

[illegible]

HARPER WOODS - COUNTY OF WAYNE 2022 ECF ANALYSIS	Book Tab #		2022 ECF	2022 SEV	Parcel Ct	Sales Sample	% of Sample	RECOM ECF	2023 SEV	2023 Change	FINAL 2023 ECF	COMMENTS/NOTES
NEGHB 00013 Woods-Manor/Woods Villas Condos (GP S.D.) E of I-94 Bordering 8 Mile Rd-	13		0.334	\$ 275,300	19	1	5.3%	0.363	\$ 293,500	6.61%	0.334	(1) Sale. Market Adjustment in line with comparable condo developments
NEIGHBORHOODS IN GROSSE PTE SCHOOL DISTRICT												
NEGHB 00011 SUB (GP S.D.) Far Corner East of 94 near Detroit Border	14		1.200	\$ 2,050,500	35	1	2.9%	1.287	\$ 2,366,800	15.43%	1.287	
GPE94: RESIDENTIAL EAST OF 94- GROSSE PTE SCHOOLS	15			\$ 56,381,100	871	75	8.6%		\$ 66,852,900	18.57%		
		1-Sty	1.000			35		1.078		1 Sty	1.078	
		Multi Sty	1.140			40		1.290		Multi Sty	1.290	
GPW94: RESIDENTIAL WEST OF 94- GROSSE PTE SCHOOLS	16			\$ 71,669,400	1,110	97	8.7%		\$ 79,685,000	11.18%		
		1-Sty	1.030			46		1.057			1.057	
		Multi Sty	1.079			51		1.101			1.101	

