01-106-005	3/4/2021	235,000	110,580	47.06	103,560	44.07	RANCH	1954	1,122	\$ 209.45
01A	2088 BURDIC	88-20-01-106-007	10/20/2020	255,000	130,770	51.28	123,900	48.59	BUNGALOW	1947	1,732	\$ 147.23
01A	2136 BURDIC	88-20-01-107-002	1/19/2021	202,500	118,060	58.30	111,390	55.01	BUNGALOW	1939	1,202	\$ 168.47
01A	2022 CHANCERY	88-20-01-108-018	7/23/2021	235,000	112,860	48.03	105,460	44.88	RANCH	1976	1,065	\$ 220.66
01A	6746 JOHN R	88-20-01-108-019	4/15/2021	205,000	90,960	44.37	84,980	41.45	RANCH	1976	960	\$ 213.54
01A	2091 GULLIVER	88-20-01-110-014	11/20/2020	180,000	101,010	56.12	95,100	52.83	BUNGALOW	1956	1,006	\$ 178.93
01A	2116 GULLIVER	88-20-01-113-001	4/15/2020	220,000	119,140	54.15	112,320	51.05	RANCH	1936	1,193	\$ 184.41
01A	2168 GULLIVER	88-20-01-113-011	8/9/2021	238,000	118,910	49.96	112,250	47.16	RANCH	1974	1,416	\$ 168.08
01A	2168 GULLIVER	88-20-01-113-011	6/5/2020	210,000	118,910	56.62	112,250	53.45	RANCH	1974	1,416	\$ 148.31
01A	2143 ALFRED	88-20-01-113-016	3/25/2022	490,000	214,740	43.82	184,220	37.60	CAPE COD	2001	1,810	\$ 270.72
01B	2193 NORMANDY	88-20-01-351-005	11/23/2021	405,000	193,600	47.80	177,280	43.77	COLONIAL	1987	2,342	\$ 172.93
01B	6188 BRITTANY TREE	88-20-01-351-025	12/20/2021	425,000	199,470	46.93	172,510	40.59	COLONIAL	1989	2,232	\$ 190.41
01B	6258 BRITTANY TREE	88-20-01-351-030	4/27/2020	403,000	218,430	54.20	199,390	49.48	COLONIAL	1989	2,657	\$ 151.67
01B	6032 SILVERSTONE	88-20-01-353-002	2/26/2021	425,900	203,520	47.79	189,530	44.50	COLONIAL	1987	2,453	\$ 173.62
01B	6158 SILVERSTONE	88-20-01-353-010	8/31/2021	412,000	214,320	52.02	190,630	46.27	COLONIAL	1987	2,508	\$ 164.27
01B	6171 SMITHFIELD	88-20-01-354-014	5/5/2021	413,000	180,280	43.65	167,460	40.55	COLONIAL	1988	2,176	\$ 189.80
01B	6172 SMITHFIELD	88-20-01-355-007	9/9/2020	389,000	226,060	58.11	209,850	53.95	COLONIAL	1991	2,283	\$ 170.39
01B	6116 SMITHFIELD	88-20-01-355-011	9/28/2021	490,000	234,410	47.84	203,810	41.59	COLONIAL	1988	2,467	\$ 198.62
01B	6117 BRITTANY TREE	88-20-01-355-012	6/29/2020	380,000	200,950	52.88	187,150	49.25	COLONIAL	1988	2,321	\$ 163.72
01C	2749 RANIERI	88-20-01-401-009	12/8/2021	440,000	203,310	46.21	151,160	34.35	COLONIAL	1974	2,425	\$ 181.44
01C	2667 RONALD	88-20-01-402-009	7/30/2020	375,000	237,800	63.41	204,160	54.44	COLONIAL	1989	2,431	\$ 154.26
01C	2638 RONALD	88-20-01-403-001	6/28/2021	425,000	216,900	51.04	185,240	43.59	COLONIAL	1976	2,460	\$ 172.76
01C	2762 RANIERI	88-20-01-428-001	5/18/2021	365,000	156,740	42.94	138,790	38.02	COLONIAL	1974	2,202	\$ 165.76
01C	2800 RANIERI	88-20-01-428-004	7/22/2021	412,000	193,400	46.94	156,360	37.95	RANCH	1985	1,869	\$ 220.44
01C	2637 E SQUARE LAKE	88-20-01-476-087	4/1/2022	440,000	182,900	41.57	142,870	32.47	COLONIAL	2004	1,696	\$ 259.43
01D	2060 HARNED	88-20-01-102-012	12/29/2021	630,000	314,800	49.97	282,110	44.78	COLONIAL	2018	3,235	\$ 194.74
01E	6271 MOHICAN	88-20-01-478-007	1/22/2021	430,000	203,300	47.28	206,660	48.06	COLONIAL	1994	2,577	\$ 166.86
01E	6257 MOHICAN	88-20-01-478-008	10/23/2020	414,000	218,570	52.79	222,380	53.71	COLONIAL	1994	2,631	\$ 157.35
01F	2104 LAKESIDE	88-20-01-154-004	11/24/2020	520,000	277,870	53.44	264,880	50.94	COLONIAL	1995	3,040	\$ 171.05
01F	6436 SHORELINE	88-20-01-154-012	2/28/2022	595,000	281,970	47.39	269,770	45.34	COLONIAL	1996	3,094	\$ 192.31
01F	6472 SHORELINE	88-20-01-154-014	6/22/2020	484,000	239,690	49.52	237,390	49.05	COLONIAL	1995	2,530	\$ 191.30

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
01G	2884 MANORWOOD	88-20-01-479-022	5/28/2021	551,000	272,150	49.39	236,310	42.89	COLONIAL	1997	3,094	\$ 178.09
01G	2828 MANORWOOD	88-20-01-479-026	7/21/2021	571,000	263,670	46.18	233,820	40.95	COLONIAL	1997	3,080	\$ 185.39
01G	2800 MANORWOOD	88-20-01-479-028	8/21/2020	485,000	267,180	55.09	232,090	47.85	COLONIAL	1997	3,080	\$ 157.47
01L	6579 SHORELINE	88-20-01-151-021	6/10/2021	700,000	340,020	48.57	315,000	45.00	COLONIAL	1995	3,067	\$ 228.24
01L	2155 LAKESIDE	88-20-01-151-031	10/15/2020	659,000	339,480	51.51	317,420	48.17	COLONIAL	1996	3,067	\$ 214.87
01M	2577 SONGBIRD	88-20-01-451-014	12/27/2021	685,000	342,420	49.99	275,080	40.16	COLONIAL	2002	3,664	\$ 186.95
01P	6137 MAYAPPLE	88-20-01-356-009	12/18/2020	565,000	307,410	54.41	282,480	50.00	COLONIAL	2007	3,279	\$ 172.31
01R	6097 EVANSWOOD	88-20-01-451-033	12/9/2021	1,250,000	592,100	47.37	546,170	43.69	COLONIAL	2015	3,935	\$ 317.66
01R	6304 SPRING VIEW	88-20-01-482-005	8/17/2021	710,000	337,820	47.58	304,100	42.83	COLONIAL	2017	3,560	\$ 199.44
01R	6318 SPRING VIEW	88-20-01-482-006	7/2/2021	674,925	353,750	52.41	323,810	47.98	COLONIAL	2020	3,708	\$ 182.02
01R	2715 BROOKE VIEW LN	88-20-01-482-008	8/21/2020	622,000	345,410	55.53	316,300	50.85	COLONIAL	2019	3,730	\$ 166.76
02C	6817 WESTPOINTE	88-20-02-205-007	6/23/2021	430,000	220,020	51.17	201,560	46.87	COLONIAL	1979	2,500	\$ 172.00
02C	6927 NORTHPOINT	88-20-02-226-006	10/12/2021	424,900	217,490	51.19	199,300	46.91	COLONIAL	1978	2,614	\$ 162.55
02C	6925 EMERALD SHORES	88-20-02-227-022	9/13/2021	394,000	206,590	52.43	189,650	48.13	COLONIAL	1976	2,538	\$ 155.24
02C	1950 CHANCERY	88-20-02-230-002	12/22/2021	442,000	213,570	48.32	195,900	44.32	COLONIAL	1978	2,500	\$ 176.80
02C	1982 CHANCERY	88-20-02-230-006	10/15/2021	455,000	208,480	45.82	190,460	41.86	COLONIAL	1986	2,283	\$ 199.30
02C	6499 EMERALD LAKE	88-20-02-251-018	12/30/2021	435,000	222,020	51.04	203,510	46.78	COLONIAL	1972	2,076	\$ 209.54
02C	6711 NORTHPOINT	88-20-02-253-040	10/29/2021	360,000	165,890	46.08	153,250	42.57	COLONIAL	1973	1,793	\$ 200.78
02C	6669 EMERALD LAKE	88-20-02-254-003	6/22/2020	320,000	168,610	52.69	155,650	48.64	COLONIAL	1974	1,793	\$ 178.47
02C	6687 EMERALD LAKE	88-20-02-254-007	11/30/2020	340,000	178,220	52.42	164,340	48.34	COLONIAL	1973	2,036	\$ 166.99
02D	1311 CADMUS	88-20-02-126-019	5/27/2021	335,000	175,580	52.41	174,380	52.05	RANCH	2000	1,691	\$ 198.11
02D	1415 CAMBRIA	88-20-02-128-012	4/1/2021	372,000	193,440	52.00	193,290	51.96	RANCH	1978	2,165	\$ 171.82
02D	1495 HARTWIG	88-20-02-130-015	10/15/2021	305,000	153,090	50.19	151,010	49.51	COLONIAL	1955	2,282	\$ 133.65
02D	1250 HARTWIG	88-20-02-131-005	3/26/2021	235,000	116,390	49.53	114,710	48.81	RANCH	1946	1,209	\$ 194.38
02D	6741 BARABEAU	88-20-02-131-008	9/27/2021	333,900	164,810	49.36	164,820	49.36	COLONIAL	1940	1,872	\$ 178.37
02D	6740 BARABEAU	88-20-02-132-018	7/19/2021	305,000	139,750	45.82	137,820	45.19	BUNGALOW	1939	1,818	\$ 167.77
02E	6839 SHELLDRAKE	88-20-02-128-020	7/30/2021	625,000	292,570	46.81	268,150	42.90	COLONIAL	2010	2,972	\$ 210.30
02E	1514 DELTA	88-20-02-206-001	1/27/2021	374,000	195,410	52.25	177,810	47.54	COLONIAL	1993	2,091	\$ 178.86
02E	6871 REDFORD	88-20-02-206-004	8/21/2020	400,000	200,180	50.05	185,080	46.27	COLONIAL	1994	2,475	\$ 161.62
02E	6838 SHELLDRAKE	88-20-02-206-011	2/12/2021	410,099	203,610	49.65	188,170	45.88	COLONIAL	1994	2,397	\$ 171.09
02E	1152 CONGRESS	88-20-02-301-046	10/15/2020	405,500	216,170	53.31	199,670	49.24	COLONIAL	1990	2,699	\$ 150.24
02L	6833 LITTLE CREEK	88-20-02-229-005	3/24/2021	427,500	237,090	55.46	216,700	50.69	TRI-LEVEL	1978	2,298	\$ 186.03
02L	6637 NORTHPOINT	88-20-02-253-043	10/4/2021	405,000	213,370	52.68	195,500	48.27	RANCH	1974	1,881	\$ 215.31
02L	6574 NORTHPOINT	88-20-02-253-054	6/25/2021	390,000	197,350	50.60	181,120	46.44	COLONIAL	1973	1,900	\$ 205.26

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
02L	1910 LYSTER	88-20-02-277-033	10/29/2021	410,000	205,040	50.01	188,090	45.88	COLONIAL	1972	1,972	\$ 207.91
02L	1946 LYSTER	88-20-02-277-046	10/7/2021	515,000	251,660	48.87	229,860	44.63	COLONIAL	1973	2,287	\$ 225.19
02L	1863 LYSTER	88-20-02-279-059	4/27/2021	401,000	184,170	45.93	169,220	42.20	TRI-LEVEL	1973	1,817	\$ 220.69
02L	6128 SANDSHORES	88-20-02-378-018	10/22/2021	420,000	201,630	48.01	164,940	39.27	RANCH	1966	1,600	\$ 262.50
02L	6021 ATKINS	88-20-02-378-031	9/22/2020	375,000	182,870	48.77	168,260	44.87	COLONIAL	1968	2,045	\$ 183.37
02L	6055 ATKINS	88-20-02-378-034	9/4/2020	380,000	194,640	51.22	176,330	46.40	RANCH	1966	2,238	\$ 169.79
02L	6264 CRESCENT WAY	88-20-02-426-016	5/12/2021	380,000	191,750	50.46	175,910	46.29	RANCH	1975	1,470	\$ 258.50
02L	6325 ATKINS	88-20-02-426-031	8/6/2021	450,000	216,850	48.19	198,250	44.06	COLONIAL	1978	1,977	\$ 227.62
02M	6973 BRUNSWICK	88-20-02-101-013	7/30/2021	450,000	244,180	54.26	199,690	44.38	COLONIAL	1999	2,920	\$ 154.11
02M	1221 CADMUS	88-20-02-104-008	11/19/2021	599,000	280,230	46.78	223,030	37.23	COLONIAL	2000	2,824	\$ 212.11
02R	6861 NORTHPOINT CT	88-20-02-203-005	11/12/2021	387,500	181,290	46.78	169,060	43.63	RANCH	1978	1,877	\$ 206.45
02R	6825 NORTHPOINT	88-20-02-203-009	9/30/2021	433,000	234,040	54.05	216,940	50.10	RANCH	1978	2,578	\$ 167.96
02R	6895 NORTHPOINT	88-20-02-226-005	10/30/2020	395,000	189,100	47.87	176,210	44.61	TRI-LEVEL	1978	2,287	\$ 172.72
02R	6860 LITTLE CREEK	88-20-02-227-012	5/3/2021	385,000	172,500	44.81	161,110	41.85	RANCH	1976	1,684	\$ 228.62
02R	6846 LITTLE CREEK	88-20-02-227-013	5/20/2021	440,000	203,730	46.30	189,590	43.09	RANCH	1977	2,117	\$ 207.84
02R	1939 CHANCERY	88-20-02-228-018	2/22/2021	375,000	188,240	50.20	175,410	46.78	TRI-LEVEL	1978	2,293	\$ 163.54
02R	1975 CHANCERY	88-20-02-228-036	9/1/2020	362,000	194,890	53.84	181,440	50.12	RANCH	1979	1,679	\$ 215.60
02R	6587 EMERALD LAKE	88-20-02-251-013	7/8/2020	360,000	190,400	52.89	177,340	49.26	RANCH	1973	1,729	\$ 208.21
02R	6449 EMERALD LAKE	88-20-02-251-024	4/15/2020	319,500	170,840	53.47	159,760	50.00	RANCH	1972	1,900	\$ 168.16
02R	6067 WALKER	88-20-02-376-011	11/20/2020	324,000	151,820	46.86	140,510	43.37	RANCH	1967	1,626	\$ 199.26
02R	6361 EMERALD LAKE	88-20-02-378-039	5/24/2021	399,000	213,430	53.49	169,330	42.44	TRI-LEVEL	1969	1,979	\$ 201.62
03A	6860 WESTAWAY	88-20-03-127-010	11/19/2020	300,000	171,930	57.31	135,660	45.22	RANCH	1977	1,663	\$ 180.40
03A	493 W SOUTH BOULEVARD	88-20-03-127-046	3/15/2022	531,000	237,590	44.74	192,880	36.32	COLONIAL	1997	2,582	\$ 205.65
03A	6746 NORTON	88-20-03-226-032	4/2/2021	398,000	198,630	49.91	165,560	41.60	RANCH	1979	1,794	\$ 221.85
03A	6436 MONTCLAIR	88-20-03-251-035	10/30/2020	340,000	198,960	58.52	168,960	49.69	COLONIAL	1977	2,868	\$ 118.55
03A	690 E LOVELL	88-20-03-252-024	11/18/2021	322,000	152,900	47.48	132,410	41.12	BUNGALOW	1951	2,058	\$ 156.46
03B	615 OTTAWA	88-20-03-401-029	12/11/2020	620,000	320,860	51.75	310,000	50.00	COLONIAL	1977	2,680	\$ 231.34
03B	841 OTTAWA	88-20-03-401-031	9/9/2021	682,475	324,650	47.57	286,950	42.05	COLONIAL	1991	3,125	\$ 218.39
03B	786 OTTAWA	88-20-03-451-059	12/10/2021	521,000	266,220	51.10	240,830	46.22	COLONIAL	1986	2,659	\$ 195.94
03C	40 TELFORD	88-20-03-351-002	5/7/2021	520,000	259,950	49.99	239,220	46.00	COLONIAL	1990	2,272	\$ 228.87
03D	842 HANNAH	88-20-03-277-003	9/24/2021	241,000	121,440	50.39	118,080	49.00	RANCH	1957	960	\$ 251.04
03D	882 HANNAH(Vet Expt Sold)	88-20-03-277-005	1/28/2022	615,000	276,670	44.99	0	0.00	RANCH	1958	3,186	\$ 193.03
03D	843 DEETTA	88-20-03-277-013	8/25/2021	432,000	235,760	54.57	230,020	53.25	RANCH	1958	2,804	\$ 154.07
03D	976 DEETTA	88-20-03-278-012	8/11/2020	192,500	102,370	53.18	98,970	51.41	RANCH	1957	936	\$ 205.66
03D	827 MARENGO	88-20-03-278-019	9/1/2020	275,000	141,520	51.46	124,010	45.09	RANCH	1953	1,479	\$ 185.94

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
03E	6658 LIVERNOIS	88-20-03-151-002	4/24/2020	233,000	131,930	56.62	124,350	53.37	COLONIAL	1967	1,770	\$ 131.64
03E	130 E LOVELL	88-20-03-151-008	12/30/2021	350,000	144,990	41.43	136,710	39.06	RANCH	1957	1,768	\$ 197.96
03E	201 LESDALE	88-20-03-151-020	8/24/2020	270,000	141,800	52.52	133,770	49.54	RANCH	1956	1,567	\$ 172.30
03E	130 LESDALE	88-20-03-152-008	6/23/2020	279,000	155,980	55.91	148,650	53.28	RANCH	1959	1,684	\$ 165.68
03E	61 BOOTH	88-20-03-153-013	7/22/2020	318,700	165,310	51.87	145,890	45.78	RANCH	1964	2,062	\$ 154.56
03E	450 E LOVELL	88-20-03-176-010	3/31/2022	235,000	116,450	49.55	110,350	46.96	RANCH	1956	1,170	\$ 200.85
03E	495 LESDALE	88-20-03-176-024	6/26/2020	279,000	143,380	51.39	135,340	48.51	TRI-LEVEL	1963	1,758	\$ 158.70
03E	334 LESDALE	88-20-03-177-004	11/24/2021	294,000	138,280	47.03	130,570	44.41	RANCH	1957	1,431	\$ 205.45
03E	356 E HURST	88-20-03-178-005	9/7/2021	267,001	139,470	52.24	131,620	49.30	RANCH	1962	1,242	\$ 214.98
03E	6350 LIVERNOIS	88-20-03-301-003	8/6/2020	220,000	106,990	48.63	101,500	46.14	RANCH	1954	1,202	\$ 183.03
03E	6302 DONALDSON	88-20-03-326-018	10/30/2020	303,000	148,390	48.97	139,830	46.15	RANCH	1959	1,673	\$ 181.11
03E	382 OTTAWA	88-20-03-376-007	3/5/2021	340,000	161,860	47.61	152,170	44.76	TRI-LEVEL	1962	2,733	\$ 124.41
03F	693 AMBERWOOD CT	88-20-03-202-007	7/6/2021	519,900	250,560	48.19	218,860	42.10	COLONIAL	1995	2,783	\$ 186.81
03F	48 PHEASANT RUN	88-20-04-226-057	7/1/2021	452,000	235,380	52.08	206,080	45.59	COLONIAL	1991	2,770	\$ 163.18
03J	865 QUILL CREEK	88-20-03-279-025	8/14/2020	580,000	297,460	51.29	295,390	50.93	COLONIAL	2012	3,407	\$ 170.24
03K	6976 NORWAY	88-20-03-228-001	7/13/2020	495,000	268,850	54.31	232,590	46.99	COLONIAL	2015	3,458	\$ 143.15
03K	824 AMBERWOOD	88-20-03-228-007	8/18/2021	580,000	268,660	46.32	227,490	39.22	COLONIAL	2011	2,837	\$ 204.44
04A	387 TROYVALLY	88-20-04-404-033	12/22/2020	390,000	206,490	52.95	195,190	50.05	RANCH	1991	2,242	\$ 173.95
04A	71 ASPINWALL	88-20-04-478-024	11/15/2021	330,000	146,020	44.25	138,550	41.98	RANCH	1925	2,160	\$ 152.78
04A	6163 LIVERNOIS	88-20-04-478-029	8/19/2020	285,000	149,930	52.61	142,270	49.92	RANCH	1992	1,615	\$ 176.47
04B	6581 GLENDALE	88-20-04-151-011	10/2/2020	414,000	218,790	52.85	198,360	47.91	COLONIAL	1978	2,843	\$ 145.62
04B	6593 GLENDALE	88-20-04-151-012	7/9/2021	540,000	219,880	40.72	199,320	36.91	COLONIAL	1978	2,855	\$ 189.14
04B	895 SELBY	88-20-04-152-014	12/14/2020	469,000	264,270	56.35	237,860	50.72	COLONIAL	1978	2,843	\$ 164.97
04B	770 BRIDGE PARK	88-20-04-152-024	8/14/2020	405,000	230,960	57.03	208,750	51.54	COLONIAL	1985	2,787	\$ 145.32
04B	873 BRIDGE PARK	88-20-04-153-008	2/1/2021	418,500	204,730	48.92	186,010	44.45	COLONIAL	1978	2,635	\$ 158.82
04B	958 KEATON	88-20-04-153-016	1/20/2021	402,000	210,010	52.24	190,330	47.35	COLONIAL	1987	2,217	\$ 181.33
04B	765 KEATON	88-20-04-155-004	7/29/2021	440,800	207,560	47.09	188,260	42.71	RANCH	1984	2,093	\$ 210.61
04B	6665 GRANGER	88-20-04-176-016	7/10/2020	432,500	240,420	55.59	217,040	50.18	COLONIAL	1985	2,847	\$ 151.91
04B	6695 SMITH	88-20-04-177-010	11/19/2021	531,000	230,100	43.33	208,030	39.18	COLONIAL	1984	2,850	\$ 186.32
04C	481 SERENITY	88-20-04-129-002	8/31/2021	424,900	237,240	55.83	198,050	46.61	RANCH	1986	2,122	\$ 200.24
04C	6872 HOUGHTEN	88-20-04-203-013	11/22/2021	460,000	209,580	45.56	176,400	38.35	COLONIAL	1985	2,212	\$ 207.96
04C	6886 HIGH OAKS	88-20-04-206-002	1/21/2021	350,000	205,220	58.63	172,960	49.42	RANCH	1986	1,599	\$ 218.89
04C	6857 HOUGHTEN	88-20-04-206-019	9/29/2021	505,000	209,650	41.51	176,430	34.94	COLONIAL	1986	2,202	\$ 229.34
04C	6833 HOUGHTEN	88-20-04-206-021	11/23/2021	395,000	205,650	52.06	173,290	43.87	RANCH	1986	1,879	\$ 210.22

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
04F	922 JORDAN	88-20-04-352-006	6/23/2020	407,000	208,610	51.26	202,100	49.66	COLONIAL	1991	2,605	\$ 156.24
04F	6122 RIVERTON	88-20-04-354-003	8/14/2020	431,000	220,580	51.18	213,680	49.58	COLONIAL	1990	2,583	\$ 166.86
04F	6078 RIVERTON	88-20-04-354-005	8/3/2020	475,000	227,250	47.84	220,110	46.34	COLONIAL	1990	2,355	\$ 201.70
04G	6868 GRANGER	88-20-04-126-026	10/25/2021	490,000	241,950	49.38	184,600	37.67	RANCH	1991	2,106	\$ 232.67
04G	6833 GRANGER	88-20-04-132-007	10/7/2021	442,000	244,440	55.30	186,320	42.15	COLONIAL	1991	2,494	\$ 177.23
04G	720 KIMBERLY	88-20-04-134-012	2/25/2022	580,000	269,580	46.48	203,520	35.09	COLONIAL	1995	2,867	\$ 202.30
04H	6988 FREDMOOR	88-20-04-202-001	11/10/2021	285,000	140,250	49.21	127,960	44.90	RANCH	1972	1,421	\$ 200.56
04H	6897 VERNMOOR	88-20-04-203-003	11/5/2021	386,000	166,160	43.05	149,340	38.69	TRI-LEVEL	1966	1,971	\$ 195.84
04H	6816 VERNMOOR	88-20-04-204-008	10/8/2020	270,000	156,770	58.06	141,350	52.35	RANCH	1963	1,729	\$ 156.16
04H	6865 FREDMOOR	88-20-04-204-013	11/5/2021	345,500	205,660	59.53	185,200	53.60	RANCH	1978	2,156	\$ 160.25
04H	100 W LOVELL	88-20-04-226-026	12/29/2020	325,000	174,660	53.74	158,650	48.82	COLONIAL	1969	2,045	\$ 158.92
04H	6740 HOUGHTEN	88-20-04-252-001	10/8/2021	305,000	153,990	50.49	138,980	45.57	RANCH	1967	1,493	\$ 204.29
04H	6644 HOUGHTEN(Vet Expt Sold)	88-20-04-252-005	12/21/2021	379,000	196,180	51.76	0	0.00	BI-LEVEL	1961	2,245	\$ 168.82
04H	6744 VERNMOOR	88-20-04-253-003	1/29/2021	304,500	154,470	50.73	139,380	45.77	TRI-LEVEL	1962	1,709	\$ 178.17
04H	6712 VERNMOOR	88-20-04-253-004	5/6/2021	350,000	162,680	46.48	146,370	41.82	TRI-LEVEL	1965	1,996	\$ 175.35
04H	6768 FREDMOOR	88-20-04-254-009	6/7/2021	332,500	161,340	48.52	145,230	43.68	TRI-LEVEL	1965	1,851	\$ 179.63
04H	6525 HOUGHTEN	88-20-04-255-003	3/22/2022	375,000	157,760	42.07	143,060	38.15	TRI-LEVEL	1966	1,866	\$ 200.96
04H	6479 CANMOOR	88-20-04-326-001	11/30/2021	384,500	176,050	45.79	157,760	41.03	RANCH	1963	2,092	\$ 183.80
04H	6312 ELMOOR	88-20-04-329-007	11/6/2020	410,000	239,820	58.49	214,730	52.37	RANCH	1979	2,171	\$ 188.85
04H	6156 HERBMOOR	88-20-04-378-005	12/16/2021	511,000	210,100	41.12	161,920	31.69	RANCH	1959	2,455	\$ 208.15
04H	6256 ELMOOR	88-20-04-379-001	4/15/2020	374,000	197,070	52.69	175,650	46.97	COLONIAL	1965	2,845	\$ 131.46
04H	6455 HOUGHTEN	88-20-04-401-001	6/8/2021	310,000	146,970	47.41	133,010	42.91	RANCH	1958	1,445	\$ 214.53
04H	6361 HOUGHTEN	88-20-04-401-005	11/10/2020	251,500	134,000	53.28	122,130	48.56	RANCH	1960	1,260	\$ 199.60
04H	6268 VERNMOOR	88-20-04-404-026	4/20/2020	340,000	185,180	54.46	167,480	49.26	BI-LEVEL	1976	2,078	\$ 163.62
04J	6708 MICHAEL	88-20-04-276-051	7/23/2020	505,000	247,530	49.02	248,220	49.15	COLONIAL	2002	3,289	\$ 153.54
04J	6720 MICHAEL	88-20-04-276-052	4/13/2020	510,000	246,510	48.34	252,510	49.51	COLONIAL	2001	2,681	\$ 190.23
04J	6744 MICHAEL	88-20-04-276-054	1/19/2021	480,000	258,550	53.86	243,960	50.83	COLONIAL	2000	2,770	\$ 173.29
04K	458 BELLE MEADE	88-20-04-451-032	6/25/2021	730,000	371,410	50.88	348,390	47.72	COLONIAL	2003	4,854	\$ 150.39
04P	6888 MERRICK	88-20-04-100-063	3/22/2021	595,000	311,330	52.32	295,140	49.60	COLONIAL	2008	3,627	\$ 164.05
04P	6792 MERRICK	88-20-04-100-071	5/25/2021	670,000	347,730	51.90	329,310	49.15	COLONIAL	2010	3,221	\$ 208.01
04P	6768 MERRICK	88-20-04-100-073	9/11/2020	615,000	326,760	53.13	309,720	50.36	COLONIAL	2006	3,574	\$ 172.08
04P	865 KIMBERLY CT	88-20-04-101-003	3/12/2022	800,000	377,040	47.13	342,190	42.77	COLONIAL	2021	3,687	\$ 216.98
04P	881 KIMBERLY CT	88-20-04-101-004	3/29/2022	800,000	377,180	47.15	339,440	42.43	COLONIAL	2021	3,690	\$ 216.80
05B	6470 DENTON	88-20-05-252-010	7/2/2021	403,000	216,500	53.72	182,370	45.25	COLONIAL	1983	1,964	\$ 205.19
05B	6437 ELSEY	88-20-05-405-003	7/29/2020	415,000	235,840	56.83	211,710	51.01	COLONIAL	1984	2,432	\$ 170.64

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
05B	1258 PROSPER	88-20-05-405-004	7/29/2021	540,000	257,720	47.73	216,260	40.05	COLONIAL	1985	2,568	\$ 210.28
05B	1267 PROSPER	88-20-05-406-003	8/20/2021	560,000	251,190	44.86	213,490	38.12	COLONIAL	1985	2,508	\$ 223.29
05B	1268 KINLOCK	88-20-05-406-009	11/10/2020	415,000	211,690	51.01	190,660	45.94	RANCH	1985	2,162	\$ 191.95
05B	6338 DENTON	88-20-05-427-012	10/6/2021	505,000	228,110	45.17	187,020	37.03	COLONIAL	1985	2,393	\$ 211.03
05B	6409 DENTON	88-20-05-428-004	5/21/2021	561,000	250,220	44.60	198,000	35.29	RANCH	1985	1,988	\$ 282.19
05B	6403 DENTON	88-20-05-428-005	11/16/2021	540,000	245,640	45.49	204,050	37.79	COLONIAL	1984	2,359	\$ 228.91
05B	6383 DENTON	88-20-05-428-008	7/21/2021	562,500	278,820	49.57	249,120	44.29	RANCH	1983	2,489	\$ 225.99
05B	6329 DENTON	88-20-05-428-013	6/26/2020	354,000	216,850	61.26	195,260	55.16	RANCH	1983	1,773	\$ 199.66
05B	6321 ELSEY	88-20-05-429-012	6/25/2021	500,534	254,000	50.75	208,270	41.61	RANCH	1985	2,172	\$ 230.45
05B	1204 PROSPER	88-20-05-429-016	10/14/2021	465,000	219,910	47.29	190,350	40.94	COLONIAL	1984	1,995	\$ 233.08
05B	1373 PROSPER	88-20-05-451-002	8/20/2021	449,900	213,190	47.39	180,210	40.06	COLONIAL	1983	1,980	\$ 227.22
05B	1251 KINLOCK	88-20-05-452-004	9/14/2021	544,000	260,430	47.87	213,020	39.16	COLONIAL	1985	2,510	\$ 216.73
05B	1425 FALCON	88-20-05-454-006	6/12/2020	376,000	220,320	58.60	197,540	52.54	RANCH	1984	2,171	\$ 173.19
05B	1341 FALCON	88-20-05-454-012	6/15/2020	400,000	211,780	52.95	190,040	47.51	COLONIAL	1987	2,185	\$ 183.07
05B	1178 KINLOCK	88-20-05-476-005	10/19/2021	423,900	239,390	56.47	194,890	45.98	RANCH	1985	2,149	\$ 197.25
05B	1179 KINLOCK	88-20-05-477-002	11/5/2021	404,000	184,700	45.72	167,360	41.43	RANCH	1982	1,487	\$ 271.69
05B	1117 FALCON	88-20-05-479-008	6/18/2021	548,000	285,670	52.13	254,150	46.38	COLONIAL	1987	3,706	\$ 147.87
05C	6879 MOUNTAIN	88-20-05-126-003	11/23/2020	350,000	188,340	53.81	174,400	49.83	COLONIAL	1987	2,132	\$ 164.17
05C	6926 MOUNTAIN	88-20-05-126-008	8/18/2021	475,000	214,580	45.17	187,700	39.52	COLONIAL	1986	2,475	\$ 191.92
05C	6816 FOREST PARK	88-20-05-129-013	8/4/2021	378,500	192,810	50.94	178,500	47.16	COLONIAL	1984	2,329	\$ 162.52
05C	6764 LOCUST	88-20-05-129-018	9/10/2021	535,000	211,120	39.46	184,340	34.46	COLONIAL	1980	2,909	\$ 183.91
05C	6723 LOCUST	88-20-05-129-026	5/5/2021	470,000	193,280	41.12	178,940	38.07	COLONIAL	1984	2,623	\$ 179.18
05C	6667 FOREST PARK	88-20-05-130-006	12/3/2020	406,500	223,270	54.92	205,830	50.63	COLONIAL	1988	2,732	\$ 148.79
05C	1698 PINOAK	88-20-05-151-006	11/5/2021	410,000	218,220	53.22	200,790	48.97	COLONIAL	1988	2,817	\$ 145.54
05C	1699 PINOAK	88-20-05-151-007	6/5/2020	400,000	220,660	55.17	203,000	50.75	RANCH	1988	1,975	\$ 202.53
05C	1692 WHITE BIRCH	88-20-05-151-022	6/30/2021	440,000	241,010	54.78	221,850	50.42	COLONIAL	1987	2,904	\$ 151.52
05C	1671 WHITE BIRCH	88-20-05-151-029	9/16/2020	371,612	195,480	52.60	180,850	48.67	COLONIAL	1987	2,205	\$ 168.53
05C	1678 APPLE	88-20-05-152-007	8/25/2021	415,000	227,750	54.88	192,290	46.33	COLONIAL	1988	2,301	\$ 180.36
05D	6669 AURORA	88-20-05-202-010	6/16/2020	448,000	242,790	54.19	229,160	51.15	COLONIAL	1988	2,881	\$ 155.50
05D	1427 ALMOND	88-20-05-203-003	2/15/2021	698,000	351,250	50.32	329,480	47.20	COLONIAL	1991	3,493	\$ 199.83
05D	6611 PINEWAY	88-20-05-203-020	8/16/2021	605,000	316,560	52.32	260,620	43.08	COLONIAL	1989	3,480	\$ 173.85
05D	6655 PINEWAY	88-20-05-203-023	1/11/2021	558,000	304,330	54.54	285,980	51.25	COLONIAL	1990	2,992	\$ 186.50
05D	1387 COUNTRY	88-20-05-252-003	11/29/2021	511,111	245,490	48.03	231,640	45.32	COLONIAL	1989	2,610	\$ 195.83
05D	6530 BASSWOOD	88-20-05-252-008	9/3/2021	535,000	267,090	49.92	251,720	47.05	COLONIAL	1990	3,008	\$ 177.86
05D	1067 JOSHUA	88-20-05-278-001	4/13/2021	495,200	254,480	51.39	211,180	42.65	RANCH	1988	2,214	\$ 223.67
05D	1211 JOSHUA	88-20-05-278-010	9/9/2020	510,000	252,550	49.52	238,260	46.72	COLONIAL	1988	2,844	\$ 179.32
05D	1291 JOSHUA	88-20-05-278-015	8/12/2021	512,000	259,930	50.77	221,610	43.28	COLONIAL	1988	2,934	\$ 174.51
05D	1301 JOSHUA	88-20-05-278-016	11/10/2020	510,000	254,780	49.96	240,290	47.12	COLONIAL	1989	2,747	\$ 185.66
05D	1212 COUNTRY	88-20-05-278-020	5/28/2021	600,000	279,120	46.52	232,500	38.75	COLONIAL	1988	2,802	\$ 214.13
05D	1195 COUNTRY	88-20-05-280-005	10/15/2021	605,000	275,550	45.55	238,030	39.34	COLONIAL	1989	2,791	\$ 216.77
05D	6498 BASSWOOD	88-20-05-402-014	2/25/2022	565,000	271,260	48.01	245,250	43.41	COLONIAL	1990	2,726	\$ 207.26