NGHB 00001: Borders Kelly Rd-Detroit up to Beaconsfield
Hwd Sch Dist

Res	2022 ECF	Res	2023 ECF	REC
Duplex	0.765	Duplex	0.723	0.723
	0.725		0.723	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
42 001 02 0895 000	18713 KINGSVILLE	03/10/22	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$83,806	\$19,115	23%	\$60,885	\$84,563	0.720	1,296	\$46.98	0.0879	1.50 STORY
42 001 02 0896 000	18721 KINGSVILLE	03/18/22	03-ARM'S LENGTH	\$65,000	\$23,100	35.54	\$59,780	\$18,680	31%	\$46,320	\$53,725	0.862	684	\$67.72	14.1290	1.00 STORY
42 001 02 0910 000	18923 KINGSVILLE	09/15/21	03-ARM'S LENGTH	\$60,000	\$22,500	37.50	\$58,282	\$18,680	32%	\$41,320	\$51,767	0.798	698	\$59.20	7.7316	1.00 STORY
42 001 02 0942 000	18760 WASHTENAW	12/23/20	03-ARM'S LENGTH	\$53,900	\$22,700	42.12	\$65,025	\$18,680	29%	\$35,220	\$60,582	0.581	826	\$42.64	13.9507	1.00 STORY
42 001 02 0965 000	18565 WASHTENAW	07/18/20	03-ARM'S LENGTH	\$67,500	\$24,700	36.59	\$69,749	\$18,680	27%	\$48,820	\$66,757	0.731	938	\$52.05	1.0440	1.25 STORY
42 001 02 0970 000	18705 WASHTENAW	07/20/21	03-ARM'S LENGTH	\$55,000	\$23,900	43.45	\$62,234	\$21,728	35%	\$33,272	\$52,949	0.628	685	\$48.57	9.2493	1.00 STORY
42 001 02 0976 000	18753 WASHTENAW	09/17/21	03-ARM'S LENGTH	\$50,000	\$24,400	48.80	\$62,821	\$19,058	30%	\$30,942	\$57,207	0.541	672	\$46.04	17.9989	1.00 STORY
42 001 02 0992 000	18973 WASHTENAW	01/15/21	03-ARM'S LENGTH	\$35,000	\$19,200	54.86	\$55,354	\$18,877	34%	\$16,123	\$47,682	0.338	684	\$23.57	38.2738	1.00 STORY
42 001 02 1007 000	18940 KENOSHA	12/04/20	03-ARM'S LENGTH	\$60,000	\$23,100	38.50	\$65,175	\$19,504	30%	\$40,496	\$59,701	0.678	720	\$56.24	4.2553	1.00 STORY
42 001 02 1013 000	18800 KENOSHA	11/04/21	03-ARM'S LENGTH	\$69,900	\$25,300	36.19	\$65,186	\$19,154	29%	\$50,746	\$60,173	0.843	725	\$69.99	12.2470	1.00 STORY
42 001 02 1025 000	18704 KENOSHA	02/24/22	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$71,564	\$20,833	29%	\$34,167	\$66,315	0.515	972	\$35.15	20.5648	1.00 STORY
42 001 02 1026 000	18598 KENOSHA	11/30/20	03-ARM'S LENGTH	\$74,000	\$24,900	33.65	\$70,705	\$21,015	30%	\$52,985	\$64,954	0.816	804	\$65.90	9.4857	1.00 STORY
42 001 02 1039 000	18549 KENOSHA	08/31/21	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$62,545	\$18,680	30%	\$34,320	\$57,340	0.599	819	\$41.90	12.2335	1.00 STORY
42 001 02 1065 000	18949 KENOSHA	01/14/21	03-ARM'S LENGTH	\$86,000	\$31,900	37.09	\$85,879	\$18,680	22%	\$67,320	\$87,842	0.766	960	\$70.13	4.5506	1.00 STORY
42 001 02 1088 000	18810 ELKHART	09/10/20	03-ARM'S LENGTH	\$60,000	\$26,400	44.00	\$75,219	\$21,820	29%	\$38,180	\$69,803	0.547	890	\$42.90	17.3900	1.25 STORY
42 001 02 1089 000	18800 ELKHART	05/17/21	03-ARM'S LENGTH	\$80,000	\$30,000	37.50	\$76,349	\$20,377	27%	\$59,623	\$73,166	0.815	934	\$63.84	9.4029	1.25 STORY
42 001 02 1109 000	18540 ELKHART	11/13/20	03-ARM'S LENGTH	\$60,000	\$26,700	44.50	\$76,089	\$18,680	25%	\$41,320	\$75,044	0.551	900	\$45.91	17.0264	1.25 STORY
42 001 02 1165 000	18800 ROSCOMMON	12/21/21	03-ARM'S LENGTH	\$60,000	\$23,900	39.83	\$61,665	\$18,837	31%	\$41,163	\$55,984	0.735	833	\$49.42	1.4389	1.00 STORY
42 001 02 1173 000	18736 ROSCOMMON	02/18/22	03-ARM'S LENGTH	\$78,000	\$24,400	31.28	\$62,966	\$18,884	30%	\$59,116	\$57,624	1.026	806	\$73.34	30.5029	1.00 STORY
42 001 03 1894 000	19162 WASHTENAW	03/10/22	03-ARM'S LENGTH	\$65,000	\$23,700	36.46	\$61,244	\$19,376	32%	\$45,624	\$54,729	0.834	728	\$62.67	11.2758	1.00 STORY
42 001 03 1923 000	19154 KENOSHA	06/19/20	03-ARM'S LENGTH	\$46,000	\$26,900	58.48	\$75,777	\$18,680	25%	\$27,320	\$74,637	0.366	944	\$28.94	35.4831	1.25 STORY
42 001 03 1923 000	19154 KENOSHA	01/18/22	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$75,777	\$18,680	25%	\$51,320	\$74,637	0.688	944	\$54.36	3.3273	1.25 STORY
42 001 03 1929 000	19104 KENOSHA	10/20/20	03-ARM'S LENGTH	\$64,900	\$27,100	41.76	\$77,093	\$19,991	26%	\$44,909	\$74,643	0.602	1,069	\$42.01	11.9222	1.25 STORY
42 001 03 1935 000	19147 KENOSHA	01/29/21	03-ARM'S LENGTH	\$77,000	\$26,900	34.94	\$75,608	\$19,078	25%	\$57,922	\$73,895	0.784	907	\$63.86	6.2966	1.25 STORY
42 001 03 1947 000	19188 ELKHART	01/26/22	03-ARM'S LENGTH	\$51,000	\$27,500	53.92	\$71,049	\$21,015	30%	\$29,985	\$65,404	0.458	725	\$41.36	26.2412	1.00 STORY
42 001 03 1972 000	19214 ROSCOMMON	02/12/21	03-ARM'S LENGTH	\$55,900	\$26,600	47.58	\$68,138	\$20,082	29%	\$35,818	\$62,818	0.570	994	\$36.03	15.0687	1.25 STORY
42 001 03 1982 000	19130 ROSCOMMON	12/22/21	03-ARM'S LENGTH	\$75,000	\$27,900	37.20	\$71,308	\$19,358	27%	\$55,642	\$67,909	0.819	1,154	\$48.22	9.8496	1.00 STORY
42 001 03 1984 000	19112 ROSCOMMON	12/17/21	03-ARM'S LENGTH	\$42,500	\$22,300	52.47	\$58,392	\$21,342	37%	\$21,158	\$48,431	0.437	672	\$31.49	28.4005	1.00 STORY
42 001 05 0073 000	19168 WOODSIDE	03/23/21	03-ARM'S LENGTH	\$73,000	\$27,700	37.95	\$77,807	\$19,225	25%	\$53,775	\$76,578	0.702	978	\$54.98	1.8644	1.25 STORY
42 001 05 0094 000	18920 WOODSIDE	09/10/21	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$71,109	\$19,010	27%	\$40,990	\$68,103	0.602	906	\$45.24	11.8991	1.25 STORY
42 001 05 0117 000	18574 WOODSIDE	06/10/20	03-ARM'S LENGTH	\$90,000	\$28,700	31.89	\$80,777	\$18,680	23%	\$71,320	\$81,173	0.879	916	\$77.86	15.7751	1.00 STORY
42 001 06 0010 000	19317 WOODSIDE	11/16/20	03-ARM'S LENGTH	\$85,000	\$30,400	35.76	\$85,485	\$19,396	23%	\$65,604	\$86,391	0.759	941	\$69.72	3.8515	1.00 STORY
42 001 06 0018 000	19181 WOODSIDE	10/21/20	03-ARM'S LENGTH	\$66,985	\$33,700	50.31	\$95,560	\$19,147	20%	\$47,838	\$99,886	0.479	1,338	\$35.75	24.1946	2.00 STORY
42 001 06 0029 000	19009 WOODSIDE	12/18/20	03-ARM'S LENGTH	\$95,000	\$28,500	30.00	\$80,187	\$18,981	24%	\$76,019	\$80,008	0.950	941	\$80.79	22.9273	1.00 STORY
42 001 06 0060 000	18599 WOODSIDE	08/31/20	03-ARM'S LENGTH	\$50,000	\$26,800	53.60	\$75,875	\$20,756	27%	\$29,244	\$72,051	0.406	941	\$31.08	31.4992	1.00 STORY
42 001 06 0061 000	18591 WOODSIDE	12/30/20	03-ARM'S LENGTH	\$65,000	\$29,000	44.62	\$81,282	\$19,254	24%	\$45,746	\$81,082	0.564	928	\$49.30	15.6679	1.00 STORY
42 001 07 0122 000	19172 WOODCREST	10/05/20	03-ARM'S LENGTH	\$90,000	\$31,100	34.56	\$86,741	\$21,112	24%	\$68,888	\$85,790	0.803	941	\$73.21	8.2117	1.00 STORY
42 001 07 0148 000	18818 WOODCREST	08/19/21	03-ARM'S LENGTH	\$60,000	\$30,900	51.50	\$78,688	\$18,680	24%	\$41,320	\$78,442	0.527	930	\$44.43	19.4111	1.00 STORY
42 001 07 0149 000	18810 WOODCREST	01/28/22	03-ARM'S LENGTH	\$53,000	\$30,000	56.60	\$76,369	\$18,680	24%	\$34,320	\$75,410	0.455	923	\$37.18	26.5762	1.00 STORY
42 001 07 0158 000	18738 WOODCREST	06/18/21	03-ARM'S LENGTH	\$68,000	\$32,700	48.09	\$82,864	\$20,172	24%	\$47,828	\$81,950	0.584	910	\$52.56	13.7249	1.00 STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
42 001 07 0192 000	18811 WOODCREST	04/09/21	03-ARM'S LENGTH	\$74,900	\$30,000	40.05	\$76,450	\$18,680	24%	\$56,220	\$75,516	0.744	910	\$61.78	2.3604	1.00 STORY
42 001 07 0204 000	18969 WOODCREST	06/01/21	03-ARM'S LENGTH	\$94,500	\$36,500	38.62	\$92,205	\$18,966	21%	\$75,534	\$95,737	0.789	1,384	\$54.58	6.8101	1.50 STORY
42 001 08 0261 000	19380 WOODLAND	03/22/22	03-ARM'S LENGTH	\$73,000	\$38,200	52.33	\$96,148	\$20,161	21%	\$52,839	\$99,329	0.532	1,372	\$38.51	18.8914	1.50 STORY
42 001 08 0283 000	19130 WOODLAND	08/12/20	03-ARM'S LENGTH	\$55,000	\$28,300	51.45	\$79,467	\$19,177	24%	\$35,823	\$78,810	0.455	910	\$39.37	26.6325	1.00 STORY
42 001 08 0305 000	18810 WOODLAND	05/26/21	03-ARM'S LENGTH	\$70,000	\$32,800	46.86	\$83,214	\$19,340	23%	\$50,660	\$83,495	0.607	935	\$54.18	11.4131	1.00 STORY
42 001 08 0337 000	18723 WOODLAND	10/14/20	03-ARM'S LENGTH	\$69,900	\$29,400	42.06	\$82,749	\$18,680	23%	\$51,220	\$83,750	0.612	941	\$54.43	10.9291	1.00 STORY
42 001 08 0340 000	18747 WOODLAND	09/08/20	03-ARM'S LENGTH	\$70,000	\$28,100	40.14	\$78,998	\$18,680	24%	\$51,320	\$78,847	0.651	923	\$55.60	6.9991	1.00 STORY
42 001 08 0366 000	19017 WOODLAND	04/22/20	03-ARM'S LENGTH	\$91,000	\$32,300	35.49	\$93,090	\$33,346	36%	\$57,654	\$78,097	0.738	928	\$62.13	1.7367	1.00 STORY
42 001 08 0399 000	19437 WOODLAND	11/05/21	03-ARM'S LENGTH	\$85,000	\$37,000	43.53	\$93,225	\$19,665	21%	\$65,335	\$96,157	0.679	1,418	\$46.08	4.1408	1.50 STORY
42 002 01 1277 002	19331 BEACONSFIELD	01/20/22	03-ARM'S LENGTH	\$50,000	\$29,200	58.40	\$74,536	\$19,080	26%	\$30,920	\$72,492	0.427	915	\$33.79	29.4338	1.25 STORY
42 002 01 1284 002	19365 BEACONSFIELD	07/08/21	03-ARM'S LENGTH	\$95,000	\$28,800	30.32	\$73,572	\$18,526	25%	\$76,474	\$71,956	1.063	900	\$84.97	34.1924	1.25 STORY
42 002 01 1310 002	19316 BEACONSFIELD	03/12/21	03-ARM'S LENGTH	\$74,000	\$25,100	33.92	\$70,496	\$19,702	28%	\$54,298	\$66,397	0.818	934	\$58.13	9.6902	1.25 STORY
42 002 01 1330 002	19224 BEACONSFIELD	06/30/21	03-ARM'S LENGTH	\$73,000	\$30,100	41.23	\$76,601	\$19,179	25%	\$53,821	\$75,061	0.717	915	\$58.82	0.3845	1.25 STORY
42 002 01 1527 000	19637 KINGSVILLE	02/25/22	03-ARM'S LENGTH	\$99,900	\$31,200	31.23	\$79,893	\$21,783	27%	\$78,117	\$75,961	1.028	1,003	\$77.88	30.7515	1.25 STORY
42 002 01 1543 000	19775 KINGSVILLE	02/22/22	03-ARM'S LENGTH	\$90,000	\$28,000	31.11	\$72,294	\$21,828	30%	\$68,172	\$65,969	1.033	994	\$68.58	31.2529	1.25 STORY
42 002 01 1558 000	19652 WASHTENAW	11/15/20	03-ARM'S LENGTH	\$78,000	\$27,400	35.13	\$76,893	\$19,302	25%	\$58,698	\$75,282	0.780	1,006	\$58.35	5.8834	1.25 STORY
42 002 01 1563 000	19446 WASHTENAW	08/21/20	03-ARM'S LENGTH	\$67,000	\$24,300	36.27	\$69,703	\$21,015	30%	\$45,985	\$63,644	0.723	727	\$63.25	0.1659	1.00 STORY
42 002 01 1564 000	19436 WASHTENAW	10/30/20	03-ARM'S LENGTH	\$84,000	\$28,300	33.69	\$79,909	\$21,015	26%	\$62,985	\$76,986	0.818	964	\$65.34	9.7269	1.25 STORY
42 002 01 1567 000	19412 WASHTENAW	10/13/20	03-ARM'S LENGTH	\$55,000	\$23,700	43.09	\$67,057	\$19,123	29%	\$35,877	\$62,659	0.573	727	\$49.35	14.8294	1.00 STORY
42 002 01 1597 000	19437 WASHTENAW	09/21/21	03-ARM'S LENGTH	\$50,000	\$27,300	54.60	\$70,419	\$21,933	31%	\$28,067	\$63,380	0.443	672	\$41.77	27.8037	1.00 STORY
42 002 01 1612 000	19725 WASHTENAW	07/08/21	03-ARM'S LENGTH	\$69,000	\$30,200	43.77	\$77,050	\$18,680	24%	\$50,320	\$76,301	0.659	991	\$50.78	6.1375	1.25 STORY
42 002 01 1618 000	19774 KENOSHA	06/19/20	03-ARM'S LENGTH	\$50,000	\$27,900	55.80	\$78,778	\$22,404	28%	\$27,596	\$73,692	0.374	920	\$30.00	34.6391	1.25 STORY
42 002 01 1618 000	19774 KENOSHA	02/26/21	03-ARM'S LENGTH	\$95,000	\$27,900	29.37	\$78,778	\$22,404	28%	\$72,596	\$73,692	0.985	920	\$78.91	26.4263	1.25 STORY
42 002 01 1648 000	19356 KENOSHA	09/23/21	03-ARM'S LENGTH	\$94,000	\$29,300	31.17	\$74,626	\$19,989	27%	\$74,011	\$71,421	1.036	900	\$82.23	31.5394	1.25 STORY
42 001 02 1127 000	18745 ELKHART	06/21/21	03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$75,757	\$19,118	25%	\$90,882	\$74,038	1.228	900	\$100.98	50.4977	1.25 STORY
42 001 02 1132 000	18785 ELKHART	03/19/21	03-ARM'S LENGTH	\$119,000	\$31,300	26.30	\$87,280	\$20,492	23%	\$98,508	\$87,305	1.128	1,196	\$82.36	40.5796	2.00 STORY
42 001 05 0105 000	18770 WOODSIDE	08/02/21	03-ARM'S LENGTH	\$119,900	\$30,800	25.69	\$78,308	\$18,680	24%	\$101,220	\$77,945	1.299	928	\$109.07	57.6077	1.00 STORY
42 001 05 0117 000	18574 WOODSIDE	07/22/21	03-ARM'S LENGTH	\$125,000	\$31,800	25.44	\$80,777	\$18,680	23%	\$106,320	\$81,173	1.310	916	\$116.07	58.7273	1.00 STORY
42 002 01 1683 000	19701 KENOSHA	01/06/22	03-ARM'S LENGTH	\$121,000	\$29,100	24.05	\$74,230	\$18,680	25%	\$102,320	\$72,614	1.409	892	\$114.71	68.6558	1.25 STORY
42 002 01 1736 000	19365 ELKHART	06/25/21	03-ARM'S LENGTH	\$76,000	\$27,600	36.32	\$70,694	\$19,987	28%	\$56,013	\$66,284	0.845	720	\$77.80	12.4179	1.00 STORY
42 002 01 1737 000	19373 ELKHART	03/04/21	03-ARM'S LENGTH	\$72,000	\$23,300	32.36	\$66,704	\$18,891	28%	\$53,109	\$62,501	0.850	741	\$71.67	12.8864	1.00 STORY
42 002 01 1786 000	19436 ROSCOMMON	03/11/22	03-ARM'S LENGTH	\$60,000	\$24,000	40.00	\$62,554	\$21,792	35%	\$38,208	\$53,284	0.717	698	\$54.74	0.3803	1.00 STORY
42 002 02 2119 000	20056 WASHTENAW	02/03/21	03-ARM'S LENGTH	\$55,000	\$25,600	46.55	\$72,820	\$19,349	27%	\$35,651	\$69,897	0.510	760	\$46.91	21.0819	1.00 STORY
42 002 02 2121 000	20040 WASHTENAW	12/30/20	03-ARM'S LENGTH	\$45,000	\$24,200	53.78	\$68,122	\$19,756	29%	\$25,244	\$63,224	0.399	903	\$27.96	32.1589	1.50 STORY
42 002 02 2128 000	19984 WASHTENAW	11/30/21	03-ARM'S LENGTH	\$65,000	\$26,400	40.62	\$67,764	\$19,028	28%	\$45,972	\$63,707	0.722	826	\$55.66	0.0743	1.25 STORY
42 002 02 2146 000	19961 WASHTENAW	07/30/21	03-ARM'S LENGTH	\$60,000	\$31,200	52.00	\$79,442	\$18,680	24%	\$41,320	\$79,427	0.520	945	\$43.72	20.0648	1.25 STORY
42 002 02 2150 000	19993 WASHTENAW	01/08/21	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$77,245	\$18,680	24%	\$46,320	\$76,556	0.605	974	\$47.56	11.5820	1.25 STORY
42 002 02 2154 000	20025 WASHTENAW	11/30/20	03-ARM'S LENGTH	\$59,000	\$23,400	39.66	\$67,061	\$18,680	28%	\$40,320	\$63,243	0.638	810	\$49.78	8.3331	1.25 STORY
42 002 02 2195 000	20001 KENOSHA	05/21/21	03-ARM'S LENGTH	\$89,900	\$29,300	32.59	\$74,609	\$19,475	26%	\$70,425	\$72,071	0.977	914	\$77.05	25.6296	1.25 STORY
42 002 02 2211 000	20024 ELKHART	01/12/21	03-ARM'S LENGTH	\$62,000	\$24,900	40.16	\$71,144	\$19,217	27%	\$42,783	\$67,878	0.630	941	\$45.47	9.0582	1.25 STORY
42 002 02 2223 000	19928 ELKHART	02/21/22	03-ARM'S LENGTH	\$57,000	\$30,300	53.16	\$77,157	\$18,680	24%	\$38,320	\$76,441	0.501	1,024	\$37.42	21.9566	1.25 STORY
42 002 02 2228 000	19913 ELKHART	09/25/20	03-ARM'S LENGTH	\$63,000	\$28,800	45.71	\$80,946	\$19,051	24%	\$43,949	\$80,909	0.543	988	\$44.48	17.7677	1.25 STORY
42 002 02 2231 000	19937 ELKHART	09/21/21	03-ARM'S LENGTH	\$87,500	\$28,300	32.34	\$72,428	\$18,788	26%	\$68,712	\$70,118	0.980	744	\$92.35	25.9082	1.00 STORY
42 002 02 2248 000	20083 ELKHART	07/13/21	03-ARM'S LENGTH	\$83,290	\$27,800	33.38	\$70,957	\$18,029	25%	\$65,261	\$69,187	0.943	878	\$74.33	22.2385	1.25 STORY
42 002 02 2262 000	19968 ROSCOMMON	01/12/22	03-ARM'S LENGTH	\$106,000	\$31,500	29.72	\$79,927	\$19,371	24%	\$86,629	\$79,158	1.094	911	\$95.09	37.3507	1.25 STORY
42 002 05 0118 000	19469 ROSCOMMON	02/02/22	03-ARM'S LENGTH	\$70,000	\$30,900	44.14	\$78,528	\$19,465	25%	\$50,535	\$77,207	0.655	916	\$55.17	6.6328	1.00 STORY
42 002 05 0120 000	19453 ROSCOMMON	10/09/20	03-ARM'S LENGTH	\$67,985	\$27,700	40.74	\$78,075	\$18,680	24%	\$49,305	\$77,641	0.635	910	\$54.18	8.5829	1.00 STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
42 002 05 0121 000	19445 ROSCOMMON	10/09/20	03-ARM'S LENGTH	\$62,985	\$27,500	43.66	\$78,222	\$19,475	25%	\$43,510	\$76,793	0.567	910	\$47.81	15.4286	1.00 STORY
42 002 05 0142 000	19382 WOODSIDE	12/22/20	03-ARM'S LENGTH	\$73,500	\$25,000	34.01	\$70,454	\$18,680	27%	\$54,820	\$67,678	0.810	900	\$60.91	8.9136	1.25 STORY
Totals:				\$6,387,845	\$2,486,500		\$6,654,879		27%	\$4,635,126	\$6,408,052			\$57.47		0.2457
						Sale. Ratio =>	38.93					E.C.F. =>	0.723	Std. Deviation=>	0.224969847	
						Std. Dev. =>	8.41					Ave. E.C.F. =>	0.721	Ave. Variance=>	17.5541	Coefficient of Var=> 24.35126