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
05E	1626 REDBUD	88-20-05-129-041	3/17/2021	500,000	245,690	49.14	223,390	44.68	COLONIAL	1988	2,766	\$ 180.77
05E	6528 TAMARACK	88-20-05-178-006	10/8/2021	530,000	266,070	50.20	229,990	43.39	COLONIAL	1994	3,059	\$ 173.26
05E	6516 TAMARACK	88-20-05-179-009	10/29/2021	529,900	241,700	45.61	223,390	42.16	COLONIAL	1993	3,072	\$ 172.49
05E	6504 TAMARACK	88-20-05-179-011	10/23/2020	510,000	282,030	55.30	259,890	50.96	COLONIAL	1994	2,973	\$ 171.54
05F	6259 COUNTRY RIDGE	88-20-05-351-001	9/11/2020	610,000	326,530	53.53	295,130	48.38	COLONIAL	1991	3,169	\$ 192.49
05F	6184 CARRIAGE TRAIL	88-20-05-353-002	4/28/2021	655,000	324,390	49.53	294,150	44.91	COLONIAL	1991	3,400	\$ 192.65
05F	6097 COUNTRY RIDGE	88-20-05-354-003	8/6/2021	545,000	253,880	46.58	230,830	42.35	COLONIAL	1992	2,792	\$ 195.20
05G	1260 ALMOND	88-20-05-226-004	6/9/2020	430,000	257,410	59.86	223,310	51.93	COLONIAL	1993	3,238	\$ 132.80
05G	6831 WOODCREST	88-20-05-228-006	7/28/2021	451,000	194,750	43.18	178,150	39.50	COLONIAL	1993	1,983	\$ 227.43
05G	6751 CRESTVIEW	88-20-05-229-007	7/26/2021	568,000	261,130	45.97	235,130	41.40	COLONIAL	1993	3,391	\$ 167.50
05G	6724 WOODCREST	88-20-05-279-009	10/21/2020	450,000	235,900	52.42	213,970	47.55	COLONIAL	1994	3,129	\$ 143.82
05J	1765 ELM	88-20-05-101-029	7/15/2020	675,000	343,130	50.83	338,810	50.19	COLONIAL	2000	3,363	\$ 200.71
05J	6944 ELM PARK	88-20-05-126-024	10/30/2020	565,000	290,440	51.41	288,580	51.08	COLONIAL	1998	3,154	\$ 179.14
05J	1974 BUCKTHORN	88-20-05-153-014	8/14/2020	518,000	245,580	47.41	243,950	47.09	COLONIAL	1997	3,032	\$ 170.84
05J	1894 BUCKTHORN	88-20-05-153-019	5/13/2021	590,000	288,860	48.96	282,750	47.92	COLONIAL	1998	2,755	\$ 214.16
05J	1878 BUCKTHORN	88-20-05-153-020	4/24/2020	660,000	337,010	51.06	332,870	50.43	COLONIAL	1997	4,114	\$ 160.43
05M	1779 NEW CASTLE	88-20-05-301-039	7/31/2020	715,000	357,930	50.06	332,440	46.50	COLONIAL	2005	3,580	\$ 199.72
05M	1869 NEW CASTLE	88-20-05-301-043	5/14/2021	773,000	385,590	49.88	357,830	46.29	COLONIAL	2005	3,562	\$ 217.01
06A	6919 LIMERICK	88-20-06-101-008	12/22/2021	380,000	184,510	48.56	171,940	45.25	BI-LEVEL	1968	2,493	\$ 152.43
06A	6835 LIMERICK	88-20-06-101-012	8/31/2020	344,500	191,600	55.62	176,410	51.21	COLONIAL	1967	2,652	\$ 129.90
06A	6915 KILLARNEY	88-20-06-102-019	6/9/2021	335,000	181,190	54.09	166,500	49.70	COLONIAL	1966	2,512	\$ 133.36
06A	6853 KILLARNEY	88-20-06-102-023	11/9/2021	389,000	196,340	50.47	180,920	46.51	BI-LEVEL	1964	2,808	\$ 138.53
06A	6977 DUBLIN FAIR	88-20-06-126-013	5/18/2021	355,000	161,700	45.55	148,590	41.86	COLONIAL	1966	2,298	\$ 154.48
06A	6945 CLOCK GATE	88-20-06-127-015	9/4/2020	363,000	186,570	51.40	171,620	47.28	BUNGALOW	1963	2,356	\$ 154.07
06A	6840 DUBLIN FAIR	88-20-06-127-027	3/18/2021	385,000	173,980	45.19	161,610	41.98	COLONIAL	1960	1,988	\$ 193.66
06B	2090 GRENADIER	88-20-06-226-001	10/22/2021	521,000	259,010	49.71	175,560	33.70	COLONIAL	1984	2,828	\$ 184.23
06B	6911 DUCHESS	88-20-06-227-007	10/15/2021	456,000	229,610	50.35	168,980	37.06	COLONIAL	1978	2,787	\$ 163.62
06C	6466 PARK VIEW	88-20-06-252-003	8/13/2021	600,000	271,340	45.22	273,820	45.64	COLONIAL	1977	3,188	\$ 188.21
06C	6525 PARK VIEW	88-20-06-276-005	1/11/2022	620,000	344,660	55.59	352,840	56.91	COLONIAL	1984	3,425	\$ 181.02
06C	6529 PARK VIEW	88-20-06-276-006	11/12/2020	620,000	349,980	56.45	324,500	52.34	COLONIAL	1985	2,876	\$ 215.58
06C	6540 PARK VIEW	88-20-06-277-013	4/30/2021	445,000	259,440	58.30	261,810	58.83	COLONIAL	1987	2,647	\$ 168.11
06C	6499 TANGLEWOOD	88-20-06-278-005	2/23/2022	568,000	264,070	46.49	243,300	42.83	COLONIAL	1979	2,917	\$ 194.72
06C	2415 RED MAPLE	88-20-06-401-017	8/11/2021	600,000	260,460	43.41	243,620	40.60	COLONIAL	1978	3,191	\$ 188.03
06C	6398 CATALPA	88-20-06-404-015	9/3/2020	660,000	300,370	45.51	305,290	46.26	COLONIAL	1981	3,238	\$ 203.83
06C	2087 RED MAPLE	88-20-06-426-018	10/15/2021	559,900	287,060	51.27	260,140	46.46	RANCH	1982	2,743	\$ 204.12

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
06D	2835 TEWKSBURY	88-20-06-152-004	4/30/2021	333,333	176,820	53.05	160,300	48.09	RANCH	1954	1,570	\$ 212.31
06D	6448 TUTBURY	88-20-06-152-009	8/28/2021	380,000	181,040	47.64	179,720	47.29	RANCH	1954	1,833	\$ 207.31
06D	6437 MALVERN	88-20-06-303-008	5/8/2020	350,000	182,330	52.09	180,040	51.44	RANCH	1954	1,929	\$ 181.44
06D	6468 MALVERN	88-20-06-326-005	9/25/2020	360,000	182,350	50.65	179,910	49.98	RANCH	1954	1,842	\$ 195.44
06D	2360 W SQUARE LAKE	88-20-06-453-004	12/9/2020	315,000	155,750	49.44	152,290	48.35	RANCH	1955	1,557	\$ 202.31
06E	2591 RAMSBURY	88-20-06-328-003	12/2/2021	1,590,000	737,340	46.37	538,790	33.89	COLONIAL	2015	4,064	\$ 391.24
06E	2123 CHALGROVE	88-20-06-427-004	3/9/2022	1,035,000	575,760	55.63	429,890	41.54	COLONIAL	2005	3,795	\$ 272.73
06F	2595 MANCHESTER(Vet Expt Sold)	88-20-06-352-025	11/12/2021	789,289	378,630	47.97	0	0.00	COLONIAL	1997	4,659	\$ 169.41
06L	2751 LAKE CHARNWOOD	88-20-06-176-004	12/4/2020	395,000	202,600	51.29	199,900	50.61	TRI-LEVEL	1966	2,223	\$ 177.69
06L	2707 LAKE CHARNWOOD	88-20-06-176-005	11/18/2021	385,000	201,720	52.39	192,630	50.03	COLONIAL	1968	2,296	\$ 167.68
06L	2533 LAKE CHARNWOOD	88-20-06-176-011	9/30/2021	475,000	219,990	46.31	221,730	46.68	RANCH	1961	1,646	\$ 288.58
06L	2568 LIMERICK	88-20-06-176-018	6/25/2020	378,760	204,440	53.98	202,150	53.37	BI-LEVEL	1963	2,401	\$ 157.75
06L	2522 LIMERICK	88-20-06-176-025	4/17/2020	412,000	194,380	47.18	190,860	46.33	BUNGALOW	1963	2,167	\$ 190.12
07B	5891 ANDOVER	88-20-07-126-001	12/14/2021	542,500	227,990	42.03	192,240	35.44	COLONIAL	1971	3,370	\$ 160.98
07B	5791 ANDOVER	88-20-07-126-014	11/12/2021	675,000	362,550	53.71	303,210	44.92	COLONIAL	1969	3,838	\$ 175.87
07B	5643 HUNTERS GATE	88-20-07-176-011	9/7/2021	530,000	215,160	40.60	181,430	34.23	COLONIAL	1970	2,636	\$ 201.06
07B	2613 HOUNDS CHASE	88-20-07-176-024	5/21/2021	495,000	257,980	52.12	200,290	40.46	COLONIAL	1973	2,546	\$ 194.42
07B	2637 HOUNDS CHASE	88-20-07-176-027	6/26/2020	475,000	255,860	53.87	215,180	45.30	COLONIAL	1971	2,912	\$ 163.12
07B	2645 HOUNDS CHASE	88-20-07-176-028	6/24/2021	515,000	278,900	54.16	221,000	42.91	COLONIAL	1971	3,085	\$ 166.94
07B	5684 HUNTERS GATE	88-20-07-177-005	11/17/2021	595,000	268,870	45.19	226,090	38.00	COLONIAL	1969	3,119	\$ 190.77
07B	2638 HOUNDS CHASE	88-20-07-178-006	4/30/2021	485,000	254,050	52.38	212,780	43.87	RANCH	1971	2,379	\$ 203.87
07B	2608 DEVONWOOD	88-20-07-178-012	11/5/2021	710,000	389,630	54.88	318,130	44.81	COLONIAL	1972	3,413	\$ 208.03
07C	1970 CONNOLLY	88-20-07-276-006	5/17/2021	570,000	302,060	52.99	299,060	52.47	COLONIAL	1983	2,861	\$ 199.23
07C	2624 HOMEWOOD	88-20-07-327-020	4/19/2021	459,500	257,750	56.09	247,710	53.91	COLONIAL	1976	3,019	\$ 152.20
07C	2506 RIDGE	88-20-07-401-001	6/22/2020	438,000	211,020	48.18	209,410	47.81	COLONIAL	1974	2,691	\$ 162.76
07C	5401 RIDGE	88-20-07-402-007	7/22/2021	550,000	275,210	50.04	272,010	49.46	COLONIAL	1977	3,556	\$ 154.67
07C	5243 COLLINGTON	88-20-07-403-026	12/30/2021	585,000	285,580	48.82	279,210	47.73	COLONIAL	1978	2,889	\$ 202.49
07C	2202 CONNOLLY	88-20-07-426-003	12/29/2020	478,000	226,180	47.32	224,080	46.88	COLONIAL	1979	2,592	\$ 184.41
07C	2188 CONNOLLY	88-20-07-426-004	11/1/2021	562,000	256,280	45.60	235,450	41.90	COLONIAL	1979	2,853	\$ 196.99
07C	2170 CONNOLLY	88-20-07-426-005	10/23/2020	475,000	245,540	51.69	243,510	51.27	COLONIAL	1980	2,762	\$ 171.98
07C	5261 CHELTENHAM	88-20-07-427-021	2/12/2021	500,000	257,960	51.59	242,450	48.49	COLONIAL	1978	3,204	\$ 156.05
07C	5322 CAPRI	88-20-07-427-023	12/29/2020	480,000	254,460	53.01	252,120	52.53	COLONIAL	1985	3,044	\$ 157.69
07C	2338 CHESAPEAKE	88-20-07-451-013	5/17/2021	425,000	206,120	48.50	204,260	48.06	RANCH	1979	2,322	\$ 183.03
07C	5106 COLLINGTON	88-20-07-452-004	11/19/2021	530,000	239,660	45.22	237,060	44.73	COLONIAL	1978	3,182	\$ 166.56
07C	5208 COLLINGTON	88-20-07-453-003	8/9/2021	530,000	236,820	44.68	228,060	43.03	COLONIAL	1979	2,760	\$ 192.03
07C	5164 COLLINGTON	88-20-07-453-006	12/8/2020	378,000	206,870	54.73	205,070	54.25	RANCH	1978	2,429	\$ 155.62
07C	5128 CRESTMONT	88-20-07-453-008	8/26/2020	494,500	248,900	50.33	246,890	49.93	COLONIAL	1979	2,928	\$ 168.89

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
07C	5110 CRESTMONT	88-20-07-453-009	7/30/2020	530,000	246,620	46.53	244,630	46.16	COLONIAL	1979	3,284	\$ 161.39
07C	2453 CLAYMONT	88-20-07-454-001	6/30/2020	420,000	217,740	51.84	215,800	51.38	RANCH	1980	2,332	\$ 180.10
07C	5043 CARDINAL CT	88-20-07-477-023	4/16/2021	510,000	241,760	47.40	239,370	46.94	RANCH	1987	2,256	\$ 226.06
07C	2146 CURRAN	88-20-07-478-016	12/8/2021	473,000	247,770	52.38	245,450	51.89	COLONIAL	1985	2,719	\$ 173.96
07C	1963 CAMEO	88-20-07-479-006	8/14/2020	480,000	218,700	45.56	216,870	45.18	COLONIAL	1978	3,206	\$ 149.72
07C	5204 CAMERON CT	88-20-07-479-014	11/23/2020	463,000	221,010	47.73	219,210	47.35	COLONIAL	1977	3,246	\$ 142.64
07C	5170 CAMERON	88-20-07-479-016	6/14/2021	565,000	251,150	44.45	248,830	44.04	COLONIAL	1985	2,677	\$ 211.06
07C	5100 CAMERON	88-20-07-479-020	10/2/2020	435,000	230,290	52.94	228,340	52.49	COLONIAL	1979	3,233	\$ 134.55
07C	5139 CAMERON	88-20-07-479-025	6/16/2020	460,000	244,930	53.25	243,000	52.83	COLONIAL	1978	3,290	\$ 139.82
07C	5062 CARDINAL	88-20-07-479-030	12/17/2021	467,000	270,700	57.97	253,480	54.28	COLONIAL	1985	2,888	\$ 161.70
07C	5038 CARDINAL	88-20-07-479-032	10/14/2021	537,000	300,500	55.96	270,870	50.44	COLONIAL	1984	3,242	\$ 165.64
07C	5606 CHELTENHAM	88-20-08-157-001	6/26/2020	412,000	193,810	47.04	191,920	46.58	RANCH	1984	2,128	\$ 193.61
07C	5495 CORBIN	88-20-08-302-004	7/10/2020	465,000	241,950	52.03	239,670	51.54	COLONIAL	1985	2,433	\$ 191.12
07C	5395 CORBIN	88-20-08-302-008	7/13/2021	670,000	288,060	42.99	251,700	37.57	COLONIAL	1986	2,932	\$ 228.51
07C	5339 CORBIN	88-20-08-302-012	9/14/2020	440,000	219,550	49.90	217,650	49.47	COLONIAL	1979	2,401	\$ 183.26
07C	5325 CORBIN	88-20-08-302-013	11/16/2021	417,000	205,740	49.34	203,890	48.89	RANCH	1979	2,387	\$ 174.70
07C	5480 CORBIN	88-20-08-303-001	9/15/2020	499,000	217,230	43.53	215,340	43.15	COLONIAL	1979	2,399	\$ 208.00
07C	5376 CORBIN	88-20-08-303-007	2/17/2021	494,100	261,900	53.01	259,530	52.53	RANCH	1985	2,326	\$ 212.42
07C	5413 CHELTENHAM	88-20-08-303-015	9/8/2020	400,000	217,290	54.32	215,220	53.81	RANCH	1983	2,107	\$ 189.84
07C	5413 CHELTENHAM	88-20-08-303-015	9/8/2020	400,000	217,290	54.32	215,220	53.81	RANCH	1983	2,107	\$ 189.84
07C	5470 CHELTENHAM	88-20-08-304-002	2/12/2021	443,000	237,360	53.58	235,130	53.08	COLONIAL	1987	2,475	\$ 178.99
07C	5416 CHELTENHAM	88-20-08-304-005	8/21/2020	345,000	175,560	50.89	173,690	50.34	RANCH	1986	1,863	\$ 185.19
07C	5276 CHELTENHAM	88-20-08-304-014	9/28/2020	407,500	216,540	53.14	214,540	52.65	RANCH	1984	2,285	\$ 178.34
07E	2858 CREEK BEND	88-20-07-351-009	12/14/2020	545,000	308,140	56.54	282,480	51.83	COLONIAL	1983	3,430	\$ 158.89
07E	2911 RIVER VALLEY	88-20-07-351-032	11/10/2021	530,500	252,830	47.66	212,070	39.98	COLONIAL	1985	2,905	\$ 182.62
07E	5009 LONGVIEW	88-20-07-351-033	7/1/2021	480,000	235,260	49.01	215,680	44.93	COLONIAL	1984	2,859	\$ 167.89
07E	5210 VINEYARDS CT	88-20-07-351-060	1/12/2022	660,000	312,180	47.30	189,930	28.78	COLONIAL	1949	3,266	\$ 202.08
07E	2925 CREEK BEND	88-20-07-353-007	11/10/2020	479,000	253,760	52.98	232,510	48.54	COLONIAL	1984	2,856	\$ 167.72
07E	5049 LONGVIEW	88-20-07-353-009	7/28/2021	565,000	261,730	46.32	217,160	38.44	COLONIAL	1984	2,705	\$ 208.87
07E	5025 LONGVIEW	88-20-07-353-012	8/10/2021	542,000	240,210	44.32	208,360	38.44	COLONIAL	1978	2,717	\$ 199.48
07G	2444 HAVERFORD	88-20-07-201-027	12/17/2021	775,000	399,040	51.49	359,570	46.40	COLONIAL	2001	3,586	\$ 216.12
07G	5783 CONCORD	88-20-07-202-002	8/17/2021	935,000	467,710	50.02	423,410	45.28	COLONIAL	1995	4,590	\$ 203.70
07G	5909 CLEARVIEW	88-20-07-202-019	7/21/2021	755,000	417,370	55.28	382,430	50.65	COLONIAL	1996	4,393	\$ 171.86
07G	5887 CLEARVIEW	88-20-07-202-020	10/21/2021	940,000	415,970	44.25	362,700	38.59	COLONIAL	1993	4,021	\$ 233.77
07G	2070 HAVERFORD	88-20-07-226-010	4/7/2021	790,000	450,280	57.00	410,200	51.92	COLONIAL	1991	5,145	\$ 153.55
07G	2055 HAVERFORD	88-20-07-226-015	12/3/2021	723,000	394,390	54.55	334,310	46.24	COLONIAL	1991	3,680	\$ 196.47
07G	5722 GREENHILL	88-20-07-228-003	10/15/2021	952,500	460,600	48.36	418,350	43.92	COLONIAL	1992	4,104	\$ 232.09
07G	2376 TALL OAKS	88-20-07-251-009	9/13/2021	915,541	409,140	44.69	373,360	40.78	COLONIAL	1989	4,357	\$ 210.13
07G	2362 TALL OAKS	88-20-07-251-010	5/11/2021	765,000	372,590	48.70	340,360	44.49	COLONIAL	1990	3,805	\$ 201.05
07G	2496 TALL OAKS	88-20-07-251-012	4/23/2021	700,000	368,190	52.60	308,890	44.13	COLONIAL	1989	3,704	\$ 188.98

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
07G	5550 SPRINGBROOK	88-20-07-276-015	9/23/2020	850,000	446,080	52.48	406,420	47.81	COLONIAL	1992	4,626	\$ 183.74
07G	5697 GREENHILL	88-20-07-278-006	12/15/2021	820,000	397,160	48.43	364,700	44.48	COLONIAL	1991	4,287	\$ 191.28
07G	5667 GREENHILL	88-20-07-278-009	10/14/2021	964,000	466,480	48.39	373,130	38.71	COLONIAL	1992	4,091	\$ 235.64
07G	5648 CLEARVIEW	88-20-07-280-001	10/8/2021	865,000	375,220	43.38	307,890	35.59	COLONIAL	1989	3,696	\$ 234.04
07G	5518 WOODFIELD	88-20-07-282-004	6/29/2020	835,000	448,620	53.73	408,880	48.97	COLONIAL	1993	4,260	\$ 196.01
07K	2862 VINEYARDS	88-20-07-304-010	10/15/2021	1,250,000	589,290	47.14	547,410	43.79	COLONIAL	1999	5,226	\$ 239.19
07K	5173 SERENA	88-20-07-351-045	4/16/2021	975,000	525,330	53.88	487,360	49.99	COLONIAL	1998	4,610	\$ 211.50
07M	5970 SUSSEX	88-20-07-102-032	2/18/2021	569,900	252,690	44.34	239,700	42.06	COLONIAL	1990	2,602	\$ 219.02
07M	5698 SUSSEX	88-20-07-153-013	8/12/2021	710,000	316,450	44.57	300,730	42.36	COLONIAL	1986	3,965	\$ 179.07
07M	5738 SUSSEX	88-20-07-153-014	8/12/2020	858,000	500,400	58.32	474,580	55.31	COLONIAL	1999	4,988	\$ 172.01
08A	5713 FAIRCASTLE	88-20-08-101-002	7/15/2021	403,500	180,870	44.83	164,770	40.84	COLONIAL	1979	2,208	\$ 182.74
08A	5877 FAIRCASTLE	88-20-08-101-014	9/22/2020	335,000	162,110	48.39	148,080	44.20	COLONIAL	1977	1,760	\$ 190.34
08A	1864 FLEETWOOD	88-20-08-102-006	5/2/2021	300,000	165,050	55.02	147,160	49.05	COLONIAL	1978	1,560	\$ 192.31
08A	1848 FLEETWOOD	88-20-08-102-007	8/21/2020	312,775	182,020	58.20	166,180	53.13	COLONIAL	1978	2,050	\$ 152.57
08A	5812 FAIRCASTLE	88-20-08-103-007	5/28/2021	355,000	178,780	50.36	163,330	46.01	COLONIAL	1977	2,098	\$ 169.21
08A	1859 FARBROOK	88-20-08-103-013	1/20/2022	365,000	179,410	49.15	163,890	44.90	COLONIAL	1977	2,050	\$ 178.05
08A	1875 FARBROOK	88-20-08-103-015	10/8/2021	415,000	186,840	45.02	164,190	39.56	COLONIAL	1977	2,028	\$ 204.64
08A	1878 FARBROOK	88-20-08-104-003	9/16/2020	305,000	170,720	55.97	156,150	51.20	COLONIAL	1977	1,870	\$ 163.10
08A	1844 FORDHAM	88-20-08-105-004	9/14/2020	325,500	187,640	57.65	171,040	52.55	COLONIAL	1978	2,050	\$ 158.78
08A	1805 FREEMONT	88-20-08-106-004	8/16/2021	355,000	173,300	48.82	158,400	44.62	COLONIAL	1978	2,050	\$ 173.17
08A	1819 FREEMONT	88-20-08-106-005	6/15/2020	345,000	185,500	53.77	169,260	49.06	COLONIAL	1978	2,028	\$ 170.12
08A	1786 FARBROOK	88-20-08-128-001	2/12/2021	345,000	198,110	57.42	180,350	52.28	COLONIAL	1978	2,178	\$ 158.40
08A	1618 FLEETWOOD	88-20-08-128-008	11/22/2021	390,000	194,060	49.76	176,600	45.28	COLONIAL	1978	2,066	\$ 188.77
08A	1926 FARBROOK	88-20-08-151-003	1/28/2022	395,000	170,460	43.15	155,930	39.48	COLONIAL	1977	2,050	\$ 192.68
08A	1872 FLEMINGTON	88-20-08-154-005	6/25/2021	350,000	161,790	46.23	148,310	42.37	COLONIAL	1973	2,038	\$ 171.74
08A	5597 FIRWOOD	88-20-08-154-012	11/30/2020	431,000	208,740	48.43	190,230	44.14	COLONIAL	1974	2,608	\$ 165.26
08A	5597 FIRWOOD	88-20-08-154-012	11/30/2020	431,000	208,740	48.43	190,230	44.14	COLONIAL	1974	2,608	\$ 165.26
08A	1802 FLEMINGTON	88-20-08-176-001	1/13/2022	400,000	190,490	47.62	173,750	43.44	COLONIAL	1978	2,440	\$ 163.93
08A	5725 FIRWOOD	88-20-08-176-007	6/4/2021	355,000	185,180	52.16	169,000	47.61	COLONIAL	1978	2,050	\$ 173.17
08A	5709 FIRWOOD	88-20-08-176-008	9/16/2021	425,000	206,780	48.65	188,570	44.37	COLONIAL	1978	2,440	\$ 174.18
08A	5166 BAYSIDE	88-20-08-352-001	6/7/2021	415,000	192,470	46.38	174,300	42.00	RANCH	1972	1,838	\$ 225.79
08E	5558 WHITFIELD	88-20-08-179-005	8/27/2021	750,000	336,370	44.85	324,920	43.32	COLONIAL	1989	3,772	\$ 198.83
08E	5551 WHITFIELD	88-20-08-180-013	8/4/2020	580,000	287,820	49.62	280,070	48.29	COLONIAL	1989	2,875	\$ 201.74
08E	5543 WHITFIELD	88-20-08-180-014	1/6/2021	619,000	298,270	48.19	289,420	46.76	COLONIAL	1990	3,087	\$ 200.52
08E	5512 WYNNWOOD	88-20-08-253-009	6/29/2020	515,000	309,920	60.18	270,000	52.43	COLONIAL	1989	3,206	\$ 160.64
08E	1493 HEATHERWOOD	88-20-08-402-007	7/22/2020	586,000	274,700	46.88	267,530	45.65	COLONIAL	1988	2,845	\$ 205.98
08E	1533 HEATHERWOOD	88-20-08-402-012	12/1/2020	647,000	343,430	53.08	334,710	51.73	COLONIAL	1989	3,801	\$ 170.22

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
09A	5721 WRIGHT	88-20-09-202-026	1/14/2022	280,000	138,800	49.57	131,230	46.87	RANCH	1954	1,180	\$ 237.29
09A	5700 WRIGHT	88-20-09-203-015	10/19/2020	261,000	131,240	50.28	124,270	47.61	RANCH	1955	1,116	\$ 233.87
09A	110 BLANCHE	88-20-09-233-014	3/30/2022	285,000	130,600	45.82	123,600	43.37	RANCH	1955	1,204	\$ 236.71
09A	5620 HOUGHTEN	88-20-09-252-005	9/9/2021	269,900	145,780	54.01	137,640	51.00	TRI-LEVEL	1962	1,709	\$ 157.93
09A	5550 HOUGHTEN	88-20-09-254-003	11/8/2021	259,500	138,460	53.36	130,910	50.45	RANCH	1956	1,776	\$ 146.11
09A	270 MCKINLEY	88-20-09-255-011	11/15/2021	287,000	135,800	47.32	128,460	44.76	RANCH	1962	1,360	\$ 211.03
09A	99 HABRAND	88-20-09-277-009	9/29/2020	315,000	162,630	51.63	151,380	48.06	RANCH	1956	1,715	\$ 183.67
09A	11 HABRAND	88-20-09-277-021	9/3/2020	265,000	129,970	49.05	122,740	46.32	TRI-LEVEL	1961	1,709	\$ 155.06
09D	5384 DANIELS	88-20-09-403-003	3/12/2021	302,000	136,760	45.28	137,000	45.36	RANCH	1953	1,620	\$ 186.42
09D	285 MCKINLEY	88-20-09-404-013	9/3/2021	270,000	135,510	50.19	135,950	50.35	COLONIAL	1973	1,774	\$ 152.20
09D	242 FABIUS	88-20-09-408-012	10/30/2020	248,000	129,880	52.37	128,450	51.79	RANCH	1951	1,993	\$ 124.44
09D	5175 WRIGHT	88-20-09-452-009	10/19/2020	280,000	147,900	52.82	148,010	52.86	RANCH	1968	1,488	\$ 188.17
09E	207 MCKINLEY	88-20-09-426-026	8/24/2020	476,000	236,800	49.75	236,260	49.63	COLONIAL	1995	2,383	\$ 199.75
09E	213 FABIUS	88-20-09-476-032	9/11/2020	385,000	193,520	50.26	194,270	50.46	COLONIAL	1940	2,617	\$ 147.12
10A	6170 LIVERNOIS	88-20-03-351-004	8/28/2020	327,000	177,270	54.21	164,370	50.27	COLONIAL	1949	2,064	\$ 158.43
10A	685 E SQUARE LAKE	88-20-03-451-017	9/24/2021	383,000	177,270	46.28	164,380	42.92	RANCH	1955	2,322	\$ 164.94
10A	725 E SQUARE LAKE	88-20-03-451-019	8/26/2021	300,000	150,470	50.16	140,390	46.80	RANCH	1952	1,745	\$ 171.92
10B	357 TARA	88-20-10-126-019	11/30/2021	372,000	182,300	49.01	176,550	47.46	RANCH	1979	1,983	\$ 187.59
10B	469 TARA	88-20-10-126-027	2/12/2021	370,000	188,070	50.83	182,270	49.26	RANCH	1978	2,024	\$ 182.81
10B	5684 WHITEHAVEN	88-20-10-127-029	11/20/2020	320,000	178,140	55.67	172,590	53.93	RANCH	1977	1,974	\$ 162.11
10B	5711 GLASGOW	88-20-10-127-045	6/11/2021	430,000	188,520	43.84	178,340	41.47	COLONIAL	1977	2,396	\$ 179.47
10B	5547 WHITEHAVEN	88-20-10-177-024	9/16/2020	386,000	192,360	49.83	186,320	48.27	COLONIAL	1977	2,340	\$ 164.96
10B	5718 FOLKSTONE	88-20-10-179-004	11/13/2020	372,500	221,110	59.36	194,060	52.10	RANCH	1977	2,081	\$ 179.00
10B	5670 FOLKSTONE	88-20-10-179-007	5/17/2021	410,000	180,360	43.99	174,720	42.61	RANCH	1977	2,055	\$ 199.51
10C	5522 HERTFORD	88-20-10-152-013	1/27/2021	330,000	186,730	56.58	168,040	50.92	COLONIAL	1975	2,078	\$ 158.81
10C	5522 WINCHESTER	88-20-10-301-005	7/8/2021	390,000	198,280	50.84	177,910	45.62	RANCH	1977	2,041	\$ 191.08
10C	5486 WINCHESTER	88-20-10-302-002	8/10/2020	435,000	226,330	52.03	201,980	46.43	COLONIAL	1975	2,560	\$ 169.92
10C	5407 BERWYCK	88-20-10-304-006	4/8/2021	430,100	183,580	42.68	170,290	39.59	COLONIAL	1977	2,326	\$ 184.91
10C	5338 BERWYCK	88-20-10-305-014	7/8/2020	350,000	210,330	60.09	188,320	53.81	RANCH	1975	2,183	\$ 160.33
10C	66 HAMPSHIRE	88-20-10-306-010	5/7/2021	395,000	194,460	49.23	174,700	44.23	COLONIAL	1975	2,096	\$ 188.45
10C	5251 WINCHESTER	88-20-10-306-016	6/4/2021	338,000	192,940	57.08	173,310	51.28	TRI-LEVEL	1977	2,128	\$ 158.83
10C	5314 WINCHESTER	88-20-10-307-004	4/29/2021	411,000	188,830	45.94	169,840	41.32	COLONIAL	1975	2,101	\$ 195.62
10C	5299 HERTFORD	88-20-10-307-012	8/19/2020	350,000	206,160	58.90	185,010	52.86	TRI-LEVEL	1976	2,413	\$ 145.05
10C	5410 HERTFORD	88-20-10-308-002	6/22/2021	374,900	187,230	49.94	168,770	45.02	RANCH	1975	1,734	\$ 216.21
10C	5457 FALMOUTH	88-20-10-327-009	3/19/2021	386,500	198,670	51.40	178,330	46.14	TRI-LEVEL	1973	2,279	\$ 169.59
10C	5439 FALMOUTH	88-20-10-327-010	5/20/2021	387,000	189,110	48.87	170,200	43.98	COLONIAL	1973	2,299	\$ 168.33
10C	5281 BERWYCK	88-20-10-351-001	3/15/2022	461,000	190,810	41.39	164,610	35.71	COLONIAL	1978	2,386	\$ 193.21

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
10C	5155 BERWYCK	88-20-10-351-008	8/11/2020	310,000	182,360	58.83	163,430	52.72	RANCH	1978	1,942	\$ 159.63
10C	5250 WINCHESTER	88-20-10-352-001	9/17/2021	395,000	190,450	48.22	171,190	43.34	TRI-LEVEL	1976	2,128	\$ 185.62
10C	5226 HERTFORD	88-20-10-353-001	1/15/2021	399,000	204,400	51.23	183,200	45.91	COLONIAL	1976	2,408	\$ 165.70
10C	5165 FOLKSTONE	88-20-10-376-011	11/29/2021	432,000	190,040	43.99	171,020	39.59	RANCH	1972	2,028	\$ 213.02
10C	5207 FALMOUTH	88-20-10-377-013	12/15/2021	400,000	176,610	44.15	149,510	37.38	RANCH	1972	1,632	\$ 245.10
10C	5262 FOLKSTONE	88-20-10-377-025	8/5/2021	435,000	197,350	45.37	177,250	40.75	RANCH	1973	2,140	\$ 203.27
10C	5164 FOLKSTONE	88-20-10-377-030	2/16/2021	375,000	194,390	51.84	174,770	46.61	COLONIAL	1972	2,190	\$ 171.23
10C	5176 FALMOUTH	88-20-10-379-005	9/20/2021	330,000	182,950	55.44	164,870	49.96	RANCH	1973	1,710	\$ 192.98
10C	5211 SHREWSBURY	88-20-10-379-013	9/15/2020	350,000	163,430	46.69	148,080	42.31	TRI-LEVEL	1972	1,863	\$ 187.87
10C	5108 SHREWSBURY	88-20-10-380-010	9/2/2021	350,000	171,590	49.03	155,120	44.32	BI-LEVEL	1972	2,050	\$ 170.73
10D	95 CUTTING	88-20-10-101-050	3/15/2021	255,000	104,080	40.82	100,810	39.53	RANCH	1954	1,560	\$ 163.46
10D	560 SYLVANWOOD	88-20-10-402-003	8/26/2021	300,000	150,170	50.06	145,750	48.58	RANCH	1973	1,636	\$ 183.37
10D	624 SYLVANWOOD	88-20-10-427-001	11/17/2020	399,900	190,660	47.68	184,930	46.24	RANCH	1985	2,050	\$ 195.07
10D	774 SYLVANWOOD	88-20-10-427-012	12/9/2020	239,000	119,790	50.12	114,910	48.08	RANCH	1955	1,435	\$ 166.55
10D	615 TRINWAY	88-20-10-427-058	9/4/2020	426,000	231,930	54.44	224,590	52.72	RANCH	1978	2,350	\$ 181.28
10D	935 TRINWAY	88-20-10-427-059	3/2/2022	405,000	184,250	45.49	178,460	44.06	RANCH	1998	1,882	\$ 215.20
10D	909 TRINWAY	88-20-10-427-067	10/6/2020	370,000	218,620	59.09	210,890	57.00	RANCH	1985	1,960	\$ 188.78
10D	684 CRESTON	88-20-10-477-046	10/28/2020	232,000	113,690	49.00	109,000	46.98	BUNGALOW	1922	1,160	\$ 200.00
10E	5143 SHADY CREEK	88-20-10-380-028	7/3/2020	467,000	245,350	52.54	246,570	52.80	COLONIAL	1996	2,919	\$ 159.99
10E	487 TRILLIUM	88-20-10-380-039	7/7/2021	560,600	286,640	51.13	288,510	51.46	COLONIAL	1994	3,386	\$ 165.56
10E	505 TRILLIUM	88-20-10-380-040	4/10/2020	495,000	229,290	46.32	230,360	46.54	COLONIAL	1994	2,963	\$ 167.06
10F	68 FABIOUS	88-20-09-427-039	8/20/2021	850,000	471,490	55.47	423,380	49.81	COLONIAL	2020	5,073	\$ 167.55
10F	319 COTSWOLD	88-20-10-127-054	7/22/2021	747,000	334,200	44.74	318,370	42.62	COLONIAL	2013	3,565	\$ 209.54
10F	524 TRINWAY	88-20-10-451-002	10/18/2021	1,035,000	519,230	50.17	454,820	43.94	COLONIAL	2005	4,975	\$ 208.04
10F	775 E LONG LAKE	88-20-10-477-043	11/17/2020	550,000	275,230	50.04	261,060	47.47	COLONIAL	2019	3,031	\$ 181.46
10F	795 E LONG LAKE	88-20-10-477-044	10/1/2021	562,000	275,040	48.94	260,880	46.42	COLONIAL	2019	3,035	\$ 185.17
10F	795 E LONG LAKE	88-20-10-477-044	12/9/2020	549,500	275,040	50.05	260,880	47.48	COLONIAL	2019	3,035	\$ 181.05
10G	5062 WESTMINSTER	88-20-10-382-005	2/26/2021	567,000	288,010	50.80	287,920	50.78	COLONIAL	2020	2,705	\$ 209.61
10G	5072 WESTMINSTER	88-20-10-382-006	1/22/2021	524,656	258,380	49.25	258,120	49.20	RANCH	2020	1,967	\$ 266.73
10G	5041 WESTMINSTER	88-20-10-382-013	2/19/2021	580,000	289,930	49.99	289,850	49.97	COLONIAL	2020	2,735	\$ 212.07
11A	5371 CHURCH HILL	88-20-11-302-002	2/1/2021	332,000	164,310	49.49	148,400	44.70	RANCH	1969	1,727	\$ 192.24
11A	5291 CHURCH HILL	88-20-11-302-010	7/17/2020	315,000	148,310	47.08	134,420	42.67	RANCH	1969	1,664	\$ 189.30
11A	5231 ABINGTON	88-20-11-326-010	6/4/2020	268,800	157,300	58.52	142,250	52.92	RANCH	1971	1,548	\$ 173.64
11A	5311 ABINGTON	88-20-11-326-016	3/11/2022	420,000	181,460	43.20	138,590	33.00	COLONIAL	1969	1,872	\$ 224.36
11A	5330 ABINGTON	88-20-11-327-007	6/15/2020	330,000	155,850	47.23	141,010	42.73	COLONIAL	1969	1,872	\$ 176.28
11A	5322 ABINGTON	88-20-11-327-008	8/19/2021	335,500	154,760	46.13	135,190	40.30	COLONIAL	1968	1,945	\$ 172.49
11A	5208 BABBIT	88-20-11-327-018	11/10/2021	320,000	148,220	46.32	134,350	41.98	COLONIAL	1969	1,919	\$ 166.75
11A	5256 HALE	88-20-11-328-022	7/26/2021	420,000	188,390	44.85	169,480	40.35	COLONIAL	1974	2,264	\$ 185.51