NGHB 00002: W of I-94, HWD SD, Borders Gpte

Hwd Sch Dist

	2022 ECF		2023 ECF	REC
Res	0.945	Res	0.961	0.961
Duplex	0.930	Duplex	0.961	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% OF LAND	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 005 05 0006 000	19505 WOODMONT	09/29/21	03-ARM'S LENGTH	\$125,000	\$51,800	41.44	\$135,492	\$32,850	24%	\$92,150	\$108,616	0.848	1,249	\$73.78	00002	11.4527	1.00 STORY
42 005 05 0016 000	19325 WOODMONT	07/24/20	03-ARM'S LENGTH	\$130,000	\$37,200	28.62	\$115,542	\$32,850	28%	\$97,150	\$87,505	1.110	1,007	\$96.47	00002	14.7296	1.00 STORY
42 005 05 0026 000	19185 WOODMONT	01/04/21	03-ARM'S LENGTH	\$126,000	\$43,100	34.21	\$132,922	\$34,280	26%	\$91,720	\$104,383	0.879	1,228	\$74.69	00002	8.4243	1.00 STORY
42 005 05 0036 000	19106 WOODMONT	02/26/21	03-ARM'S LENGTH	\$84,000	\$47,600	56.67	\$146,536	\$55,104	38%	\$28,896	\$96,753	0.299	1,007	\$28.70	00002	66.4274	1.00 STORY
42 005 05 0041 000	19893 HARPER	11/20/20	03-ARM'S LENGTH	\$124,000	\$39,100	31.53	\$121,812	\$36,893	30%	\$87,107	\$89,861	0.969	1,007	\$86.50	00002	0.6419	1.00 STORY
42 005 05 0045 000	19892 HARPER	04/09/21	03-ARM'S LENGTH	\$118,000	\$48,100	40.76	\$125,530	\$41,362	33%	\$76,638	\$89,067	0.860	1,007	\$76.11	00002	10.2473	1.00 STORY
42 005 05 0058 000	19885 CEDAR	03/15/21	03-ARM'S LENGTH	\$170,000	\$64,100	37.71	\$197,111	\$54,132	27%	\$115,868	\$151,301	0.766	1,897	\$61.08	00002	19.7116	1.00 STORY
42 005 05 0068 000	19884 ROSE	02/03/21	03-ARM'S LENGTH	\$130,000	\$46,100	35.46	\$144,249	\$52,035	36%	\$77,965	\$97,581	0.799	1,007	\$77.42	00002	16.3952	1.00 STORY
42 005 05 0071 000	19538 WOODMONT	03/04/22	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$141,334	\$54,005	38%	\$105,995	\$92,412	1.147	1,007	\$105.26	00002	18.4058	1.00 STORY
42 005 05 0073 001	19893 BEACONSFIELD	05/04/20	03-ARM'S LENGTH	\$90,000	\$39,700	44.11	\$123,746	\$38,188	31%	\$51,812	\$90,538	0.572	1,007	\$51.45	00002	39.0659	1.00 STORY
42 006 02 2123 000	19986 WOODMONT	06/16/21	03-ARM'S LENGTH	\$170,000	\$53,400	31.41	\$138,768	\$27,594	20%	\$142,406	\$117,644	1.210	1,309	\$108.79	00002	24.7548	1.00 STORY
42 006 02 2124 000	19994 WOODMONT	10/13/20	03-ARM'S LENGTH	\$118,000	\$41,900	35.51	\$128,704	\$29,458	23%	\$88,542	\$105,022	0.843	1,059	\$83.61	00002	11.9851	1.00 STORY
42 006 02 2130 000	20218 WOODMONT	07/02/21	03-ARM'S LENGTH	\$128,900	\$48,000	37.24	\$124,966	\$28,495	23%	\$100,405	\$102,086	0.984	1,188	\$84.52	00002	2.0607	1.00 STORY
42 006 02 2135 000	20258 WOODMONT	04/30/20	03-ARM'S LENGTH	\$104,900	\$46,000	43.85	\$131,170	\$26,280	20%	\$78,620	\$110,995	0.708	1,192	\$65.96	00002	25.4608	1.25 STORY
42 006 02 2137 000	20274 WOODMONT	07/07/20	03-ARM'S LENGTH	\$112,000	\$36,100	32.23	\$111,169	\$26,449	24%	\$85,551	\$89,651	0.954	1,136	\$75.31	00002	0.8660	1.00 STORY
42 005 05 0055 000	19330 WOODMONT	06/23/20	03-ARM'S LENGTH	\$70,900	\$48,800	68.83	\$152,985	\$54,920	36%	\$15,980	\$103,772	0.154	1,295	\$12.34	00002	82.9546	1.00 STORY
42 006 02 2278 000	20289 WOODMONT	10/27/20	03-ARM'S LENGTH	\$138,000	\$39,800	28.84	\$114,025	\$27,123	24%	\$110,877	\$91,960	1.206	1,062	\$104.40	00002	120.5712	1.25 STORY
42 006 02 2288 000	20209 WOODMONT	12/10/21	03-ARM'S LENGTH	\$160,000	\$42,100	26.31	\$109,932	\$26,773	24%	\$133,227	\$87,999	1.514	1,096	\$121.56	00002	151.3961	1.25 STORY
42 006 04 0039 000	19675 WOODMONT	02/28/22	03-ARM'S LENGTH	\$174,900	\$47,400	27.10	\$123,806	\$26,492	21%	\$148,408	\$102,978	1.441	1,040	\$142.70	00002	45.7629	1.00 STORY
42 007 01 0034 000	20651 DAMMAN	05/24/21	03-ARM'S LENGTH	\$200,000	\$55,500	27.75	\$144,647	\$35,137	24%	\$164,863	\$115,884	1.423	1,364	\$120.87	00002	43.9124	1.00 STORY
42 006 02 2138 000	20282 WOODMONT	09/24/21	03-ARM'S LENGTH	\$145,000	\$55,400	38.21	\$144,711	\$26,280	18%	\$118,720	\$125,324	0.947	1,590	\$74.67	00002	1.5624	1.50 STORY
42 006 02 2158 000	20522 WOODMONT	11/13/20	03-ARM'S LENGTH	\$130,000	\$46,200	35.54	\$131,691	\$26,280	20%	\$103,720	\$111,546	0.930	1,315	\$78.87	00002	3.3089	1.25 STORY
42 006 02 2251 000	20661 WOODMONT	07/22/21	03-ARM'S LENGTH	\$140,000	\$45,400	32.43	\$118,561	\$26,280	22%	\$113,720	\$97,652	1.165	1,025	\$110.95	00002	20.1616	1.00 STORY
42 006 02 2264 002	20477 WOODMONT	05/28/21	03-ARM'S LENGTH	\$145,000	\$51,800	35.72	\$135,321	\$29,565	22%	\$115,435	\$111,911	1.031	1,342	\$86.02	00002	6.8559	1.25 STORY
42 006 03 0483 000	19736 DAMMAN	05/28/21	03-ARM'S LENGTH	\$132,900	\$44,400	33.41	\$115,928	\$26,280	23%	\$106,620	\$94,866	1.124	1,088	\$98.00	00002	16.0976	1.25 STORY
42 006 03 0553 000	19663 DAMMAN	09/20/21	03-ARM'S LENGTH	\$149,000	\$47,300	31.74	\$123,489	\$27,411	22%	\$121,589	\$101,670	1.196	1,110	\$109.54	00002	23.2990	1.25 STORY
42 006 04 0013 000	19726 WOODMONT	01/12/21	03-ARM'S LENGTH	\$143,000	\$44,700	31.26	\$137,976	\$29,565	21%	\$113,435	\$114,721	0.989	1,140	\$99.50	00002	2.5864	1.00 STORY
42 006 04 0014 000	19736 WOODMONT	11/02/20	03-ARM'S LENGTH	\$155,000	\$44,900	28.97	\$128,394	\$26,280	20%	\$128,720	\$108,057	1.191	1,174	\$109.64	00002	22.8292	1.25 STORY
42 006 04 0030 000	19765 WOODMONT	04/20/20	03-ARM'S LENGTH	\$105,000	\$38,500	36.67	\$119,159	\$29,565	25%	\$75,435	\$94,808	0.796	1,053	\$71.64	00002	16.7273	1.00 STORY
42 006 04 0036 000	19705 WOODMONT	08/26/20	03-ARM'S LENGTH	\$122,500	\$42,500	34.69	\$121,516	\$26,280	22%	\$96,220	\$100,779	0.955	1,146	\$83.96	00002	0.8166	1.25 STORY
42 006 04 0040 000	19665 WOODMONT	01/06/22	03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$122,486	\$26,964	22%	\$123,036	\$101,081	1.217	1,142	\$107.74	00002	25.4266	1.25 STORY
42 006 04 0046 000	19605 WOODMONT	03/21/22	03-ARM'S LENGTH	\$130,000	\$50,500	38.85	\$131,975	\$30,121	23%	\$99,879	\$107,782	0.927	1,142	\$87.46	00002	3.6254	1.25 STORY
42 007 01 0005 000	20400 DAMMAN	09/20/21	03-ARM'S LENGTH	\$155,000	\$47,400	30.58	\$123,828	\$32,850	27%	\$122,150	\$96,273	1.269	978	\$124.90	00002	30.5858	1.00 STORY
42 007 01 0011 002	20460 DAMMAN	02/26/21	03-ARM'S LENGTH	\$127,500	\$42,700	33.49	\$132,351	\$33,223	25%	\$94,277	\$104,897	0.899	1,015	\$92.88	00002	6.4175	1.00 STORY
42 007 01 0023 000	20658 DAMMAN	08/05/20	03-ARM'S LENGTH	\$107,000	\$39,800	37.20	\$121,940	\$36,857	30%	\$70,143	\$90,035	0.779	945	\$74.23	00002	18.3865	1.00 STORY
42 007 01 0042 002	20465 DAMMAN	06/03/21	03-ARM'S LENGTH	\$90,000	\$49,500	55.00	\$128,803	\$32,420	25%	\$57,580	\$101,993	0.565	1,015	\$56.73	00002	39.8379	1.00 STORY
Totals:				\$4,761,500	\$1,667,700		\$4,702,575			\$3,554,859	\$3,699,401			\$86.62		0.2001	
						Sale. Ratio =>	35.02				E.C.F. =>	0.961		Std. Deviation=>	0.2882357		
						Std. Dev. =>	8.69				Ave. E.C.F. =>	0.963		Ave. Variance=>	26.4931	Coefficient of Var=>	27.51298862