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
11A	1425 LILA	88-20-11-328-027	7/15/2021	360,000	178,360	49.54	160,470	44.58	TRI-LEVEL	1974	2,260	\$ 159.29
11A	1425 LILA	88-20-11-328-027	8/25/2020	304,000	178,360	58.67	160,470	52.79	TRI-LEVEL	1974	2,260	\$ 134.51
11A	1147 ASHLEY	88-20-11-352-002	7/30/2020	255,000	141,630	55.54	128,590	50.43	RANCH	1969	1,548	\$ 164.73
11A	1124 MAYBERRY	88-20-11-352-012	1/25/2022	347,500	151,760	43.67	131,130	37.74	COLONIAL	1969	1,988	\$ 174.80
11A	5081 ABINGTON	88-20-11-352-022	9/16/2021	299,900	146,830	48.96	133,160	44.40	COLONIAL	1968	1,905	\$ 157.43
11A	1198 ASHLEY	88-20-11-353-005	4/3/2020	332,000	164,920	49.67	148,930	44.86	COLONIAL	1969	2,200	\$ 150.91
11A	1098 ASHLEY	88-20-11-353-012	11/16/2021	325,000	164,390	50.58	148,470	45.68	COLONIAL	1969	2,103	\$ 154.54
11A	1161 MAYBERRY	88-20-11-353-015	1/21/2021	292,000	149,250	51.11	135,250	46.32	RANCH	1969	1,622	\$ 180.02
11A	5192 ABINGTON	88-20-11-376-004	5/3/2021	385,000	171,400	44.52	154,600	40.16	RANCH	1969	2,081	\$ 185.01
11A	5080 ABINGTON	88-20-11-376-015	9/8/2021	330,000	154,630	46.86	133,430	40.43	RANCH	1969	1,594	\$ 207.03
11A	1271 E LONG LAKE	88-20-11-377-009	1/5/2022	311,000	136,940	44.03	123,910	39.84	RANCH	1972	1,548	\$ 200.90
11A	5027 CARNABY	88-20-11-377-013	5/27/2021	325,000	146,480	45.07	132,790	40.86	COLONIAL	1970	1,590	\$ 204.40
11A	5190 BABBIT	88-20-11-378-001	6/21/2021	310,000	152,470	49.18	137,950	44.50	RANCH	1969	1,701	\$ 182.25
11A	5138 HALE	88-20-11-379-004	2/9/2021	335,000	180,660	53.93	162,470	48.50	COLONIAL	1974	1,937	\$ 172.95
11A	1481 LILA	88-20-11-451-003	9/25/2020	335,000	179,850	53.69	161,760	48.29	COLONIAL	1974	2,264	\$ 147.97
11A	5093 PRENTIS	88-20-11-452-007	10/28/2021	440,000	203,700	46.30	179,450	40.78	COLONIAL	1974	2,604	\$ 168.97
11A	5081 PRENTIS	88-20-11-452-008	12/11/2020	315,000	183,000	58.10	164,490	52.22	RANCH	1974	1,794	\$ 175.59
11A	5069 PRENTIS	88-20-11-452-009	8/21/2020	290,000	168,900	58.24	152,200	52.48	RANCH	1974	1,794	\$ 161.65
11A	5092 PRENTIS	88-20-11-453-007	9/29/2020	315,000	202,670	64.34	181,670	57.67	COLONIAL	1974	2,264	\$ 139.13
11A	5032 PRENTIS	88-20-11-453-012	6/25/2020	329,900	182,390	55.29	163,980	49.71	COLONIAL	1974	2,264	\$ 145.72
11B	1900 STONEY COVE	88-20-11-427-014	8/21/2020	382,000	218,260	57.14	197,860	51.80	COLONIAL	1978	2,446	\$ 156.17
11B	1930 STONEY COVE	88-20-11-427-018	3/10/2021	439,900	215,280	48.94	195,280	44.39	COLONIAL	1976	2,313	\$ 190.19
11B	5197 WESTMORELAND	88-20-11-476-007	12/4/2020	407,500	218,890	53.72	198,450	48.70	COLONIAL	1977	2,476	\$ 164.58
11B	5165 WESTMORELAND	88-20-11-476-009	5/3/2021	465,500	215,450	46.28	195,340	41.96	COLONIAL	1978	2,468	\$ 188.61
11B	5337 GREENDALE	88-20-11-477-020	8/27/2021	450,000	214,820	47.74	188,440	41.88	COLONIAL	1978	2,503	\$ 179.78
11B	5305 GREENDALE	88-20-11-477-022	6/7/2021	440,000	213,240	48.46	193,390	43.95	COLONIAL	1978	2,564	\$ 171.61
11B	5300 ORCHARD CREST	88-20-11-479-004	8/17/2021	386,000	192,450	49.86	174,960	45.33	COLONIAL	1977	2,142	\$ 180.21
11B	5151 ORCHARD CREST	88-20-11-481-008	8/31/2021	430,000	212,010	49.30	185,960	43.25	COLONIAL	1978	2,445	\$ 175.87
11C	1103 AUGUSTA	88-20-11-103-003	6/18/2021	500,500	250,310	50.01	185,030	36.97	COLONIAL	1990	2,481	\$ 201.73
11D	5366 ALLISON	88-20-11-403-007	5/4/2020	370,000	183,540	49.61	183,400	49.57	COLONIAL	1984	2,200	\$ 168.18
11D	5341 ALLISON	88-20-11-405-001	1/8/2021	410,000	206,320	50.32	206,740	50.42	COLONIAL	1984	2,605	\$ 157.39
11E	1111 SNEAD	88-20-11-151-012	3/25/2022	370,000	171,570	46.37	164,540	44.47	COLONIAL	1977	2,002	\$ 184.82
11E	1113 PLAYER	88-20-11-152-014	8/13/2020	360,000	189,380	52.61	181,650	50.46	COLONIAL	1976	2,517	\$ 143.03
11E	1146 PLAYER	88-20-11-153-001	10/26/2021	396,000	180,010	45.46	172,640	43.60	COLONIAL	1977	2,168	\$ 182.66
11E	1193 BEATTIE	88-20-11-153-011	11/30/2021	410,000	184,730	45.06	172,690	42.12	RANCH	1978	1,813	\$ 226.14
11E	1113 TREVINO	88-20-11-154-007	3/24/2021	384,000	173,260	45.12	163,120	42.48	TRI-LEVEL	1976	2,093	\$ 183.47
11E	1091 TREVINO	88-20-11-154-010	9/1/2020	346,000	179,870	51.99	172,510	49.86	COLONIAL	1977	1,976	\$ 175.10
11E	5459 BOROS	88-20-11-154-015	4/12/2021	375,000	175,410	46.78	168,220	44.86	COLONIAL	1977	2,008	\$ 186.75

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
11E	5594 CASPER	88-20-11-176-026	12/30/2020	310,000	166,630	53.75	159,680	51.51	COLONIAL	1976	1,715	\$ 180.76
11E	5524 CASPER	88-20-11-176-031	5/14/2021	360,000	201,210	55.89	192,890	53.58	COLONIAL	1974	2,452	\$ 146.82
11E	1423 TREVINO	88-20-11-176-038	3/21/2022	400,000	197,970	49.49	189,870	47.47	COLONIAL	1977	2,660	\$ 150.38
11E	1231 NICKLAUS	88-20-11-179-006	8/12/2020	310,000	178,830	57.69	171,620	55.36	RANCH	1974	1,924	\$ 161.12
11E	1354 TREVINO	88-20-11-181-006	1/27/2022	340,000	166,540	48.98	159,710	46.97	COLONIAL	1977	1,816	\$ 187.22
11E	1358 TREVINO	88-20-11-181-007	6/18/2020	333,000	164,240	49.32	157,490	47.29	COLONIAL	1977	1,737	\$ 191.71
11E	1438 TREVINO	88-20-11-181-012	3/11/2021	379,000	206,730	54.55	198,220	52.30	COLONIAL	1979	2,602	\$ 145.66
11FA	5621 WILLOW GROVE	88-20-11-176-015	1/8/2021	475,000	237,550	50.01	237,520	50.00	COLONIAL	1974	2,428	\$ 195.63
11FB	1348 LARAYNE	88-20-11-176-004	9/25/2020	625,000	325,030	52.00	325,940	52.15	COLONIAL	2006	3,439	\$ 181.74
11FB	5696 WILLOW GROVE	88-20-11-201-033	4/3/2020	536,000	255,180	47.61	254,800	47.54	RANCH	1993	2,786	\$ 192.39
11H	1579 GARRETT	88-20-11-202-006	10/26/2021	621,500	304,740	49.03	291,470	46.90	COLONIAL	2021	3,354	\$ 185.30
11H	1677 GARRETT	88-20-11-202-008	6/16/2021	575,000	267,870	46.59	256,210	44.56	RANCH	2021	2,513	\$ 228.81
11H	1691 GARRETT	88-20-11-202-009	3/5/2021	600,000	295,710	49.29	282,860	47.14	COLONIAL	2020	3,218	\$ 186.45
11H	1648 GARRETT	88-20-11-202-016	2/17/2022	603,501	303,740	50.33	278,750	46.19	COLONIAL	2021	3,374	\$ 178.87
11H	1634 GARRETT	88-20-11-202-017	6/24/2021	615,000	273,460	44.47	261,580	42.53	RANCH	2020	2,513	\$ 244.73
11H	1592 GARRETT	88-20-11-202-019	8/20/2021	711,685	321,550	45.18	307,540	43.21	COLONIAL	2021	3,520	\$ 202.18
11H	1536 GARRETT	88-20-11-202-023	4/2/2021	640,000	335,660	52.45	321,160	50.18	COLONIAL	2020	3,536	\$ 181.00
11H	1655 BUR OAK	88-20-11-203-002	5/22/2020	592,500	316,390	53.40	302,660	51.08	COLONIAL	2019	3,760	\$ 157.58
11H	1697 BUR OAK	88-20-11-203-004	8/14/2020	634,945	327,370	51.56	326,710	51.45	COLONIAL	2020	3,829	\$ 165.83
11H	1711 BUR OAK	88-20-11-203-005	12/29/2020	620,210	336,340	54.23	321,710	51.87	COLONIAL	2020	4,235	\$ 146.45
11H	1725 BUR OAK	88-20-11-203-006	8/12/2020	565,000	318,570	56.38	304,720	53.93	COLONIAL	2020	3,718	\$ 151.96
11H	1710 BUR OAK	88-20-11-203-007	7/24/2020	606,130	334,940	55.26	320,370	52.85	COLONIAL	2020	4,261	\$ 142.25
11H	1696 BUR OAK	88-20-11-203-008	9/17/2020	617,243	321,230	52.04	307,260	49.78	COLONIAL	2020	3,718	\$ 166.01
11H	1682 BUR OAK	88-20-11-203-009	10/26/2020	637,728	320,020	50.18	319,320	50.07	COLONIAL	2020	3,740	\$ 170.52
11H	1668 BUR OAK	88-20-11-203-010	4/15/2020	617,000	331,930	53.80	317,520	51.46	COLONIAL	2019	4,235	\$ 145.69
11H	1626 BUR OAK	88-20-11-203-012	10/26/2020	600,000	318,410	53.07	304,570	50.76	COLONIAL	2020	3,718	\$ 161.38
11H	1920 OAK FOREST	88-20-11-227-005	8/27/2020	500,500	271,140	54.17	259,700	51.89	RANCH	2015	2,411	\$ 207.59
11H	1766 OAK FOREST	88-20-11-227-016	12/2/2020	565,000	304,000	53.81	290,960	51.50	COLONIAL	2014	3,096	\$ 182.49
11H	1779 OAK FOREST	88-20-11-227-024	3/12/2021	579,000	268,900	46.44	257,330	44.44	COLONIAL	2015	2,958	\$ 195.74
11H	1947 OAK FOREST	88-20-11-227-030	7/30/2021	700,000	283,170	40.45	270,990	38.71	COLONIAL	2015	3,189	\$ 219.50
11H	5679 ASHWOOD	88-20-11-227-038	7/30/2020	545,000	291,590	53.50	278,980	51.19	COLONIAL	2017	3,302	\$ 165.05
11H	5959 ASHWOOD	88-20-11-227-055	4/8/2021	702,600	314,110	44.71	300,550	42.78	COLONIAL	2016	3,731	\$ 188.31
11H	5973 ASHWOOD	88-20-11-227-056	9/30/2020	680,000	301,020	44.27	293,460	43.16	COLONIAL	2019	3,880	\$ 175.26

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
11K	5294 LUDSTONE	88-20-11-406-001	10/14/2020	470,000	240,830	51.24	232,130	49.39	COLONIAL	2020	2,226	\$ 211.14
11K	5282 LUDSTONE	88-20-11-406-002	12/23/2020	485,840	255,770	52.64	246,540	50.75	RANCH	2020	2,396	\$ 202.77
11K	5257 RANGEMORE	88-20-11-406-005	3/26/2021	606,655	313,460	51.67	302,270	49.83	COLONIAL	2020	3,385	\$ 179.22
11K	5269 RANGEMORE	88-20-11-406-006	6/19/2020	584,245	301,300	51.57	290,530	49.73	COLONIAL	2020	3,142	\$ 185.95
11K	5281 RANGEMORE	88-20-11-406-007	3/3/2021	585,000	295,700	50.55	285,140	48.74	COLONIAL	2019	3,142	\$ 186.19
11K	5305 RANGEMORE	88-20-11-406-008	9/11/2020	679,100	325,190	47.89	313,610	46.18	COLONIAL	2020	3,510	\$ 193.48
11K	5329 RANGEMORE	88-20-11-406-010	12/8/2020	622,863	305,330	49.02	294,430	47.27	COLONIAL	2020	3,293	\$ 189.15
11K	5341 RANGEMORE	88-20-11-406-011	10/29/2020	539,950	295,530	54.73	284,960	52.78	COLONIAL	2020	3,142	\$ 171.85
11K	5353 RANGEMORE	88-20-11-406-012	7/8/2020	532,860	271,320	50.92	261,580	49.09	COLONIAL	2020	2,575	\$ 206.94
11K	5365 RANGEMORE	88-20-11-406-013	1/29/2021	669,925	312,680	46.67	301,510	45.01	COLONIAL	2020	3,385	\$ 197.91
11K	5377 RANGEMORE	88-20-11-406-014	11/13/2020	594,050	305,620	51.45	294,710	49.61	COLONIAL	2020	3,300	\$ 180.02
11K	5389 RANGEMORE	88-20-11-406-015	8/6/2020	573,705	299,960	52.28	289,240	50.42	COLONIAL	2020	3,142	\$ 182.59
11K	5401 RANGEMORE	88-20-11-406-016	8/10/2020	551,850	307,330	55.69	296,360	53.70	COLONIAL	2020	3,293	\$ 167.58
11K	5413 RANGEMORE	88-20-11-406-017	6/12/2020	591,300	305,270	51.63	294,390	49.79	COLONIAL	2019	3,305	\$ 178.91
11K	5425 RANGEMORE	88-20-11-406-018	10/22/2020	550,368	300,090	54.53	289,360	52.58	COLONIAL	2020	3,142	\$ 175.16
11K	5437 RANGEMORE	88-20-11-406-019	5/28/2021	643,535	301,600	46.87	290,820	45.19	COLONIAL	2020	3,140	\$ 204.95
11K	5460 LUDSTONE	88-20-11-406-021	11/20/2020	655,017	316,920	48.38	305,630	46.66	COLONIAL	2020	3,441	\$ 190.36
11K	5448 LUDSTONE	88-20-11-406-022	9/30/2020	500,400	266,490	53.26	256,910	51.34	COLONIAL	2020	2,575	\$ 194.33
11K	5436 LUDSTONE	88-20-11-406-023	6/29/2021	700,655	297,530	42.46	286,870	40.94	COLONIAL	2021	3,142	\$ 223.00
11K	5424 LUDSTONE	88-20-11-406-024	9/1/2021	694,075	303,890	43.78	293,000	42.21	COLONIAL	2021	3,142	\$ 220.90
11K	5412 LUDSTONE	88-20-11-406-025	9/16/2020	540,860	316,430	58.50	283,120	52.35	COLONIAL	2020	3,142	\$ 172.14
11K	5388 LUDSTONE	88-20-11-406-026	1/13/2021	543,530	268,260	49.36	258,610	47.58	COLONIAL	2020	2,575	\$ 211.08
11K	5376 LUDSTONE	88-20-11-406-027	1/25/2021	549,890	296,470	53.91	285,860	51.98	COLONIAL	2020	3,142	\$ 175.01
11K	5364 LUDSTONE	88-20-11-406-028	2/5/2021	549,990	297,810	54.15	287,150	52.21	COLONIAL	2020	3,142	\$ 175.04
11K	5352 LUDSTONE	88-20-11-406-029	12/7/2020	547,800	296,470	54.12	285,860	52.18	COLONIAL	2020	3,142	\$ 174.35
11K	5340 LUDSTONE	88-20-11-406-030	9/21/2020	557,200	296,920	53.29	286,300	51.38	COLONIAL	2020	3,134	\$ 177.79
11K	5328 LUDSTONE	88-20-11-406-031	3/25/2021	647,435	298,240	46.06	287,570	44.42	COLONIAL	2020	3,152	\$ 205.40
11K	5316 LUDSTONE	88-20-11-406-032	10/23/2020	595,000	296,320	49.80	285,750	48.03	COLONIAL	2019	3,152	\$ 188.77
11K	5271 LUDSTONE	88-20-11-406-033	9/20/2021	705,000	305,860	43.38	294,930	41.83	COLONIAL	2020	3,280	\$ 214.94
11K	5271 LUDSTONE	88-20-11-406-033	4/8/2021	640,635	305,860	47.74	294,930	46.04	COLONIAL	2020	3,280	\$ 195.32
11K	5283 LUDSTONE	88-20-11-406-034	6/11/2020	544,750	295,160	54.18	284,620	52.25	COLONIAL	2019	3,142	\$ 173.38
11K	5295 LUDSTONE	88-20-11-406-035	6/26/2020	541,150	295,590	54.62	285,040	52.67	COLONIAL	2019	3,142	\$ 172.23
11K	5307 LUDSTONE	88-20-11-406-036	5/14/2021	640,000	295,530	46.18	284,960	44.53	COLONIAL	2020	3,142	\$ 203.69
11K	5319 LUDSTONE	88-20-11-406-037	9/3/2020	610,785	307,210	50.30	296,240	48.50	COLONIAL	2020	3,292	\$ 185.54
11K	5343 LUDSTONE	88-20-11-406-039	8/7/2020	582,880	302,890	51.96	292,070	50.11	COLONIAL	2020	3,142	\$ 185.51
11K	5355 LUDSTONE	88-20-11-406-040	10/9/2020	605,445	307,150	50.73	296,190	48.92	COLONIAL	2020	3,280	\$ 184.59
11K	5367 LUDSTONE	88-20-11-406-041	4/9/2021	606,620	313,810	51.73	302,610	49.88	COLONIAL	2020	3,385	\$ 179.21
11K	5426 RANGEMORE	88-20-11-406-042	8/17/2021	761,825	321,940	42.26	310,450	40.75	COLONIAL	2021	3,440	\$ 221.46
11K	5414 RANGEMORE	88-20-11-406-043	11/19/2021	656,260	330,790	50.41	318,980	48.61	COLONIAL	2021	3,601	\$ 182.24
11K	5402 RANGEMORE	88-20-11-406-044	3/31/2021	644,900	313,810	48.66	302,610	46.92	COLONIAL	2020	3,385	\$ 190.52
11K	5390 RANGEMORE	88-20-11-406-045	8/17/2020	513,870	270,200	52.58	260,500	50.69	COLONIAL	2020	2,665	\$ 192.82
11K	5378 RANGEMORE	88-20-11-406-046	8/3/2020	565,490	295,860	52.32	285,290	50.45	COLONIAL	2019	3,142	\$ 179.98

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
11K	5366 RANGEMORE	88-20-11-406-047	4/30/2021	630,000	303,400	48.16	292,560	46.44	COLONIAL	2020	3,145	\$ 200.32
11K	5354 RANGEMORE	88-20-11-406-048	7/15/2020	502,250	297,410	59.22	286,790	57.10	COLONIAL	2019	3,142	\$ 159.85
11K	5342 RANGEMORE	88-20-11-406-049	4/14/2021	648,910	307,850	47.44	296,860	45.75	COLONIAL	2020	3,305	\$ 196.34
11K	5330 RANGEMORE	88-20-11-406-050	9/15/2021	768,700	330,790	43.03	318,980	41.50	COLONIAL	2021	3,601	\$ 213.47
12A	2089 TOPAZ	88-20-12-100-039	8/27/2021	350,000	173,350	49.53	156,010	44.57	TRI-LEVEL	1976	2,207	\$ 158.59
12A	2143 TOPAZ	88-20-12-100-042	7/8/2020	360,000	206,630	57.40	185,330	51.48	COLONIAL	1975	2,160	\$ 166.67
12A	5955 ENDICOTT	88-20-12-101-004	7/16/2021	385,000	199,590	51.84	161,020	41.82	COLONIAL	1978	2,475	\$ 155.56
12A	2176 TOPAZ	88-20-12-103-006	6/21/2021	340,000	179,320	52.74	153,370	45.11	RANCH	1976	1,895	\$ 179.42
12A	2155 RUTGERS	88-20-12-103-013	10/1/2020	383,000	189,970	49.60	170,510	44.52	COLONIAL	1975	2,342	\$ 163.54
12A	2136 RUTGERS	88-20-12-105-004	12/28/2021	330,000	181,520	55.01	154,880	46.93	COLONIAL	1976	2,045	\$ 161.37
12A	2164 RUTGERS	88-20-12-105-005	9/24/2021	345,000	177,040	51.32	159,190	46.14	COLONIAL	1977	2,182	\$ 158.11
12A	5873 SLATE	88-20-12-126-011	1/7/2022	338,000	162,040	47.94	146,150	43.24	TRI-LEVEL	1974	1,882	\$ 179.60
12A	5946 SLATE	88-20-12-127-005	12/21/2020	317,000	177,990	56.15	160,010	50.48	TRI-LEVEL	1977	2,205	\$ 143.76
12A	2287 TOPAZ	88-20-12-127-012	8/24/2020	339,900	179,090	52.69	161,030	47.38	TRI-LEVEL	1975	2,207	\$ 154.01
12A	2323 TOPAZ	88-20-12-127-014	7/1/2020	328,000	175,890	53.63	158,190	48.23	TRI-LEVEL	1977	2,177	\$ 150.67
12A	2365 TOPAZ	88-20-12-127-019	8/21/2020	327,000	186,280	56.97	167,240	51.14	TRI-LEVEL	1977	2,319	\$ 141.01
12A	2387 TOPAZ	88-20-12-127-027	1/20/2022	265,000	127,780	48.22	115,860	43.72	BI-LEVEL	1974	1,686	\$ 157.18
12A	5940 PATTERSON	88-20-12-127-031	10/8/2020	300,000	157,330	52.44	142,140	47.38	RANCH	1973	1,721	\$ 174.32
12A	2346 TOPAZ	88-20-12-128-012	2/8/2021	308,800	161,560	52.32	145,840	47.23	COLONIAL	1973	1,810	\$ 170.61
12A	5864 LARKINS	88-20-12-131-012	5/5/2021	402,000	181,070	45.04	162,750	40.49	COLONIAL	1975	2,342	\$ 171.65
12A	5677 CLIFFSIDE	88-20-12-152-025	8/27/2021	376,000	173,900	46.25	156,420	41.60	COLONIAL	1978	2,015	\$ 186.60
12A	5557 MANDALE	88-20-12-152-031	12/21/2021	431,000	192,360	44.63	172,550	40.03	COLONIAL	1976	2,416	\$ 178.39
12A	2073 Highbury	88-20-12-153-002	3/4/2022	425,000	199,000	46.82	169,550	39.89	COLONIAL	1976	2,508	\$ 169.46
12A	2032 Highbury	88-20-12-154-004	7/28/2021	395,000	181,520	45.95	158,390	40.10	COLONIAL	1976	2,184	\$ 180.86
12A	2040 Highbury	88-20-12-154-005	6/10/2020	310,000	170,570	55.02	153,580	49.54	COLONIAL	1976	1,867	\$ 166.04
12A	2144 Highbury	88-20-12-155-001	9/18/2020	400,000	227,250	56.81	202,500	50.63	COLONIAL	1976	3,227	\$ 123.95
12A	5688 CLIFFSIDE	88-20-12-156-006	7/9/2021	360,000	152,730	42.43	138,060	38.35	RANCH	1975	1,488	\$ 241.94
12A	2030 LAUREL	88-20-12-157-004	8/14/2020	335,000	199,830	59.65	178,730	53.35	COLONIAL	1975	2,097	\$ 159.75
12A	5552 MANDALE	88-20-12-157-012	12/30/2020	315,000	181,190	57.52	162,820	51.69	COLONIAL	1978	2,031	\$ 155.10
12A	2149 MICHELE	88-20-12-158-005	3/30/2022	340,000	150,740	44.34	136,320	40.09	RANCH	1975	1,471	\$ 231.14
12A	5791 CLIFFSIDE	88-20-12-176-004	9/30/2020	365,450	201,570	55.16	180,550	49.40	COLONIAL	1977	2,560	\$ 142.75
12A	5849 ROSEBROOK	88-20-12-178-016	8/24/2021	412,000	178,140	43.24	157,790	38.30	COLONIAL	1976	2,121	\$ 194.25
12A	5841 ROSEBROOK	88-20-12-178-017	8/17/2021	408,500	179,510	43.94	155,540	38.08	COLONIAL	1977	2,030	\$ 201.23
12A	5801 ROSEBROOK	88-20-12-178-022	6/15/2021	405,000	194,830	48.11	175,410	43.31	COLONIAL	1977	2,176	\$ 186.12
12A	5769 ROSEBROOK	88-20-12-178-026	5/4/2021	362,000	178,620	49.34	160,600	44.36	COLONIAL	1975	2,184	\$ 165.75
12A	5777 BINGHAM	88-20-12-180-009	9/16/2021	307,000	149,900	48.83	135,640	44.18	COLONIAL	1974	1,648	\$ 186.29
12A	2160 Highbury	88-20-12-181-002	7/9/2021	382,000	177,590	46.49	159,700	41.81	COLONIAL	1976	2,208	\$ 173.01
12A	2173 MICHELE	88-20-12-181-019	6/1/2021	320,000	159,190	49.75	133,880	41.84	RANCH	1974	1,471	\$ 217.54
12A	2237 MICHELE	88-20-12-181-027	7/10/2020	288,000	156,600	54.38	141,470	49.12	COLONIAL	1974	1,774	\$ 162.34
12A	2164 MICHELE	88-20-12-182-001	10/27/2020	281,100	179,660	63.91	161,490	57.45	RANCH	1976	2,057	\$ 136.66
12A	2204 MICHELE	88-20-12-182-005	9/21/2020	369,900	184,670	49.92	165,880	44.84	COLONIAL	1975	2,373	\$ 155.88

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Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
12A 5929 DIAMOND	88-20-12-201-008	6/1/2021	355,000	164,450	46.32	143,020	40.29	COLONIAL	1974	1,895	\$ 187.34
12A 2643 PEARL	88-20-12-202-012	4/1/2020	289,000	152,990	52.94	137,890	47.71	RANCH	1973	1,946	\$ 148.51
12A 5941 MARBLE CT	88-20-12-202-024	10/29/2020	308,000	176,020	57.15	157,910	51.27	COLONIAL	1974	2,250	\$ 136.89
12A 5965 MARBLE CT	88-20-12-202-027	5/20/2021	381,101	173,660	45.57	147,310	38.65	COLONIAL	1974	2,250	\$ 169.38
12A 5989 MARBLE	88-20-12-202-030	12/29/2021	280,000	141,000	50.36	127,250	45.45	TRI-LEVEL	1979	1,401	\$ 199.86
12A 5917 MARBLE	88-20-12-202-031	8/26/2020	305,000	171,040	56.08	154,060	50.51	COLONIAL	1974	2,025	\$ 150.62
12A 5855 LIMESTONE	88-20-12-204-010	7/14/2021	342,000	139,130	40.68	125,780	36.78	BI-LEVEL	1974	1,686	\$ 202.85
12A 2579 CORAL	88-20-12-204-025	7/12/2021	310,000	134,780	43.48	122,440	39.50	TRI-LEVEL	1974	1,453	\$ 213.35
12A 5869 MARBLE	88-20-12-205-014	9/17/2021	365,000	178,410	48.88	152,720	41.84	COLONIAL	1975	2,029	\$ 179.89
12A 5737 MARBLE	88-20-12-205-025	1/5/2022	350,000	178,270	50.93	160,360	45.82	RANCH	1974	1,846	\$ 189.60
12A 5760 PATTERSON	88-20-12-251-023	6/9/2021	330,000	154,740	46.89	139,850	42.38	COLONIAL	1974	1,748	\$ 188.79
12A 5748 PATTERSON	88-20-12-251-024	10/22/2021	390,000	175,620	45.03	148,000	37.95	COLONIAL	1974	1,986	\$ 196.37
12A 5693 PATTERSON	88-20-12-252-012	10/27/2021	375,000	175,370	46.77	150,040	40.01	RANCH	1973	1,848	\$ 202.92
12A 5784 LARKINS	88-20-12-252-015	8/11/2021	360,500	183,110	50.79	164,520	45.64	COLONIAL	1976	2,377	\$ 151.66
12A 2376 HIGHBURY	88-20-12-254-044	5/26/2021	334,000	161,600	48.38	145,830	43.66	COLONIAL	1974	1,820	\$ 183.52
12A 2757 DENISE	88-20-12-276-007	8/10/2020	365,000	178,550	48.92	160,670	44.02	COLONIAL	1973	2,322	\$ 157.19
12A 5701 JADE	88-20-12-276-017	7/22/2020	311,900	165,480	53.06	149,280	47.86	COLONIAL	1973	2,083	\$ 149.74
12A 2840 DENISE	88-20-12-278-004	8/12/2021	369,900	184,720	49.94	155,930	42.15	COLONIAL	1974	2,282	\$ 162.09
12A 2880 DENISE	88-20-12-278-007	8/31/2020	350,000	178,310	50.95	160,400	45.83	COLONIAL	1974	2,284	\$ 153.24
12A 2896 DENISE	88-20-12-278-008	1/3/2022	420,000	205,990	49.05	164,860	39.25	COLONIAL	1977	2,227	\$ 188.59
12A 2746 DENISE	88-20-12-278-011	12/21/2020	320,000	172,700	53.97	155,520	48.60	COLONIAL	1974	2,185	\$ 146.45
12A 2738 DENISE	88-20-12-278-012	5/12/2021	470,000	185,050	39.37	157,800	33.57	COLONIAL	1974	2,284	\$ 205.78
12A 2807 SHIRLEY	88-20-12-278-013	2/26/2021	372,000	186,160	50.04	164,970	44.35	COLONIAL	1974	2,527	\$ 147.21
12A 2945 SHIRLEY	88-20-12-278-021	4/20/2020	345,000	171,560	49.73	154,570	44.80	COLONIAL	1973	2,284	\$ 151.05
12A 2965 QUARTZ	88-20-12-279-016	9/24/2021	368,000	196,420	53.38	173,510	47.15	RANCH	1973	1,803	\$ 204.10
12A 5553 SHALE	88-20-12-280-006	10/16/2020	298,000	175,130	58.77	157,670	52.91	RANCH	1973	1,721	\$ 173.16
12A 5529 SHALE	88-20-12-280-008	12/10/2021	350,500	167,750	47.86	150,790	43.02	RANCH	1973	1,736	\$ 201.90
12A 5505 SHALE	88-20-12-280-010	12/2/2020	288,500	167,870	58.19	151,330	52.45	RANCH	1973	1,766	\$ 163.36
12A 2924 QUARTZ	88-20-12-281-006	5/12/2021	295,000	163,910	55.56	140,620	47.67	RANCH	1973	1,621	\$ 181.99
12A 5530 SHALE	88-20-12-281-013	10/5/2020	318,000	168,210	52.90	151,560	47.66	COLONIAL	1975	1,806	\$ 176.08
12A 5379 ENGLISH	88-20-12-403-005	9/8/2021	317,000	151,840	47.90	137,380	43.34	COLONIAL	1972	1,855	\$ 170.89
12A 5396 PATTERSON	88-20-12-405-007	8/23/2021	375,000	164,500	43.87	144,240	38.46	COLONIAL	1973	1,876	\$ 199.89
12A 2696 ENGLISH	88-20-12-406-002	6/25/2021	355,000	168,390	47.43	151,820	42.77	COLONIAL	1972	2,105	\$ 168.65
12A 2727 KNIGHT	88-20-12-406-011	7/29/2021	395,000	173,550	43.94	156,310	39.57	COLONIAL	1973	2,210	\$ 178.73
12A 2885 ENGLISH	88-20-12-428-003	6/1/2021	345,000	164,560	47.70	146,480	42.46	COLONIAL	1972	2,105	\$ 163.90
12A 2794 ENGLISH	88-20-12-429-005	8/6/2020	275,000	149,610	54.40	135,370	49.23	COLONIAL	1974	1,722	\$ 159.70
12A 2866 ENGLISH	88-20-12-429-010	5/10/2021	340,000	168,390	49.53	151,820	44.65	COLONIAL	1972	2,105	\$ 161.52
12A 5103 DAYTON	88-20-12-453-024	9/2/2021	310,000	153,750	49.60	134,880	43.51	COLONIAL	1973	1,648	\$ 188.11
12A 2651 DAYTON	88-20-12-453-027	3/16/2022	350,000	174,350	49.81	136,800	39.09	COLONIAL	1971	1,753	\$ 199.66
12A 5134 DAYTON	88-20-12-454-009	1/28/2021	370,000	178,900	48.35	161,000	43.51	RANCH	1972	1,964	\$ 188.39
12A 5082 FEDORA	88-20-12-476-030	3/30/2022	350,000	178,850	51.10	160,770	45.93	RANCH	1977	1,852	\$ 188.98
12A 5117 RENSHAW	88-20-12-477-009	10/2/2020	375,000	190,960	50.92	171,280	45.67	COLONIAL	1978	2,267	\$ 165.42
12A 5009 RENSHAW	88-20-12-477-015	2/25/2022	290,000	154,630	53.32	139,230	48.01	RANCH	1975	1,834	\$ 158.12

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
12B	2157 MAYFLOWER	88-20-12-302-009	9/25/2020	546,000	280,320	51.34	272,790	49.96	COLONIAL	2014	2,935	\$ 186.03
12B	2237 MAYFLOWER	88-20-12-302-014	12/22/2020	590,000	304,870	51.67	296,790	50.30	COLONIAL	2014	3,052	\$ 193.32
12B	2174 MAYFLOWER	88-20-12-302-019	1/8/2021	595,000	280,570	47.15	273,070	45.89	COLONIAL	2013	3,052	\$ 194.95
12C	2089 BRIDLE PATH	88-20-12-303-003	7/29/2020	525,001	312,120	59.45	286,440	54.56	COLONIAL	2016	2,757	\$ 190.42
12C	2105 BRIDLE PATH	88-20-12-303-004	9/10/2020	540,000	318,800	59.04	292,510	54.17	COLONIAL	2016	2,757	\$ 195.87
12C	2121 BRIDLE PATH	88-20-12-303-005	10/28/2020	656,500	351,320	53.51	322,080	49.06	COLONIAL	2015	3,270	\$ 200.76
12C	2137 BRIDLE PATH	88-20-12-303-006	9/22/2020	649,900	323,020	49.70	296,360	45.60	COLONIAL	2015	3,380	\$ 192.28
12C	2164 BRIDLE PATH	88-20-12-303-014	11/30/2021	730,000	354,520	48.56	293,340	40.18	COLONIAL	2015	3,372	\$ 216.49
12C	2071 CHAPS	88-20-12-303-025	7/30/2021	660,000	312,490	47.35	273,070	41.37	COLONIAL	2015	2,750	\$ 240.00
12C	2198 CHAPS	88-20-12-303-034	8/4/2021	720,000	326,170	45.30	299,190	41.55	COLONIAL	2016	3,372	\$ 213.52
12C	2086 CHAPS	88-20-12-303-041	9/18/2020	640,000	327,340	51.15	300,260	46.92	COLONIAL	2016	3,394	\$ 188.57
12C	2054 CHAPS	88-20-12-303-043	9/16/2021	703,500	334,580	47.56	299,640	42.59	COLONIAL	2015	3,268	\$ 215.27
12C	2022 CHAPS	88-20-12-303-045	7/9/2021	655,000	280,250	42.79	236,460	36.10	COLONIAL	2016	2,639	\$ 248.20
12D	5387 CROWFOOT	88-20-12-327-013	11/25/2020	367,100	192,280	52.38	175,810	47.89	COLONIAL	1990	2,001	\$ 183.46
12D	2371 SWEET	88-20-12-329-003	9/10/2020	385,000	210,930	54.79	192,490	50.00	COLONIAL	1991	2,522	\$ 152.66
12D	5297 STANDISH	88-20-12-332-001	9/20/2021	505,000	235,690	46.67	193,170	38.25	COLONIAL	1991	2,528	\$ 199.76
12D	5087 SAFFRON	88-20-12-376-016	4/19/2021	485,000	211,720	43.65	192,510	39.69	COLONIAL	1990	2,523	\$ 192.23
12D	5045 SAFFRON	88-20-12-376-019	9/15/2021	460,000	213,070	46.32	194,470	42.28	COLONIAL	1989	2,343	\$ 196.33
12D	5230 SAFFRON	88-20-12-377-003	4/1/2022	382,000	184,030	48.18	168,420	44.09	RANCH	1990	1,754	\$ 217.79
12D	5094 CROWFOOT	88-20-12-378-009	11/25/2020	405,000	204,350	50.46	186,640	46.08	COLONIAL	1989	2,215	\$ 182.84
12D	5080 SAFFRON	88-20-12-378-010	5/25/2021	526,000	224,110	42.61	190,150	36.15	COLONIAL	1991	2,458	\$ 214.00
12D	2363 SAFFRON	88-20-12-378-014	12/23/2020	383,000	216,150	56.44	197,220	51.49	COLONIAL	1990	2,504	\$ 152.96
12D	2346 SAFFRON	88-20-12-378-019	2/23/2021	378,000	182,040	48.16	166,280	43.99	COLONIAL	1990	2,001	\$ 188.91
12D	2733 KNIGHT	88-20-12-429-012	7/7/2020	342,000	188,640	55.16	172,460	50.43	COLONIAL	1993	2,021	\$ 169.22
12D	5298 RENSHAW	88-20-12-429-015	11/25/2020	328,000	196,030	59.77	179,090	54.60	COLONIAL	1993	2,212	\$ 148.28
12D	5281 FEDORA	88-20-12-429-017	11/23/2020	347,000	195,570	56.36	178,660	51.49	COLONIAL	1994	2,045	\$ 169.68
12D	5175 SPRING MEADOWS	88-20-12-455-002	1/11/2021	470,000	219,030	46.60	199,820	42.51	COLONIAL	1989	2,419	\$ 194.30
12H	2227 RADCLIFFE	88-20-12-380-006	11/30/2020	525,000	296,440	56.46	265,580	50.59	COLONIAL	2000	3,498	\$ 150.09
12H	2171 RADCLIFFE	88-20-12-380-010	12/4/2020	400,000	235,400	58.85	211,820	52.96	COLONIAL	1999	2,678	\$ 149.37
12H	2939 SANTIA	88-20-12-426-023	7/13/2021	435,000	186,150	42.79	151,040	34.72	COLONIAL	1997	2,066	\$ 210.55
12H	5493 SHALE	88-20-12-427-027	10/21/2021	501,000	212,700	42.46	173,830	34.70	COLONIAL	1998	2,312	\$ 216.70
12J	2078 OAKWOOD	88-20-12-100-062	12/14/2020	462,000	212,680	46.03	208,590	45.15	COLONIAL	1998	2,530	\$ 182.61
12J	2092 OAKWOOD	88-20-12-100-063	7/9/2020	437,000	230,560	52.76	226,410	51.81	COLONIAL	1997	2,747	\$ 159.08
12J	2134 OAKWOOD	88-20-12-100-066	7/17/2020	490,000	263,770	53.83	259,110	52.88	COLONIAL	1999	2,471	\$ 198.30
12J	2126 E SQUARE LAKE	88-20-12-100-083	5/21/2021	425,000	199,870	47.03	192,030	45.18	COLONIAL	1998	2,558	\$ 166.15
12K	5865 RUBY	88-20-12-226-003	3/29/2022	460,000	221,740	48.20	193,210	42.00	COLONIAL	1994	2,261	\$ 203.45
12K	5805 RUBY	88-20-12-227-002	12/8/2020	460,000	241,170	52.43	228,400	49.65	COLONIAL	1992	2,628	\$ 175.04
12K	5757 RUBY	88-20-12-227-006	7/21/2020	485,000	239,730	49.43	227,050	46.81	COLONIAL	1992	2,856	\$ 169.82

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
13A	2335 AVERY	88-20-13-127-007	8/26/2021	272,000	145,440	53.47	136,770	50.28	RANCH	1974	1,416	\$ 192.09
13A	2463 AVERY	88-20-13-127-016	10/14/2020	320,000	185,070	57.83	173,290	54.15	RANCH	1972	1,774	\$ 180.38
13A	4982 FOXCROFT	88-20-13-127-025	6/17/2021	290,000	150,140	51.77	138,690	47.82	RANCH	1972	1,531	\$ 189.42
13A	2362 AVERY	88-20-13-128-004	7/14/2020	289,900	156,340	53.93	146,980	50.70	RANCH	1972	1,788	\$ 162.14
13A	2376 AVERY	88-20-13-128-005	7/2/2020	292,500	161,500	55.21	151,740	51.88	RANCH	1973	1,685	\$ 173.59
13A	4737 FOXCROFT	88-20-13-128-017	9/15/2020	279,950	152,370	54.43	143,290	51.18	COLONIAL	1972	1,798	\$ 155.70
13A	4822 STODDARD	88-20-13-128-022	6/30/2021	360,000	174,200	48.39	150,480	41.80	RANCH	1973	1,788	\$ 201.34
13A	2333 TIMMER	88-20-13-128-035	8/14/2020	310,000	158,840	51.24	149,300	48.16	COLONIAL	1972	2,161	\$ 143.45
13A	4799 BRAMFORD	88-20-13-128-044	4/1/2021	299,000	153,230	51.25	143,780	48.09	COLONIAL	1972	1,680	\$ 177.98
13A	4705 STODDARD	88-20-13-176-003	9/25/2020	320,000	156,590	48.93	147,250	46.02	COLONIAL	1971	1,799	\$ 177.88
13A	2312 TEROVA	88-20-13-176-006	10/28/2020	295,000	143,880	48.77	135,410	45.90	COLONIAL	1971	1,680	\$ 175.60
13A	2361 WALTHAM	88-20-13-176-015	5/7/2021	290,000	147,700	50.93	137,580	47.44	RANCH	1971	1,807	\$ 160.49
13A	2301 WALTHAM	88-20-13-176-020	3/30/2022	365,000	152,990	41.92	136,200	37.32	RANCH	1971	1,507	\$ 242.20
13A	4577 DE WULF	88-20-13-176-022	7/1/2021	370,000	168,520	45.55	148,340	40.09	COLONIAL	1971	2,161	\$ 171.22
13A	2437 TEROVA	88-20-13-177-021	9/16/2020	310,000	154,220	49.75	145,000	46.77	COLONIAL	1972	1,933	\$ 160.37
13A	2486 TEROVA	88-20-13-178-007	9/10/2020	294,300	147,480	50.11	138,770	47.15	RANCH	1971	1,507	\$ 195.29
13A	4554 DE WULF	88-20-13-179-003	3/25/2021	320,000	169,260	52.89	158,570	49.55	RANCH	1971	1,807	\$ 177.09
13A	2341 LONDON CT	88-20-13-179-007	7/27/2020	286,000	141,830	49.59	133,520	46.69	COLONIAL	1971	1,826	\$ 156.63
13A	4578 POST	88-20-13-180-001	10/9/2020	330,000	160,980	48.78	151,280	45.84	COLONIAL	1972	2,171	\$ 152.00
13A	4996 BUTLER	88-20-13-202-001	3/14/2022	320,000	142,540	44.54	115,480	36.09	RANCH	1971	1,507	\$ 212.34
13A	4956 HYDE PARK	88-20-13-203-004	7/16/2021	307,500	144,200	46.89	134,900	43.87	RANCH	1970	1,507	\$ 204.05
13A	4914 HYDE PARK	88-20-13-203-007	4/10/2020	330,000	150,650	45.65	141,720	42.95	COLONIAL	1971	1,826	\$ 180.72
13A	4985 DANBURY	88-20-13-203-014	5/7/2021	340,000	149,310	43.91	139,020	40.89	COLONIAL	1970	1,826	\$ 186.20
13A	4855 DANBURY	88-20-13-203-022	6/19/2020	290,500	160,760	55.34	150,980	51.97	COLONIAL	1970	1,826	\$ 159.09
13A	4825 DANBURY	88-20-13-203-024	8/2/2021	385,600	166,410	43.16	151,150	39.20	COLONIAL	1970	2,161	\$ 178.44
13A	4986 DANBURY	88-20-13-204-002	8/20/2020	267,000	131,210	49.14	123,650	46.31	RANCH	1970	1,507	\$ 177.17
13A	2739 VERNIER	88-20-13-204-010	6/3/2021	317,000	169,940	53.61	137,360	43.33	BUNGALOW	1970	1,988	\$ 159.46
13A	4781 BUTLER	88-20-13-206-007	9/10/2021	340,000	139,610	41.06	131,300	38.62	COLONIAL	1971	1,768	\$ 192.31
13A	4683 BUTLER	88-20-13-206-014	6/18/2021	280,000	133,200	47.57	124,940	44.62	RANCH	1970	1,507	\$ 185.80
13A	4842 BUTLER	88-20-13-207-003	1/28/2022	315,000	146,160	46.40	136,320	43.28	RANCH	1971	1,807	\$ 174.32
13A	2628 KENWYCK	88-20-13-208-003	4/27/2021	330,000	159,930	48.46	145,900	44.21	COLONIAL	1969	1,991	\$ 165.75
13A	2688 KENWYCK	88-20-13-208-008	7/17/2020	275,000	141,250	51.36	133,000	48.36	RANCH	1970	1,507	\$ 182.48
13A	4816 CAROL	88-20-13-208-011	11/3/2021	334,000	157,310	47.10	130,810	39.16	COLONIAL	1970	1,826	\$ 182.91
13A	2685 WINDSOR	88-20-13-208-030	12/15/2021	325,000	156,560	48.17	129,860	39.96	COLONIAL	1969	1,826	\$ 177.98
13A	2768 WINDSOR	88-20-13-226-005	6/3/2021	320,000	170,490	53.28	141,490	44.22	COLONIAL	1969	2,161	\$ 148.08
13A	2857 RENSHAW	88-20-13-226-013	5/27/2021	349,900	193,140	55.20	180,820	51.68	BI-LEVEL	1973	2,594	\$ 134.89
13A	2664 WINDSOR	88-20-13-251-009	11/20/2020	281,000	139,140	49.52	131,080	46.65	COLONIAL	1969	1,826	\$ 153.89
13A	2680 WINDSOR	88-20-13-251-011	12/18/2020	300,000	148,960	49.65	140,220	46.74	COLONIAL	1969	2,116	\$ 141.78
13A	2696 WINDSOR	88-20-13-251-013	12/21/2020	310,000	167,210	53.94	156,950	50.63	RANCH	1969	1,807	\$ 171.56
13A	2712 WINDSOR	88-20-13-251-015	10/6/2021	337,500	170,350	50.47	134,860	39.96	COLONIAL	1969	2,053	\$ 164.39
13A	2769 RENSHAW	88-20-13-251-035	9/24/2021	300,000	156,280	52.09	136,030	45.34	COLONIAL	1969	1,984	\$ 151.21
13A	2568 RENSHAW	88-20-13-252-003	12/3/2021	345,000	172,430	49.98	142,440	41.29	COLONIAL	1969	2,161	\$ 159.65

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
13A	2652 RENSHAW	88-20-13-252-011	7/29/2020	290,000	157,330	54.25	147,840	50.98	COLONIAL	1969	2,093	\$ 138.56
13A	4610 BUTLER	88-20-13-252-017	9/30/2020	249,300	144,670	58.03	136,160	54.62	BUNGALOW	1971	1,988	\$ 125.40
13A	4663 MILL POND	88-20-13-276-001	6/30/2020	270,000	136,130	50.42	128,280	47.51	COLONIAL	1969	1,768	\$ 152.71
13A	4593 MILL POND	88-20-13-276-006	9/25/2020	285,000	166,120	58.29	155,810	54.67	COLONIAL	1969	2,053	\$ 138.82
13A	2910 HILL	88-20-13-279-014	12/3/2021	310,000	149,510	48.23	132,350	42.69	COLONIAL	1969	1,826	\$ 169.77
13B	2169 CUMBERLAND	88-20-13-301-005	10/30/2020	326,000	162,910	49.97	151,630	46.51	COLONIAL	1969	2,025	\$ 160.99
13B	2153 CUMBERLAND	88-20-13-301-019	7/8/2020	329,500	186,570	56.62	175,750	53.34	COLONIAL	1971	2,125	\$ 155.06
13B	2135 CUMBERLAND	88-20-13-301-022	10/7/2021	315,000	161,450	51.25	146,320	46.45	COLONIAL	1972	1,703	\$ 184.97
13B	2184 CUMBERLAND	88-20-13-302-010	10/19/2020	315,000	157,910	50.13	149,180	47.36	TRI-LEVEL	1969	1,974	\$ 159.57
13B	4261 MARYWOOD	88-20-13-303-008	10/29/2021	335,000	162,570	48.53	153,430	45.80	COLONIAL	1969	1,927	\$ 173.85
13B	4148 MARYWOOD	88-20-13-304-015	7/17/2020	299,900	172,960	57.67	161,040	53.70	COLONIAL	1966	2,409	\$ 124.49
13B	4327 ALLEGHENY	88-20-13-304-020	12/11/2020	270,000	148,950	55.17	140,740	52.13	COLONIAL	1970	1,685	\$ 160.24
13B	4169 ALLEGHENY	88-20-13-304-030	4/15/2020	320,000	164,470	51.40	153,210	47.88	COLONIAL	1967	2,196	\$ 145.72
13B	4216 ALLEGHENY	88-20-13-305-006	11/16/2020	325,000	155,010	47.70	146,480	45.07	COLONIAL	1969	1,786	\$ 181.97
13B	4175 WASHINGTON CRESCENT	88-20-13-305-023	10/1/2020	265,000	147,030	55.48	138,990	52.45	COLONIAL	1969	1,739	\$ 152.39
13B	4127 WASHINGTON CRESCENT	88-20-13-305-027	3/30/2022	380,000	155,160	40.83	146,610	38.58	COLONIAL	1969	1,862	\$ 204.08
13B	2259 CUMBERLAND	88-20-13-326-007	10/29/2021	295,000	151,390	51.32	143,030	48.48	RANCH	1970	1,510	\$ 195.36
13B	2309 CUMBERLAND	88-20-13-326-008	9/30/2021	360,000	198,800	55.22	183,410	50.95	COLONIAL	1971	2,396	\$ 150.25
13B	2347 CUMBERLAND	88-20-13-326-013	1/15/2021	300,000	151,300	50.43	142,990	47.66	TRI-LEVEL	1969	1,922	\$ 156.09
13B	2234 HILLCRESCENT	88-20-13-329-003	12/4/2020	301,400	148,820	49.38	140,670	46.67	RANCH	1969	1,506	\$ 200.13
13B	2231 FOREST TRAIL	88-20-13-329-014	1/22/2021	260,000	153,030	58.86	138,710	53.35	RANCH	1969	1,506	\$ 172.64
13B	4284 WASHINGTON CRESCENT	88-20-13-330-002	3/21/2022	385,000	166,650	43.29	154,560	40.15	COLONIAL	1967	2,060	\$ 186.89
13B	4274 CAMBRIDGE CRESCENT	88-20-13-331-003	7/30/2021	325,000	157,020	48.31	147,440	45.37	TRI-LEVEL	1969	1,922	\$ 169.09
13B	4226 CAMBRIDGE CRESCENT	88-20-13-331-007	7/29/2020	340,000	165,450	48.66	156,300	45.97	COLONIAL	1968	2,149	\$ 158.21
13B	4209 GATESFORD CIRCLE	88-20-13-331-017	7/2/2021	425,000	204,520	48.12	178,490	42.00	COLONIAL	1968	2,651	\$ 160.32
13B	4308 GATESFORD CIRCLE	88-20-13-332-004	6/24/2020	315,000	167,680	53.23	158,270	50.24	COLONIAL	1971	2,062	\$ 152.76
13B	4243 GREENSBORO	88-20-13-332-017	9/9/2020	288,200	157,770	54.74	148,940	51.68	COLONIAL	1972	1,703	\$ 169.23
13B	2357 NEWBEDFORD	88-20-13-332-020	6/17/2021	289,000	148,030	51.22	139,940	48.42	RANCH	1969	1,506	\$ 191.90
13B	2066 FAIRFIELD	88-20-13-351-009	4/16/2020	265,000	155,880	58.82	147,200	55.55	COLONIAL	1971	1,807	\$ 146.65
13B	2146 WOODINGHAM	88-20-13-351-021	11/8/2021	317,000	152,670	48.16	134,150	42.32	TRI-LEVEL	1970	1,860	\$ 170.43
13B	4115 COLONIAL	88-20-13-352-010	5/12/2021	341,600	160,400	46.96	144,860	42.41	COLONIAL	1972	1,703	\$ 200.59
13B	4057 COLONIAL	88-20-13-352-017	12/13/2021	353,000	161,350	45.71	151,500	42.92	COLONIAL	1971	1,859	\$ 189.89
13B	2143 WOODINGHAM	88-20-13-352-018	3/10/2022	355,000	152,920	43.08	143,840	40.52	COLONIAL	1971	1,716	\$ 206.88
13B	2165 WOODINGHAM	88-20-13-352-020	12/4/2020	322,000	187,640	58.27	175,400	54.47	COLONIAL	1971	1,859	\$ 173.21
13B	4172 CAMBRIDGE CRESCENT	88-20-13-376-002	8/6/2021	330,000	168,540	51.07	156,190	47.33	COLONIAL	1967	2,060	\$ 160.19
13B	4136 CAMBRIDGE CRESCENT	88-20-13-376-005	9/16/2021	349,999	151,830	43.38	135,650	38.76	RANCH	1966	1,497	\$ 233.80
13B	4143 GATESFORD CIRCLE	88-20-13-376-016	4/15/2021	315,000	162,590	51.62	150,110	47.65	COLONIAL	1967	2,060	\$ 152.91
13B	4074 GATESFORD CIRCLE	88-20-13-377-012	11/30/2021	376,000	185,590	49.36	153,110	40.72	COLONIAL	1971	1,862	\$ 201.93
13B	2210 WOODINGHAM	88-20-13-377-019	2/4/2021	312,000	149,290	47.85	135,070	43.29	COLONIAL	1970	1,862	\$ 167.56
13B	4021 RAMBLEWOOD	88-20-13-377-035	6/16/2021	345,000	158,890	46.06	134,490	38.98	COLONIAL	1971	1,755	\$ 196.58
13B	4088 RAMBLEWOOD	88-20-13-378-005	8/7/2020	250,000	150,190	60.08	141,910	56.76	COLONIAL	1970	1,755	\$ 142.45

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
13B	4077 MIDDLEBURY	88-20-13-378-010	8/6/2021	410,000	187,980	45.85	151,930	37.06	COLONIAL	1968	2,131	\$ 192.40
13B	4090 MIDDLEBURY	88-20-13-379-006	4/15/2020	360,000	176,030	48.90	166,180	46.16	COLONIAL	1969	2,430	\$ 148.15
13B	2360 GREENSBORO	88-20-13-380-015	3/30/2022	335,000	143,980	42.98	135,840	40.55	RANCH	1969	1,506	\$ 222.44
13C	4101 FORSYTH	88-20-13-401-020	2/9/2022	247,500	122,320	49.42	109,010	44.04	RANCH	1957	1,493	\$ 165.77
13C	39409 DEQUINDRE	88-20-13-426-088	1/20/2021	250,000	126,390	50.56	112,200	44.88	RANCH	1955	1,802	\$ 138.73
13D	2886 WAGONWHEEL	88-20-13-426-092	7/27/2020	430,000	224,300	52.16	217,680	50.62	COLONIAL	1992	2,969	\$ 144.83
13D	4277 BRIGHTWOOD	88-20-13-428-007	9/25/2020	439,500	220,100	50.08	213,080	48.48	COLONIAL	1993	2,460	\$ 178.66
13D	2903 BYWATER	88-20-13-429-012	1/26/2022	517,000	248,380	48.04	234,430	45.34	COLONIAL	1992	3,017	\$ 171.36
13D	2917 BYWATER	88-20-13-429-013	11/16/2021	585,000	302,510	51.71	254,530	43.51	RANCH	1994	2,515	\$ 232.60
13D	4072 MORNINGDALE	88-20-13-478-003	10/22/2020	405,000	195,670	48.31	189,750	46.85	COLONIAL	1991	2,214	\$ 182.93
13D	2975 SENORA	88-20-13-479-011	8/21/2020	435,000	214,230	49.25	207,870	47.79	COLONIAL	1994	2,845	\$ 152.90
13F	2844 DINA	88-20-01-430-033	4/21/2020	415,000	218,400	52.63	210,600	50.75	COLONIAL	1998	2,680	\$ 154.85
13F	2924 WESSELS	88-20-13-230-006	7/28/2021	465,000	248,390	53.42	227,030	48.82	RANCH	1999	2,373	\$ 195.95
13F	4763 HOLLAND	88-20-13-278-026	8/6/2021	525,000	233,150	44.41	219,450	41.80	COLONIAL	1999	2,871	\$ 182.86
13F	2937 PRAIRIE	88-20-13-426-112	7/22/2020	445,000	229,100	51.48	219,560	49.34	COLONIAL	2000	2,848	\$ 156.25
13F	4289 VASSAR	88-20-13-426-117	10/21/2020	503,000	248,080	49.32	237,790	47.27	COLONIAL	1999	2,897	\$ 173.63
13G	5595 VIKING	88-20-11-277-027	6/17/2021	580,000	266,920	46.02	254,670	43.91	COLONIAL	2003	3,500	\$ 165.71
13G	5548 VIKING	88-20-11-277-031	9/2/2020	480,000	259,220	54.00	247,430	51.55	COLONIAL	2003	3,179	\$ 150.99
13G	5536 VIKING	88-20-11-278-005	3/21/2022	746,000	391,140	52.43	55,120	7.39	COLONIAL	2022	3,844	\$ 194.07
13G	4669 SCOTCH PINE	88-20-13-151-001	1/7/2021	475,000	229,160	48.24	224,280	47.22	COLONIAL	2000	3,480	\$ 136.49
13G	2058 BLUE SPRUCE	88-20-13-152-003	8/13/2020	452,000	244,570	54.11	232,060	51.34	COLONIAL	2000	2,643	\$ 171.02
13G	2042 BLUE SPRUCE	88-20-13-152-004	6/30/2020	432,500	227,330	52.56	217,090	50.19	COLONIAL	2000	2,696	\$ 160.42
13G	4714 DOUGLAS FIR	88-20-13-154-001	5/14/2021	510,000	241,570	47.37	230,620	45.22	COLONIAL	2002	3,037	\$ 167.93
13G	4786 DOUGLAS FIR	88-20-13-154-012	4/2/2021	555,000	254,820	45.91	243,140	43.81	COLONIAL	2003	3,376	\$ 164.40
13H	4108 ROCKINGHAM	88-20-13-402-011	1/13/2022	734,000	366,250	49.90	309,630	42.18	COLONIAL	2017	3,291	\$ 223.03
13H	4094 ROCKINGHAM	88-20-13-402-012	6/11/2021	715,000	358,570	50.15	303,300	42.42	COLONIAL	2017	3,272	\$ 218.52
13J	4982 CHADBURY CT	88-20-13-130-002	8/31/2021	701,800	357,220	50.90	338,650	48.25	COLONIAL	2021	3,435	\$ 204.31
13J	4972 CHADBURY CT	88-20-13-130-003	1/14/2022	704,350	358,210	50.86	339,590	48.21	COLONIAL	2021	3,430	\$ 205.35
13J	4952 CHADBURY CT	88-20-13-130-005	1/24/2022	739,900	357,140	48.27	338,580	45.76	COLONIAL	2021	3,434	\$ 215.46
13J	4922 CHADBURY CT	88-20-13-130-006	3/8/2022	747,510	359,320	48.07	283,540	37.93	COLONIAL	2021	3,449	\$ 216.73
13J	4902 CHADBURY CT	88-20-13-130-008	1/27/2022	744,185	357,390	48.02	310,460	41.72	COLONIAL	2021	3,365	\$ 221.15
13J	4891 CHADBURY CT	88-20-13-130-009	8/23/2021	685,050	355,950	51.96	337,460	49.26	COLONIAL	2021	3,440	\$ 199.14
13J	4951 CHADBURY CT	88-20-13-130-013	11/24/2021	691,600	358,620	51.85	339,980	49.16	COLONIAL	2021	3,437	\$ 201.22
13J	4961 CHADBURY CT	88-20-13-130-014	3/7/2022	692,700	357,850	51.66	249,400	36.00	COLONIAL	2021	3,430	\$ 201.95
13J	4981 CHADBURY CT	88-20-13-130-016	11/2/2021	729,900	356,090	48.79	337,590	46.25	COLONIAL	2021	3,413	\$ 213.86

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
14A	1105 GLASER	88-20-14-101-027	1/19/2022	309,100	133,930	43.33	127,830	41.36	COLONIAL	1950	1,290	\$ 239.61
14A	1151 GLASER	88-20-14-101-030	12/28/2020	248,100	137,790	55.54	132,100	53.24	RANCH	1958	1,370	\$ 181.09
14A	1661 ROCKFIELD	88-20-14-401-029	9/15/2021	445,000	213,730	48.03	207,150	46.55	RANCH	1979	1,792	\$ 248.33
14B	4905 HUBBARD	88-20-14-201-014	9/8/2020	300,000	162,880	54.29	151,180	50.39	TRI-LEVEL	1970	1,983	\$ 151.29
14B	4886 HUBBARD	88-20-14-202-003	1/7/2022	330,000	170,100	51.55	157,750	47.80	COLONIAL	1971	2,081	\$ 158.58
14B	4985 ALTON	88-20-14-203-005	12/11/2020	358,000	160,800	44.92	149,020	41.63	COLONIAL	1970	2,242	\$ 159.68
14B	4856 ALTON	88-20-14-203-017	10/25/2021	405,000	197,330	48.72	173,420	42.82	COLONIAL	1971	2,355	\$ 171.97
14B	4840 ALTON CT	88-20-14-203-020	6/10/2021	339,000	166,760	49.19	154,680	45.63	RANCH	1971	1,700	\$ 199.41
14B	4774 ALTON	88-20-14-203-025	11/12/2020	297,000	174,190	58.65	150,830	50.78	RANCH	1971	1,868	\$ 158.99
14B	4965 CALVERT	88-20-14-203-031	7/6/2021	400,000	176,050	44.01	163,120	40.78	COLONIAL	1972	1,896	\$ 210.97
14B	4966 CALVERT	88-20-14-204-002	12/28/2021	362,000	174,210	48.12	161,430	44.59	RANCH	1972	1,648	\$ 219.66
14B	1837 CARR	88-20-14-226-010	8/6/2021	283,000	135,730	47.96	126,360	44.65	TRI-LEVEL	1972	1,460	\$ 193.84
14B	1853 CARR	88-20-14-226-011	8/6/2021	300,000	138,470	46.16	128,850	42.95	RANCH	1972	1,276	\$ 235.11
14B	4840 GAMBER	88-20-14-227-003	4/30/2021	345,000	162,560	47.12	150,860	43.73	TRI-LEVEL	1971	1,983	\$ 173.98
14B	4824 GAMBER	88-20-14-227-004	10/30/2020	305,000	164,320	53.88	152,470	49.99	TRI-LEVEL	1971	1,983	\$ 153.81
14B	4725 WHITESELL	88-20-14-227-024	8/3/2021	342,000	172,040	50.30	159,520	46.64	COLONIAL	1971	2,048	\$ 166.99
14B	4736 WHITESELL	88-20-14-228-026	12/7/2021	305,000	157,760	51.72	146,490	48.03	COLONIAL	1971	1,703	\$ 179.10
14B	4798 WHITESELL	88-20-14-228-033	11/6/2020	346,500	172,700	49.84	160,120	46.21	RANCH	1971	1,700	\$ 203.82
14B	1516 WELLING	88-20-14-251-005	7/31/2020	385,500	194,030	50.33	179,560	46.58	COLONIAL	1971	2,370	\$ 162.66
14B	1564 WELLING	88-20-14-251-008	10/20/2021	325,000	168,850	51.95	154,700	47.60	COLONIAL	1973	1,844	\$ 176.25
14B	4629 FAIRMONT	88-20-14-251-031	7/15/2020	302,000	154,520	51.17	143,530	47.53	COLONIAL	1971	1,703	\$ 177.33
14B	4613 FAIRMONT	88-20-14-251-035	8/31/2021	360,000	185,960	51.66	172,200	47.83	COLONIAL	1971	2,348	\$ 153.32
14B	1517 HAMMAN	88-20-14-251-038	10/13/2021	352,500	170,630	48.41	158,080	44.85	RANCH	1974	1,674	\$ 210.57
14B	4626 FAIRMONT	88-20-14-252-008	3/14/2022	346,000	163,630	47.29	151,880	43.90	RANCH	1970	1,700	\$ 203.53
14B	4691 CHAPEL	88-20-14-252-011	10/19/2021	321,000	167,690	52.24	155,720	48.51	RANCH	1970	1,700	\$ 188.82
14B	1658 WELLING	88-20-14-253-003	7/6/2020	290,000	167,250	57.67	155,110	53.49	RANCH	1971	1,685	\$ 172.11
14B	1674 WELLING	88-20-14-253-004	5/11/2021	420,000	214,300	51.02	197,930	47.13	COLONIAL	1973	2,958	\$ 141.99
14B	1706 WELLING	88-20-14-253-006	3/23/2021	325,000	166,870	51.34	154,750	47.62	RANCH	1972	1,650	\$ 196.97
14B	1756 WELLING	88-20-14-253-009	8/28/2020	333,000	178,780	53.69	165,570	49.72	COLONIAL	1973	2,105	\$ 158.19
14B	1709 HAMMAN	88-20-14-253-022	11/3/2021	285,000	138,620	48.64	128,980	45.26	TRI-LEVEL	1973	1,460	\$ 195.21
14B	4721 ALTON	88-20-14-254-003	6/28/2021	410,500	186,310	45.39	172,500	42.02	COLONIAL	1972	2,448	\$ 167.69
14B	1757 WELLING	88-20-14-254-013	11/4/2021	351,000	169,930	48.41	157,530	44.88	RANCH	1972	1,708	\$ 205.50
14C	4891 DAVIS	88-20-14-126-010	9/10/2021	470,500	208,290	44.27	190,850	40.56	COLONIAL	1989	2,564	\$ 183.50
14C	4869 PICKFORD	88-20-14-127-011	7/1/2020	410,000	215,190	52.49	197,060	48.06	COLONIAL	1989	2,484	\$ 165.06
14C	4824 PICKFORD	88-20-14-128-011	10/29/2020	401,000	217,290	54.19	198,920	49.61	COLONIAL	1990	2,486	\$ 161.30
14D	4050 SHADROCK	88-20-14-377-002	11/15/2021	500,000	224,310	44.86	214,790	42.96	COLONIAL	1990	2,685	\$ 186.22
14D	1465 BLOOMINGDALE	88-20-14-378-005	6/23/2020	466,000	252,350	54.15	241,510	51.83	COLONIAL	1993	3,190	\$ 146.08
14D	4071 KEATS	88-20-14-380-005	5/28/2021	575,000	282,080	49.06	269,890	46.94	COLONIAL	1995	3,260	\$ 176.38
14D	1634 MERRIWEATHER	88-20-14-451-047	9/17/2021	459,500	215,880	46.98	186,500	40.59	RANCH	1989	1,993	\$ 230.56
14D	1571 CHARLEVOIS	88-20-14-452-005	3/3/2022	505,000	250,660	49.64	224,060	44.37	COLONIAL	1990	2,922	\$ 172.83