NEGHB 0002A (HWD S.D.)
Streets between Peerless and I-94

	2022 ECF		2023 ECF	REC
Res	0.792	Res	0.740	0.740
Duplex	0.792	Duplex	0.740	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% OF LAND	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 003 01 0298 000	20509 KINGSVILLE	06/18/21	03-ARM'S LENGTH	\$97,000	\$34,000	35.05	\$88,893	\$21,105	24%	\$75,895	\$85,591	0.887	1,004	\$75.59	0002A	13.3769	1.25 STORY
42 003 01 0310 000	20413 KINGSVILLE	12/03/21	03-ARM'S LENGTH	\$96,000	\$36,400	37.92	\$94,806	\$21,015	22%	\$74,985	\$93,170	0.805	1,104	\$67.92	0002A	5.1867	1.25 STORY
42 003 01 0326 000	20205 KINGSVILLE	07/23/20	03-ARM'S LENGTH	\$64,900	\$27,600	42.53	\$80,908	\$19,182	24%	\$45,718	\$77,937	0.587	1,098	\$41.64	0002A	16.6346	1.50 STORY
42 003 01 0328 000	20212 WASHTENAW	12/31/21	03-ARM'S LENGTH	\$55,000	\$32,500	59.09	\$84,524	\$19,234	23%	\$35,766	\$82,437	0.434	1,151	\$31.07	0002A	31.9089	1.25 STORY
42 003 01 0329 000	20220 WASHTENAW	08/10/21	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$85,466	\$19,137	22%	\$60,863	\$83,749	0.727	995	\$61.17	0002A	2.6215	1.25 STORY
42 003 01 0330 000	20228 WASHTENAW	09/10/21	03-ARM'S LENGTH	\$85,000	\$29,500	34.71	\$77,186	\$18,680	24%	\$66,320	\$73,871	0.898	870	\$76.23	0002A	14.4830	1.25 STORY
42 003 01 0342 300	20404 WASHTENAW	01/12/21	03-ARM'S LENGTH	\$97,000	\$40,400	41.65	\$118,090	\$42,667	36%	\$54,333	\$95,231	0.571	1,203	\$45.16	0002A	18.2410	1.00 STORY
42 003 01 0351 300	20476 WASHTENAW	09/03/21	03-ARM'S LENGTH	\$95,000	\$38,300	40.32	\$102,644	\$38,833	38%	\$56,167	\$80,569	0.697	1,001	\$56.11	0002A	5.5823	1.25 STORY
42 003 01 0355 000	20508 WASHTENAW	12/15/21	03-ARM'S LENGTH	\$70,000	\$34,600	49.43	\$90,554	\$21,015	23%	\$48,985	\$87,802	0.558	1,120	\$43.74	0002A	19.5044	1.25 STORY
42 003 01 0357 000	20604 WASHTENAW	03/29/22	03-ARM'S LENGTH	\$87,500	\$30,200	34.51	\$84,071	\$21,825	26%	\$65,675	\$78,593	0.836	1,362	\$48.22	0002A	8.2681	1.50 STORY
42 003 01 0359 000	20624 WASHTENAW	02/18/22	03-ARM'S LENGTH	\$52,000	\$17,600	33.85	\$48,013	\$21,015	44%	\$30,985	\$34,088	0.909	759	\$40.82	0002A	15.6012	1.00 STORY
42 003 01 0408 000	20237 WASHTENAW	02/17/22	03-ARM'S LENGTH	\$96,500	\$33,700	34.92	\$87,828	\$18,680	21%	\$77,820	\$87,308	0.891	1,020	\$76.29	0002A	13.8378	1.25 STORY
42 003 01 0420 000	20260 KENOSHA	01/29/21	03-ARM'S LENGTH	\$92,000	\$28,900	31.41	\$84,639	\$18,680	22%	\$73,320	\$83,282	0.880	953	\$76.94	0002A	12.7438	1.25 STORY
42 003 01 0425 000	20300 KENOSHA	10/27/20	03-ARM'S LENGTH	\$75,000	\$23,800	31.73	\$68,750	\$19,451	28%	\$55,549	\$62,246	0.892	892	\$62.27	0002A	13.9459	1.25 STORY
42 003 01 0437 000	20476 KENOSHA	05/28/21	03-ARM'S LENGTH	\$61,500	\$28,200	45.85	\$73,977	\$18,680	25%	\$42,820	\$69,819	0.613	928	\$46.14	0002A	13.9652	1.25 STORY
42 003 01 0438 000	20484 KENOSHA	05/03/21	03-ARM'S LENGTH	\$70,000	\$36,700	52.43	\$95,206	\$18,680	20%	\$51,320	\$96,624	0.531	1,022	\$50.22	0002A	22.1816	1.25 STORY
42 003 01 0447 000	20640 KENOSHA	08/03/21	03-ARM'S LENGTH	\$83,500	\$26,400	31.62	\$69,562	\$19,264	28%	\$64,236	\$63,508	1.011	897	\$71.61	0002A	25.8521	1.50 STORY
42 003 01 0449 000	20664 KENOSHA	07/20/21	03-ARM'S LENGTH	\$71,500	\$39,500	55.24	\$103,873	\$30,002	29%	\$41,498	\$93,271	0.445	1,272	\$32.62	0002A	30.8032	1.25 STORY
42 003 01 0459 000	20681 KENOSHA	12/11/20	03-ARM'S LENGTH	\$55,000	\$29,800	54.18	\$85,583	\$19,379	23%	\$35,621	\$83,591	0.426	1,222	\$29.15	0002A	32.6814	1.00 STORY
42 003 01 0463 000	20649 KENOSHA	07/30/20	03-ARM'S LENGTH	\$44,500	\$21,600	48.54	\$62,756	\$18,680	30%	\$25,820	\$55,652	0.464	951	\$27.15	0002A	28.8990	1.25 STORY
42 003 01 0476 000	20461 KENOSHA	09/10/21	03-ARM'S LENGTH	\$122,000	\$32,500	26.64	\$84,712	\$19,700	23%	\$102,300	\$82,086	1.246	1,161	\$88.11	0002A	49.3307	2.00 STORY
42 003 01 0491 000	20261 KENOSHA	05/14/21	03-ARM'S LENGTH	\$92,900	\$29,200	31.43	\$76,502	\$18,680	24%	\$74,220	\$73,008	1.017	925	\$80.24	0002A	26.3658	1.25 STORY
42 003 01 0506 000	20260 ELKHART	01/21/21	03-ARM'S LENGTH	\$49,500	\$23,100	46.67	\$66,975	\$18,680	28%	\$30,820	\$60,979	0.505	700	\$44.03	0002A	24.7525	1.00 STORY
42 003 01 0524 000	20484 ELKHART	02/02/22	03-ARM'S LENGTH	\$100,000	\$43,000	43.00	\$112,882	\$28,020	25%	\$71,980	\$107,149	0.672	1,238	\$58.14	0002A	8.1174	1.25 STORY
42 003 01 0534 000	20650 ELKHART	08/27/20	03-ARM'S LENGTH	\$125,000	\$30,600	24.48	\$86,884	\$21,387	25%	\$103,613	\$82,698	1.253	1,514	\$68.44	0002A	49.9956	1.50 STORY
42 003 01 0572 000	20301 ELKHART	02/25/22	03-ARM'S LENGTH	\$76,000	\$26,600	35.00	\$70,147	\$18,680	27%	\$57,320	\$64,984	0.882	723	\$79.28	0002A	12.9120	1.00 STORY
42 003 01 0600 000	20404 ROSCOMMON	09/29/20	03-ARM'S LENGTH	\$87,500	\$31,700	36.23	\$91,119	\$23,347	26%	\$64,153	\$85,571	0.750	1,015	\$63.20	0002A	0.3241	1.25 STORY
42 003 01 0603 000	20428 ROSCOMMON	07/13/21	03-ARM'S LENGTH	\$134,000	\$36,500	27.24	\$94,616	\$18,680	20%	\$115,320	\$95,879	1.203	1,000	\$115.32	0002A	44.9820	1.00 STORY
42 003 01 0616 000	20614 ROSCOMMON	09/01/21	03-ARM'S LENGTH	\$79,000	\$40,700	51.52	\$105,698	\$21,015	20%	\$57,985	\$106,923	0.542	1,214	\$47.76	0002A	21.0642	1.25 STORY
42 003 01 0617 000	20624 ROSCOMMON	01/14/21	03-ARM'S LENGTH	\$85,000	\$48,500	57.06	\$131,917	\$21,015	16%	\$63,985	\$140,028	0.457	1,902	\$33.64	0002A	29.6004	2.00 STORY
Totals:				\$2,479,800	\$964,900		\$2,608,781			\$1,825,392	\$2,467,643			\$57.94		1.3218	
						Sale. Ratio =>	38.91				E.C.F. =>	0.740		Std. Deviation=>	0.244569794		
						Std. Dev. =>	9.62				Ave. E.C.F. =>	0.753		Ave. Variance=>	20.4588	Coefficient of Var=>	27.17155575

NEGHB 00014 (HWD SD)

(Woodcrest-Woodland-Old Hmstd-Eastwd-Huntington)

Larger Lot Properties, Larger Homes

		2022 ECF	2023 ECF	REC													
		0.880	0.895	0.895													
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
42 002 03 0001 001	20277 WOODLAND	10/02/20	03-ARM'S LENGTH	\$108,000	\$39,900	36.94	\$106,251	\$26,900	25%	\$81,100	\$90,172	0.899	1,017	\$79.74	0.0810	1.00 STORY	
42 002 03 0004 000	20211 WOODLAND	09/24/20	03-ARM'S LENGTH	\$136,499	\$65,400	47.91	\$158,566	\$50,440	32%	\$86,059	\$122,870	0.700	1,508	\$57.07	19.8182	1.25 STORY	
42 002 03 0009 000	19989 WOODLAND	02/05/21	03-ARM'S LENGTH	\$180,000	\$54,700	30.39	\$143,376	\$41,292	29%	\$138,708	\$116,005	1.196	1,295	\$107.11	29.7125	1.00 STORY	
42 002 03 0015 000	19745 WOODLAND	06/16/20	03-ARM'S LENGTH	\$124,900	\$56,600	45.32	\$148,289	\$42,695	29%	\$82,205	\$119,993	0.685	1,247	\$65.92	21.3506	1.00 STORY	
42 002 03 0032 000	19944 WOODLAND	08/14/20	03-ARM'S LENGTH	\$126,000	\$52,800	41.90	\$138,431	\$40,147	29%	\$85,853	\$111,686	0.769	1,154	\$74.40	12.9889	1.00 STORY	
42 002 03 0038 000	20088 WOODLAND	05/14/21	03-ARM'S LENGTH	\$144,586	\$69,400	48.00	\$168,105	\$42,044	25%	\$102,542	\$143,251	0.716	1,741	\$58.90	18.2767	1.00 STORY	
42 002 03 0062 000	19633 WOODCREST	12/06/21	03-ARM'S LENGTH	\$230,000	\$88,800	38.61	\$215,173	\$39,192	18%	\$190,808	\$199,978	0.954	3,184	\$59.93	5.5557	QUAD/TRI-LEVEL	
42 002 03 0075 000	19954 WOODCREST	06/02/21	03-ARM'S LENGTH	\$180,000	\$81,900	45.50	\$198,620	\$48,041	24%	\$131,959	\$171,113	0.771	2,235	\$59.04	12.7404	1.00 STORY	
42 002 03 0081 000	20088 WOODCREST	03/25/22	03-ARM'S LENGTH	\$275,000	\$128,100	46.58	\$299,989	\$49,169	16%	\$225,831	\$285,023	0.792	3,087	\$73.16	10.6260	1.00 STORY	
42 002 03 0093 000	20510 WOODCREST	11/23/20	03-ARM'S LENGTH	\$145,000	\$73,900	50.97	\$195,532	\$42,334	22%	\$102,666	\$174,089	0.590	1,575	\$65.18	30.8852	1.00 STORY	
42 002 03 0096 000	20620 WOODCREST	07/19/21	03-ARM'S LENGTH	\$150,000	\$44,100	29.40	\$106,926	\$27,940	26%	\$122,060	\$89,757	1.360	1,289	\$94.69	46.1310	1.00 STORY	
42 002 04 0086 000	19631 ROSCOMMON	06/17/20	03-ARM'S LENGTH	\$75,000	\$37,200	49.60	\$98,140	\$24,291	25%	\$50,709	\$83,919	0.604	970	\$52.28	29.4328	1.00 STORY	
42 002 04 0104 000	19926 WOODSIDE	08/31/20	03-ARM'S LENGTH	\$189,900	\$60,100	31.65	\$150,629	\$25,205	17%	\$164,695	\$142,527	1.156	2,040	\$80.73	25.6947	1.50 STORY	
42 002 04 0114 000	20062 WOODSIDE	04/20/20	03-ARM'S LENGTH	\$173,000	\$55,000	31.79	\$146,161	\$24,056	16%	\$148,944	\$138,756	1.073	1,426	\$104.45	17.4840	1.00 STORY	
42 003 03 0015 000	20455 ROSCOMMON	03/21/22	03-ARM'S LENGTH	\$89,000	\$41,000	46.07	\$99,424	\$24,056	24%	\$64,944	\$85,645	0.758	894	\$72.64	14.0298	1.00 STORY	
42 003 03 0031 000	20206 WOODSIDE	06/09/21	03-ARM'S LENGTH	\$189,500	\$60,200	31.77	\$146,120	\$37,860	26%	\$151,640	\$123,023	1.233	1,420	\$106.79	33.4031	1.00 STORY	
42 003 03 0050 002	20534 WOODSIDE	02/26/21	03-ARM'S LENGTH	\$150,000	\$79,200	52.80	\$197,965	\$37,879	19%	\$112,121	\$181,916	0.616	3,452	\$32.48	28.2252	2.00 STORY	
42 003 03 0056 000	20656 WOODSIDE	10/26/20	03-ARM'S LENGTH	\$176,000	\$57,900	32.90	\$146,834	\$23,668	16%	\$152,332	\$139,961	1.088	1,295	\$117.63	18.9800	1.00 STORY	
42 003 05 0008 000	20329 WOODCREST	04/12/21	03-ARM'S LENGTH	\$205,000	\$117,000	57.07	\$270,920	\$40,298	15%	\$164,702	\$262,070	0.628	2,739	\$60.13	27.0122	1.00 STORY	
42 003 06 0019 000	20529 WOODLAND	09/30/20	03-ARM'S LENGTH	\$180,000	\$62,100	34.50	\$164,371	\$29,778	18%	\$150,222	\$152,947	0.982	1,657	\$90.66	8.3600	1.00 STORY	
42 005 01 0031 000	19330 EASTWOOD	04/12/21	03-ARM'S LENGTH	\$105,000	\$46,700	44.48	\$113,567	\$39,053	34%	\$65,947	\$84,675	0.779	1,050	\$62.81	11.9762	1.25 STORY	
42 005 01 0032 000	19350 EASTWOOD	02/15/22	03-ARM'S LENGTH	\$227,000	\$72,000	31.72	\$174,419	\$41,846	24%	\$185,154	\$150,651	1.229	1,784	\$103.79	33.0438	1.25 STORY	
42 005 01 0040 000	19620 EASTWOOD	11/30/20	03-ARM'S LENGTH	\$185,000	\$75,500	40.81	\$199,359	\$41,038	21%	\$143,962	\$179,910	0.800	2,023	\$71.16	9.8399	1.00 STORY	
42 005 01 0053 000	20000 EASTWOOD	10/23/20	03-ARM'S LENGTH	\$110,000	\$48,300	43.91	\$127,536	\$41,001	32%	\$68,999	\$98,335	0.702	1,099	\$62.78	19.6915	1.00 STORY	
42 005 01 0086 000	20397 OLD HOMESTEAD	06/26/20	03-ARM'S LENGTH	\$115,000	\$50,600	44.00	\$134,195	\$40,207	30%	\$74,793	\$106,805	0.700	1,317	\$56.79	19.8307	1.00 STORY	
42 005 01 0124 000	19101 OLD HOMESTEAD	02/26/21	03-ARM'S LENGTH	\$199,999	\$67,900	33.95	\$181,622	\$40,075	22%	\$159,924	\$160,849	0.994	1,827	\$87.53	9.5664	1.25 STORY	
42 005 01 0140 000	18545 OLD HOMESTEAD	02/03/21	03-ARM'S LENGTH	\$75,000	\$40,900	54.53	\$106,283	\$40,670	38%	\$34,330	\$74,560	0.460	1,142	\$30.06	43.8153	1.25 STORY	
42 005 01 0174 000	19454 OLD HOMESTEAD	03/15/21	03-ARM'S LENGTH	\$133,000	\$42,300	31.80	\$111,786	\$34,396	31%	\$98,604	\$87,943	1.121	989	\$99.70	22.2637	1.00 STORY	
42 005 02 0025 000	19195 EASTWOOD	11/13/20	03-ARM'S LENGTH	\$165,000	\$60,500	36.67	\$160,550	\$42,418	26%	\$122,582	\$134,241	0.913	1,788	\$68.56	1.4563	1.00 STORY	
42 005 02 0055 000	20215 EASTWOOD	12/20/21	03-ARM'S LENGTH	\$210,000	\$69,700	33.19	\$164,548	\$39,276	24%	\$170,724	\$142,355	1.199	1,675	\$101.92	30.0701	1.25 STORY	
42 005 02 0057 000	20255 EASTWOOD	07/13/21	03-ARM'S LENGTH	\$239,500	\$84,500	35.28	\$204,387	\$42,798	21%	\$196,702	\$183,624	1.071	2,155	\$91.28	17.2636	1.00 STORY	
42 005 02 0067 000	20493 EASTWOOD	10/01/20	03-ARM'S LENGTH	\$235,000	\$88,700	37.74	\$225,409	\$42,436	19%	\$192,564	\$207,924	0.926	2,954	\$65.19	2.7541	1.75 STORY	
42 005 02 0068 000	20517 EASTWOOD	07/12/21	03-ARM'S LENGTH	\$227,500	\$67,500	29.67	\$174,700	\$39,890	23%	\$187,610	\$153,193	1.225	1,662	\$112.88	32.6076	1.50 STORY	
42 005 03 0006 000	18736 HUNTINGTON	07/16/21	03-ARM'S LENGTH	\$128,000	\$66,600	52.03	\$161,438	\$46,608	29%	\$81,392	\$130,489	0.624	1,377	\$59.11	27.4839	1.50 STORY	
42 005 03 0008 000	18780 HUNTINGTON	07/01/20	03-ARM'S LENGTH	\$160,000	\$56,700	35.44	\$148,686	\$43,866	30%	\$116,134	\$119,114	0.975	1,254	\$92.61	7.6398	1.50 STORY	
42 005 03 0032 000	19119 HUNTINGTON	01/21/22	03-ARM'S LENGTH	\$192,500	\$64,600	33.56	\$156,484	\$34,116	22%	\$158,384	\$139,055	1.139	1,314	\$120.54	24.0420	1.00 STORY	
42 006 01 0015 000	20217 HUNTINGTON	04/17/20	03-ARM'S LENGTH	\$170,000	\$71,900	42.29	\$188,719	\$48,072	25%	\$121,928	\$159,826	0.763	1,626	\$74.99	13.5708	1.00 STORY	
42 006 01 0045 000	20474 HUNTINGTON	07/02/20	03-ARM'S LENGTH	\$147,500	\$53,000	35.93	\$139,733	\$46,657	33%	\$100,843	\$105,768	0.953	1,149	\$87.77	5.4848	1.00 STORY	
Totals:				\$6,252,384	\$2,453,200		\$6,173,243		25%	\$4,790,676	\$5,354,017			\$77.96		0.3805	
				Sale. Ratio =>		39.24	E.C.F. =>		0.895	Std. Deviation=>		0.22794524					
				Std. Dev. =>		7.87	Ave. E.C.F. =>		0.899	Ave. Variance=>		19.5576	Coefficient of Var=> 21.76483596				