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
14D	1507 BLOOMINGDALE	88-20-14-453-020	9/10/2020	360,000	197,550	54.88	179,800	49.94	RANCH	1989	1,984	\$ 181.45
14D	1536 BLOOMINGDALE	88-20-14-454-003	11/24/2020	440,000	212,310	48.25	203,320	46.21	COLONIAL	1989	2,388	\$ 184.25
14D	1606 BLOOMINGDALE	88-20-14-454-008	9/28/2020	410,000	222,830	54.35	213,400	52.05	COLONIAL	1989	2,237	\$ 183.28
14E	1057 SHALLOWDALE	88-20-14-151-026	9/4/2020	325,000	168,350	51.80	157,820	48.56	TRI-LEVEL	1976	2,176	\$ 149.36
14E	1086 SHALLOWDALE	88-20-14-153-001	8/20/2021	405,000	167,840	41.44	157,380	38.86	RANCH	1975	1,834	\$ 220.83
14E	1085 SHADOW	88-20-14-153-010	7/31/2020	319,800	159,710	49.94	148,900	46.56	COLONIAL	1976	1,863	\$ 171.66
14E	1171 SHADOW	88-20-14-153-016	10/19/2021	431,000	190,090	44.10	169,480	39.32	COLONIAL	1977	2,306	\$ 186.90
14E	4556 CLARKE	88-20-14-177-006	8/3/2020	370,000	219,530	59.33	204,780	55.35	COLONIAL	1978	2,433	\$ 152.08
14E	1120 SHADOW	88-20-14-303-002	9/1/2020	276,000	160,050	57.99	150,130	54.39	COLONIAL	1976	1,893	\$ 145.80
14E	4452 HAROLD	88-20-14-303-006	10/2/2020	280,000	163,340	58.34	153,190	54.71	COLONIAL	1976	1,941	\$ 144.26
14E	1126 ROBERTSON	88-20-14-305-003	10/14/2020	307,000	167,130	54.44	156,670	51.03	COLONIAL	1977	1,890	\$ 162.43
14E	4359 WILLOW CREEK	88-20-14-305-007	11/16/2021	400,000	171,370	42.84	160,590	40.15	COLONIAL	1977	2,056	\$ 194.55
14E	4250 WILLOW CREEK	88-20-14-306-016	7/21/2020	307,500	162,290	52.78	152,190	49.49	COLONIAL	1977	1,902	\$ 161.67
14E	4360 CLARKE	88-20-14-327-014	3/12/2021	372,000	169,820	45.65	159,200	42.80	COLONIAL	1976	2,079	\$ 178.93
14E	4425 CLARKE	88-20-14-328-003	9/27/2021	386,000	196,090	50.80	176,600	45.75	COLONIAL	1977	2,647	\$ 145.83
14E	4415 CLARKE	88-20-14-328-005	7/16/2021	409,000	189,940	46.44	177,540	43.41	COLONIAL	1977	2,127	\$ 192.29
14E	4311 REILLY	88-20-14-329-016	7/23/2020	330,000	161,010	48.79	151,000	45.76	COLONIAL	1977	1,890	\$ 174.60
14E	4309 REILLY	88-20-14-329-017	12/2/2020	315,000	170,200	54.03	159,510	50.64	COLONIAL	1977	2,115	\$ 148.94
14M	4976 SADDLE BROOK	88-20-14-206-001	6/18/2021	530,000	235,010	44.34	209,730	39.57	COLONIAL	2007	2,629	\$ 201.60
14M	4947 SADDLE BROOK	88-20-14-206-008	11/3/2020	482,500	271,220	56.21	241,250	50.00	COLONIAL	2008	2,638	\$ 182.90
15A	194 E LONG LAKE	88-20-15-101-004	10/8/2021	345,000	170,170	49.32	141,320	40.96	RANCH	1986	1,711	\$ 201.64
15A	241 BELHAVEN	88-20-15-101-029	9/13/2021	244,650	147,680	60.36	124,740	50.99	RANCH	1957	1,350	\$ 181.22
15A	115 WILTON	88-20-15-103-011	3/4/2022	330,000	149,400	45.27	126,010	38.18	RANCH	1956	1,534	\$ 215.12
15A	203 WILTON	88-20-15-103-014	4/9/2021	407,000	197,570	48.54	161,870	39.77	RANCH	1956	2,562	\$ 158.86
15A	4775 BELZAIR	88-20-15-126-021	8/13/2021	425,000	216,070	50.84	166,510	39.18	COLONIAL	1971	2,275	\$ 186.81
15A	4755 BELZAIR	88-20-15-126-022	5/13/2021	355,000	165,180	46.53	134,740	37.95	RANCH	1958	1,877	\$ 189.13
15A	4750 BELZAIR	88-20-15-128-014	9/3/2020	318,000	166,270	52.29	140,200	44.09	RANCH	1969	1,993	\$ 159.56
15C	357 ECKFORD	88-20-15-128-025	1/20/2022	385,000	214,310	55.66	177,160	46.02	COLONIAL	1983	2,192	\$ 175.64
15C	453 ECKFORD	88-20-15-128-033	10/5/2021	350,000	183,220	52.35	153,420	43.83	RANCH	1982	1,687	\$ 207.47
15C	157 STREAMVIEW	88-20-15-153-014	6/7/2021	440,000	242,050	55.01	179,190	40.73	RANCH	1984	2,185	\$ 201.37
15C	200 ECKFORD	88-20-15-153-027	7/7/2021	530,000	238,400	44.98	186,220	35.14	COLONIAL	1984	2,711	\$ 195.50
15C	54 PINEVIEW	88-20-15-155-002	7/6/2021	425,000	207,360	48.79	163,480	38.47	RANCH	1979	2,012	\$ 211.23
15C	224 ECKFORD	88-20-15-176-002	12/8/2021	500,000	256,140	51.23	189,160	37.83	RANCH	1986	2,334	\$ 214.22
15C	217 STREAMVIEW	88-20-15-176-003	8/25/2021	490,000	239,290	48.83	196,070	40.01	COLONIAL	1983	2,748	\$ 178.31
15C	260 ECKFORD	88-20-15-178-002	7/13/2021	481,000	220,740	45.89	182,070	37.85	COLONIAL	1983	2,674	\$ 179.88
15C	318 ECKFORD	88-20-15-178-010	5/27/2021	471,000	251,390	53.37	189,630	40.26	RANCH	1984	2,077	\$ 226.77
15C	326 ECKFORD	88-20-15-178-012	9/15/2021	490,000	228,100	46.55	182,040	37.15	COLONIAL	1981	2,806	\$ 174.63

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
15E	101 RANDALL	88-20-15-302-005	7/30/2021	296,000	143,240	48.39	134,650	45.49	TRI-LEVEL	1972	1,494	\$ 198.13
15E	197 RANDALL	88-20-15-302-011	7/17/2020	272,000	142,750	52.48	134,180	49.33	TRI-LEVEL	1973	1,494	\$ 182.06
15E	408 RANDALL	88-20-15-328-009	8/19/2020	270,000	153,800	56.96	144,500	53.52	COLONIAL	1971	1,549	\$ 174.31
15E	422 RANDALL	88-20-15-328-010	7/22/2021	320,000	158,210	49.44	141,430	44.20	COLONIAL	1971	1,549	\$ 206.58
15E	685 RANDALL	88-20-15-402-011	10/22/2020	325,000	163,680	50.36	153,680	47.29	COLONIAL	1971	1,955	\$ 166.24
15E	656 RANDALL	88-20-15-403-005	4/15/2021	346,500	172,370	49.75	161,750	46.68	COLONIAL	1971	2,480	\$ 139.72
15E	716 RANDALL	88-20-15-403-009	7/23/2020	365,000	189,560	51.93	177,710	48.69	COLONIAL	1971	2,218	\$ 164.56
15E	724 RANDALL	88-20-15-403-010	7/16/2020	331,000	181,690	54.89	170,310	51.45	RANCH	1971	1,696	\$ 195.17
15E	683 BARCLAY	88-20-15-403-025	8/26/2020	315,000	171,170	54.34	160,250	50.87	TRI-LEVEL	1971	1,685	\$ 186.94
15E	759 RANDALL	88-20-15-426-004	8/14/2020	365,000	176,940	48.48	166,000	45.48	COLONIAL	1971	2,218	\$ 164.56
15E	821 BARCLAY	88-20-15-426-024	11/1/2021	310,000	145,420	46.91	136,700	44.10	COLONIAL	1971	1,671	\$ 185.52
15E	723 BARCLAY	88-20-15-427-009	9/25/2020	319,000	182,610	57.24	170,810	53.55	COLONIAL	1972	1,728	\$ 184.61
15E	4326 TALLMAN	88-20-15-451-009	10/13/2021	351,000	155,560	44.32	146,170	41.64	COLONIAL	1970	1,955	\$ 179.54
15E	4278 TALLMAN	88-20-15-451-012	3/17/2021	369,000	174,510	47.29	163,390	44.28	COLONIAL	1970	1,955	\$ 188.75
15E	4290 CYPRESS	88-20-15-452-019	6/30/2021	505,000	226,230	44.80	206,690	40.93	COLONIAL	1970	2,947	\$ 171.36
15E	714 BARCLAY	88-20-15-476-001	11/19/2021	332,000	157,100	47.32	147,610	44.46	COLONIAL	1970	1,955	\$ 169.82
15E	864 BARCLAY	88-20-15-477-007	10/8/2020	305,000	153,880	50.45	144,610	47.41	COLONIAL	1970	1,955	\$ 156.01
15F	144 LEETONIA	88-20-15-353-013	1/15/2021	415,500	183,760	44.23	181,690	43.73	COLONIAL	1988	1,935	\$ 214.73
15F	424 LEETONIA	88-20-15-378-035	2/25/2021	400,000	216,510	54.13	213,900	53.48	RANCH	1987	2,299	\$ 173.99
15F	170 LEETONIA	88-20-15-378-040	8/30/2021	430,000	203,660	47.36	201,650	46.90	RANCH	1988	2,300	\$ 186.96
15F	170 LEETONIA	88-20-15-378-040	10/6/2020	370,000	203,660	55.04	201,650	54.50	RANCH	1988	2,300	\$ 160.87
15G	47 GLENSHIRE	88-20-15-102-012	8/24/2021	365,000	175,340	48.04	158,360	43.39	COLONIAL	1987	2,085	\$ 175.06
15G	117 GLENSHIRE	88-20-15-104-012	11/23/2020	352,500	198,920	56.43	179,510	50.92	COLONIAL	1987	2,085	\$ 169.06
15G	529 THURBER	88-20-15-401-011	8/31/2021	429,000	196,890	45.90	176,360	41.11	COLONIAL	1978	2,435	\$ 176.18
15G	641 THURBER	88-20-15-401-019	7/15/2021	385,000	183,700	47.71	164,920	42.84	COLONIAL	1978	2,182	\$ 176.44
15G	725 THURBER	88-20-15-401-025	2/5/2021	420,000	206,420	49.15	184,680	43.97	RANCH	1977	2,130	\$ 197.18
15G	540 THURBER	88-20-15-405-003	4/2/2021	421,000	221,990	52.73	198,070	47.05	COLONIAL	1978	2,632	\$ 159.95
15G	4451 YANICH	88-20-15-405-022	4/15/2021	351,000	183,510	52.28	164,550	46.88	RANCH	1983	1,570	\$ 223.57
15G	721 LONGFELLOW	88-20-15-406-008	6/11/2021	428,984	209,110	48.75	186,830	43.55	COLONIAL	1977	2,326	\$ 184.43
15G	841 THURBER	88-20-15-428-005	9/30/2020	370,000	183,950	49.72	165,160	44.64	TRI-LEVEL	1976	2,145	\$ 172.49
15G	810 THURBER	88-20-15-429-005	3/19/2021	385,000	202,620	52.63	181,330	47.10	RANCH	1978	2,130	\$ 180.75
15G	863 LONGFELLOW	88-20-15-429-016	9/9/2021	435,000	208,850	48.01	177,460	40.80	COLONIAL	1978	2,316	\$ 187.82
15J	4909 SOMERTON	88-20-15-202-006	9/3/2021	540,000	284,040	52.60	234,570	43.44	COLONIAL	1995	2,903	\$ 186.01
15J	4853 SOMERTON	88-20-15-202-010	6/14/2021	572,000	272,120	47.57	231,160	40.41	COLONIAL	1994	2,949	\$ 193.96
15J	541 SARA	88-20-15-202-014	7/8/2021	610,000	276,350	45.30	244,800	40.13	COLONIAL	1996	2,823	\$ 216.08
15J	4964 SOMERTON	88-20-15-203-002	4/23/2021	518,853	288,090	55.52	234,010	45.10	COLONIAL	1994	2,673	\$ 194.11

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
15K	4221 RENEE	88-20-15-476-030	7/15/2020	469,800	263,730	56.14	245,110	52.17	COLONIAL	1996	2,721	\$ 172.66
15K	4155 RENEE	88-20-15-476-033	9/28/2021	520,000	251,650	48.39	233,760	44.95	COLONIAL	1996	2,814	\$ 184.79
15K	4042 RENEE	88-20-15-478-013	7/16/2021	565,000	262,380	46.44	243,860	43.16	COLONIAL	1996	2,668	\$ 211.77
15L	25 WHITNEY	88-20-15-156-002	11/2/2020	489,000	244,860	50.07	244,510	50.00	COLONIAL	1999	2,519	\$ 194.12
15N	354 LEETONIA	88-20-15-378-026	10/15/2021	625,000	312,630	50.02	261,480	41.84	COLONIAL	2011	2,995	\$ 208.68
16A	156 BRAEMAR	88-20-16-226-001	11/24/2021	405,000	192,360	47.50	174,910	43.19	COLONIAL	1976	2,121	\$ 190.95
16A	73 BRAEMAR	88-20-16-228-005	8/10/2021	450,000	214,670	47.70	194,460	43.21	COLONIAL	1976	2,660	\$ 169.17
16A	160 ABERDEEN	88-20-16-228-006	8/13/2021	350,000	190,780	54.51	173,500	49.57	TRI-LEVEL	1976	2,242	\$ 156.11
16A	4635 HEATHERBROOK	88-20-16-276-006	9/2/2021	345,000	199,330	57.78	168,450	48.83	TRI-LEVEL	1974	2,242	\$ 153.88
16A	4568 HEATHERBROOK	88-20-16-276-012	7/15/2021	490,000	215,760	44.03	193,050	39.40	COLONIAL	1975	2,660	\$ 184.21
16A	65 DUNCAN	88-20-16-276-024	11/3/2021	371,000	189,400	51.05	169,810	45.77	COLONIAL	1973	2,166	\$ 171.28
16A	4660 BONNIEBROOK	88-20-16-277-011	11/1/2021	410,000	180,850	44.11	164,230	40.06	RANCH	1975	2,264	\$ 181.10
16A	4550 BONNIEBROOK	88-20-16-277-016	12/23/2020	305,000	179,670	58.91	163,290	53.54	RANCH	1973	2,264	\$ 134.72
16B	388 PARAGON	88-20-16-401-006	2/18/2022	360,000	158,150	43.93	139,840	38.84	RANCH	1969	1,499	\$ 240.16
16B	388 PARAGON	88-20-16-401-006	5/1/2020	280,000	158,150	56.48	139,840	49.94	RANCH	1969	1,499	\$ 186.79
16B	316 PARAGON	88-20-16-401-011	10/14/2020	265,000	143,640	54.20	128,620	48.54	RANCH	1969	1,499	\$ 176.78
16B	50 PARAGON	88-20-16-428-026	7/24/2020	304,000	174,070	57.26	153,530	50.50	RANCH	1971	1,499	\$ 202.80
16B	368 LANGE	88-20-16-451-039	7/8/2020	358,000	178,200	49.78	157,380	43.96	COLONIAL	1969	2,112	\$ 169.51
16B	376 LANGE	88-20-16-451-041	3/15/2021	257,000	131,710	51.25	117,460	45.70	RANCH	1957	1,312	\$ 195.88
16B	377 LANGE	88-20-16-452-028	8/12/2021	294,700	142,700	48.42	127,900	43.40	RANCH	1969	1,458	\$ 202.13
16B	369 LANGE	88-20-16-452-029	12/16/2021	332,900	144,920	43.53	128,320	38.55	RANCH	1968	1,458	\$ 228.33
16B	359 LANGE	88-20-16-452-030	1/17/2022	400,000	194,220	48.56	141,310	35.33	COLONIAL	1968	2,145	\$ 186.48
16D	377 THISTLE	88-20-16-201-033	8/26/2020	517,000	256,270	49.57	253,520	49.04	COLONIAL	1998	3,107	\$ 166.40
16D	313 THISTLE	88-20-16-201-037	9/3/2020	485,000	223,430	46.07	220,770	45.52	COLONIAL	1997	2,545	\$ 190.57
16D	302 CANDACE	88-20-16-226-045	8/18/2020	499,000	284,370	56.99	261,340	52.37	COLONIAL	1999	3,173	\$ 157.26
16D	314 THISTLE	88-20-16-251-001	4/14/2021	522,500	240,270	45.98	237,580	45.47	COLONIAL	1997	2,658	\$ 196.58
16D	4699 WALDEN	88-20-16-251-002	8/19/2020	392,000	196,220	50.06	193,590	49.39	COLONIAL	1997	2,144	\$ 182.84
16D	386 THISTLE	88-20-16-251-012	6/25/2020	455,000	235,400	51.74	232,690	51.14	COLONIAL	1998	2,467	\$ 184.43
16E	4346 HEDGEWOOD	88-20-16-403-011	8/24/2020	520,000	253,510	48.75	256,720	49.37	COLONIAL	2013	2,990	\$ 173.91
16E	4322 HEDGEWOOD	88-20-16-403-014	2/19/2021	510,000	261,420	51.26	258,340	50.65	COLONIAL	2010	3,062	\$ 166.56
16G	315 AUDLEY CT	88-20-16-404-002	9/30/2021	821,600	409,160	49.80	412,540	50.21	COLONIAL	2021	3,486	\$ 235.69
16G	345 AUDLEY CT	88-20-16-404-005	12/22/2021	856,000	426,350	49.81	434,880	50.80	COLONIAL	2021	3,651	\$ 234.46
16G	375 AUDLEY CT	88-20-16-404-008	5/28/2021	786,800	392,470	49.88	400,110	50.85	COLONIAL	2020	3,303	\$ 238.21
16G	385 AUDLEY CT	88-20-16-404-009	11/1/2021	763,120	406,900	53.32	414,900	54.37	COLONIAL	2021	3,441	\$ 221.77
16G	395 AUDLEY CT	88-20-16-404-010	7/30/2021	824,900	407,610	49.41	415,630	50.39	COLONIAL	2021	3,457	\$ 238.62

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
16G	415 AUDLEY CT	88-20-16-404-012	7/2/2021	849,157	430,200	50.66	438,840	51.68	COLONIAL	2021	3,651	\$ 232.58
16G	425 AUDLEY CT	88-20-16-404-013	11/5/2021	798,300	399,730	50.07	407,530	51.05	COLONIAL	2021	3,463	\$ 230.52
16G	4345 HARLOW	88-20-16-404-016	10/8/2021	742,710	406,740	54.76	414,740	55.84	COLONIAL	2021	3,382	\$ 219.61
16G	4357 HARLOW	88-20-16-404-017	7/23/2021	759,130	405,720	53.45	413,680	54.49	COLONIAL	2021	3,468	\$ 218.90
16G	337 BLAKELY CT	88-20-16-404-018	7/27/2021	804,100	423,430	52.66	431,880	53.71	COLONIAL	2021	3,644	\$ 220.66
16G	357 BLAKELY CT	88-20-16-404-019	11/4/2021	847,400	406,320	47.95	414,300	48.89	COLONIAL	2021	3,471	\$ 244.14
16G	418 BLAKELY CT	88-20-16-404-020	11/12/2021	919,900	431,520	46.91	440,190	47.85	COLONIAL	2021	3,637	\$ 252.93
16G	378 BLAKELY CT	88-20-16-404-024	5/27/2021	899,900	409,440	45.50	417,540	46.40	COLONIAL	2020	3,395	\$ 265.07
16G	4372 HARLOW	88-20-16-404-028	12/23/2021	874,400	425,750	48.69	434,280	49.67	COLONIAL	2021	3,643	\$ 240.02
17B	4932 FLOWER HILL	88-20-17-100-007	7/14/2020	645,000	336,840	52.22	302,600	46.91	COLONIAL	1993	3,053	\$ 211.27
17B	4860 FLOWER HILL	88-20-17-100-011	2/28/2022	722,000	350,580	48.56	295,890	40.98	COLONIAL	1992	3,337	\$ 216.36
17B	4833 FLOWER HILL	88-20-17-100-014	10/21/2021	780,000	388,040	49.75	345,870	44.34	COLONIAL	1990	3,599	\$ 216.73
17B	1971 BLUFF	88-20-17-102-001	7/1/2021	650,000	317,230	48.80	281,000	43.23	COLONIAL	1994	3,482	\$ 186.67
17B	4762 SQUIRREL HILL	88-20-17-102-004	8/12/2021	675,000	311,750	46.19	274,860	40.72	COLONIAL	1992	2,936	\$ 229.90
17B	1972 FRENCH CREEK	88-20-17-103-005	1/5/2021	660,000	372,690	56.47	333,580	50.54	COLONIAL	1993	4,153	\$ 158.92
17B	4756 SQUIRREL HILL	88-20-17-104-007	7/13/2020	650,000	370,260	56.96	331,940	51.07	COLONIAL	1989	3,527	\$ 184.29
17B	4902 SEASONS	88-20-17-104-013	3/5/2021	781,500	396,360	50.72	355,030	45.43	COLONIAL	1992	4,157	\$ 188.00
17B	1875 SUNBURST	88-20-17-152-001	7/9/2020	602,000	341,840	56.78	307,000	51.00	COLONIAL	1990	3,538	\$ 170.15
17B	1973 ROLLING WOODS	88-20-17-153-001	9/23/2021	735,000	283,750	38.61	254,850	34.67	COLONIAL	1990	3,149	\$ 233.41
17B	4545 BRIGGS	88-20-17-154-010	4/22/2021	650,000	366,710	56.42	329,560	50.70	COLONIAL	1990	3,561	\$ 182.53
17B	4469 WINTERGREEN	88-20-17-176-003	10/19/2021	680,000	303,600	44.65	273,580	40.23	COLONIAL	1987	3,170	\$ 214.51
17B	4523 WINTERGREEN	88-20-17-176-006	7/20/2021	626,000	306,500	48.96	273,060	43.62	COLONIAL	1988	3,032	\$ 206.46
17B	1718 ROLLING WOODS	88-20-17-176-012	11/23/2021	655,000	323,210	49.35	268,590	41.01	COLONIAL	1989	3,011	\$ 217.54
17B	1682 ROLLING WOODS	88-20-17-176-014	7/15/2021	663,000	316,060	47.67	281,010	42.38	COLONIAL	1990	2,990	\$ 221.74
17B	4322 BIRCH RUN	88-20-17-304-009	9/30/2020	433,000	251,790	58.15	227,780	52.61	COLONIAL	1989	2,476	\$ 174.88
17B	1841 CARPENTER	88-20-17-304-012	11/22/2021	645,000	313,940	48.67	275,760	42.75	COLONIAL	1987	3,514	\$ 183.55
17B	4403 COFFEY	88-20-17-304-025	9/30/2020	580,000	319,610	55.11	287,720	49.61	COLONIAL	1987	3,270	\$ 177.37
17B	1915 KNOLL	88-20-17-306-003	4/21/2021	660,000	331,360	50.21	295,910	44.83	COLONIAL	1992	3,404	\$ 193.89
17B	4433 WINTERGREEN	88-20-17-326-008	8/18/2021	665,000	305,120	45.88	257,640	38.74	COLONIAL	1987	2,978	\$ 223.30
17B	4402 DEACON	88-20-17-327-021	12/8/2021	640,000	294,200	45.97	264,620	41.35	COLONIAL	1987	2,976	\$ 215.05
17C	4703 BENTLEY	88-20-17-202-005	7/16/2021	457,500	247,080	54.01	227,030	49.62	COLONIAL	1986	2,617	\$ 174.82
17C	4734 TIPTON	88-20-17-202-019	3/30/2021	505,000	254,120	50.32	241,460	47.81	COLONIAL	1986	2,663	\$ 189.64
17C	4645 TIPTON	88-20-17-251-004	10/14/2020	458,000	229,730	50.16	219,400	47.90	COLONIAL	1985	2,712	\$ 168.88
17C	4649 LEHIGH	88-20-17-252-009	6/11/2021	555,000	231,270	41.67	213,120	38.40	COLONIAL	1980	2,742	\$ 202.41
17C	4638 WHISPER WAY	88-20-17-253-002	6/19/2020	417,000	231,940	55.62	221,810	53.19	COLONIAL	1985	2,397	\$ 173.97
17C	4447 BENTLEY	88-20-17-276-021	7/1/2020	460,000	253,260	55.06	239,620	52.09	COLONIAL	1986	2,400	\$ 191.67
17C	4398 BENTLEY	88-20-17-276-026	9/10/2021	508,000	244,070	48.05	224,470	44.19	COLONIAL	1986	2,777	\$ 182.93
17C	4574 BENTLEY	88-20-17-278-005	6/5/2020	450,000	253,010	56.22	234,600	52.13	COLONIAL	1986	2,749	\$ 163.70
17C	4241 GAYLORD	88-20-17-401-011	5/28/2021	441,000	210,620	47.76	197,900	44.88	RANCH	1983	2,277	\$ 193.68
17C	1433 FOUNTAIN	88-20-17-401-014	10/18/2021	472,000	206,770	43.81	198,520	42.06	COLONIAL	1983	2,024	\$ 233.20

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
17C	1331 FOUNTAIN	88-20-17-401-021	9/14/2021	479,900	236,380	49.26	204,480	42.61	RANCH	1983	2,056	\$ 233.41
17C	1299 FOUNTAIN	88-20-17-401-023	2/25/2022	565,000	273,160	48.35	256,280	45.36	COLONIAL	1981	3,300	\$ 171.21
17C	4434 GAYLORD	88-20-17-402-003	11/6/2020	550,000	264,490	48.09	250,590	45.56	COLONIAL	1980	3,643	\$ 150.97
17C	4373 BENDER	88-20-17-403-016	11/12/2021	549,900	251,670	45.77	224,390	40.81	COLONIAL	1980	2,794	\$ 196.81
17C	4385 BENDER	88-20-17-403-017	2/22/2021	565,000	284,540	50.36	271,430	48.04	COLONIAL	1985	3,077	\$ 183.62
17C	4375 CAHILL	88-20-17-426-007	5/20/2020	405,000	231,400	57.14	214,970	53.08	RANCH	1985	2,200	\$ 184.09
17C	4303 WHISPER WAY	88-20-17-427-017	8/12/2020	510,000	260,790	51.14	246,480	48.33	COLONIAL	1984	2,745	\$ 185.79
17C	4279 WHISPER WAY	88-20-17-427-018	4/20/2020	510,000	279,870	54.88	253,570	49.72	COLONIAL	1985	3,118	\$ 163.57
17D	4371 DEVONSHIRE	88-20-17-328-020	11/23/2020	610,000	332,850	54.57	294,730	48.32	COLONIAL	1993	3,238	\$ 188.39
17D	1574 GREENWICH	88-20-17-330-011	6/2/2021	542,500	256,260	47.24	228,730	42.16	COLONIAL	1987	3,045	\$ 178.16
17D	4220 SEYMOUR	88-20-17-378-008	9/28/2021	620,000	269,590	43.48	240,200	38.74	COLONIAL	1989	3,038	\$ 204.08
17D	4034 DREXEL	88-20-17-378-024	11/10/2020	531,000	290,330	54.68	257,960	48.58	COLONIAL	1993	3,225	\$ 164.65
17D	4045 DREXEL	88-20-17-380-002	9/25/2020	489,000	246,660	50.44	219,720	44.93	COLONIAL	1990	2,777	\$ 176.09
17E	1337 BRADBURY	88-20-17-453-004	8/25/2020	502,680	254,630	50.65	228,670	45.49	COLONIAL	1988	2,802	\$ 179.40
17E	4079 PENROSE CT	88-20-17-453-016	5/5/2021	550,000	266,640	48.48	226,790	41.23	COLONIAL	1988	2,428	\$ 226.52
17E	4037 GLENCASTLE	88-20-17-454-009	9/1/2021	540,000	236,490	43.79	210,950	39.06	COLONIAL	1990	2,658	\$ 203.16
17E	4197 CARSON	88-20-17-476-040	9/25/2020	590,000	315,260	53.43	281,600	47.73	RANCH	1992	2,551	\$ 231.28
17E	4180 CARSON	88-20-17-476-048	11/13/2020	505,000	289,850	57.40	259,350	51.36	COLONIAL	1992	2,959	\$ 170.67
17E	1205 BRADBURY	88-20-17-477-004	8/19/2021	549,000	256,320	46.69	220,650	40.19	COLONIAL	1988	2,616	\$ 209.86
17F	4461 HYCLIFFE	88-20-17-276-031	2/28/2022	783,942	392,000	50.00	352,610	44.98	COLONIAL	1996	3,250	\$ 241.21
18A	4930 BIG OAK TRAIL	88-20-18-127-002	5/28/2021	770,000	360,380	46.80	330,030	42.86	TRI-LEVEL	1957	3,355	\$ 229.51
18A	4254 BEACH	88-20-18-402-032	1/12/2022	581,000	294,620	50.71	270,090	46.49	COLONIAL	1980	3,027	\$ 191.94
18A	4140 BEACH	88-20-18-402-046	7/30/2021	496,000	268,680	54.17	225,710	45.51	RANCH	1989	2,535	\$ 195.66
18B	4871 PARK MANOR	88-20-18-131-001	3/19/2021	939,900	434,040	46.18	421,120	44.80	COLONIAL	2018	3,330	\$ 282.25
18B	4887 PARK MANOR	88-20-18-131-003	11/17/2020	888,100	473,980	53.37	460,060	51.80	COLONIAL	2019	3,760	\$ 236.20
18B	4927 PARK MANOR	88-20-18-131-008	7/29/2020	800,000	439,910	54.99	426,840	53.36	COLONIAL	2018	3,450	\$ 231.88
18B	4943 PARK MANOR	88-20-18-131-010	9/30/2020	904,845	447,360	49.44	443,710	49.04	COLONIAL	2020	3,564	\$ 253.88
18B	4951 PARK MANOR	88-20-18-131-011	4/7/2021	879,900	464,030	52.74	409,480	46.54	COLONIAL	2018	3,450	\$ 255.04
18B	4959 PARK MANOR	88-20-18-131-012	7/30/2020	775,000	430,070	55.49	410,270	52.94	COLONIAL	2018	3,450	\$ 224.64
18B	4896 PARK MANOR	88-20-18-131-018	12/11/2020	983,410	474,130	48.21	460,180	46.79	COLONIAL	2020	3,618	\$ 271.81
18B	4888 PARK MANOR	88-20-18-131-019	10/12/2021	1,050,000	476,920	45.42	462,890	44.08	COLONIAL	2020	3,776	\$ 278.07
18B	4880 PARK MANOR	88-20-18-131-020	7/19/2021	1,010,000	477,060	47.23	463,030	45.84	COLONIAL	2020	3,778	\$ 267.34

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
18D	2774 ORCHARD TRAIL	88-20-18-152-002	8/31/2020	547,500	252,930	46.20	256,540	46.86	COLONIAL	1971	3,032	\$ 180.57
18D	2856 TIMBERWYCK TRAIL	88-20-18-152-020	9/10/2020	425,000	226,640	53.33	228,510	53.77	TRI-LEVEL	1967	2,904	\$ 146.35
18D	2772 TIMBERWYCK TRAIL	88-20-18-152-024	7/26/2021	435,000	213,870	49.17	200,150	46.01	TRI-LEVEL	1969	2,698	\$ 161.23
18D	2600 BLACK PINE TRAIL	88-20-18-152-031	10/23/2020	501,000	225,840	45.08	224,040	44.72	COLONIAL	1967	2,782	\$ 180.09
18D	2582 BLACK PINE TRAIL	88-20-18-152-032	10/20/2020	420,000	215,830	51.39	213,850	50.92	COLONIAL	1967	2,508	\$ 167.46
18D	2696 RED FOX TRAIL	88-20-18-176-027	10/13/2020	380,000	216,820	57.06	218,170	57.41	TRI-LEVEL	1968	2,993	\$ 126.96
18D	2583 TARRAGONA	88-20-18-326-007	12/18/2020	425,000	229,620	54.03	228,390	53.74	TRI-LEVEL	1967	3,112	\$ 136.57
18D	2520 TARRAGONA	88-20-18-327-008	1/22/2021	515,000	243,340	47.25	244,650	47.50	COLONIAL	1968	2,679	\$ 192.24
18E	2886 QUAIL RUN	88-20-18-101-014	7/28/2020	549,000	291,750	53.14	267,400	48.71	COLONIAL	1978	2,948	\$ 186.23
18E	2895 STRAWBERRY	88-20-18-101-018	11/13/2020	563,000	285,570	50.72	261,640	46.47	COLONIAL	1978	2,968	\$ 189.69
18E	2972 STRAWBERRY	88-20-18-101-022	3/12/2021	465,000	232,580	50.02	212,680	45.74	COLONIAL	1979	2,878	\$ 161.57
18E	2946 QUAIL RUN	88-20-18-101-026	4/8/2021	620,000	290,570	46.87	258,670	41.72	COLONIAL	1980	2,897	\$ 214.01
18E	2929 QUAIL RUN	88-20-18-101-036	2/25/2022	565,000	238,970	42.30	218,150	38.61	RANCH	1980	2,244	\$ 251.78
18E	4735 ORCHARD RIDGE	88-20-18-129-007	8/31/2021	625,000	281,780	45.08	257,370	41.18	COLONIAL	1979	2,948	\$ 212.01
18E	4879 MOONGLOW	88-20-18-201-004	1/13/2021	446,000	254,110	56.98	239,590	53.72	RANCH	1981	2,454	\$ 181.74
18E	4953 MOONGLOW	88-20-18-201-011	6/9/2021	500,000	255,420	51.08	240,250	48.05	COLONIAL	1983	3,343	\$ 149.57
18E	2345 HIDDEN PINE	88-20-18-204-004	7/9/2021	602,500	269,120	44.67	250,570	41.59	COLONIAL	1982	2,948	\$ 204.38
18E	4697 RIVERS EDGE	88-20-18-204-009	10/7/2020	650,000	312,950	48.15	293,950	45.22	COLONIAL	1985	3,498	\$ 185.82
18E	4679 RIVERS EDGE	88-20-18-204-010	3/29/2021	620,000	329,470	53.14	309,700	49.95	COLONIAL	1986	3,240	\$ 191.36
18E	4700 WHITE OAKS	88-20-18-204-021	8/20/2020	649,900	340,120	52.33	319,120	49.10	COLONIAL	1986	2,911	\$ 223.26
18E	4906 RIVERS EDGE	88-20-18-228-005	12/11/2020	602,000	351,150	58.33	332,990	55.31	COLONIAL	1985	3,363	\$ 179.01
18E	4808 RIVERS EDGE	88-20-18-228-013	7/15/2021	738,000	325,290	44.08	295,910	40.10	COLONIAL	1983	3,286	\$ 224.59
18E	4874 RIVERCHASE	88-20-18-229-005	6/26/2020	570,000	294,870	51.73	276,660	48.54	COLONIAL	1988	3,783	\$ 150.67
18E	4541 ODETTE	88-20-18-251-009	8/19/2021	575,000	309,190	53.77	290,380	50.50	RANCH	1986	2,963	\$ 194.06
18E	4576 RIVERS EDGE	88-20-18-252-009	7/1/2021	770,000	352,370	45.76	329,360	42.77	COLONIAL	1985	3,438	\$ 223.97
18E	4704 PIER	88-20-18-276-010	4/28/2021	548,000	278,660	50.85	261,650	47.75	COLONIAL	1987	3,178	\$ 172.44
18E	4794 RIVERCHASE	88-20-18-276-030	8/14/2020	485,000	291,130	60.03	273,500	56.39	COLONIAL	1988	3,129	\$ 155.00
18E	2133 KINGSWAY	88-20-18-278-008	12/15/2021	605,000	284,020	46.95	245,690	40.61	COLONIAL	1986	2,906	\$ 208.19
18E	2097 KINGSWAY	88-20-18-278-010	11/17/2020	625,000	322,500	51.60	302,690	48.43	COLONIAL	1987	3,404	\$ 183.61
18E	2273 PRESTWICK CT	88-20-18-404-021	8/12/2020	494,000	240,830	48.75	226,450	45.84	COLONIAL	1997	2,614	\$ 188.98
18H	2705 HYLANE	88-20-18-302-011	5/20/2020	299,000	159,980	53.51	151,770	50.76	RANCH	1954	1,607	\$ 186.06
18H	4142 BUTTERNUT HILL	88-20-18-351-006	1/7/2022	444,900	206,310	46.37	201,520	45.30	RANCH	1953	2,353	\$ 189.08
18H	4010 WALNUT HILL	88-20-18-352-011	6/26/2020	302,000	149,560	49.52	142,290	47.12	RANCH	1953	1,765	\$ 171.10
18H	4056 CHESTNUT HILL	88-20-18-353-004	9/2/2021	362,000	165,510	45.72	157,500	43.51	RANCH	1952	1,803	\$ 200.78
18H	4135 WALNUT HILL	88-20-18-353-009	9/23/2020	295,000	173,110	58.68	165,130	55.98	RANCH	1952	1,775	\$ 166.20
18H	4074 ROUGE CIRCLE	88-20-18-376-011	9/17/2021	375,000	184,530	49.21	180,130	48.03	RANCH	1954	2,113	\$ 177.47
18J	2406 KINGSBURY	88-20-18-401-008	10/21/2021	420,000	210,240	50.06	219,280	52.21	TRI-LEVEL	1969	2,268	\$ 185.19
18J	4386 BEACH	88-20-18-402-002	6/7/2021	480,000	239,670	49.93	250,590	52.21	COLONIAL	1972	2,784	\$ 172.41

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
18K	4245 WENTWORTH	88-20-18-403-004	3/5/2021	410,000	217,540	53.06	214,750	52.38	COLONIAL	1972	2,737	\$ 149.80
18K	4301 WENTWORTH	88-20-18-403-005	8/31/2020	455,000	205,660	45.20	202,950	44.60	COLONIAL	1973	2,303	\$ 197.57
18K	2313 PRESTWICK	88-20-18-404-004	12/17/2021	490,000	209,630	42.78	206,920	42.23	COLONIAL	1972	2,303	\$ 212.77
18K	4433 BRANDYWYNE	88-20-18-404-010	7/27/2020	376,000	178,240	47.40	175,940	46.79	COLONIAL	1969	2,015	\$ 186.60
18K	4405 COOLIDGE	88-20-18-426-010	9/17/2021	370,000	175,600	47.46	173,490	46.89	TRI-LEVEL	1968	2,272	\$ 162.85
18K	4173 BRANDYWYNE	88-20-18-451-019	12/10/2021	450,000	226,770	50.39	214,880	47.75	TRI-LEVEL	1966	2,875	\$ 156.52
18K	4007 BRANDYWYNE	88-20-18-451-027	1/19/2021	378,000	195,050	51.60	192,590	50.95	COLONIAL	1971	2,230	\$ 169.51
18K	4180 WENTWORTH	88-20-18-451-031	5/14/2020	430,000	211,390	49.16	208,670	48.53	COLONIAL	1972	2,623	\$ 163.93
18K	4132 WENTWORTH	88-20-18-451-044	7/17/2020	331,000	194,770	58.84	192,140	58.05	RANCH	1973	1,890	\$ 175.13
18K	4165 WENTWORTH	88-20-18-452-004	7/22/2020	401,000	201,550	50.26	198,750	49.56	COLONIAL	1973	2,262	\$ 177.28
18K	4085 WENTWORTH	88-20-18-452-009	10/7/2020	410,000	220,080	53.68	217,290	53.00	COLONIAL	1972	2,867	\$ 143.01
18K	4188 BRANDYWYNE	88-20-18-476-002	4/24/2020	365,000	179,270	49.12	177,040	48.50	TRI-LEVEL	1968	2,272	\$ 160.65
18K	4101 CHERRYWOOD	88-20-18-476-007	11/15/2021	405,000	182,040	44.95	170,280	42.04	COLONIAL	1967	2,014	\$ 201.09
18K	4300 BRANDYWYNE	88-20-18-476-024	2/3/2021	388,000	202,710	52.24	197,270	50.84	TRI-LEVEL	1967	2,532	\$ 153.24
18K	4302 STONEHENGE	88-20-18-476-040	10/28/2021	375,000	180,890	48.24	178,470	47.59	TRI-LEVEL	1968	2,114	\$ 177.39
18K	4364 STONEHENGE	88-20-18-476-044	8/14/2020	335,000	187,190	55.88	182,190	54.39	TRI-LEVEL	1966	2,129	\$ 157.35
18K	4275 FROSTWOOD	88-20-18-476-063	9/27/2021	370,000	185,360	50.10	180,440	48.77	TRI-LEVEL	1966	2,135	\$ 173.30
18K	4243 FROSTWOOD	88-20-18-476-065	9/30/2021	325,000	185,580	57.10	180,640	55.58	TRI-LEVEL	1967	2,114	\$ 153.74
18K	4284 CHERRYWOOD	88-20-18-477-010	4/29/2021	385,000	188,930	49.07	186,550	48.45	COLONIAL	1969	2,146	\$ 179.40
18K	4256 CHERRYWOOD	88-20-18-477-012	7/28/2020	340,000	179,630	52.83	174,860	51.43	TRI-LEVEL	1966	2,272	\$ 149.65
18K	4126 CHERRYWOOD	88-20-18-477-024	9/22/2020	382,000	177,980	46.59	173,260	45.36	COLONIAL	1967	2,019	\$ 189.20
18M	4812 ADAMS POINTE	88-20-18-101-041	12/1/2021	840,000	413,810	49.26	407,810	48.55	COLONIAL	2000	4,334	\$ 193.82
18M	4902 ADAMS POINTE	88-20-18-101-046	3/19/2021	1,060,000	535,720	50.54	529,670	49.97	COLONIAL	2000	5,665	\$ 187.11
18R	4105 ROUGE CIRCLE	88-20-18-351-023	1/19/2021	1,220,000	610,390	50.03	548,230	44.94	COLONIAL	2020	4,329	\$ 281.82
19A	2653 W WATTLES	88-20-19-101-026	9/16/2021	367,500	185,060	50.36	170,260	46.33	TRI-LEVEL	1963	2,490	\$ 147.59
19A	2866 BINBROOKE	88-20-19-101-036	11/3/2020	357,000	196,510	55.04	191,730	53.71	TRI-LEVEL	1964	2,172	\$ 164.36
19A	2510 BINBROOKE	88-20-19-101-053	2/24/2021	425,000	197,480	46.47	177,180	41.69	COLONIAL	1964	1,664	\$ 255.41
19A	2945 BINBROOKE	88-20-19-102-013	1/3/2022	647,500	317,300	49.00	267,220	41.27	COLONIAL	1979	3,020	\$ 214.40
19A	2650 OXFORD	88-20-19-126-010	8/19/2021	400,000	194,860	48.72	187,480	46.87	COLONIAL	1962	1,931	\$ 207.15
19A	2723 AVONHURST	88-20-19-128-010	6/28/2021	359,000	188,950	52.63	163,320	45.49	RANCH	1960	1,431	\$ 250.87
19A	2726 TOWNHILL	88-20-19-128-026	8/20/2021	440,000	199,150	45.26	186,540	42.40	COLONIAL	1960	2,166	\$ 203.14
19A	2966 BOLINGBROKE	88-20-19-152-011	12/23/2020	317,000	174,700	55.11	170,480	53.78	BI-LEVEL	1962	2,113	\$ 150.02
19A	2595 CHESWICK	88-20-19-177-005	3/23/2022	679,500	298,000	43.86	269,710	39.69	RANCH	1961	3,263	\$ 208.24
19A	2720 LANERGAN	88-20-19-177-011	1/5/2022	401,500	194,700	48.49	189,090	47.10	RANCH	1954	2,320	\$ 173.06
19A	2615 LANERGAN	88-20-19-178-009	8/12/2020	420,000	229,740	54.70	227,310	54.12	COLONIAL	1956	3,000	\$ 140.00
19A	3551 NEWGATE	88-20-19-178-011	3/12/2021	385,000	214,080	55.61	197,980	51.42	RANCH	1956	2,356	\$ 163.41
19A	3525 TOTHILL	88-20-19-179-011	9/21/2020	425,000	200,480	47.17	195,590	46.02	COLONIAL	1962	2,443	\$ 173.97
19A	3524 TOTHILL	88-20-19-180-005	2/23/2022	335,000	156,050	46.58	152,280	45.46	BI-LEVEL	1961	1,814	\$ 184.67
19A	3830 BEACH	88-20-19-201-004	3/15/2022	410,000	219,200	53.46	210,620	51.37	TRI-LEVEL	1964	2,703	\$ 151.68

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
19A	3830 BEACH	88-20-19-201-004	3/15/2022	410,000	219,200	53.46	210,620	51.37	TRI-LEVEL	1964	2,703	\$ 151.68
19A	3710 EASTBOURNE	88-20-19-202-010	7/17/2020	350,000	191,310	54.66	186,650	53.33	COLONIAL	1963	2,101	\$ 166.59
19A	3811 WOODMAN	88-20-19-202-015	9/28/2020	419,500	205,510	48.99	200,490	47.79	COLONIAL	1965	2,281	\$ 183.91
19A	3890 WOODMAN	88-20-19-203-016	10/16/2020	465,000	211,160	45.41	206,010	44.30	COLONIAL	1964	2,350	\$ 197.87
19A	2351 CHESWICK	88-20-19-252-005	6/5/2020	415,000	217,790	52.48	212,470	51.20	TRI-LEVEL	1963	2,843	\$ 145.97
19A	2953 PALMERSTON	88-20-19-301-001	9/3/2020	403,000	200,060	49.64	195,150	48.42	COLONIAL	1967	2,793	\$ 144.29
19A	3405 UPTON	88-20-19-301-006	2/9/2022	425,000	183,570	43.19	174,970	41.17	RANCH	1957	1,972	\$ 215.52
19A	2821 PALMERSTON	88-20-19-302-002	4/22/2020	399,900	180,320	45.09	175,870	43.98	COLONIAL	1963	1,942	\$ 205.92
19A	3251 NEWGATE	88-20-19-303-011	5/4/2020	330,000	174,480	52.87	170,260	51.59	TRI-LEVEL	1957	1,998	\$ 165.17
19A	3364 PADDINGTON	88-20-19-305-027	7/21/2020	488,000	233,310	47.81	230,890	47.31	COLONIAL	1967	2,712	\$ 179.94
19A	3418 PADDINGTON	88-20-19-326-004	6/23/2020	299,900	168,910	56.32	164,810	54.95	RANCH	1957	1,778	\$ 168.67
19B	3877 ESTATES CT	88-20-19-203-033	6/17/2020	585,000	259,510	44.36	255,180	43.62	COLONIAL	1970	2,932	\$ 199.52
19B	2355 W WATTLES	88-20-19-203-050	9/1/2020	465,000	250,100	53.78	233,260	50.16	RANCH	1948	2,768	\$ 167.99
19B	3872 BOULDER	88-20-19-226-011	9/28/2021	425,000	210,750	49.59	206,380	48.56	COLONIAL	1968	2,518	\$ 168.78
19B	2012 JOANNE	88-20-19-226-016	11/23/2021	541,500	233,830	43.18	214,040	39.53	COLONIAL	1969	3,042	\$ 178.01
19B	3771 LEDGE	88-20-19-228-009	7/21/2020	360,000	199,900	55.53	196,740	54.65	COLONIAL	1969	2,361	\$ 152.48
19B	3730 LEDGE	88-20-19-229-009	3/31/2021	483,000	267,420	55.37	235,360	48.73	RANCH	1970	2,586	\$ 186.77
19B	2109 W WATTLES	88-20-19-230-008	3/4/2022	440,000	199,160	45.26	195,940	44.53	COLONIAL	1971	2,601	\$ 169.17
19B	3915 BOULDER	88-20-19-230-014	4/14/2021	485,000	230,420	47.51	217,130	44.77	COLONIAL	1971	2,686	\$ 180.57
19B	3556 SALEM	88-20-19-252-037	8/27/2021	367,500	208,840	56.83	197,400	53.71	COLONIAL	1972	2,104	\$ 174.67
19B	3641 ESTATES	88-20-19-277-011	11/30/2021	415,000	211,850	51.05	207,490	50.00	COLONIAL	1970	2,278	\$ 182.18
19B	3603 ESTATES	88-20-19-277-015	1/14/2021	420,000	223,320	53.17	192,050	45.73	COLONIAL	1966	2,720	\$ 154.41
19B	2112 KRISTIN	88-20-19-277-019	4/16/2021	440,000	224,050	50.92	219,850	49.97	COLONIAL	1970	2,014	\$ 218.47
19B	2165 KRISTIN	88-20-19-278-004	9/29/2021	441,500	225,280	51.03	200,670	45.45	RANCH	1969	2,123	\$ 207.96
19D	3430 NEWGATE	88-20-19-327-007	4/27/2021	511,000	250,840	49.09	230,430	45.09	COLONIAL	1967	2,603	\$ 196.31
19D	3459 TOTHILL	88-20-19-327-008	7/17/2020	482,500	275,110	57.02	254,690	52.79	COLONIAL	1966	2,934	\$ 164.45
19D	2433 WEMBLY	88-20-19-330-004	10/20/2021	554,600	285,150	51.42	255,210	46.02	COLONIAL	1963	2,847	\$ 194.80
19D	3093 MYDDLETON	88-20-19-377-007	3/8/2022	481,000	240,930	50.09	220,320	45.80	TRI-LEVEL	1961	2,321	\$ 207.24
19D	3051 KINGSLEY	88-20-19-377-036	8/17/2020	600,000	266,910	44.49	247,200	41.20	COLONIAL	1965	2,650	\$ 226.42
19D	3042 CASWELL	88-20-19-379-014	6/17/2020	466,000	228,990	49.14	212,690	45.64	COLONIAL	1966	2,284	\$ 204.03
19E	2920 STONEYRIDGE	88-20-19-352-008	9/9/2021	370,000	181,470	49.05	171,090	46.24	RANCH	1955	1,773	\$ 208.69
19E	3052 OAKHILL	88-20-19-354-003	9/16/2021	443,000	225,030	50.80	194,310	43.86	RANCH	1955	2,438	\$ 181.71
19F	2080 LANCER	88-20-19-426-011	6/7/2021	620,000	299,680	48.34	257,760	41.57	COLONIAL	1976	3,192	\$ 194.24
19F	3072 NEWPORT	88-20-19-452-009	12/16/2020	462,000	241,160	52.20	223,530	48.38	COLONIAL	1976	2,673	\$ 172.84
20A	1929 WARBLER	88-20-20-101-015	5/18/2021	475,000	235,510	49.58	236,110	49.71	COLONIAL	1977	2,844	\$ 167.02
20A	1883 CHATHAM	88-20-20-102-007	6/1/2021	457,000	223,870	48.99	196,690	43.04	COLONIAL	1974	2,308	\$ 198.01
20A	1803 CHATHAM	88-20-20-103-001	9/15/2021	540,000	270,070	50.01	259,530	48.06	COLONIAL	1976	3,290	\$ 164.13

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
20A	1965 PELICAN	88-20-20-104-002	7/28/2021	376,000	195,290	51.94	197,620	52.56	COLONIAL	1974	2,303	\$ 163.27
20A	1926 CONDOR	88-20-20-104-012	4/28/2021	440,000	213,090	48.43	195,230	44.37	COLONIAL	1973	2,262	\$ 194.52
20A	1591 CALIPER	88-20-20-128-008	11/12/2020	471,500	241,140	51.14	244,430	51.84	COLONIAL	1979	2,819	\$ 167.26
20A	1701 CHATHAM	88-20-20-129-009	12/4/2020	460,000	241,340	52.47	244,630	53.18	COLONIAL	1979	2,936	\$ 156.68
20A	1680 CHATHAM	88-20-20-130-007	2/12/2021	485,000	244,620	50.44	237,120	48.89	COLONIAL	1978	2,848	\$ 170.29
20A	1678 CHATHAM	88-20-20-130-008	11/2/2021	485,000	246,090	50.74	245,910	50.70	COLONIAL	1980	2,866	\$ 169.23
20A	3859 BURKOFF	88-20-20-130-010	10/22/2020	440,000	231,440	52.60	234,550	53.31	COLONIAL	1979	2,610	\$ 168.58
20A	3843 BURKOFF	88-20-20-130-011	7/27/2021	498,555	231,520	46.44	232,890	46.71	COLONIAL	1979	2,806	\$ 177.67
20A	3740 BURKOFF	88-20-20-132-006	12/2/2021	475,000	231,010	48.63	223,350	47.02	COLONIAL	1979	2,742	\$ 173.23
20A	1947 SPARROW	88-20-20-153-003	10/5/2020	500,000	247,680	49.54	232,940	46.59	COLONIAL	1976	2,920	\$ 171.23
20A	3680 EDMONT	88-20-20-154-004	5/14/2021	394,000	208,170	52.84	209,710	53.23	RANCH	1977	2,034	\$ 193.71
20A	3583 BALFOUR	88-20-20-154-021	6/26/2020	493,500	232,880	47.19	236,130	47.85	COLONIAL	1976	3,035	\$ 162.60
20A	1965 KRISTIN	88-20-20-156-002	5/18/2021	500,000	252,740	50.55	235,350	47.07	COLONIAL	1976	2,878	\$ 173.73
20A	1949 KRISTIN	88-20-20-156-003	12/9/2020	419,900	208,270	49.60	210,970	50.24	COLONIAL	1975	2,323	\$ 180.76
20C-A	1800 MCMANUS	88-20-20-226-024	9/30/2021	325,000	164,710	50.68	160,210	49.30	RANCH	1956	1,522	\$ 213.53
20C-A	1805 MCMANUS	88-20-20-227-003	4/8/2021	345,000	160,500	46.52	147,660	42.80	RANCH	1956	1,409	\$ 244.85
20C-A	1635 MCMANUS	88-20-20-227-010	2/16/2021	306,000	164,560	53.78	159,040	51.97	RANCH	1960	1,898	\$ 161.22
20C-A	1570 BOULAN	88-20-20-227-030	11/29/2021	325,000	157,550	48.48	151,700	46.68	RANCH	1954	1,570	\$ 207.01
20C-A	3376 ALPINE	88-20-20-402-007	1/8/2021	375,000	193,980	51.73	189,560	50.55	RANCH	1950	2,445	\$ 153.37
20C-A	3317 MCCLURE	88-20-20-402-024	6/19/2020	342,900	172,670	50.36	168,730	49.21	TRI-LEVEL	1979	1,576	\$ 217.58
20C-A	3379 CROOKS	88-20-20-427-026	8/9/2021	290,000	137,690	47.48	133,140	45.91	COLONIAL	1953	1,924	\$ 150.73
20C-A	927 MUER	88-20-21-302-006	8/1/2021	333,000	169,390	50.87	152,050	45.66	RANCH	1962	1,468	\$ 226.84
20C-B	3477 ALPINE	88-20-20-401-003	7/10/2020	782,500	410,430	52.45	391,050	49.97	COLONIAL	2012	3,548	\$ 220.55
20C-B	3461 ALPINE	88-20-20-401-004	7/6/2021	1,320,000	641,310	48.58	609,270	46.16	COLONIAL	2020	5,019	\$ 263.00
20D	1696 PICADILLY	88-20-20-177-006	8/27/2021	662,500	335,750	50.68	314,190	47.42	COLONIAL	1994	3,135	\$ 211.32
20D	1801 LEXINGTON	88-20-20-304-004	8/25/2021	635,000	333,120	52.46	328,360	51.71	COLONIAL	1992	3,453	\$ 183.90
20D	1717 LEXINGTON	88-20-20-328-003	12/7/2021	687,500	362,230	52.69	348,720	50.72	COLONIAL	1994	3,466	\$ 198.36
20D	3406 SHAKESPEARE	88-20-20-329-006	3/9/2022	693,000	317,710	45.85	316,360	45.65	COLONIAL	1993	3,114	\$ 222.54
20D	3390 SHAKESPEARE	88-20-20-329-007	12/4/2020	630,000	323,480	51.35	322,060	51.12	COLONIAL	1993	3,209	\$ 196.32
20D	1528 HAMLET	88-20-20-329-023	2/26/2021	790,000	395,840	50.11	352,310	44.60	COLONIAL	1992	3,737	\$ 211.40
20D	1525 HAMLET	88-20-20-329-025	10/8/2020	690,000	358,120	51.90	357,060	51.75	COLONIAL	1992	4,544	\$ 151.85
20D	1643 HAMLET	88-20-20-329-032	12/15/2020	774,000	355,470	45.93	354,210	45.76	COLONIAL	1996	3,840	\$ 201.56
20E	1245 ROTHWELL	88-20-20-226-074	7/7/2020	575,000	309,210	53.78	298,180	51.86	COLONIAL	1994	3,235	\$ 177.74
20E	1299 PROVINCIAL	88-20-20-226-082	12/21/2021	610,000	285,430	46.79	275,300	45.13	COLONIAL	1994	3,056	\$ 199.61
20E	1395 PROVINCIAL	88-20-20-226-085	8/21/2020	545,000	271,820	49.88	262,090	48.09	COLONIAL	1994	3,069	\$ 177.58
20E	1344 PROVINCIAL	88-20-20-226-095	8/31/2021	723,500	360,870	49.88	291,370	40.27	COLONIAL	1996	3,493	\$ 207.13

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
20G	3930 FADI	88-20-20-226-117	9/23/2021	760,000	379,810	49.98	356,560	46.92	COLONIAL	2005	3,554	\$ 213.84
21A	23 TIMBERVIEW	88-20-21-278-022	3/3/2022	610,000	278,110	45.59	255,360	41.86	COLONIAL	1998	3,067	\$ 198.89
21A	75 MILLSTONE	88-20-21-279-001	1/14/2021	619,900	326,550	52.68	330,870	53.37	COLONIAL	1998	3,110	\$ 199.32
21A	155 MILLSTONE	88-20-21-279-006	3/22/2021	570,000	295,780	51.89	300,930	52.79	COLONIAL	1998	3,183	\$ 179.08
21B	966 HUNTSFORD	88-20-21-151-011	10/4/2021	395,000	193,320	48.94	190,870	48.32	COLONIAL	1970	2,305	\$ 171.37
21B	907 HUNTSFORD	88-20-21-152-011	5/29/2020	315,000	170,120	54.01	167,800	53.27	RANCH	1971	1,686	\$ 186.83
21B	949 DURHAM	88-20-21-152-024	11/13/2020	373,900	205,780	55.04	202,990	54.29	RANCH	1969	1,875	\$ 199.41
21B	3503 DELAWARE	88-20-21-153-004	1/12/2022	310,000	149,800	48.32	147,790	47.67	RANCH	1970	1,482	\$ 209.18
21B	943 PORTSMOUTH	88-20-21-153-008	8/10/2020	510,000	206,140	40.42	203,380	39.88	COLONIAL	1970	2,486	\$ 205.15
21B	871 PORTSMOUTH	88-20-21-153-014	6/21/2021	530,000	258,500	48.77	236,620	44.65	COLONIAL	1970	2,486	\$ 213.19
21B	3640 ORIOLE	88-20-21-153-022	3/26/2021	332,000	170,670	51.41	168,370	50.71	RANCH	1971	1,633	\$ 203.31
21B	820 HUNTSFORD	88-20-21-176-004	4/22/2021	310,000	169,180	54.57	166,860	53.83	RANCH	1971	1,626	\$ 190.65
21B	3698 FINCH	88-20-21-177-001	1/19/2021	315,000	172,020	54.61	169,700	53.87	RANCH	1971	1,627	\$ 193.61
21C	3951 MEADOWBROOK	88-20-21-201-012	12/17/2021	364,900	176,900	48.48	162,250	44.46	COLONIAL	1971	2,279	\$ 160.11
21C	3804 MEADOWBROOK	88-20-21-202-013	12/16/2021	380,000	188,330	49.56	172,930	45.51	COLONIAL	1971	2,262	\$ 167.99
21C	3793 DARLEEN	88-20-21-202-024	6/30/2021	469,000	218,380	46.56	199,870	42.62	COLONIAL	1971	2,737	\$ 171.36
21C	3832 DARLEEN	88-20-21-202-026	11/30/2020	359,900	187,660	52.14	172,340	47.89	COLONIAL	1971	2,262	\$ 159.11
21C	3863 LAWSON	88-20-21-202-033	3/16/2021	365,000	191,630	52.50	175,810	48.17	COLONIAL	1972	2,250	\$ 162.22
21C	190 SCOTTSDALE	88-20-21-227-015	3/4/2022	399,000	176,640	44.27	162,460	40.72	BI-LEVEL	1968	2,295	\$ 173.86
21C	3944 ELIZABETH	88-20-21-228-009	11/18/2020	350,000	187,890	53.68	172,390	49.25	RANCH	1972	1,976	\$ 177.13
21C	157 SCOTTSDALE	88-20-21-230-004	8/28/2020	285,000	168,490	59.12	155,370	54.52	TRI-LEVEL	1969	1,960	\$ 145.41
21C	146 MIRACLE	88-20-21-231-001	9/21/2020	340,000	160,750	47.28	147,940	43.51	COLONIAL	1969	1,833	\$ 185.49
21D	3765 RUTHLAND	88-20-21-229-004	11/13/2020	255,000	131,820	51.69	119,510	46.87	RANCH	1957	1,508	\$ 169.10
21D	344 KIRK LANE	88-20-21-251-007	3/8/2022	345,000	154,930	44.91	140,440	40.71	RANCH	1958	1,600	\$ 215.63
21D	431 KIRK LANE	88-20-21-252-003	9/29/2020	240,000	132,450	55.19	120,040	50.02	RANCH	1958	1,483	\$ 161.83
21D	92 KIRK LANE	88-20-21-276-016	4/7/2021	257,000	122,020	47.48	111,250	43.29	RANCH	1956	1,317	\$ 195.14
21D	72 KIRK LANE	88-20-21-276-017	9/24/2020	220,000	113,110	51.41	103,740	47.15	RANCH	1956	1,075	\$ 204.65
21D	73 KIRK LANE	88-20-21-277-007	11/23/2020	252,900	138,930	54.93	125,500	49.62	RANCH	1956	1,525	\$ 165.84
21D	13 KIRK LANE	88-20-21-277-010	9/21/2021	275,000	129,290	47.01	117,410	42.69	RANCH	1956	1,856	\$ 148.17
21F	929 EMERSON	88-20-21-304-010	10/25/2021	410,000	193,140	47.11	190,930	46.57	COLONIAL	1989	2,104	\$ 194.87
21F	887 EMERSON	88-20-21-304-013	7/2/2020	460,000	242,110	52.63	239,200	52.00	COLONIAL	1989	2,112	\$ 217.80
21G	787 PALERMO	88-20-21-107-011	1/24/2022	690,000	345,200	50.03	372,480	53.98	COLONIAL	2012	3,122	\$ 221.01
22A	343 COLEBROOK	88-20-22-176-002	11/5/2021	241,000	115,660	47.99	103,020	42.75	RANCH	1970	1,160	\$ 207.76
22A	385 TROMBLEY	88-20-22-177-025	11/12/2020	255,000	131,310	51.49	116,020	45.50	RANCH	1974	1,070	\$ 238.32
22A	751 TROMBLEY	88-20-22-253-028	11/13/2020	278,000	152,180	54.74	132,960	47.83	RANCH	1972	1,568	\$ 177.30
22A	805 COLEBROOK	88-20-22-278-016	5/18/2021	265,000	120,260	45.38	106,940	40.35	RANCH	1974	1,287	\$ 205.91

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
22B	410 TROMBLEY	88-20-22-328-022	5/6/2021	210,000	101,340	48.26	87,750	41.79	RANCH	1969	1,056	\$ 198.86
22B	3451 ELLENBORO	88-20-22-328-024	12/17/2021	280,000	125,450	44.80	122,990	43.93	RANCH	1970	1,200	\$ 233.33
22B	604 TROMBLEY	88-20-22-401-005	3/9/2022	150,000	78,370	52.25	71,100	47.40	BUNGALOW	1935	800	\$ 187.50
22B	878 TROMBLEY	88-20-22-401-101	1/12/2021	210,000	103,910	49.48	118,940	56.64	BUNGALOW	1926	1,316	\$ 159.57
22B	3376 ELLENBORO	88-20-22-426-041	11/23/2021	258,000	112,410	43.57	86,170	33.40	RANCH	1949	1,360	\$ 189.71
22B	3366 ELLENBORO	88-20-22-426-042	2/4/2022	350,000	161,870	46.25	117,590	33.60	RANCH	1973	1,520	\$ 230.26
22B	850 HARTLAND	88-20-22-477-013	12/15/2020	427,000	245,710	57.54	217,510	50.94	COLONIAL	1947	2,642	\$ 161.62
22B	1135 TORPEY	88-20-23-303-029	3/29/2021	285,500	156,050	54.66	134,710	47.18	RANCH	1971	1,425	\$ 200.35
22C	3877 BRISTOL	88-20-22-203-009	3/25/2022	345,160	169,740	49.18	142,240	41.21	COLONIAL	1972	1,686	\$ 204.72
22C	3709 BRISTOL	88-20-22-203-016	3/31/2022	358,700	182,180	50.79	139,980	39.02	COLONIAL	1972	1,656	\$ 216.61
22D	585 HIDDEN RIDGE	88-20-22-251-042	12/29/2020	285,000	151,230	53.06	136,650	47.95	TRI-LEVEL	1980	1,583	\$ 180.04
22D	3516 BRISTOL	88-20-22-252-028	11/12/2021	382,000	172,060	45.04	150,030	39.27	COLONIAL	1983	1,764	\$ 216.55
22D	850 HIDDEN RIDGE	88-20-22-278-010	10/15/2021	311,000	165,890	53.34	146,290	47.04	TRI-LEVEL	1980	1,583	\$ 196.46
22EA	3216 LOUIS	88-20-22-352-017	8/20/2021	264,000	125,450	47.52	115,860	43.89	RANCH	1996	1,233	\$ 214.11
22EA	3308 TROY	88-20-22-353-028	7/28/2020	311,000	161,260	51.85	152,070	48.90	COLONIAL	2000	1,782	\$ 174.52
22EA	3132 LOUIS	88-20-22-356-016	6/7/2021	351,000	149,530	42.60	139,330	39.70	RANCH	1996	1,538	\$ 228.22
22EA	3091 TROY	88-20-22-356-028	8/14/2020	383,500	192,160	50.11	181,980	47.45	COLONIAL	1999	2,126	\$ 180.39
22EA	3129 FRANKTON	88-20-22-357-029	8/23/2021	396,693	181,110	45.65	162,160	40.88	COLONIAL	1997	1,993	\$ 199.04
22EA	340 HARTLAND	88-20-22-379-025	11/5/2020	304,500	157,250	51.64	148,340	48.72	COLONIAL	1996	1,562	\$ 194.94
22EA	3080 HELENA	88-20-22-379-029	10/29/2021	325,000	156,070	48.02	147,120	45.27	RANCH	1997	1,533	\$ 212.00
22EA	3108 KILMER	88-20-22-382-014	8/31/2020	475,000	237,190	49.93	225,090	47.39	COLONIAL	2005	2,485	\$ 191.15
22EA	611 HARTLAND	88-20-22-476-045	10/13/2021	374,000	182,770	48.87	170,150	45.49	RANCH	1994	1,848	\$ 202.38
22EA	1088 BOYD	88-20-23-352-050	12/23/2020	519,000	283,520	54.63	269,290	51.89	COLONIAL	2020	3,260	\$ 159.20
22EA	1102 BOYD	88-20-23-352-051	9/2/2021	519,000	286,110	55.13	271,750	52.36	COLONIAL	2021	3,261	\$ 159.15
22EB	3291 FRANKTON	88-20-22-353-025	6/29/2021	252,500	139,120	55.10	129,040	51.10	RANCH	1985	1,100	\$ 229.55
22EB	3214 FRANKTON	88-20-22-354-006	2/17/2022	260,000	123,240	47.40	123,250	47.40	COLONIAL	1979	1,302	\$ 199.69
22EB	3286 FRANKTON	88-20-22-354-023	3/17/2022	252,500	137,110	54.30	121,610	48.16	RANCH	1985	1,132	\$ 223.06
22EB	3094 TROY	88-20-22-357-023	10/13/2021	312,000	153,430	49.18	142,620	45.71	COLONIAL	1978	1,533	\$ 203.52
22EB	3110 TROY	88-20-22-357-033	9/23/2021	190,000	92,050	48.45	83,730	44.07	RANCH	1953	945	\$ 201.06
22EB	3232 HELENA	88-20-22-376-005	10/5/2021	369,000	168,180	45.58	147,400	39.95	RANCH	1951	1,570	\$ 235.03
22EB	3245 TALBOT	88-20-22-376-018	6/11/2021	300,000	144,180	48.06	139,340	46.45	COLONIAL	1929	1,628	\$ 184.28
22EB	3347 KILMER	88-20-22-377-019	10/12/2021	295,000	148,710	50.41	137,170	46.50	COLONIAL	1929	1,702	\$ 173.33
22EB	3382 KILMER	88-20-22-378-032	9/10/2021	285,000	155,920	54.71	142,560	50.02	RANCH	1981	1,080	\$ 263.89
22EB	3159 TALBOT	88-20-22-379-026	10/29/2021	218,000	104,730	48.04	92,070	42.23	RANCH	1924	990	\$ 220.20
22H	380 E WATTLES	88-20-22-101-028	7/28/2021	240,000	116,740	48.64	103,900	43.29	BUNGALOW	1945	1,682	\$ 142.69
22H	549 TROYWOOD	88-20-22-202-044	1/7/2022	242,000	119,810	49.51	105,770	43.71	BI-LEVEL	1973	1,485	\$ 162.96
22H	659 TROYWOOD	88-20-22-202-048	10/21/2021	368,000	188,430	51.20	161,310	43.83	RANCH	1991	1,767	\$ 208.26

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
22J	3824 EDENDERRY	88-20-22-226-087	7/23/2021	467,500	228,370	48.85	226,050	48.35	COLONIAL	1997	2,315	\$ 201.94
22J	752 ISLAND	88-20-22-228-004	10/23/2020	520,000	249,400	47.96	246,830	47.47	COLONIAL	1997	3,014	\$ 172.53
22J	766 ISLAND	88-20-22-229-001	7/27/2020	519,000	264,010	50.87	258,990	49.90	COLONIAL	1995	2,671	\$ 194.31
22J	794 ISLAND	88-20-22-229-003	7/23/2020	470,000	248,740	52.92	246,190	52.38	COLONIAL	1996	2,898	\$ 162.18
22J	3835 GATWICK	88-20-22-229-004	12/2/2020	482,000	238,590	49.50	236,040	48.97	COLONIAL	1996	2,677	\$ 180.05
22N-E	3111 KILMER	88-20-22-380-012	8/24/2021	722,000	367,390	50.89	264,450	36.63	COLONIAL	2011	3,460	\$ 208.67
22N-E	682 VANDERPOOL	88-20-22-426-063	7/7/2021	615,000	322,920	52.51	245,930	39.99	COLONIAL	2012	3,077	\$ 199.87
22N-E	3350 MIRAGE	88-20-22-427-001	7/2/2021	615,000	323,270	52.56	246,730	40.12	COLONIAL	2010	2,875	\$ 213.91
22N-E	3302 MIRAGE	88-20-22-427-005	1/31/2022	828,000	386,190	46.64	264,970	32.00	COLONIAL	2006	3,949	\$ 209.67
22N-E	3349 MIRAGE	88-20-22-427-010	11/3/2021	650,000	314,670	48.41	240,280	36.97	COLONIAL	2011	3,085	\$ 210.70
23A	1243 TENNYSON	88-20-23-101-003	3/31/2021	375,000	191,630	51.10	163,040	43.48	COLONIAL	1977	1,852	\$ 202.48
23A	1397 OGDEN	88-20-23-126-008	6/30/2021	320,000	166,900	52.16	156,350	48.86	COLONIAL	1977	2,223	\$ 143.95
23A	3817 MARK	88-20-23-129-004	8/2/2021	319,000	163,270	51.18	145,020	45.46	COLONIAL	1976	1,753	\$ 181.97
23A	3763 MARK	88-20-23-129-007	3/31/2021	388,000	194,930	50.24	165,560	42.67	COLONIAL	1976	2,219	\$ 174.85
23A	1266 TENNYSON	88-20-23-151-013	2/3/2022	385,111	183,140	47.56	165,810	43.06	COLONIAL	1975	1,905	\$ 202.16
23A	3616 MILLAY	88-20-23-151-021	10/15/2021	348,000	180,170	51.77	153,940	44.24	COLONIAL	1978	1,833	\$ 189.85
23A	3618 SANDBURG	88-20-23-152-010	9/16/2021	365,000	186,070	50.98	158,450	43.41	RANCH	1976	1,830	\$ 199.45
23A	3553 MILLAY	88-20-23-153-008	9/17/2021	400,000	198,880	49.72	160,890	40.22	COLONIAL	1976	2,084	\$ 191.94
23A	3554 ARDMORE	88-20-23-154-021	5/6/2021	320,000	181,190	56.62	163,890	51.22	RANCH	1976	1,859	\$ 172.14
23A	3546 ARDMORE	88-20-23-154-022	10/15/2021	330,000	158,510	48.03	143,910	43.61	COLONIAL	1977	1,671	\$ 197.49
23A	1341 GLENWOOD	88-20-23-176-001	11/19/2021	255,000	134,510	52.75	112,700	44.20	RANCH	1974	1,204	\$ 211.79
23A	1386 GLENWOOD	88-20-23-177-004	9/18/2020	320,000	169,660	53.02	153,740	48.04	COLONIAL	1976	2,021	\$ 158.34
23A	1372 STONETREE	88-20-23-178-004	4/16/2021	333,000	161,400	48.47	146,510	44.00	COLONIAL	1975	1,762	\$ 188.99
23A	1346 PEACHTREE	88-20-23-180-001	6/3/2021	352,500	184,390	52.31	150,130	42.59	TRI-LEVEL	1974	2,042	\$ 172.62
23A	1362 PEACHTREE	88-20-23-180-003	7/8/2021	385,000	182,640	47.44	155,190	40.31	TRI-LEVEL	1976	2,067	\$ 186.26
23A	1398 PEACHTREE	88-20-23-180-007	10/15/2021	376,000	192,630	51.23	155,090	41.25	TRI-LEVEL	1976	2,017	\$ 186.42
23A	1409 MADISON	88-20-23-180-021	4/10/2020	305,000	184,220	60.40	166,550	54.61	COLONIAL	1976	2,173	\$ 140.36
23A	1432 MADISON	88-20-23-181-016	2/22/2022	395,000	183,240	46.39	149,580	37.87	TRI-LEVEL	1976	1,947	\$ 202.88
23A	3975 KINGS POINT	88-20-23-202-003	12/23/2020	325,000	167,600	51.57	151,530	46.62	TRI-LEVEL	1975	2,186	\$ 148.67
23A	3610 KINGS POINT	88-20-23-251-011	6/25/2021	425,000	209,300	49.25	171,940	40.46	COLONIAL	1976	2,233	\$ 190.33
23A	3586 KINGS POINT	88-20-23-251-013	7/13/2021	380,000	171,410	45.11	145,690	38.34	COLONIAL	1976	1,755	\$ 216.52
23A	3502 KINGS POINT	88-20-23-251-020	6/2/2021	450,000	216,080	48.02	181,590	40.35	COLONIAL	1976	2,643	\$ 170.26
23A	1500 OAKCREST	88-20-23-252-001	8/10/2020	347,500	184,500	53.09	166,840	48.01	COLONIAL	1975	2,166	\$ 160.43
23A	1588 OAKCREST	88-20-23-252-007	5/15/2020	315,000	166,220	52.77	150,730	47.85	COLONIAL	1976	1,840	\$ 171.20
23A	1620 OAKCREST	88-20-23-252-009	10/23/2020	313,500	164,610	52.51	149,300	47.62	COLONIAL	1976	1,660	\$ 188.86
23A	1636 OAKCREST	88-20-23-252-010	12/23/2021	390,000	193,110	49.52	165,780	42.51	COLONIAL	1975	2,107	\$ 185.10
23A	1680 OAKCREST	88-20-23-252-013	9/14/2021	351,000	159,780	45.52	145,350	41.41	COLONIAL	1976	1,660	\$ 211.45
23A	1647 WOODGATE	88-20-23-403-010	2/19/2021	320,000	174,120	54.41	158,480	49.53	TRI-LEVEL	1974	2,118	\$ 151.09
23A	3438 HARMONY(Vet Expt Sold)	88-20-23-404-003	3/31/2022	395,000	173,190	43.85	0	0.00	TRI-LEVEL	1974	2,118	\$ 186.50
23A	1749 CRIMSON	88-20-23-404-037	6/30/2020	330,000	168,200	50.97	153,260	46.44	RANCH	1974	1,660	\$ 198.80