NGHB 00015: East of 94, Moross Bordering Detroit
Hwd Sch Dist

2022 ECF
0.990

2023 ECF
0.968

REC
0.968

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	Dev. by Mean (%)	Building Style
42 003 08 0004 000	20854 LITTLESTONE	02/19/21	03-ARM'S LENGTH	\$182,000	\$57,100	31.37	\$173,813	\$33,074	19%	\$148,926	\$142,161	1.048	2,002	\$74.39	8.3990	2.00 STORY
42 003 08 0023 000	21216 LITTLESTONE	06/21/21	03-ARM'S LENGTH	\$175,000	\$59,200	33.83	\$157,577	\$34,149	22%	\$140,851	\$124,675	1.130	1,443	\$97.61	16.6148	1.00 STORY
42 003 08 0030 000	21326 LITTLESTONE	06/15/21	03-ARM'S LENGTH	\$160,000	\$53,500	33.44	\$142,552	\$34,994	25%	\$125,006	\$108,644	1.151	1,119	\$111.71	18.6997	1.00 STORY
42 003 08 0036 000	21410 LITTLESTONE	07/28/20	03-ARM'S LENGTH	\$128,000	\$56,800	44.38	\$173,647	\$33,793	19%	\$94,207	\$141,267	0.667	1,547	\$60.90	29.6726	1.00 STORY
42 003 08 0048 000	21363 LITTLESTONE	08/03/21	03-ARM'S LENGTH	\$123,000	\$54,600	44.39	\$145,601	\$33,793	23%	\$89,207	\$112,937	0.790	1,348	\$66.18	17.3720	1.25 STORY
42 003 08 0071 000	20915 LITTLESTONE	09/28/21	03-ARM'S LENGTH	\$165,000	\$54,800	33.21	\$146,061	\$33,074	23%	\$131,926	\$114,128	1.156	1,240	\$106.39	19.2345	1.25 STORY
42 004 02 0379 000	19249 TYRONE	12/09/20	03-ARM'S LENGTH	\$125,000	\$42,300	33.84	\$131,013	\$30,150	23%	\$94,850	\$101,882	0.931	1,257	\$75.46	3.2619	1.50 STORY
42 004 02 0386 000	19296 BERDEN	03/19/21	03-ARM'S LENGTH	\$95,000	\$41,400	43.58	\$126,032	\$33,820	27%	\$61,180	\$93,143	0.657	1,061	\$57.66	30.6763	1.25 STORY
42 004 02 0392 000	19250 BERDEN	04/21/20	03-ARM'S LENGTH	\$114,000	\$41,800	36.67	\$129,484	\$29,856	23%	\$84,144	\$100,634	0.836	1,252	\$67.21	12.7464	1.50 STORY
42 004 02 0394 000	19234 BERDEN	08/17/20	03-ARM'S LENGTH	\$99,000	\$36,000	36.36	\$111,443	\$30,267	27%	\$68,733	\$81,996	0.838	1,061	\$64.78	12.5351	1.25 STORY
42 004 03 0001 002	21209 BOURNEMOUTH	11/18/20	03-ARM'S LENGTH	\$136,000	\$53,700	39.49	\$162,998	\$29,817	18%	\$106,183	\$134,526	0.789	1,711	\$62.06	17.4289	2.00 STORY
42 004 03 0006 002	21249 BOURNEMOUTH	05/15/20	03-ARM'S LENGTH	\$104,900	\$40,100	38.23	\$122,723	\$29,479	24%	\$75,421	\$94,186	0.801	1,079	\$69.90	16.2832	1.25 STORY
42 004 03 0015 000	21411 BOURNEMOUTH	10/14/20	03-ARM'S LENGTH	\$126,500	\$45,700	36.13	\$141,991	\$36,008	25%	\$90,492	\$107,054	0.845	1,252	\$72.28	11.8303	1.25 STORY
42 004 03 0022 000	21525 BOURNEMOUTH	05/14/21	03-ARM'S LENGTH	\$135,000	\$45,000	33.33	\$120,348	\$30,917	26%	\$104,083	\$90,334	1.152	1,079	\$96.46	18.8598	1.25 STORY
42 004 03 0047 000	21732 NEWCASTLE	06/29/21	03-ARM'S LENGTH	\$131,000	\$46,800	35.73	\$125,013	\$30,917	25%	\$100,083	\$95,046	1.053	1,092	\$91.65	8.9391	1.25 STORY
42 004 03 0053 000	21654 NEWCASTLE	01/24/22	03-ARM'S LENGTH	\$137,000	\$46,000	33.58	\$122,972	\$31,275	25%	\$105,725	\$92,623	1.141	1,086	\$97.35	17.7853	1.25 STORY
42 004 03 0085 000	21202 NEWCASTLE	11/24/20	03-ARM'S LENGTH	\$135,000	\$46,400	34.37	\$143,970	\$30,917	21%	\$104,083	\$114,195	0.911	1,214	\$85.74	5.2150	1.00 STORY
42 004 03 0088 000	21219 NEWCASTLE	08/07/20	03-ARM'S LENGTH	\$125,000	\$41,300	33.04	\$126,078	\$33,011	26%	\$91,989	\$94,007	0.979	1,079	\$85.25	1.4933	1.25 STORY
42 004 03 0097 000	21355 NEWCASTLE	06/19/20	03-ARM'S LENGTH	\$110,000	\$40,300	36.64	\$123,506	\$31,855	26%	\$78,145	\$92,577	0.844	965	\$80.98	11.9489	1.00 STORY
42 004 03 0130 001	21674 PRESTWICK	06/29/20	03-ARM'S LENGTH	\$126,000	\$42,900	34.05	\$131,298	\$28,760	22%	\$97,240	\$103,574	0.939	1,104	\$88.08	2.4752	1.25 STORY
42 004 03 0139 002	21554 PRESTWICK	12/14/21	03-ARM'S LENGTH	\$163,000	\$52,700	32.33	\$140,604	\$33,074	24%	\$129,926	\$108,616	1.196	1,330	\$97.69	23.2594	1.50 STORY
42 004 04 0146 002	21440 PRESTWICK	10/17/20	03-ARM'S LENGTH	\$132,000	\$39,600	30.00	\$121,573	\$35,688	29%	\$96,312	\$86,753	1.110	934	\$103.12	14.6593	1.00 STORY
42 004 04 0152 000	21366 PRESTWICK	06/30/21	03-ARM'S LENGTH	\$160,000	\$50,400	31.50	\$134,280	\$31,476	23%	\$128,524	\$103,842	1.238	1,064	\$120.79	27.4083	1.00 STORY
42 004 04 0164 000	21202 PRESTWICK	12/08/21	03-ARM'S LENGTH	\$145,000	\$48,100	33.17	\$128,279	\$31,725	25%	\$113,275	\$97,529	1.161	1,064	\$106.46	19.7846	1.00 STORY
42 004 05 0034 001	21519 SLOAN	06/16/21	03-ARM'S LENGTH	\$175,000	\$62,600	35.77	\$167,449	\$42,580	25%	\$132,420	\$126,130	1.050	1,690	\$78.36	8.6267	1.50 STORY
42 004 07 0045 000	21363 PRESTWICK	12/11/20	03-ARM'S LENGTH	\$146,000	\$46,200	31.64	\$141,341	\$36,808	26%	\$109,192	\$105,589	1.034	1,290	\$84.64	7.0524	1.50 STORY
42 004 08 0058 000	21364 BRIERSTONE	06/19/20	03-ARM'S LENGTH	\$122,000	\$43,800	35.90	\$134,299	\$36,669	27%	\$85,331	\$98,616	0.865	1,065	\$80.12	9.8316	1.00 STORY
42 004 08 0064 000	21246 BRIERSTONE	02/05/21	03-ARM'S LENGTH	\$150,000	\$50,300	33.53	\$153,999	\$37,025	24%	\$112,975	\$118,156	0.956	1,257	\$89.88	0.7445	1.00 STORY
42 004 08 0076 000	21329 BRIERSTONE	07/30/21	03-ARM'S LENGTH	\$170,000	\$54,600	32.12	\$146,056	\$37,388	26%	\$132,612	\$109,766	1.208	1,257	\$105.50	24.4538	1.00 STORY
42 004 09 0095 000	21326 BROADSTONE	10/23/20	03-ARM'S LENGTH	\$116,000	\$51,800	44.66	\$159,151	\$43,140	27%	\$72,860	\$117,183	0.622	1,162	\$62.70	34.1836	1.00 STORY
42 004 09 0111 000	21363 BROADSTONE	03/21/22	03-ARM'S LENGTH	\$217,000	\$68,900	31.75	\$183,571	\$45,027	25%	\$171,973	\$139,943	1.229	1,470	\$116.99	26.5275	1.00 STORY
42 004 09 0113 000	21421 BROADSTONE	11/16/20	03-ARM'S LENGTH	\$150,000	\$49,800	33.20	\$152,489	\$44,876	29%	\$105,124	\$108,700	0.967	1,065	\$98.71	0.3502	1.00 STORY
42 008 01 0242 002	21197 HUNTINGTON	08/28/20	03-ARM'S LENGTH	\$145,000	\$56,100	38.69	\$169,904	\$40,864	24%	\$104,136	\$130,343	0.799	1,386	\$75.13	16.4664	1.00 STORY
42 008 01 0264 002	21132 HUNTINGTON	05/25/21	03-ARM'S LENGTH	\$160,000	\$49,900	31.19	\$132,876	\$29,883	22%	\$130,117	\$104,033	1.251	1,125	\$115.66	28.7124	1.25 STORY
42 008 01 0283 000	21240 HUNTINGTON	01/29/21	03-ARM'S LENGTH	\$170,000	\$55,100	32.41	\$168,814	\$43,140	26%	\$126,860	\$126,943	0.999	1,461	\$86.83	3.5743	1.25 STORY
42 008 02 0096 000	21263 MANCHESTER	11/25/20	03-ARM'S LENGTH	\$169,900	\$58,500	34.43	\$178,928	\$44,620	25%	\$125,280	\$135,665	0.923	1,334	\$93.91	4.0146	1.00 STORY
42 008 03 0011 004	20927 MANCHESTER	09/09/21	03-ARM'S LENGTH	\$65,000	\$40,400	62.15	\$108,975	\$40,573	37%	\$24,427	\$69,093	0.354	818	\$29.86	61.0061	1.00 STORY
42 008 03 0016 004	20916 MANCHESTER	12/02/21	03-ARM'S LENGTH	\$197,000	\$65,200	33.10	\$173,687	\$40,715	23%	\$156,285	\$134,315	1.164	1,576	\$99.17	19.9970	1.25 STORY
42 008 05 0005 000	20875 PARKCREST	01/27/21	03-ARM'S LENGTH	\$162,000	\$49,500	30.56	\$151,134	\$36,803	24%	\$125,197	\$115,486	1.084	1,203	\$104.07	12.0490	1.00 STORY
42 008 05 0016 000	21135 PARKCREST	09/16/20	03-ARM'S LENGTH	\$120,000	\$47,400	39.50	\$145,065	\$36,924	25%	\$83,076	\$109,233	0.761	1,000	\$83.08	20.3063	1.00 STORY
42 008 05 0018 000	21155 PARKCREST	03/22/21	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$165,164	\$35,955	22%	\$124,045	\$130,514	0.950	1,342	\$92.43	1.3166	1.00 STORY
42 008 06 0035 000	20874 WOODMONT	10/02/20	03-ARM'S LENGTH	\$133,500	\$47,600	35.66	\$144,909	\$29,711	21%	\$103,789	\$116,362	0.892	1,443	\$71.93	7.1648	1.50 STORY
Totals:				\$5,960,800	\$2,088,200		\$6,060,667		25%	\$4,486,210	\$4,632,401			\$85.93		0.4842
						Sale. Ratio =>	35.03				E.C.F. =>	0.968		Std. Deviation=>	0.195097133	
						Std. Dev. =>	5.61				Ave. E.C.F. =>	0.964		Ave. Variance=>	15.5467	Coefficient of Var=> 16.13396412

00004 LITTLESTONE CONDOS

Hwds Sch Dist

2022 ECF	2023 ECF	REC
0.515	0.515	0.556

(1) Sale. Land Adjustment Only. Values Appropriate without further adjustment warranted

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 003 11 0009 000	20820 LITTLESTONE	05/20/20	03-ARM'S LENGTH	\$40,000	\$15,000	37.50	\$37,734	\$9,000	24%	\$31,000	\$55,794	0.556	781	\$39.69	00004	0.0000	1.00 STORY
Totals:				\$40,000	\$15,000		\$37,734			\$31,000	\$55,794			\$39.69		0.0000	
						Sale. Ratio =>	37.50					E.C.F. =>	0.556	Std. Deviation=>	#DIV/0!		
						Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.556	Ave. Variance=>	0.0000	Coefficient of Var=>	0

00005 GROSSE PTE GARDEN CONDOS

Hwds Sch Dist

2022 ECF	2023 ECF	REC
0.405	0.405	0.501

(1) Sale, Land Adjustment Only. Values Appropriate without further adjustment warranted

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 004 10 0402 000	21301 SLOAN	02/01/21	03-ARM'S LENGTH	\$34,750	\$13,100	37.70	\$29,834	\$9,000	30%	\$25,750	\$51,442	0.501	684	\$37.65	00005	0.0000	1.00 STORY
Totals:				\$34,750	\$13,100		\$29,834			\$25,750	\$51,442			\$37.65		0.0000	
					Sale. Ratio =>	37.70					E.C.F. =>	0.501		Std. Deviation=>	#DIV/0!		
					Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.501		Ave. Variance=>	0.0000	Coefficient of Var=>	0

00006 GROSSE POINTE PC

Hwds Sch Dist

2022 ECF
0.495

2023 ECF
0.492

REC
0.492

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 004 11 0003 000	21201 KINGSVILLE	06/30/20	03-ARM'S LENGTH	\$39,033	\$10,500	26.90	\$37,146	\$9,000	24%	\$30,033	\$56,861	0.528	750	\$40.04	00006	3.9698	1.00 STORY
42 004 11 0017 000	21235 KINGSVILLE	10/29/20	03-ARM'S LENGTH	\$44,005	\$11,800	26.82	\$43,002	\$9,000	21%	\$35,005	\$68,691	0.510	944	\$37.08	00006	2.1113	1.00 STORY
42 004 11 0021 000	21301 KINGSVILLE	03/26/21	03-ARM'S LENGTH	\$39,000	\$11,000	28.21	\$39,167	\$9,000	23%	\$30,000	\$60,943	0.492	816	\$36.76	00006	0.3771	1.00 STORY
42 004 11 0023 000	21301 KINGSVILLE	06/09/21	03-ARM'S LENGTH	\$26,000	\$12,900	49.62	\$35,844	\$9,000	25%	\$17,000	\$54,230	0.313	708	\$24.01	00006	17.5010	1.00 STORY
42 004 11 0053 000	21417 KINGSVILLE	11/29/21	03-ARM'S LENGTH	\$45,500	\$14,200	31.21	\$39,167	\$9,000	23%	\$36,500	\$60,943	0.599	816	\$44.73	00006	11.0428	1.00 STORY
Totals:				\$193,538	\$60,400		\$194,326			\$148,538	\$301,669			\$36.53		0.3900	
					Sale. Ratio =>	31.21					E.C.F. =>	0.492		Std. Deviation=	0.10589957		
					Std. Dev. =>	9.70					Ave. E.C.F. =>	0.488		Ave. Variance=	7.0004	Coefficient of Var=>	14.33078089

00007 POINTE GARDENS EST

Hwds Sch Dist

2022 ECF	2023 ECF	REC
0.275	0.268	NA

Adjusted Values Comparable to Grosse Pointe PC Condos

NO SALES DATA AVAILABLE

00010 HARPER TERRACE CONDOS

Hwds Sch Dist

2022 ECF
0.578

2023 ECF
0.572

REC
0.572

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 003 02 0004 000	19201 ROCKCASTLE	05/14/21	03-ARM'S LENGTH	\$50,000	\$23,300	46.60	\$54,763	\$11,500	21%	\$38,500	\$74,849	0.514	950	\$40.53	00010	5.8974	2.00 STORY
42 003 02 0006 000	19211 ROCKCASTLE	05/26/21	03-ARM'S LENGTH	\$53,000	\$21,900	41.32	\$51,281	\$11,500	22%	\$41,500	\$68,825	0.603	930	\$44.62	00010	2.9636	1.00 STORY
42 003 02 0008 000	19231 ROCKCASTLE	08/28/20	03-ARM'S LENGTH	\$49,900	\$19,200	38.48	\$51,281	\$11,500	22%	\$38,400	\$68,825	0.558	930	\$41.29	00010	1.5405	1.00 STORY
42 003 02 0014 000	19271 ROCKCASTLE	10/19/20	03-ARM'S LENGTH	\$50,000	\$19,200	38.40	\$51,281	\$11,500	22%	\$38,500	\$68,825	0.559	930	\$41.40	00010	1.3952	1.00 STORY
42 003 02 0020 000	20920 BOURNEMOUTH	11/15/21	03-ARM'S LENGTH	\$55,000	\$21,900	39.82	\$51,281	\$11,500	22%	\$43,500	\$68,825	0.632	930	\$46.77	00010	5.8695	1.00 STORY
Totals:				\$257,900	\$105,500		\$259,887			\$200,400	\$350,151			\$42.92		0.1015	
				\$51,580	Sale. Ratio =>	40.91					E.C.F. =>	0.572		Std. Deviation=	0.045369132		
					Std. Dev. =>	3.39					Ave. E.C.F. =>	0.573		Ave. Variance=	3.5333	Coefficient of Var=>	6.162615834

00008 WILLIAMSBURG CONDO

GPTE Sch Dist

2022 ECF	2023 ECF	REC
0.520	0.517	0.517

Lack of Sales. Extended Sales Period for additional Sales Data

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land'	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 10 0015 000	20625 WILLIAMSBURG	03/10/20	03-ARM'S LENGTH	\$47,000	\$19,800	42.13	\$59,357	\$11,200	19%	\$35,800	\$92,610	0.387	1,200	\$29.83	00008	13.0373	2.00 STORY
42 010 10 0029 000	20565 WILLIAMSBURG	05/06/22	03-ARM'S LENGTH	\$80,000	\$27,600	34.50	\$60,050	\$11,200	19%	\$68,800	\$93,942	0.732	1,230	\$55.93	00008	21.5423	2.00 STORY
42 010 10 0033 000	20549 WILLIAMSBURG	01/15/21	03-ARM'S LENGTH	\$52,500	\$22,400	42.67	\$60,659	\$11,200	18%	\$41,300	\$95,113	0.434	1,296	\$31.87	00008	8.2723	2.00 STORY
42 010 10 0044 000	20485 WILLIAMSBURG	08/23/22	03-ARM'S LENGTH	\$65,000	\$30,100	46.31	\$65,563	\$11,200	17%	\$53,800	\$104,544	0.515	1,436	\$37.47	00008	0.2327	2.00 STORY
Totals:				\$244,500	\$99,900		\$245,629			\$199,700	\$386,210			\$38.78		0.0135	
						Sale. Ratio =>	40.86					E.C.F. =>	0.517	Std. Deviation	0.15302787		
						Std. Dev. =>	4.96					Ave. E.C.F. =>	0.517	Ave. Variance	10.7711	Coefficient of Var=>	20.83628489

00009 BALFOUR SQUARE

GPTE Sch Dist

	2022 ECF		2023 ECF	REC
1 STY	0.368	1 STY	0.358	0.311
2 STY	0.475	2 STY	0.465	NA

(1) Sale. Adjusted Values Comparable to Similar Developments
in the Grosse Pte. School District

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 06 0011 000	19644 FLEETWOOD	09/03/20	03-ARM'S LENGTH	\$30,500	\$15,200	49.84	\$34,746	\$7,503	22%	\$22,997	\$74,030	0.311	878	\$26.19	00009	0.0000	1.00 STORY
Totals:				\$30,500	\$15,200		\$34,746			\$22,997	\$74,030			\$26.19		0.0000	
						Sale. Ratio =>	49.84					E.C.F. =>	0.311	Std. Deviation=>	#DIV/0!		
						Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.311	Ave. Variance=>	0.0000	Coefficient of Var=>	0