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
23A	1749 CRESTLINE	88-20-23-405-037	1/22/2021	320,000	173,220	54.13	157,660	49.27	RANCH	1975	1,582	\$ 202.28
23A	1761 CRESTLINE	88-20-23-405-038	11/30/2021	375,000	158,820	42.35	137,890	36.77	COLONIAL	1974	1,725	\$ 217.39
23A	1724 CRESTLINE	88-20-23-406-019	1/28/2022	389,900	170,930	43.84	152,690	39.16	TRI-LEVEL	1975	2,118	\$ 184.09
23A	1544 LAKEWOOD	88-20-23-407-002	8/13/2020	304,500	160,120	52.58	146,150	48.00	COLONIAL	1975	1,748	\$ 174.20
23A	1688 LAKEWOOD	88-20-23-407-014	3/1/2021	323,000	162,240	50.23	147,920	45.80	COLONIAL	1977	1,653	\$ 195.40
23A	1700 LAKEWOOD	88-20-23-407-015	9/30/2020	312,500	168,890	54.04	153,790	49.21	TRI-LEVEL	1976	2,118	\$ 147.54
23A	1732 LAKEWOOD	88-20-23-407-018	4/16/2021	317,000	169,980	53.62	155,110	48.93	TRI-LEVEL	1974	2,118	\$ 149.67
23A	1889 WOODGATE	88-20-23-427-009	6/21/2021	346,000	157,950	45.65	138,810	40.12	COLONIAL	1977	1,670	\$ 207.19
23A	1808 CRESTLINE	88-20-23-429-005	2/17/2022	375,000	178,390	47.57	154,630	41.23	TRI-LEVEL	1976	2,142	\$ 175.07
23A	1800 CRESTLINE	88-20-23-429-007	8/18/2020	284,500	150,260	52.82	137,470	48.32	RANCH	1974	1,513	\$ 188.04
23A	1855 LAKEWOOD	88-20-23-429-013	5/15/2020	325,000	169,830	52.26	154,620	47.58	TRI-LEVEL	1976	2,142	\$ 151.73
23A	1846 LAKEWOOD	88-20-23-430-006	5/27/2021	405,000	184,870	45.65	165,320	40.82	COLONIAL	1975	2,544	\$ 159.20
23A	1841 CRIMSON	88-20-23-430-014	10/25/2021	392,500	184,770	47.08	147,740	37.64	TRI-LEVEL	1976	1,903	\$ 206.25
23A	1744 CRESTLINE	88-20-23-431-003	8/30/2021	390,500	186,120	47.66	148,540	38.04	TRI-LEVEL	1975	2,022	\$ 193.13
23A	1878 CRIMSON	88-20-23-433-002	10/20/2020	296,000	153,230	51.77	140,090	47.33	COLONIAL	1974	1,500	\$ 197.33
23A	1950 CRIMSON	88-20-23-433-008	1/4/2022	455,000	236,960	52.08	195,650	43.00	COLONIAL	1997	2,396	\$ 189.90
23D	1183 WINTHROP	88-20-23-301-020	12/22/2020	305,000	153,810	50.43	147,200	48.26	COLONIAL	1967	1,792	\$ 170.20
23D	1137 CHARRINGTON	88-20-23-302-017	7/12/2021	320,000	156,310	48.85	149,660	46.77	COLONIAL	1967	1,792	\$ 178.57
23D	3480 ARDMORE	88-20-23-303-017	11/1/2021	312,000	156,740	50.24	150,080	48.10	RANCH	1967	1,460	\$ 213.70
23D	3408 ARDMORE	88-20-23-303-023	1/27/2022	289,900	146,660	50.59	142,470	49.14	RANCH	1968	1,470	\$ 197.21
23E	1131 BOYD	88-20-23-351-019	6/16/2021	332,000	165,550	49.86	127,930	38.53	RANCH	1923	1,408	\$ 235.80
23E	1081 HARTLAND	88-20-23-352-025	12/7/2021	230,000	104,610	45.48	93,040	40.45	RANCH	1928	1,315	\$ 174.90
23E	1381 BOYD	88-20-23-376-027	2/11/2022	279,900	122,100	43.62	107,950	38.57	RANCH	1969	1,136	\$ 246.39
23E	1418 BOYD	88-20-23-377-033	10/1/2021	200,000	112,420	56.21	101,310	50.66	RANCH	1969	910	\$ 219.78
23E	1454 BOYD	88-20-23-377-036	8/7/2020	200,000	116,400	58.20	105,040	52.52	RANCH	1969	1,230	\$ 162.60
23F	1809 LATIMER	88-20-23-227-006	9/11/2020	385,000	198,120	51.46	196,300	50.99	COLONIAL	1993	2,261	\$ 170.28
23F	1825 LATIMER	88-20-23-227-007	7/20/2021	415,000	193,990	46.74	192,080	46.28	COLONIAL	1993	1,980	\$ 209.60
23F	3820 VICTORIA CT	88-20-23-228-016	4/17/2020	450,000	233,110	51.80	230,170	51.15	COLONIAL	1993	2,550	\$ 176.47
23G	1160 BAKER	88-20-23-304-040	9/17/2021	431,100	215,560	50.00	174,980	40.59	COLONIAL	1994	2,582	\$ 166.96
23J	1459 HARTLAND	88-20-23-377-041	9/17/2021	465,900	229,590	49.28	201,910	43.34	COLONIAL	2004	2,332	\$ 199.79
23J	1231 HARTLAND	88-20-23-377-060	1/14/2021	460,000	233,300	50.72	221,920	48.24	COLONIAL	2003	2,452	\$ 187.60
23J	1470 HARTLAND	88-20-23-378-042	9/18/2020	453,000	226,640	50.03	215,520	47.58	COLONIAL	2003	2,547	\$ 177.86
23K	1734 NORTH LAKE	88-20-23-205-040	3/15/2022	605,000	302,520	50.00	217,060	35.88	COLONIAL	2019	2,226	\$ 271.79

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
24A	3489 FERNLEIGH	88-20-24-401-006	3/5/2021	303,000	145,250	47.94	135,790	44.82	TRI-LEVEL	1973	1,640	\$ 184.76
24A	2698 WINTER	88-20-24-401-015	1/8/2022	320,000	157,860	49.33	143,450	44.83	TRI-LEVEL	1975	1,752	\$ 182.65
24A	3455 WOLVERINE	88-20-24-401-016	4/7/2020	415,000	203,340	49.00	189,680	45.71	BI-LEVEL	1976	2,699	\$ 153.76
24A	3334 JASPER	88-20-24-402-008	3/18/2022	335,000	145,810	43.53	137,140	40.94	BI-LEVEL	1978	1,672	\$ 200.36
24A	2639 WINTER	88-20-24-405-001	7/22/2021	320,000	155,140	48.48	123,430	38.57	BI-LEVEL	1976	1,549	\$ 206.58
24A	2651 WINTER	88-20-24-405-002	8/17/2020	260,000	147,020	56.55	138,320	53.20	RANCH	1976	1,312	\$ 198.17
24A	2735 WINTER	88-20-24-405-009	9/3/2021	295,000	143,920	48.79	130,030	44.08	COLONIAL	1973	1,536	\$ 192.06
24A	3452 WOLVERINE	88-20-24-406-001	3/1/2022	300,000	137,970	45.99	128,920	42.97	TRI-LEVEL	1976	1,438	\$ 208.62
24A	3290 WOLVERINE	88-20-24-407-007	3/2/2021	285,000	153,140	53.73	143,980	50.52	TRI-LEVEL	1975	1,728	\$ 164.93
24A	3445 AUBURN	88-20-24-428-033	8/28/2020	240,000	131,940	54.98	124,420	51.84	BI-LEVEL	1977	1,443	\$ 166.32
24A	3431 AUBURN	88-20-24-428-034	5/21/2021	270,000	132,130	48.94	116,910	43.30	BI-LEVEL	1973	1,454	\$ 185.69
24A	2964 WINTER	88-20-24-429-009	5/13/2021	285,000	152,090	53.36	136,250	47.81	RANCH	1976	1,167	\$ 244.22
24A	3081 OTTER	88-20-24-451-016	12/4/2020	245,000	131,890	53.83	119,890	48.93	RANCH	1971	1,278	\$ 191.71
24A	3035 WATERFALL	88-20-24-451-030	9/13/2021	275,000	127,290	46.29	112,240	40.81	RANCH	1972	1,117	\$ 246.20
24A	2615 TRAILWOOD	88-20-24-452-005	7/22/2020	240,000	134,420	56.01	122,180	50.91	TRI-LEVEL	1972	1,570	\$ 152.87
24A	2664 TRAILWOOD	88-20-24-453-010	8/3/2020	231,500	131,230	56.69	119,250	51.51	RANCH	1972	1,179	\$ 196.35
24A	2607 ARROWHEAD	88-20-24-453-017	7/14/2020	265,000	142,700	53.85	129,770	48.97	RANCH	1973	1,179	\$ 224.77
24A	2643 ARROWHEAD	88-20-24-453-020	9/28/2021	295,000	135,400	45.90	122,030	41.37	RANCH	1972	1,355	\$ 217.71
24A	3085 WOLVERINE	88-20-24-454-013	7/30/2021	326,000	160,110	49.11	133,040	40.81	RANCH	1973	1,554	\$ 209.78
24A	3077 WOLVERINE	88-20-24-454-025	1/25/2021	275,000	147,690	53.71	132,260	48.09	RANCH	1973	1,554	\$ 176.96
24A	3088 WOLVERINE	88-20-24-456-002	7/21/2020	255,000	123,720	48.52	112,340	44.05	RANCH	1972	1,179	\$ 216.28
24A	3080 WOLVERINE	88-20-24-456-003	6/25/2021	335,000	166,680	49.76	147,380	43.99	COLONIAL	1973	1,512	\$ 221.56
24A	3072 WOLVERINE	88-20-24-456-004	9/21/2021	305,000	137,650	45.13	125,140	41.03	COLONIAL	1973	1,512	\$ 201.72
24A	3056 WOLVERINE	88-20-24-456-006	12/14/2020	285,000	137,130	48.12	124,660	43.74	COLONIAL	1973	1,512	\$ 188.49
24B	3585 FERNLEIGH	88-20-24-201-047	5/25/2021	386,900	208,490	53.89	175,790	45.44	RANCH	1971	1,592	\$ 243.03
24B	3604 FERNLEIGH	88-20-24-226-015	5/12/2021	500,000	246,400	49.28	222,310	44.46	RANCH	1973	2,286	\$ 218.72
24B	2083 ORPINGTON	88-20-24-351-007	11/25/2020	268,000	142,750	53.26	121,530	45.35	TRI-LEVEL	1928	2,036	\$ 131.63
24B	2100 ORPINGTON	88-20-24-352-014	10/6/2021	242,000	98,380	40.65	83,270	34.41	BUNGALOW	1920	1,726	\$ 140.21
24B	2457 ORPINGTON	88-20-24-376-014	8/27/2021	350,000	187,690	53.63	154,380	44.11	RANCH	1988	1,636	\$ 213.94
24B	2237 ORPINGTON	88-20-24-376-015	5/27/2021	337,000	158,300	46.97	135,020	40.07	TRI-LEVEL	1981	2,168	\$ 155.44
24C	3488 EAGLE	88-20-24-302-004	5/21/2021	307,000	139,580	45.47	127,920	41.67	COLONIAL	1972	1,585	\$ 193.69
24C	3397 COLWELL	88-20-24-303-011	8/21/2020	310,000	167,390	54.00	155,480	50.15	TRI-LEVEL	1976	2,106	\$ 147.20
24C	2230 COLUMBIA	88-20-24-303-023	10/8/2021	320,000	141,560	44.24	131,910	41.22	COLONIAL	1974	1,660	\$ 192.77
24C	2244 NIAGARA	88-20-24-306-010	12/22/2020	273,500	147,240	53.84	137,250	50.18	COLONIAL	1975	1,664	\$ 164.36
24C	2280 ACADEMY	88-20-24-329-001	5/10/2021	305,000	160,900	52.75	149,680	49.08	TRI-LEVEL	1974	2,074	\$ 147.06
24C	2301 COLUMBIA	88-20-24-329-010	11/11/2020	300,000	160,570	53.52	149,380	49.79	TRI-LEVEL	1974	2,104	\$ 142.59
24C	2358 TRAVERSE	88-20-24-330-001	10/25/2021	347,000	165,850	47.80	148,450	42.78	RANCH	1976	1,723	\$ 201.39
24C	2462 AVALON	88-20-24-330-035	7/8/2021	268,000	134,570	50.21	125,820	46.95	TRI-LEVEL	1974	1,570	\$ 170.70
24C	3441 ROWLAND	88-20-24-331-027	2/19/2021	365,000	180,150	49.36	164,990	45.20	TRI-LEVEL	1978	2,241	\$ 162.87

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
24E	3163 HERITAGE	88-20-24-477-002	7/2/2020	252,000	155,140	61.56	139,790	55.47	COLONIAL	1986	1,696	\$ 148.58
24E	3139 HERITAGE	88-20-24-477-005	7/31/2020	303,500	182,440	60.11	164,370	54.16	RANCH	1982	1,721	\$ 176.35
24E	2923 CONTINENTAL	88-20-24-478-017	11/22/2021	298,000	140,270	47.07	122,780	41.20	TRI-LEVEL	1985	1,590	\$ 187.42
24E	2774 CONTINENTAL	88-20-24-479-004	3/25/2022	443,000	228,130	51.50	192,330	43.42	COLONIAL	1986	2,255	\$ 196.45
24E	2790 CONTINENTAL	88-20-24-479-006	3/11/2022	442,500	202,070	45.67	178,140	40.26	COLONIAL	1981	2,087	\$ 212.03
24E	3067 HERITAGE	88-20-24-480-006	5/12/2021	277,500	136,470	49.18	110,610	39.86	RANCH	1984	1,124	\$ 246.89
24E	3059 HERITAGE	88-20-24-480-007	11/20/2020	350,000	162,090	46.31	146,340	41.81	COLONIAL	1979	2,151	\$ 162.72
24E	3035 HERITAGE	88-20-24-480-010	1/26/2022	327,566	140,360	42.85	115,580	35.28	RANCH	1981	1,100	\$ 297.79
24F	3953 WAYFARER	88-20-24-101-002	6/25/2021	503,000	235,420	46.80	206,320	41.02	COLONIAL	1988	2,439	\$ 206.23
24F	3844 FAIRFAX	88-20-24-102-018	6/19/2020	400,000	217,580	54.40	207,160	51.79	COLONIAL	1990	2,427	\$ 164.81
24F	3799 WAYFARER	88-20-24-102-024	9/27/2021	488,000	236,210	48.40	207,960	42.61	COLONIAL	1990	2,440	\$ 200.00
24F	3823 WAYFARER	88-20-24-102-027	4/23/2021	580,000	292,180	50.38	262,020	45.18	COLONIAL	1990	3,023	\$ 191.86
24F	3891 FAIRFAX	88-20-24-103-004	1/10/2022	490,000	245,720	50.15	224,040	45.72	COLONIAL	1989	2,595	\$ 188.82
24F	3868 WAYFARER(Vet Expt Sold)	88-20-24-103-014	10/8/2020	446,200	226,420	50.74	0	0.00	COLONIAL	1988	2,440	\$ 182.87
24G	3857 ANVIL	88-20-24-126-008	12/3/2021	306,000	148,710	48.60	117,440	38.38	COLONIAL	1974	1,597	\$ 191.61
24G	2277 KETTLE	88-20-24-127-017	6/28/2021	335,000	158,190	47.22	133,260	39.78	COLONIAL	1973	1,597	\$ 209.77
24G	2445 KETTLE	88-20-24-127-024	5/27/2021	378,000	179,680	47.53	140,790	37.25	COLONIAL	1974	1,789	\$ 211.29
24G	3954 ANVIL	88-20-24-127-025	10/7/2021	310,500	141,540	45.58	130,520	42.04	RANCH	1972	1,437	\$ 216.08
24G	3854 FORGE	88-20-24-128-008	6/12/2020	365,000	192,240	52.67	181,550	49.74	COLONIAL	1972	2,286	\$ 159.67
24G	3798 FORGE	88-20-24-128-012	12/27/2021	290,000	140,060	48.30	127,310	43.90	TRI-LEVEL	1974	1,501	\$ 193.20
24G	3952 GATE	88-20-24-129-001	3/12/2021	300,000	142,840	47.61	127,480	42.49	COLONIAL	1973	1,612	\$ 186.10
24G	3896 GATE	88-20-24-129-009	2/28/2022	350,000	158,050	45.16	146,060	41.73	COLONIAL	1974	1,720	\$ 203.49
24G	3951 FORGE	88-20-24-129-015	11/5/2021	317,500	153,120	48.23	127,750	40.24	COLONIAL	1972	1,787	\$ 177.67
24G	3787 ANVIL	88-20-24-176-001	9/9/2020	235,000	129,800	55.23	123,120	52.39	TRI-LEVEL	1972	1,501	\$ 156.56
24G	3731 ANVIL	88-20-24-176-005	10/8/2021	268,000	128,640	48.00	122,070	45.55	TRI-LEVEL	1972	1,501	\$ 178.55
24G	3657 FORGE	88-20-24-176-011	12/4/2020	235,000	135,510	57.66	128,520	54.69	TRI-LEVEL	1973	1,555	\$ 151.13
24G	2394 KETTLE	88-20-24-178-011	7/14/2020	234,000	134,830	57.62	127,880	54.65	COLONIAL	1973	1,597	\$ 146.52
24G	3722 FORGE	88-20-24-179-009	12/27/2021	353,500	168,620	47.70	139,340	39.42	COLONIAL	1973	1,703	\$ 207.57
24G	3714 HISTORIC	88-20-24-180-006	4/2/2020	369,900	185,650	50.19	175,390	47.42	COLONIAL	1973	2,321	\$ 159.37
24G	3688 HISTORIC	88-20-24-180-008	10/4/2021	277,000	137,920	49.79	122,030	44.05	TRI-LEVEL	1972	1,501	\$ 184.54
24G	3660 HISTORIC	88-20-24-180-010	5/26/2020	260,000	160,000	61.54	151,620	58.32	TRI-LEVEL	1972	1,973	\$ 131.78
24G	3668 FORGE	88-20-24-181-003	1/4/2021	320,000	178,750	55.86	177,310	55.41	RANCH	1972	1,755	\$ 182.34
24G	3583 BELLOWS CT	88-20-24-181-006	9/10/2021	335,000	164,690	49.16	137,600	41.07	COLONIAL	1972	1,706	\$ 196.37
24G	3575 BELLOWS CT	88-20-24-181-007	10/8/2020	328,500	152,730	46.49	144,780	44.07	COLONIAL	1972	1,848	\$ 177.76
24G	3564 BELLOWS CT	88-20-24-181-012	6/30/2020	317,000	155,030	48.91	146,920	46.35	TRI-LEVEL	1972	1,973	\$ 160.67
24G	3634 BELLOWS	88-20-24-182-003	6/9/2021	370,000	173,870	46.99	150,340	40.63	RANCH	1972	1,755	\$ 210.83
24G	2375 HINGE	88-20-24-182-013	11/12/2020	299,900	155,790	51.95	147,630	49.23	TRI-LEVEL	1973	1,973	\$ 152.00

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
24K	2697 LOCKSLEY	88-20-24-401-026	12/8/2021	350,000	178,220	50.92	180,530	51.58	RANCH	1998	1,611	\$ 217.26
24K	2689 LOCKSLEY	88-20-24-401-027	2/14/2022	465,000	231,280	49.74	233,070	50.12	COLONIAL	1997	2,437	\$ 190.81
24K	2657 LOCKSLEY	88-20-24-401-031	4/9/2021	353,000	191,240	54.18	196,850	55.76	RANCH	1997	1,613	\$ 218.85
24K	2678 LOCKSLEY	88-20-24-402-033	7/14/2021	348,900	179,260	51.38	184,060	52.75	RANCH	1997	1,602	\$ 217.79
24K	2600 LOCKSLEY	88-20-24-402-043	5/25/2021	471,000	213,850	45.40	209,580	44.50	COLONIAL	1997	2,332	\$ 201.97
24M	3239 CEDAR CREST	88-20-24-376-021	8/6/2021	430,100	217,720	50.62	193,080	44.89	COLONIAL	2001	1,953	\$ 220.23
24M	3043 CEDAR CREST	88-20-24-377-033	6/11/2021	475,000	230,920	48.61	210,450	44.31	COLONIAL	2000	2,374	\$ 200.08
24M	2385 CEDAR KNOLL	88-20-24-377-050	10/1/2021	420,000	215,330	51.27	196,090	46.69	COLONIAL	2002	2,164	\$ 194.09
24M	2410 CEDAR KNOLL	88-20-24-378-002	11/24/2021	455,000	226,110	49.69	188,910	41.52	COLONIAL	2001	2,164	\$ 210.26
24N	3755 EUCLID	88-20-24-227-007	7/17/2020	430,000	235,930	54.87	221,980	51.62	COLONIAL	2000	2,974	\$ 144.59
24N	2931 ASHBURY	88-20-24-230-002	9/3/2021	515,000	233,930	45.42	220,070	42.73	COLONIAL	2002	2,964	\$ 173.75
24N	3695 ACORN	88-20-24-276-028	8/25/2021	583,000	284,690	48.83	267,610	45.90	COLONIAL	2000	3,160	\$ 184.49
24N	3644 EUCLID	88-20-24-276-035	8/21/2020	458,390	238,450	52.02	224,340	48.94	COLONIAL	2000	2,759	\$ 166.14
24P	2783 BIRCHDALE	88-20-24-226-068	10/19/2020	507,500	257,010	50.64	257,080	50.66	COLONIAL	2004	3,039	\$ 167.00
24P	3960 WARDLOW	88-20-24-230-005	8/12/2020	549,000	270,900	49.34	271,040	49.37	COLONIAL	2019	3,221	\$ 170.44
24R	3220 RHODE ISLAND	88-20-24-376-023	6/30/2021	450,000	215,330	47.85	206,450	45.88	COLONIAL	2000	2,370	\$ 189.87
24R	2281 WYANDOTTE	88-20-24-377-063	8/20/2021	460,000	239,710	52.11	229,990	50.00	COLONIAL	2010	2,357	\$ 195.16
24S	2573 COTTONWOOD	88-20-24-203-029	6/30/2021	596,000	280,700	47.10	259,850	43.60	COLONIAL	2008	2,978	\$ 200.13
24S	2587 COTTONWOOD	88-20-24-203-030	9/24/2020	560,000	297,670	53.16	275,210	49.14	COLONIAL	2010	3,547	\$ 157.88
24T	2026 OSPREY	88-20-24-104-002	5/3/2021	629,900	314,870	49.99	272,040	43.19	COLONIAL	2017	2,654	\$ 237.34
25A	2231 GARRY	88-20-25-176-002	3/5/2021	220,220	105,600	47.95	96,320	43.74	RANCH	1971	950	\$ 231.81
25A	2255 GARRY	88-20-25-176-004	1/22/2021	204,900	107,750	52.59	98,080	47.87	RANCH	1971	950	\$ 215.68
25A	2328 GARRY	88-20-25-178-010	10/13/2020	194,900	116,460	59.75	106,110	54.44	RANCH	1971	950	\$ 205.16
25A	2376 GARRY	88-20-25-178-014	8/24/2020	201,500	102,070	50.66	93,020	46.16	RANCH	1971	950	\$ 212.11
25A	2329 ISABELL	88-20-25-178-024	3/18/2022	278,500	120,830	43.39	110,550	39.69	RANCH	1969	1,440	\$ 193.40
25A	2365 ISABELL	88-20-25-178-027	9/29/2020	215,000	120,780	56.18	110,510	51.40	RANCH	1969	1,356	\$ 158.55
25A	2225 CAMILLA	88-20-25-179-017	4/27/2021	331,000	143,380	43.32	131,610	39.76	RANCH	1970	1,699	\$ 194.82
25A	2311 CAMILLA	88-20-25-179-027	10/28/2021	273,000	119,310	43.70	109,070	39.95	RANCH	1971	1,179	\$ 231.55
25A	2249 PARIS	88-20-25-180-014	8/13/2021	248,000	126,680	51.08	115,940	46.75	RANCH	1971	1,415	\$ 175.27
25A	2273 PARIS	88-20-25-180-016	3/1/2021	230,000	122,010	53.05	111,090	48.30	RANCH	1971	1,179	\$ 195.08
25A	2285 PARIS	88-20-25-180-017	9/23/2021	215,000	116,810	54.33	106,740	49.65	RANCH	1971	1,179	\$ 182.36
25A	2386 MILVERTON	88-20-25-181-007	7/6/2020	210,900	111,450	52.84	101,760	48.25	RANCH	1971	1,179	\$ 178.88
25A	2300 PARIS	88-20-25-182-007	11/12/2021	280,000	140,560	50.20	128,810	46.00	COLONIAL	1969	1,837	\$ 152.42
25A	2312 PARIS	88-20-25-182-008	11/23/2020	255,000	127,370	49.95	116,600	45.73	COLONIAL	1970	1,676	\$ 152.15
25A	2923 SPARTA	88-20-25-202-002	6/29/2021	249,900	113,140	45.27	103,350	41.36	RANCH	1970	1,179	\$ 211.96

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
25A	2787 SPARTA	88-20-25-202-009	5/21/2021	278,000	131,010	47.13	114,430	41.16	RANCH	1968	1,278	\$ 217.53
25A	2766 SPARTA	88-20-25-203-010	8/10/2021	280,000	116,500	41.61	105,030	37.51	RANCH	1967	1,230	\$ 227.64
25A	2685 SPARTA	88-20-25-204-001	6/9/2021	220,000	103,650	47.11	94,570	42.99	RANCH	1968	966	\$ 227.74
25A	2642 SPARTA	88-20-25-205-003	12/15/2021	284,900	139,130	48.83	127,340	44.70	COLONIAL	1968	1,518	\$ 187.68
25A	2847 CLAYTON	88-20-25-226-011	1/7/2022	275,000	117,000	42.55	105,480	38.36	RANCH	1967	1,320	\$ 208.33
25A	2817 DOVER	88-20-25-227-017	10/30/2020	219,900	118,130	53.72	108,010	49.12	RANCH	1970	1,253	\$ 175.50
25A	2731 DOVER	88-20-25-227-020	3/1/2021	220,000	115,800	52.64	104,410	47.46	RANCH	1969	1,253	\$ 175.58
25A	2750 DOVER	88-20-25-228-008	9/29/2021	236,000	119,180	50.50	107,460	45.53	RANCH	1966	1,411	\$ 167.26
25A	2702 DOVER	88-20-25-228-012	12/2/2021	267,500	131,820	49.28	119,010	44.49	RANCH	1966	1,655	\$ 161.63
25A	2973 PARLIAMENT	88-20-25-229-020	11/9/2020	245,000	120,010	48.98	108,350	44.22	RANCH	1966	1,465	\$ 167.24
25A	2632 DOWNEY	88-20-25-230-021	9/8/2021	265,000	123,580	46.63	113,080	42.67	RANCH	1970	1,253	\$ 211.49
25A	2980 PARLIAMENT	88-20-25-230-026	2/22/2021	245,000	123,800	50.53	111,680	45.58	RANCH	1966	1,386	\$ 176.77
25A	2615 ATHENA	88-20-25-251-010	11/10/2021	274,990	142,540	51.83	130,440	47.43	RANCH	1968	1,292	\$ 212.84
25A	2464 ATHENA	88-20-25-252-001	4/2/2021	265,000	132,320	49.93	121,300	45.77	COLONIAL	1968	1,795	\$ 147.63
25A	2375 ALEXANDER	88-20-25-252-007	10/14/2021	250,000	136,890	54.76	125,590	50.24	COLONIAL	1969	1,795	\$ 139.28
25A	2673 RHODES	88-20-25-253-025	6/25/2021	255,000	129,480	50.78	118,650	46.53	RANCH	1968	1,461	\$ 174.54
25A	2325 ATLAS	88-20-25-254-020	6/25/2020	226,000	126,540	55.99	115,900	51.28	RANCH	1968	1,505	\$ 150.17
25A	2192 EVA	88-20-25-254-025	6/18/2021	255,000	128,180	50.27	115,810	45.42	RANCH	1967	1,476	\$ 172.76
25A	2377 CASTLETON	88-20-25-255-032	6/4/2020	254,000	129,720	51.07	117,090	46.10	COLONIAL	1966	1,772	\$ 143.34
25A	2307 CASTLETON	88-20-25-255-037	4/19/2021	260,000	118,020	45.39	106,410	40.93	RANCH	1966	1,342	\$ 193.74
25A	2239 CASTLETON	88-20-25-255-040	3/31/2022	257,000	122,080	47.50	110,120	42.85	TRI-LEVEL	1966	1,560	\$ 164.74
25A	2706 SARATOGA	88-20-25-256-001	10/22/2021	290,000	149,060	51.40	134,930	46.53	RANCH	1966	1,711	\$ 169.49
25A	2750 SARATOGA	88-20-25-256-006	3/23/2021	250,500	136,920	54.66	123,650	49.36	COLONIAL	1967	1,929	\$ 129.86
25A	2789 BERKSHIRE	88-20-25-256-022	4/12/2021	280,000	149,360	53.34	128,020	45.72	RANCH	1966	1,417	\$ 197.60
25A	2855 ATHENA	88-20-25-276-013	10/15/2020	230,000	135,720	59.01	124,410	54.09	RANCH	1969	1,505	\$ 152.82
25A	2782 ATHENA	88-20-25-277-007	11/6/2020	225,000	128,820	57.25	118,040	52.46	RANCH	1968	1,526	\$ 147.44
25A	2851 SAMUEL	88-20-25-277-030	10/13/2021	235,000	106,890	45.49	96,270	40.97	COLONIAL	1966	1,476	\$ 159.21
25A	2882 SAMUEL	88-20-25-278-002	5/21/2021	285,000	160,030	56.15	146,340	51.35	COLONIAL	1969	1,488	\$ 191.53
25A	2987 SARATOGA	88-20-25-279-045	10/19/2020	270,000	159,910	59.23	146,650	54.31	RANCH	1966	1,979	\$ 136.43
25A	1881 MILVERTON	88-20-25-326-015	9/10/2020	155,000	82,670	53.34	74,180	47.86	RANCH	1940	888	\$ 174.55
25A	1812 JOHN R	88-20-25-326-071	10/8/2020	195,000	88,290	45.28	79,420	40.73	BUNGALOW	1936	1,191	\$ 163.73
25A	2033 VERMONT	88-20-25-326-076	9/15/2020	215,000	105,700	49.16	96,360	44.82	RANCH	1943	1,310	\$ 164.12
25A	2151 VIRGINIA	88-20-25-351-028	9/27/2021	305,000	157,100	51.51	143,430	47.03	RANCH	1962	1,274	\$ 239.40
25A	2229 VIRGINIA	88-20-25-351-031	9/11/2020	211,000	109,200	51.75	98,090	46.49	BUNGALOW	1940	1,354	\$ 155.83
25A	2363 E MAPLE	88-20-25-352-039	7/23/2020	160,000	91,080	56.93	81,730	51.08	BUNGALOW	1942	947	\$ 168.95
25A	2412 VIRGINIA	88-20-25-352-050	11/24/2021	240,000	135,940	56.64	122,460	51.03	COLONIAL	1953	2,164	\$ 110.91
25A	2118 MILVERTON	88-20-25-376-009	9/14/2021	140,000	79,380	56.70	71,190	50.85	RANCH	1951	992	\$ 141.13
25A	1734 MILVERTON	88-20-25-376-020	9/22/2020	229,000	117,260	51.21	105,720	46.17	RANCH	1956	1,392	\$ 164.51
25A	2105 ALEXANDER	88-20-25-401-010	12/1/2021	224,000	115,850	51.72	104,430	46.62	TRI-LEVEL	1966	1,423	\$ 157.41
25A	1973 ALEXANDER	88-20-25-401-017	7/30/2021	290,000	121,670	41.96	109,740	37.84	RANCH	1966	1,283	\$ 226.03
25A	1930 ATLAS	88-20-25-401-026	10/15/2021	285,000	116,160	40.76	106,230	37.27	RANCH	1968	1,404	\$ 202.99
25A	2038 ATLAS	88-20-25-401-032	7/16/2021	272,000	116,860	42.96	106,880	39.29	RANCH	1968	1,292	\$ 210.53