00013 WOOD MANOR - WOODS VILLA CONDOS

Gpte Sch Dist

2022 ECF	2023 ECF	REC
0.334	0.334	0.363

Values Appropriate without further adjustment warranted

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 012 06 0004 000	20670 BEACONSFIELD	09/11/20	03-ARM'S LENGTH	\$34,000	\$8,900	26.18	\$31,843	\$6,898	22%	\$27,102	\$74,686	0.363	995	\$27.24	00013	0.0000	1.00 STORY
Totals:				\$34,000	\$8,900		\$31,843			\$27,102	\$74,686			\$27.24		0.0000	
						Sale. Ratio =>	26.18					E.C.F. =>	0.363	Std. Deviation=	#DIV/0!		
						Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.363	Ave. Variance=	0.0000	Coefficient of Var=>	0

NGHB 00011: Borders Detroit and Grosse Pte Woods

Gpte Sch Dist

				2022 ECF 1.200	2023 ECF 1.287	REC 1.287												
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	% of land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
42 004 02 0437 000	19295 EASTBORNE	08/31/20	03-ARM'S LENGTH	\$165,000	\$47,700	28.91	\$156,093	\$33,023	21%	\$131,977	\$102,558	1.287	1,352	\$97.62	00011	0.0000	2.00 STORY	
Totals:				\$165,000	\$47,700		\$156,093			\$131,977	\$102,558			\$97.62		0.0000		
					Sale. Ratio =>	28.91						E.C.F. =>	1.287	Std. Deviation=	#DIV/0!			
					Std. Dev. =>	#DIV/0!						Ave. E.C.F. =>	1.287	Ave. Variance=	0.0000	Coefficient of Var=>	0	

GPSD EAST-94 (East of I-94) - BREAKOUT

2022 ECF			2023 ECF		REC
1 STY	1.000		1 STY	1.078	1.078
Multi Sty	1.140		Multi Sty	1.290	1.290

One Story																
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
42 008 07 0075 000	21174 PARKCREST	08/20/21	03-ARM'S LENGTH	\$205,500	\$71,400	34.74	\$164,359	\$41,111	25%	\$164,389	\$123,248	1.334	1,328	\$123.79	25.8753	1.00 STORY
42 008 07 0087 002	21245 WOODMONT	03/19/21	03-ARM'S LENGTH	\$180,000	\$72,300	40.17	\$160,351	\$38,593	24%	\$141,407	\$121,758	1.161	1,463	\$96.66	8.6324	1.00 STORY
42 010 01 0085 000	21101 FLEETWOOD	05/28/21	03-ARM'S LENGTH	\$185,000	\$67,300	36.38	\$154,541	\$35,293	23%	\$149,707	\$119,248	1.255	1,232	\$121.52	18.0372	1.00 STORY
42 010 01 0102 000	20830 FLEETWOOD	07/30/21	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$156,779	\$43,234	28%	\$96,766	\$113,545	0.852	1,368	\$70.74	22.2828	1.00 STORY
42 010 01 0102 000	20830 FLEETWOOD	01/21/22	03-ARM'S LENGTH	\$184,900	\$64,900	35.10	\$156,779	\$43,234	28%	\$141,666	\$113,545	1.248	1,368	\$103.56	17.2610	1.00 STORY
42 010 01 0491 000	20894 HUNT CLUB	02/11/22	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$120,592	\$30,681	25%	\$94,319	\$89,911	1.049	1,056	\$89.32	2.6028	1.00 STORY
42 010 01 0507 002	21168 HUNT CLUB	11/06/20	03-ARM'S LENGTH	\$136,625	\$61,400	44.94	\$150,741	\$45,323	30%	\$91,302	\$105,418	0.866	1,168	\$78.17	20.8959	1.00 STORY
42 010 01 0570 000	21231 NORWOOD	12/30/20	03-ARM'S LENGTH	\$172,000	\$54,800	31.86	\$134,416	\$37,150	28%	\$134,850	\$97,266	1.386	1,058	\$127.46	31.1350	1.00 STORY
42 010 01 0571 002	21223 NORWOOD	01/25/21	03-ARM'S LENGTH	\$169,900	\$59,800	35.20	\$144,217	\$40,608	28%	\$129,292	\$103,609	1.248	1,147	\$112.72	17.2830	1.00 STORY
42 010 01 0625 002	21152 NORWOOD	03/18/22	03-ARM'S LENGTH	\$158,000	\$64,300	40.70	\$148,357	\$39,316	27%	\$118,684	\$109,041	1.088	1,051	\$112.92	1.3381	1.00 STORY
42 010 01 0629 002	21184 NORWOOD	10/25/21	03-ARM'S LENGTH	\$165,000	\$64,900	39.33	\$149,827	\$42,817	29%	\$122,183	\$107,010	1.142	1,084	\$112.71	6.6737	1.00 STORY
42 010 07 0306 001	20892 VERNIER	05/18/21	03-ARM'S LENGTH	\$135,000	\$57,900	42.89	\$134,600	\$40,581	30%	\$94,419	\$94,019	1.004	1,031	\$91.58	7.0799	1.00 STORY
42 010 07 0388 000	20927 BEAUFAIT	02/25/21	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$145,476	\$38,906	27%	\$101,094	\$106,570	0.949	1,088	\$92.92	12.6438	1.00 STORY
42 010 07 0398 000	20847 BEAUFAIT	02/19/21	03-ARM'S LENGTH	\$130,000	\$54,600	42.00	\$125,490	\$30,672	24%	\$99,328	\$94,818	1.048	1,300	\$76.41	2.7489	1.00 STORY
42 010 07 0401 000	20830 BEAUFAIT	02/04/21	03-ARM'S LENGTH	\$139,900	\$50,300	35.95	\$127,786	\$37,893	30%	\$102,007	\$89,893	1.135	953	\$107.04	5.9706	1.00 STORY
42 010 07 0409 002	20902 BEAUFAIT	02/10/21	03-ARM'S LENGTH	\$136,000	\$65,300	48.01	\$157,532	\$43,744	28%	\$92,256	\$113,788	0.811	1,216	\$75.87	26.4283	1.00 STORY
42 010 08 0684 000	20427 VAN ANTWERP	06/22/21	03-ARM'S LENGTH	\$180,000	\$74,800	41.56	\$170,747	\$34,443	20%	\$145,557	\$136,304	1.068	1,433	\$101.58	0.7169	1.00 STORY
42 010 08 0690 000	20299 VAN ANTWERP	01/20/22	03-ARM'S LENGTH	\$195,000	\$72,900	37.38	\$166,616	\$33,708	20%	\$161,292	\$132,908	1.214	1,418	\$113.75	13.8507	1.00 STORY
42 010 08 0692 000	20283 VAN ANTWERP	10/29/20	03-ARM'S LENGTH	\$166,000	\$68,100	41.02	\$163,540	\$33,064	20%	\$132,936	\$130,476	1.019	1,417	\$93.82	5.6200	1.00 STORY
42 010 08 0694 000	20267 VAN ANTWERP	12/20/21	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$163,720	\$33,298	20%	\$146,702	\$130,422	1.125	1,433	\$102.37	4.9772	1.00 STORY
42 011 02 0028 000	20907 KENMORE	08/11/21	03-ARM'S LENGTH	\$190,000	\$63,800	33.58	\$147,194	\$40,797	28%	\$149,203	\$106,397	1.402	1,090	\$136.88	32.7269	1.00 STORY
42 011 02 0032 000	20888 NORWOOD	02/14/22	03-ARM'S LENGTH	\$134,000	\$62,500	46.64	\$145,915	\$49,188	34%	\$84,812	\$96,727	0.877	998	\$84.98	19.8236	1.00 STORY
42 011 03 0065 002	20895 LANCASTER	01/27/21	03-ARM'S LENGTH	\$113,000	\$54,300	48.05	\$133,100	\$39,812	30%	\$73,188	\$93,288	0.785	1,012	\$72.32	29.0516	1.00 STORY
42 011 03 0067 002	20871 LANCASTER	11/16/21	03-ARM'S LENGTH	\$162,000	\$60,000	37.04	\$138,791	\$39,275	28%	\$122,725	\$99,516	1.233	1,012	\$121.27	15.8165	1.00 STORY
42 011 06 0010 002	21114 VERNIER	06/23/21	03-ARM'S LENGTH	\$130,000	\$58,500	45.00	\$135,390	\$37,893	28%	\$92,107	\$97,497	0.945	1,042	\$88.39	13.0338	1.00 STORY
42 013 01 0094 002	20850 HAWTHORNE	11/23/20	03-ARM'S LENGTH	\$104,900	\$56,500	53.86	\$136,907	\$37,819	28%	\$67,081	\$99,088	0.677	1,048	\$64.01	39.8070	1.00 STORY
42 013 01 0194 000	2222 ANITA	10/27/20	03-ARM'S LENGTH	\$174,900	\$58,000	33.16	\$139,758	\$31,206	22%	\$143,694	\$108,552	1.324	1,134	\$126.71	24.8680	1.00 STORY
42 013 01 0195 002	2230 ANITA	09/24/20	03-ARM'S LENGTH	\$145,000	\$66,600	45.93	\$159,982	\$31,467	20%	\$113,533	\$128,515	0.883	1,400	\$81.10	19.1632	1.00 STORY
42 013 01 0197 002	2246 ANITA	01/05/21	03-ARM'S LENGTH	\$165,000	\$57,000	34.55	\$137,329	\$30,835	22%	\$134,165	\$106,494	1.260	1,134	\$118.31	18.4782	1.00 STORY
42 013 01 0202 002	20913 ANITA	11/10/20	03-ARM'S LENGTH	\$139,000	\$62,200	44.75	\$150,240	\$37,150	25%	\$101,850	\$113,090	0.901	1,199	\$84.95	17.4444	1.00 STORY
42 013 01 0252 000	20882 ANITA	08/06/21	03-ARM'S LENGTH	\$96,000	\$43,500	45.31	\$100,811	\$29,720	29%	\$66,280	\$71,091	0.932	913	\$72.60	14.2728	1.00 STORY
42 013 04 0058 000	20905 RIDGEMONT	03/05/21	03-ARM'S LENGTH	\$55,000	\$21,100	38.36	\$52,663	\$26,779	51%	\$28,221	\$25,884	1.090	379	\$74.46	1.5234	1.00 STORY
42 013 05 0112 006	21550 E 8 MILE	12/01/20	03-ARM'S LENGTH	\$106,000	\$45,800	43.21	\$110,503	\$29,720	27%	\$76,280	\$80,783	0.944	1,107	\$68.91	13.0796	1.00 STORY
42 013 05 0141 000	20851 HAMPTON	11/30/21	03-ARM'S LENGTH	\$122,000	\$51,800	42.46	\$118,155	\$50,939	43%	\$71,061	\$63,114	1.126	1,152	\$61.68	5.0868	1.00 STORY
42 013 05 0145 000	20881 HAMPTON	07/24/20	03-ARM'S LENGTH	\$73,000	\$31,200	42.74	\$76,832	\$26,433	34%	\$46,567	\$50,399	0.924	786	\$59.25	15.1087	1.00 STORY
42 013 05 0267 000	20836 HAMPTON	08/10/21	03-ARM'S LENGTH	\$125,000	\$42,100	33.68	\$97,040	\$26,745	28%	\$98,255	\$70,295	1.398	991	\$99.15	32.2698	1.00 STORY
Totals:				\$5,258,625	\$2,109,000		\$4,977,076		27%	\$3,929,178	\$3,643,527			\$95.00		0.3346
				\$146,073		Sale. Ratio =>			40.11		E.C.F. =>	1.078		Std. Deviation=>	0.188518313	
						Std. Dev. =>			5.13		Ave. E.C.F. =>	1.075		Ave. Variance=>	15.6558	Coefficient of Var=> 14.56277