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
25A	2130 ALEXANDER	88-20-25-402-003	9/24/2020	231,000	118,640	51.36	107,070	46.35	RANCH	1967	1,293	\$ 178.65
25A	2063 ATLAS	88-20-25-402-021	10/19/2020	234,400	127,720	54.49	115,250	49.17	RANCH	1967	1,497	\$ 156.58
25A	2736 BERKSHIRE	88-20-25-426-005	5/20/2021	260,000	127,390	49.00	114,960	44.22	RANCH	1967	1,533	\$ 169.60
25A	2222 HEMPSTEAD	88-20-25-427-007	6/26/2020	250,000	127,500	51.00	115,060	46.02	RANCH	1967	1,533	\$ 163.08
25A	2130 HEMPSTEAD	88-20-25-427-013	2/17/2021	269,000	135,240	50.28	123,700	45.99	RANCH	1966	1,328	\$ 202.56
25A	2075 STRATFORD	88-20-25-427-032	9/25/2020	220,000	115,630	52.56	104,230	47.38	RANCH	1966	1,266	\$ 173.78
25A	2170 STRATFORD	88-20-25-428-003	11/23/2020	227,000	129,330	56.97	116,740	51.43	RANCH	1967	1,402	\$ 161.91
25A	2730 NORTHAMPTON	88-20-25-429-006	8/27/2020	222,500	115,350	51.84	103,970	46.73	RANCH	1967	1,166	\$ 190.82
25A	2775 CHESTERFIELD	88-20-25-429-029	10/16/2020	186,000	104,910	56.40	94,460	50.78	RANCH	1967	950	\$ 195.79
25A	2996 NORTHAMPTON	88-20-25-430-014	3/31/2022	270,000	117,250	43.43	105,830	39.20	RANCH	1966	1,488	\$ 181.45
25A	2845 CHESTERFIELD	88-20-25-430-015	2/25/2022	235,000	130,680	55.61	119,770	50.97	RANCH	1968	1,455	\$ 161.51
25A	2863 CHESTERFIELD	88-20-25-430-016	10/19/2021	245,000	123,310	50.33	111,240	45.40	RANCH	1967	1,455	\$ 168.38
25A	2899 CHESTERFIELD	88-20-25-430-018	11/9/2021	272,000	128,610	47.28	116,100	42.68	RANCH	1967	1,510	\$ 180.13
25A	2987 CHESTERFIELD	88-20-25-430-025	3/21/2022	290,000	128,290	44.24	115,780	39.92	RANCH	1967	1,455	\$ 199.31
25A	1854 CASTLETON	88-20-25-452-006	1/18/2022	270,000	119,210	44.15	107,510	39.82	RANCH	1967	1,275	\$ 211.76
25A	1784 CASTLETON	88-20-25-452-011	1/27/2022	267,000	119,700	44.83	103,630	38.81	RANCH	1967	1,266	\$ 210.90
25A	1700 CASTLETON	88-20-25-452-017	7/13/2020	230,000	130,670	56.81	117,960	51.29	RANCH	1967	1,806	\$ 127.35
25A	1880 COVENTRY	88-20-25-476-005	4/1/2022	330,000	133,110	40.34	122,010	36.97	RANCH	1968	1,548	\$ 213.18
25A	1767 HEMPSTEAD	88-20-25-476-021	4/29/2021	311,000	127,790	41.09	115,320	37.08	RANCH	1967	1,321	\$ 235.43
25A	2852 CHESTERFIELD	88-20-25-477-005	7/6/2020	207,000	107,710	52.03	97,010	46.86	RANCH	1966	1,098	\$ 188.52
25A	2930 CHESTERFIELD	88-20-25-477-011	12/23/2020	226,000	126,940	56.17	114,550	50.69	RANCH	1967	1,340	\$ 168.66
25A	2903 TEASDALE	88-20-25-477-025	9/7/2021	230,000	107,080	46.56	96,440	41.93	RANCH	1967	1,166	\$ 197.26
25A	1676 HEMPSTEAD	88-20-25-479-026	4/7/2021	260,000	115,560	44.45	104,280	40.11	RANCH	1966	1,552	\$ 167.53
25A	1658 HEMPSTEAD	88-20-25-479-029	10/5/2020	236,000	121,350	51.42	109,570	46.43	RANCH	1967	1,491	\$ 158.28
25F	1690 HILLMAN	88-20-25-453-021	3/7/2022	322,500	162,900	50.51	133,120	41.28	RANCH	1992	1,551	\$ 207.93
25F	1653 LANGFORD	88-20-25-454-020	1/19/2022	380,000	188,410	49.58	143,390	37.73	COLONIAL	1993	2,003	\$ 189.72
25G	2593 CHANTERELL	88-20-25-201-010	4/23/2021	297,500	143,310	48.17	122,190	41.07	RANCH	1992	1,621	\$ 183.53
25G	2917 TRUFFLE	88-20-25-206-007	2/5/2021	322,000	167,540	52.03	142,740	44.33	COLONIAL	1994	2,033	\$ 158.39
25G	2590 PARASOL	88-20-25-208-005	7/16/2021	405,000	190,660	47.08	162,200	40.05	COLONIAL	1994	2,502	\$ 161.87
25G	2674 PARASOL	88-20-25-208-021	7/7/2021	378,000	200,070	52.93	169,990	44.97	COLONIAL	2000	2,249	\$ 168.07
25H	2115 BRINSTON	88-20-25-301-006	10/26/2021	370,000	171,600	46.38	148,360	40.10	COLONIAL	1992	2,138	\$ 173.06
25H	2086 BRINSTON	88-20-25-303-034	10/30/2020	314,600	159,270	50.63	150,670	47.89	COLONIAL	1992	2,138	\$ 147.15
25H	2077 GABRIEL CT	88-20-25-303-056	12/9/2020	290,000	136,980	47.23	129,060	44.50	RANCH	1994	1,470	\$ 197.28
25H	2076 NEWBURGH	88-20-25-303-064	9/3/2021	285,000	133,990	47.01	126,180	44.27	RANCH	1993	1,472	\$ 193.61
25H	2226 PRESCOTT	88-20-25-306-020	6/30/2021	352,000	150,190	42.67	138,300	39.29	COLONIAL	1992	1,789	\$ 196.76
25H	2147 NEWBURGH	88-20-25-306-028	5/8/2020	290,000	161,160	55.57	152,510	52.59	COLONIAL	1992	2,160	\$ 134.26
25H	2161 CAMELOT	88-20-25-308-031	8/27/2021	312,000	135,270	43.36	127,420	40.84	RANCH	1993	1,450	\$ 215.17
25H	2379 VERMONT	88-20-25-326-074	12/14/2021	571,000	273,410	47.88	260,400	45.60	COLONIAL	2013	3,057	\$ 186.78
25H	2337 VIRGINIA	88-20-25-351-070	11/25/2020	535,000	288,290	53.89	274,310	51.27	COLONIAL	2013	3,795	\$ 140.97

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
25H	2376 VERMONT	88-20-25-351-073	2/23/2022	539,900	287,500	53.25	238,050	44.09	COLONIAL	2021	3,327	\$ 162.28
25H	2384 VERMONT	88-20-25-351-074	1/27/2022	529,900	295,650	55.79	312,290	58.93	COLONIAL	2021	3,390	\$ 156.31
25H	1623 MILVERTON	88-20-25-352-063	1/21/2022	355,000	155,880	43.91	147,580	41.57	COLONIAL	2000	1,628	\$ 218.06
25H	2651 LOVINGTON	88-20-36-277-049	8/3/2020	340,000	189,490	55.73	182,830	53.77	COLONIAL	2019	2,541	\$ 133.81
25H	2987 LOVINGTON	88-20-36-277-098	9/17/2021	274,500	142,040	51.74	137,310	50.02	COLONIAL	2000	1,976	\$ 138.92
25J	2053 GARRY	88-20-25-151-008	3/4/2022	184,000	94,100	51.14	91,920	49.96	RANCH	1954	1,154	\$ 159.45
25J	2168 GARRY	88-20-25-154-037	4/2/2021	228,000	112,980	49.55	113,250	49.67	RANCH	1973	1,223	\$ 186.43
25J	2181 ISABELL	88-20-25-154-042	11/15/2021	210,000	107,060	50.98	105,870	50.41	RANCH	1940	1,141	\$ 184.05
25J	2202 ISABELL	88-20-25-156-017	11/8/2021	206,000	99,940	48.51	99,310	48.21	RANCH	1972	1,280	\$ 160.94
27A	32 HICKORY	88-20-27-156-005	12/28/2021	150,000	73,970	49.31	68,500	45.67	RANCH	1938	941	\$ 159.40
27A	44 HICKORY	88-20-27-156-007	6/28/2021	225,000	118,090	52.48	96,340	42.82	RANCH	1930	1,050	\$ 214.29
27A	353 HICKORY	88-20-27-179-029	2/16/2021	205,000	98,410	48.00	91,810	44.79	RANCH	1927	1,064	\$ 192.67
27A	364 HICKORY	88-20-27-181-028	10/1/2021	230,000	119,740	52.06	102,700	44.65	BUNGALOW	1925	1,258	\$ 182.83
27A	433 CHERRY	88-20-27-182-012	11/24/2020	147,000	87,070	59.23	80,830	54.99	BUNGALOW	1921	1,030	\$ 142.72
27A	1896 BEECH LANE	88-20-27-331-006	11/3/2020	268,000	127,350	47.52	119,860	44.72	BUNGALOW	1927	1,632	\$ 164.22
27A	164 BIRCHWOOD	88-20-27-356-009	6/25/2021	174,500	82,690	47.39	76,580	43.89	RANCH	1942	758	\$ 230.21
27A	1686 BEECH LANE	88-20-27-377-004	10/5/2020	175,000	108,290	61.88	101,390	57.94	COLONIAL	1952	1,302	\$ 134.41
27A	1661 EASTPORT	88-20-27-378-016	7/22/2020	133,000	70,700	53.16	65,320	49.11	RANCH	1935	804	\$ 165.42
27A	705 ROBINWOOD	88-20-27-401-004	6/26/2020	150,800	85,120	56.45	78,940	52.35	RANCH	1953	816	\$ 184.80
27A	735 ROBINWOOD	88-20-27-401-006	6/19/2020	139,000	82,970	59.69	76,860	55.29	RANCH	1953	816	\$ 170.34
27A	745 ROBINWOOD	88-20-27-401-007	6/3/2020	170,000	88,890	52.29	83,470	49.10	RANCH	1953	816	\$ 208.33
27A	889 ROBINWOOD	88-20-27-401-018	12/13/2021	172,000	85,530	49.73	79,340	46.13	RANCH	1953	914	\$ 188.18
27A	690 ROBINWOOD	88-20-27-403-004	7/27/2021	185,000	82,310	44.49	76,220	41.20	RANCH	1953	816	\$ 226.72
27A	2099 VAN COURTLAND	88-20-27-403-008	1/21/2022	203,000	94,870	46.73	87,100	42.91	RANCH	1954	916	\$ 221.62
27A	1788 WESTWOOD	88-20-27-403-016	3/12/2021	210,000	106,600	50.76	98,180	46.75	RANCH	1948	1,193	\$ 176.03
27A	1716 WESTWOOD	88-20-27-403-022	7/7/2020	203,500	99,760	49.02	93,140	45.77	RANCH	1944	1,022	\$ 199.12
27A	1845 VAN COURTLAND	88-20-27-403-034	4/28/2021	210,500	104,390	49.59	96,770	45.97	RANCH	1953	1,447	\$ 145.47
27A	1787 VAN COURTLAND	88-20-27-403-037	10/26/2020	195,000	92,040	47.20	85,650	43.92	RANCH	1939	1,054	\$ 185.01
27A	1673 VAN COURTLAND	88-20-27-403-048	2/18/2022	251,900	118,710	47.13	112,810	44.78	BUNGALOW	1946	1,143	\$ 220.38
27A	1024 KELLEY	88-20-27-429-011	8/18/2021	200,000	92,110	46.06	93,200	46.60	BUNGALOW	1925	1,012	\$ 197.63
27A	890 ROBINWOOD	88-20-27-451-012	4/10/2020	220,100	110,470	50.19	110,710	50.30	RANCH	1953	1,344	\$ 163.76
27A	1996 VAN COURTLAND	88-20-27-451-024	11/24/2021	180,000	85,430	47.46	76,080	42.27	RANCH	1953	768	\$ 234.38
27A	1652 VAN COURTLAND	88-20-27-451-043	2/10/2022	245,000	106,250	43.37	99,310	40.53	BUNGALOW	1937	1,292	\$ 189.63
27A	1747 ENTERPRISE	88-20-27-451-051	8/24/2020	159,000	80,210	50.45	74,180	46.65	RANCH	1953	884	\$ 179.86
27A	1111 VERMONT	88-20-27-477-016	6/22/2020	142,000	69,040	48.62	70,830	49.88	RANCH	1950	792	\$ 179.29
27A	1110 WOODSLEE	88-20-27-477-029	10/6/2020	195,000	99,300	50.92	95,600	49.03	RANCH	1969	925	\$ 210.81
27A	1066 VERMONT	88-20-27-478-010	10/23/2020	190,000	100,800	53.05	95,830	50.44	COLONIAL	1948	1,284	\$ 147.98
27A	1131 BIRCHWOOD	88-20-27-479-017	12/4/2020	185,000	85,750	46.35	81,240	43.91	RANCH	1941	976	\$ 189.55
27A	1125 CHOPIN	88-20-27-481-015	6/1/2021	199,000	95,350	47.91	90,550	45.50	COLONIAL	1935	1,248	\$ 159.46
27A	1102 CHOPIN	88-20-27-483-001	9/21/2020	195,000	99,600	51.08	101,500	52.05	RANCH	1941	1,150	\$ 169.57
27A	107 CLOVERIDGE	88-20-28-477-003	9/25/2021	335,000	169,560	50.61	164,130	48.99	BUNGALOW	1948	1,508	\$ 222.15

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
27B	473 STARR	88-20-27-178-013	8/31/2021	275,000	145,850	53.04	141,450	51.44	COLONIAL	1988	1,316	\$ 208.97
27B	352 STARR	88-20-27-179-003	11/8/2021	307,352	143,300	46.62	131,750	42.87	RANCH	1978	1,340	\$ 229.37
27B	483 HICKORY	88-20-27-180-018	9/22/2020	242,000	129,670	53.58	117,470	48.54	BUNGALOW	1975	1,440	\$ 168.06
27B	138 BIRCHWOOD	88-20-27-356-031	9/9/2021	280,000	138,750	49.55	117,040	41.80	RANCH	1976	1,399	\$ 200.14
27B	1045 ARTHUR	88-20-27-430-022	1/8/2021	235,000	109,290	46.51	115,200	49.02	RANCH	1974	1,008	\$ 233.13
27B	1874 VAN COURTLAND	88-20-27-451-029	10/20/2021	183,000	100,400	54.86	97,840	53.46	RANCH	1977	1,060	\$ 172.64
27B	65 BILTMORE	88-20-28-476-018	1/14/2022	215,000	101,330	47.13	100,570	46.78	RANCH	1974	1,050	\$ 204.76
27H	136 CHERRY	88-20-27-302-019	7/27/2021	285,000	141,070	49.50	132,220	46.39	COLONIAL	1994	1,281	\$ 222.48
27H	184 CHERRY	88-20-27-302-023	9/23/2020	297,000	154,180	51.91	144,800	48.75	RANCH	1994	1,526	\$ 194.63
27H	121 LARCHWOOD	88-20-27-304-044	12/11/2020	330,500	176,250	53.33	165,940	50.21	COLONIAL	1995	1,783	\$ 185.36
27H	120 ARTHUR	88-20-27-308-019	9/22/2021	270,000	129,680	48.03	114,330	42.34	RANCH	1991	1,182	\$ 228.43
27H	1911 HARTSHORN	88-20-27-308-042	5/4/2020	314,000	170,580	54.32	160,490	51.11	COLONIAL	1996	1,783	\$ 176.11
27H	2010 HARTSHORN	88-20-27-310-017	12/20/2021	355,000	185,660	52.30	163,510	46.06	COLONIAL	1999	1,912	\$ 185.67
27H	1947 BEECH LANE	88-20-27-330-002	10/1/2021	350,000	157,510	45.00	140,510	40.15	RANCH	1992	1,491	\$ 234.74
27H	60 WOODSLEE	88-20-27-351-018	7/22/2021	296,000	138,180	46.68	118,090	39.90	RANCH	1993	1,282	\$ 230.89
27H	128 WOODSLEE	88-20-27-352-028	12/18/2020	335,500	163,410	48.71	153,620	45.79	COLONIAL	1995	1,783	\$ 188.17
27J	46 ALGANSEE	88-20-27-303-028	1/15/2021	440,000	227,000	51.59	198,750	45.17	COLONIAL	2005	2,557	\$ 172.08
27J	1722 BEECH LANE	88-20-27-377-031	3/30/2022	485,000	220,800	45.53	180,190	37.15	COLONIAL	1999	2,163	\$ 224.23
27J	1722 BEECH LANE	88-20-27-377-031	7/22/2020	375,000	220,800	58.88	180,190	48.05	COLONIAL	1999	2,163	\$ 173.37
27J	2082 ENTERPRISE	88-20-27-451-123	12/30/2020	340,000	185,380	54.52	171,850	50.54	COLONIAL	2002	2,032	\$ 167.32
27J	1056 WOODSLEE	88-20-27-477-003	5/28/2021	321,000	149,830	46.68	145,570	45.35	COLONIAL	2002	1,770	\$ 181.36
27J	195 FORTHTON	88-20-28-478-059	2/25/2021	455,000	204,180	44.87	207,540	45.61	COLONIAL	2007	2,564	\$ 177.46
27N	85 HICKORY	88-20-27-154-033	1/20/2021	535,000	271,720	50.79	280,570	52.44	COLONIAL	2020	3,038	\$ 176.10
27N	2351 KIRKTON	88-20-27-179-035	10/20/2020	450,000	206,370	45.86	203,670	45.26	COLONIAL	2013	2,559	\$ 175.85
27N	72 ARTHUR	88-20-27-307-042	12/2/2020	548,594	292,950	53.40	291,130	53.07	COLONIAL	2020	3,250	\$ 168.80
27N	84 ARTHUR	88-20-27-307-043	1/28/2021	516,000	265,630	51.48	263,490	51.06	COLONIAL	2020	3,330	\$ 154.95
27N	96 ARTHUR	88-20-27-307-044	4/9/2021	570,000	303,580	53.26	295,100	51.77	COLONIAL	2020	4,179	\$ 136.40
27N	1855 KIRKTON	88-20-27-331-027	11/8/2021	594,597	318,910	53.63	317,380	53.38	COLONIAL	2021	3,475	\$ 171.11
27N	1843 KIRKTON	88-20-27-331-028	9/30/2021	575,527	317,280	55.13	315,730	54.86	COLONIAL	2021	3,475	\$ 165.62
27N	1809 KIRKTON	88-20-27-331-030	7/7/2021	620,772	316,100	50.92	314,540	50.67	COLONIAL	2021	3,475	\$ 178.64
27N	1833 KIRKTON	88-20-27-331-031	9/8/2021	595,399	334,400	56.16	329,990	55.42	COLONIAL	2021	3,475	\$ 171.34
27N	1821 KIRKTON	88-20-27-331-032	7/30/2021	600,847	318,920	53.08	317,390	52.82	COLONIAL	2021	3,475	\$ 172.91
27N	56 VERMONT	88-20-27-353-014	3/19/2021	573,500	276,110	48.14	274,110	47.80	COLONIAL	2019	2,790	\$ 205.56
27N	103 CHOPIN	88-20-27-356-034	3/26/2021	649,900	322,600	49.64	310,740	47.81	COLONIAL	2019	3,146	\$ 206.58
27N	66 CHOPIN	88-20-27-357-017	9/2/2021	480,000	261,430	54.46	251,500	52.40	COLONIAL	2017	2,966	\$ 161.83
27N	1052 KELLEY	88-20-27-429-018	5/14/2021	353,900	212,280	59.98	167,290	47.27	COLONIAL	1939	1,769	\$ 200.06
27N	1120 CHOPIN	88-20-27-483-034	10/15/2021	472,000	241,100	51.08	196,430	41.62	COLONIAL	2016	2,561	\$ 184.30
27N	80 BILTMORE	88-20-28-433-016	11/30/2020	430,000	209,700	48.77	208,640	48.52	COLONIAL	2018	2,500	\$ 172.00
27N	126 FORTHTON	88-20-28-477-040	12/10/2021	633,000	236,880	37.42	236,260	37.32	COLONIAL	2013	3,042	\$ 208.09

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
27N	108 FORTHTON	88-20-28-477-041	7/2/2021	549,000	236,580	43.09	235,960	42.98	COLONIAL	2013	3,026	\$ 181.43
27N	208 FORTHTON	88-20-28-477-042	11/8/2021	630,000	246,890	39.19	246,330	39.10	COLONIAL	2016	3,127	\$ 201.47
28D	85 TACOMA	88-20-28-432-025	10/19/2020	442,500	245,270	55.43	233,020	52.66	COLONIAL	2005	2,557	\$ 173.05
28D	61 TACOMA	88-20-28-432-027	2/10/2022	500,888	243,870	48.69	231,700	46.26	COLONIAL	2005	2,562	\$ 195.51
28D	1845 SHEPHERDS	88-20-28-478-042	2/8/2021	390,000	189,830	48.67	178,870	45.86	COLONIAL	1999	2,092	\$ 186.42
28D	1797 SHEPHERDS	88-20-28-478-045	7/6/2021	393,000	184,230	46.88	173,460	44.14	COLONIAL	1999	2,092	\$ 187.86
30A	845 NORWICH	88-20-30-101-026	7/15/2021	315,000	163,630	51.95	149,050	47.32	RANCH	1955	1,161	\$ 271.32
30A	835 NORWICH	88-20-30-101-027	10/14/2020	343,000	168,960	49.26	166,670	48.59	RANCH	1955	1,322	\$ 259.46
30A	1036 BROOKLAWN	88-20-30-102-012	3/2/2021	340,000	177,210	52.12	184,290	54.20	RANCH	1955	1,851	\$ 183.68
30A	982 BROOKLAWN	88-20-30-126-024	10/5/2020	310,000	151,480	48.86	154,620	49.88	RANCH	1955	1,161	\$ 267.01
30A	894 BROOKLAWN	88-20-30-126-035	9/15/2020	310,000	149,900	48.35	152,800	49.29	RANCH	1955	1,161	\$ 267.01
30A	1051 BROOKLAWN	88-20-30-152-004	3/5/2021	315,400	150,700	47.78	153,720	48.74	RANCH	1955	1,161	\$ 271.66
30A	1674 WITHERBEE	88-20-30-153-016	10/19/2020	328,000	157,870	48.13	161,990	49.39	RANCH	1955	1,322	\$ 248.11
30A	858 NORWICH	88-20-30-153-026	6/18/2021	327,000	162,560	49.71	156,330	47.81	RANCH	1955	1,161	\$ 281.65
30A	818 NORWICH	88-20-30-153-030	7/26/2021	305,000	164,000	53.77	142,020	46.56	RANCH	1955	1,161	\$ 262.70
30B	2105 DERBY	88-20-30-254-014	1/28/2022	325,000	162,360	49.96	150,210	46.22	RANCH	1955	1,165	\$ 278.97
30B	2401 DERBY	88-20-30-278-020	10/22/2021	317,000	157,060	49.55	144,600	45.62	RANCH	1955	1,165	\$ 272.10
30B	2463 DERBY	88-20-30-278-023	3/12/2021	330,000	162,410	49.22	150,270	45.54	RANCH	1955	1,165	\$ 283.26
30B	2711 DERBY	88-20-30-279-007	3/30/2021	335,000	171,740	51.27	147,650	44.07	RANCH	1955	1,333	\$ 251.31
30C	2945 CEDAR RIDGE	88-20-30-126-058	6/19/2020	440,000	242,260	55.06	223,570	50.81	COLONIAL	1985	2,522	\$ 174.46
30C	2888 CEDAR RIDGE	88-20-30-127-019	10/21/2021	625,000	290,210	46.43	267,390	42.78	COLONIAL	1980	3,416	\$ 182.96
30D	3218 YORK	88-20-30-201-004	6/16/2020	350,000	198,030	56.58	195,320	55.81	COLONIAL	1973	2,361	\$ 148.24
30D	2894 WATERLOO	88-20-30-203-002	11/24/2021	432,000	244,460	56.59	241,040	55.80	COLONIAL	1978	2,362	\$ 182.90
30D	2774 WATERLOO	88-20-30-203-008	7/8/2021	522,000	247,880	47.49	244,570	46.85	COLONIAL	1976	2,329	\$ 224.13
30D	2851 MAYFAIR	88-20-30-203-012	8/27/2020	370,000	201,070	54.34	198,080	53.54	COLONIAL	1974	1,984	\$ 186.49
30D	3066 ROXBURY	88-20-30-204-006	9/24/2021	484,500	223,400	46.11	220,290	45.47	COLONIAL	1978	2,302	\$ 210.47
30D	3303 ROXBURY	88-20-30-205-003	2/2/2022	560,000	284,420	50.79	280,530	50.09	COLONIAL	1976	2,778	\$ 201.58
30D	2549 DARTMOOR	88-20-30-251-001	7/27/2020	475,900	234,760	49.33	231,850	48.72	COLONIAL	1968	2,405	\$ 197.88
30D	2411 DARTMOOR	88-20-30-251-009	12/16/2020	476,500	234,640	49.24	231,490	48.58	COLONIAL	1974	2,546	\$ 187.16
30D	3403 ESSEX	88-20-30-252-006	2/9/2022	529,000	260,820	49.30	257,670	48.71	COLONIAL	1968	2,986	\$ 177.16
30D	3216 ESSEX	88-20-30-276-007	12/22/2021	448,000	215,490	48.10	212,330	47.40	BUNGALOW	1966	1,928	\$ 232.37
30D	2542 WEXFORD	88-20-30-276-024	6/30/2020	410,000	189,460	46.21	187,060	45.62	COLONIAL	1968	1,940	\$ 211.34
30D	2462 WARWICK	88-20-30-277-006	4/23/2021	459,001	248,640	54.17	244,650	53.30	BUNGALOW	1967	2,042	\$ 224.78
30D	3299 WITHERBEE	88-20-30-278-002	10/2/2020	445,000	206,660	46.44	203,920	45.82	COLONIAL	1969	2,364	\$ 188.24
30D	3261 WITHERBEE	88-20-30-278-005	8/31/2020	470,000	226,430	48.18	223,330	47.52	COLONIAL	1969	2,346	\$ 200.34

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	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
30F	2511 BROOKLAWN	88-20-30-101-033	11/17/2020	530,000	276,980	52.26	276,050	52.08	COLONIAL	1995	2,570	\$ 206.23
30F	3798 VILLAGE	88-20-30-102-039	10/4/2021	625,000	300,490	48.08	299,710	47.95	COLONIAL	1995	2,589	\$ 241.41
30G	3824 POPPLETON CT	88-20-30-103-001	12/7/2021	1,200,000	601,140	50.10	512,700	42.73	COLONIAL	2018	3,889	\$ 308.56
30G	3792 POPPLETON CT	88-20-30-103-005	6/24/2021	1,574,500	786,020	49.92	660,840	41.97	COLONIAL	2017	4,294	\$ 366.67
35A	1365 KEY WEST	88-20-35-301-010	6/15/2020	219,900	113,380	51.56	104,210	47.39	RANCH	1958	1,173	\$ 187.47
35A	747 JAMAICA	88-20-35-302-001	10/6/2021	253,500	129,440	51.06	116,830	46.09	BUNGALOW	1958	1,800	\$ 140.83
35A	1324 KEY WEST	88-20-35-304-002	5/28/2021	235,500	112,310	47.69	102,990	43.73	RANCH	1959	999	\$ 235.74
35A	714 JAMAICA	88-20-35-304-007	8/26/2021	295,900	126,800	42.85	116,560	39.39	BUNGALOW	1958	1,800	\$ 164.39
35A	701 KENYON	88-20-35-304-016	2/1/2022	245,000	114,120	46.58	103,320	42.17	RANCH	1957	1,102	\$ 222.32
35A	512 JAMAICA	88-20-35-304-024	6/11/2021	252,500	115,380	45.70	99,980	39.60	RANCH	1958	1,086	\$ 232.50
35A	500 KENYON	88-20-35-304-025	12/9/2020	217,500	111,400	51.22	102,140	46.96	RANCH	1958	1,102	\$ 197.37
35A	509 KENYON	88-20-35-304-026	4/1/2022	262,000	116,970	44.65	107,360	40.98	RANCH	1957	1,102	\$ 237.75
35A	1374 KEY WEST	88-20-35-305-002	11/29/2021	248,000	119,550	48.21	109,770	44.26	RANCH	1959	1,036	\$ 239.38
35A	1382 KEY WEST	88-20-35-305-003	9/30/2020	225,000	113,600	50.49	104,190	46.31	RANCH	1958	1,057	\$ 212.87
35A	724 KENYON	88-20-35-305-005	9/11/2020	210,000	107,650	51.26	98,630	46.97	RANCH	1958	1,036	\$ 202.70
35A	660 KENYON	88-20-35-305-008	11/24/2021	255,000	137,230	53.82	124,090	48.66	COLONIAL	1958	2,035	\$ 125.31
35A	505 BURTMAN	88-20-35-305-031	12/13/2021	289,000	142,640	49.36	131,400	45.47	RANCH	1958	1,599	\$ 180.74
35A	614 BURTMAN	88-20-35-306-007	4/19/2021	285,000	130,130	45.66	119,680	41.99	RANCH	1958	1,305	\$ 218.39
35A	416 BURTMAN	88-20-35-306-017	8/19/2021	310,000	143,500	46.29	115,950	37.40	RANCH	1958	1,305	\$ 237.55
35A	416 BURTMAN	88-20-35-306-017	5/19/2021	308,000	143,500	46.59	115,950	37.65	RANCH	1958	1,305	\$ 236.02
35A	625 REDWOOD	88-20-35-306-020	5/20/2020	217,500	132,160	60.76	121,580	55.90	RANCH	1959	1,557	\$ 139.69
35A	201 SHEFFIELD	88-20-35-351-007	9/23/2021	210,000	108,960	51.89	98,160	46.74	RANCH	1956	1,344	\$ 156.25
35A	11 SHEFFIELD	88-20-35-351-016	4/10/2020	160,000	85,840	53.65	78,410	49.01	RANCH	1956	996	\$ 160.64
35A	327 KENYON	88-20-35-352-027	1/28/2022	216,500	96,700	44.67	88,360	40.81	RANCH	1957	996	\$ 217.37
35A	338 KENYON	88-20-35-353-005	7/15/2020	185,000	96,300	52.05	87,990	47.56	RANCH	1958	1,026	\$ 180.31
35A	260 KENYON	88-20-35-353-010	2/24/2022	240,400	118,240	49.18	108,540	45.15	RANCH	1958	1,762	\$ 136.44
35A	248 KENYON	88-20-35-353-011	4/26/2021	180,000	100,460	55.81	91,880	51.04	RANCH	1957	988	\$ 182.19
35A	224 KENYON	88-20-35-353-013	1/26/2022	216,000	95,150	44.05	86,910	40.24	RANCH	1957	996	\$ 216.87
35A	140 KENYON	88-20-35-353-017	11/30/2020	161,500	92,740	57.42	84,650	52.41	RANCH	1957	996	\$ 162.15
35A	128 KENYON	88-20-35-353-018	3/10/2021	193,000	99,020	51.31	90,540	46.91	RANCH	1957	988	\$ 195.34
35A	116 KENYON	88-20-35-353-019	9/8/2020	178,000	95,480	53.64	87,220	49.00	RANCH	1957	988	\$ 180.16
35A	14 KENYON	88-20-35-353-024	1/5/2021	165,000	86,730	52.56	79,240	48.02	RANCH	1957	988	\$ 167.00
35A	103 LYONS	88-20-35-353-041	6/30/2020	159,500	93,190	58.43	85,070	53.34	RANCH	1958	996	\$ 160.14
35A	272 LYONS	88-20-35-354-009	8/17/2021	225,000	121,720	54.10	111,840	49.71	RANCH	1959	1,056	\$ 213.07
35A	412 REDWOOD	88-20-35-356-018	5/4/2021	227,500	109,520	48.14	100,590	44.22	RANCH	1959	1,035	\$ 219.81
36A	1330 REVERE	88-20-36-102-003	1/11/2021	270,000	133,460	49.43	122,050	45.20	COLONIAL	1978	1,636	\$ 165.04
36A	1316 REVERE	88-20-36-102-004	7/2/2021	318,500	159,840	50.19	146,500	46.00	TRI-LEVEL	1979	2,163	\$ 147.25
36A	1361 REVERE	88-20-36-103-004	8/14/2020	262,000	127,520	48.67	116,690	44.54	RANCH	1979	1,646	\$ 159.17
36A	2180 ZENIA	88-20-36-103-013	6/30/2021	279,900	134,290	47.98	123,010	43.95	TRI-LEVEL	1978	1,995	\$ 140.30
36A	1405 SHAKER	88-20-36-127-016	6/11/2021	325,000	164,370	50.58	150,740	46.38	COLONIAL	1978	2,202	\$ 147.59
36A	1360 SHAKER	88-20-36-129-001	3/12/2021	270,000	143,410	53.11	131,280	48.62	RANCH	1978	1,671	\$ 161.58

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
36B	1364 MILVERTON	88-20-36-131-007	6/1/2020	243,000	121,690	50.08	119,510	49.18	RANCH	1985	1,505	\$ 161.46
36B	1292 MILVERTON	88-20-36-131-013	7/16/2020	226,000	114,440	50.64	112,020	49.57	COLONIAL	1985	1,516	\$ 149.08
36B	1053 MILVERTON	88-20-36-176-002	12/4/2020	251,000	123,870	49.35	121,650	48.47	COLONIAL	1986	1,484	\$ 169.14
36C	1325 MINNESOTA	88-20-36-201-013	4/15/2021	210,000	106,820	50.87	84,670	40.32	COLONIAL	1954	1,483	\$ 141.60
36C	1309 MINNESOTA	88-20-36-201-014	6/11/2021	216,000	92,020	42.60	74,550	34.51	RANCH	1942	1,372	\$ 157.43
36C	2752 IOWA	88-20-36-227-012	12/21/2021	275,000	146,950	53.44	104,500	38.00	RANCH	1990	1,282	\$ 214.51
36C	2852 IOWA	88-20-36-227-019	11/29/2021	256,000	121,150	47.32	96,110	37.54	RANCH	1988	1,233	\$ 207.62
36C	2731 WISCONSIN	88-20-36-227-031	2/15/2022	260,000	119,440	45.94	84,640	32.55	RANCH	1962	1,524	\$ 170.60
36C	2936 WISCONSIN	88-20-36-276-023	3/9/2022	226,000	98,920	43.77	79,710	35.27	RANCH	1972	864	\$ 261.57
36C	2780 WISCONSIN	88-20-36-276-053	6/4/2020	215,000	124,780	58.04	99,010	46.05	RANCH	1969	1,088	\$ 197.61
36C	2862 DASHWOOD	88-20-36-277-014	3/15/2022	230,000	127,080	55.25	92,320	40.14	BUNGALOW	1940	1,410	\$ 163.12
36C	2729 LOVINGTON	88-20-36-277-022	4/27/2021	205,000	95,140	46.41	76,820	37.47	RANCH	1952	1,318	\$ 155.54
36C	2733 LOVINGTON	88-20-36-277-056	5/11/2020	167,000	98,290	58.86	82,740	49.54	BUNGALOW	1941	1,248	\$ 133.81
36C	2712 DASHWOOD	88-20-36-277-071	11/22/2021	210,000	90,500	43.10	72,660	34.60	RANCH	1951	1,243	\$ 168.95
36C	2734 LOVINGTON	88-20-36-426-106	6/24/2021	180,000	104,220	57.90	86,170	47.87	RANCH	1940	1,120	\$ 160.71
		Total Res Sales			1,670							

24 Month Residential Sales Study

	Address	Parcel ID	Sale Date	Sale Price	2023 A/V	'23 Ratio	2022 A/V	'22 Ratio	Type	Yr Blt	SqFeet	\$/SF
DUP2	1014 KELLEY -1016	88-20-27-429-043	1/7/2021	307,000	127,800	41.63	119,380	38.89	RANCH	1987	2,070	\$ 148.31
DUP2	1034 KELLEY -1036	88-20-27-429-045	2/26/2021	250,000	127,800	51.12	119,380	47.75	RANCH	1987	2,070	\$ 120.77
MRBUN	6908 LIVERNOIS	88-20-03-102-002	10/4/2021	285,000	131,440	46.12	143,250	50.26	BUNGALOW	1950	1,170	\$ 243.59
MRBUN	6740 COOLIDGE	88-20-05-100-009	3/29/2022	225,000	123,530	54.90	135,200	60.09	BUNGALOW	1920	1,154	\$ 194.97
MRCOL	6326 LIVERNOIS	88-20-03-301-017	8/10/2021	290,000	110,660	38.16	115,620	39.87	COLONIAL	1901	1,748	\$ 165.90
MRCOL	1475 W SOUTH BOULEVARD	88-20-04-201-026	6/11/2021	190,000	105,890	55.73	108,610	57.16	COLONIAL	1901	1,262	\$ 150.55
MRCOL	2559 E MAPLE	88-20-25-454-022	12/4/2020	209,900	128,370	61.16	125,750	59.91	COLONIAL	1934	1,467	\$ 143.08
MRRAN	1220 E SOUTH BOULEVARD	88-20-01-126-001	12/15/2021	199,900	111,750	55.90	101,180	50.62	RANCH	1950	1,182	\$ 169.12
MRRAN	2923 E SQUARE LAKE	88-20-01-476-031	7/22/2021	220,000	103,370	46.99	91,280	41.49	RANCH	1953	1,104	\$ 199.28
MRRAN	370 W SQUARE LAKE	88-20-04-451-042	3/11/2022	309,000	155,710	50.39	137,140	44.38	RANCH	1945	2,460	\$ 125.61
MRRAN	6680 COOLIDGE	88-20-05-151-001	9/18/2020	202,000	126,760	62.75	111,700	55.30	RANCH	1955	1,492	\$ 135.39
MRRAN	1920 W WATTLES	88-20-17-351-030	9/8/2021	250,000	132,290	52.92	118,910	47.56	RANCH	1946	1,424	\$ 175.56
MRRAN	1574 E WATTLES	88-20-23-200-004	3/23/2022	205,000	109,640	53.48	96,280	46.97	RANCH	1940	1,424	\$ 143.96
MRRAN	2597 E BIG BEAVER	88-20-24-451-059	2/26/2021	319,900	171,920	53.74	142,510	44.55	RANCH	2005	1,657	\$ 193.06