MULTI STORY																	
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
42 010 01 0082 000	21127 FLEETWOOD	07/14/21	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$136,739	\$30,301	22%	\$129,699	\$93,367	1.389	1,094	\$118.55	10.1418	1.25 STORY	
42 010 01 0084 000	21111 FLEETWOOD	06/22/20	03-ARM'S LENGTH	\$165,000	\$56,500	34.24	\$150,753	\$29,720	20%	\$135,280	\$106,169	1.274	1,180	\$114.64	1.3527	1.25 STORY	
42 010 01 0116 000	20942 FLEETWOOD	01/28/22	03-ARM'S LENGTH	\$165,000	\$67,700	41.03	\$152,300	\$29,720	20%	\$135,280	\$107,526	1.258	1,152	\$117.43	2.9608	1.25 STORY	
42 010 01 0123 000	21144 FLEETWOOD	08/17/20	03-ARM'S LENGTH	\$167,000	\$54,600	32.69	\$145,598	\$29,951	21%	\$137,049	\$101,445	1.351	1,181	\$116.04	6.3254	1.25 STORY	
42 010 01 0206 000	21119 COUNTRY CLUB	09/14/21	03-ARM'S LENGTH	\$160,000	\$60,100	37.56	\$135,849	\$29,720	22%	\$130,280	\$93,096	1.399	1,094	\$119.09	11.1703	1.25 STORY	
42 010 01 0223 000	20839 COUNTRY CLUB	09/02/21	03-ARM'S LENGTH	\$166,000	\$57,600	34.70	\$130,314	\$29,720	23%	\$136,280	\$88,240	1.544	1,094	\$124.57	25.6700	1.25 STORY	
42 010 01 0229 000	20862 COUNTRY CLUB	04/22/21	03-ARM'S LENGTH	\$160,000	\$58,900	36.81	\$133,200	\$30,711	23%	\$129,289	\$89,903	1.438	1,104	\$117.11	15.0382	1.25 STORY	
42 010 01 0233 000	20894 COUNTRY CLUB	07/12/21	03-ARM'S LENGTH	\$175,000	\$59,700	34.11	\$134,953	\$29,720	22%	\$145,280	\$92,310	1.574	1,079	\$134.64	28.6115	1.25 STORY	
42 010 01 0244 000	21128 COUNTRY CLUB	12/29/21	03-ARM'S LENGTH	\$172,000	\$59,500	34.59	\$134,503	\$29,720	22%	\$142,280	\$91,915	1.548	1,094	\$130.05	26.0235	1.25 STORY	
42 010 01 0249 000	21168 COUNTRY CLUB	05/06/21	03-ARM'S LENGTH	\$135,000	\$61,400	45.48	\$138,581	\$30,205	22%	\$104,795	\$95,067	1.102	1,114	\$94.07	18.5387	1.25 STORY	
42 010 01 0327 000	21167 LOCHMOOR	06/28/21	03-ARM'S LENGTH	\$195,000	\$64,200	32.92	\$144,838	\$30,105	21%	\$164,895	\$100,643	1.638	1,109	\$148.69	35.0697	1.25 STORY	
42 010 01 0328 000	21159 LOCHMOOR	08/16/21	03-ARM'S LENGTH	\$170,000	\$55,400	32.59	\$125,519	\$29,720	24%	\$140,280	\$84,034	1.669	1,031	\$136.06	38.1602	1.25 STORY	
42 010 01 0347 000	20863 LOCHMOOR	05/14/21	03-ARM'S LENGTH	\$150,000	\$65,500	43.67	\$147,682	\$30,272	20%	\$119,728	\$102,991	1.163	1,125	\$106.42	12.5212	1.25 STORY	
42 010 01 0368 001	21102 LOCHMOOR	12/28/20	03-ARM'S LENGTH	\$139,900	\$50,900	36.38	\$135,744	\$31,337	23%	\$108,563	\$91,585	1.185	1,018	\$106.64	10.2340	1.25 STORY	
42 010 01 0372 000	21136 LOCHMOOR	10/20/21	03-ARM'S LENGTH	\$175,000	\$66,800	38.17	\$150,496	\$29,720	20%	\$145,280	\$105,944	1.371	1,107	\$131.24	8.3574	1.25 STORY	
42 010 01 0377 000	21176 LOCHMOOR	01/14/22	03-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$145,118	\$31,014	21%	\$148,986	\$100,091	1.489	1,031	\$144.51	20.0784	1.25 STORY	
42 010 01 0380 000	21200 LOCHMOOR	08/19/20	03-ARM'S LENGTH	\$166,000	\$57,700	34.76	\$153,890	\$29,720	19%	\$136,280	\$108,921	1.251	1,334	\$102.16	3.6537	2.00 STORY	
42 010 01 0451 000	21223 HUNT CLUB	01/15/21	03-ARM'S LENGTH	\$130,000	\$49,100	37.77	\$130,878	\$29,720	23%	\$100,280	\$88,735	1.130	1,076	\$93.20	15.7613	1.25 STORY	
42 010 01 0457 000	21175 HUNT CLUB	01/18/22	03-ARM'S LENGTH	\$165,000	\$60,100	36.42	\$135,826	\$29,720	22%	\$135,280	\$93,075	1.453	1,076	\$125.72	16.5726	1.25 STORY	
42 010 01 0477 000	20871 HUNT CLUB	08/13/21	03-ARM'S LENGTH	\$139,000	\$59,000	42.45	\$133,527	\$29,720	22%	\$109,280	\$91,059	1.200	1,046	\$104.47	8.7614	1.25 STORY	
42 010 01 0488 000	20870 HUNT CLUB	03/05/21	03-ARM'S LENGTH	\$146,000	\$52,800	36.16	\$140,749	\$29,720	21%	\$116,280	\$97,394	1.194	1,098	\$105.90	9.3803	1.25 STORY	
42 010 01 0490 000	20886 HUNT CLUB	07/12/21	03-ARM'S LENGTH	\$125,000	\$58,900	47.12	\$133,247	\$30,239	23%	\$94,761	\$90,358	1.049	1,044	\$90.77	23.8989	1.25 STORY	
42 010 01 0500 000	21112 HUNT CLUB	06/25/21	03-ARM'S LENGTH	\$157,000	\$55,700	35.48	\$126,283	\$29,720	24%	\$127,280	\$84,704	1.503	1,000	\$127.28	21.4919	1.25 STORY	
42 010 01 0623 000	21136 NORWOOD	05/04/21	03-ARM'S LENGTH	\$169,900	\$76,700	45.14	\$171,987	\$29,770	17%	\$140,130	\$124,752	1.123	1,526	\$91.83	16.4448	1.50 STORY	
42 010 01 0675 000	21207 KENMORE	02/24/22	03-ARM'S LENGTH	\$188,000	\$64,700	34.41	\$146,006	\$30,116	21%	\$157,884	\$101,658	1.553	1,121	\$140.84	26.5373	1.25 STORY	
42 010 01 0678 000	21183 KENMORE	06/05/20	03-ARM'S LENGTH	\$148,500	\$60,200	40.54	\$160,555	\$30,116	19%	\$118,384	\$114,420	1.035	1,368	\$86.54	25.3076	1.50 STORY	
42 010 01 0732 000	2077 KENMORE	03/26/21	03-ARM'S LENGTH	\$141,000	\$59,400	42.13	\$158,862	\$30,240	19%	\$110,760	\$112,826	0.982	1,110	\$99.78	30.6033	1.25 STORY	
42 010 07 0306 001	20892 VERNIER	05/18/21	03-ARM'S LENGTH	\$135,000	\$57,900	42.89	\$134,600	\$40,581	30%	\$94,419	\$94,019	1.004	1,031	\$91.58	28.3464	1.00 STORY	
42 010 07 0339 000	20846 VAN ANTWERP	12/01/20	03-ARM'S LENGTH	\$154,000	\$51,400	33.38	\$136,896	\$30,205	22%	\$123,795	\$93,589	1.323	1,098	\$112.75	3.5039	1.25 STORY	
42 010 07 0365 000	20855 LENNON	05/05/21	03-ARM'S LENGTH	\$138,500	\$58,800	42.45	\$132,968	\$30,411	23%	\$108,089	\$89,962	1.201	1,132	\$95.48	8.6226	1.25 STORY	
42 010 07 0388 000	20927 BEAUFAIT	02/25/21	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$145,476	\$38,906	27%	\$101,094	\$106,570	0.949	1,088	\$92.92	33.9103	1.00 STORY	
42 010 07 0397 000	20855 BEAUFAIT	07/30/21	03-ARM'S LENGTH	\$190,000	\$78,500	41.32	\$170,173	\$29,720	17%	\$160,280	\$123,204	1.301	1,529	\$104.83	1.3209	2.00 STORY	
42 010 07 0402 002	20838 BEAUFAIT	01/14/22	03-ARM'S LENGTH	\$180,000	\$66,500	36.94	\$150,437	\$35,763	24%	\$144,237	\$100,591	1.434	1,108	\$130.18	14.6174	1.25 STORY	
42 011 03 0134 000	20862 LANCASTER	07/08/21	03-ARM'S LENGTH	\$130,000	\$55,300	42.54	\$125,348	\$29,979	24%	\$100,021	\$83,657	1.196	922	\$108.48	9.2110	1.25 STORY	
42 011 03 0147 000	21112 LANCASTER	07/06/21	03-ARM'S LENGTH	\$183,000	\$63,200	34.54	\$142,654	\$30,340	21%	\$152,660	\$98,521	1.550	1,094	\$139.54	26.1798	1.25 STORY	
42 013 04 0062 000	20867 RIDGEMONT	07/13/21	03-ARM'S LENGTH	\$83,290	\$39,800	47.78	\$91,053	\$26,201	29%	\$57,089	\$56,888	1.004	864	\$66.08	28.4180	1.25 STORY	
42 013 04 0130 000	20944 RIDGEMONT	08/21/20	03-ARM'S LENGTH	\$89,500	\$42,800	47.82	\$111,591	\$26,216	23%	\$63,284	\$74,890	0.845	1,188	\$53.27	44.2696	1.25 STORY	
42 013 05 0149 002	20917 HAMPTON	03/11/22	03-ARM'S LENGTH	\$111,000	\$44,200	39.82	\$100,969	\$28,234	28%	\$82,766	\$63,803	1.297	821	\$100.81	0.9501	1.25 STORY	
42 013 05 0153 000	20945 HAMPTON	02/21/22	03-ARM'S LENGTH	\$190,000	\$68,300	35.95	\$153,199	\$27,361	18%	\$162,639	\$110,384	1.473	1,510	\$107.71	18.5672	2.00 STORY	
42 013 05 0252 000	20946 HAMPTON	05/21/20	03-ARM'S LENGTH	\$100,000	\$39,000	39.00	\$105,135	\$26,229	25%	\$73,771	\$69,216	1.066	955	\$77.25	22.1907	1.25 STORY	
Totals:				\$6,134,590	\$2,343,800		\$5,534,496		22%	\$4,923,987	\$3,817,522			\$110.23		0.2120	
				\$153,365	Sale. Ratio =>	38.21					E.C.F. =>	1.290		Std. Deviation=>	0.210862089		
					Std. Dev. =>	4.44					Ave. E.C.F. =>	1.288		Ave. Variance=>	17.7194	Coefficient of Var=>	13.76028

GPSD W-94 STY HGT BREAKOUT

2022 ECF			2023 ECF		REC
1 STY	1.030		1 STY	1.057	1.057
Multi Sty	1.079		Multi Sty	1.101	1.101

1 STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 01 0889 000	20616 KENMORE	12/11/20	03-ARM'S LENGTH	\$155,000	\$49,200	31.74	\$130,249	\$30,240	23%	\$124,760	\$97,096	1.285	1,073	\$116.27	GPW94	21.8619	1.00 STORY
42 010 01 0908 000	20316 HUNT CLUB	08/21/20	03-ARM'S LENGTH	\$146,820	\$58,200	39.64	\$151,610	\$38,198	25%	\$108,622	\$110,109	0.986	1,156	\$93.96	GPW94	7.9796	1.00 STORY
42 010 01 0912 000	20284 HUNT CLUB	05/28/21	03-ARM'S LENGTH	\$149,000	\$59,100	39.66	\$134,392	\$30,240	23%	\$118,760	\$101,118	1.174	1,036	\$114.63	GPW94	10.8171	1.00 STORY
42 010 01 0919 000	20228 HUNT CLUB	03/18/22	03-ARM'S LENGTH	\$165,000	\$59,000	35.76	\$134,134	\$30,240	23%	\$134,760	\$100,868	1.336	1,036	\$130.08	GPW94	26.9711	1.00 STORY
42 010 01 0983 000	19637 LANCASTER	09/02/20	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$132,350	\$29,720	22%	\$85,280	\$99,641	0.856	1,036	\$82.32	GPW94	21.0419	1.00 STORY
42 010 01 1129 000	19628 LANCASTER	03/11/22	03-ARM'S LENGTH	\$160,000	\$61,800	38.63	\$141,421	\$36,897	26%	\$123,103	\$101,480	1.213	1,073	\$114.73	GPW94	14.6788	1.00 STORY
42 010 01 1170 000	20307 COUNTRY CLUB	06/28/21	03-ARM'S LENGTH	\$105,000	\$51,700	49.24	\$118,165	\$30,428	26%	\$74,572	\$85,182	0.875	1,030	\$72.40	GPW94	19.0846	1.00 STORY
42 010 01 1253 002	19992 COUNTRY CLUB	09/14/21	03-ARM'S LENGTH	\$142,500	\$60,100	42.18	\$136,783	\$31,148	23%	\$111,352	\$102,558	1.086	1,092	\$101.97	GPW94	1.9451	1.00 STORY
42 010 01 1276 000	19636 COUNTRY CLUB	03/01/22	03-ARM'S LENGTH	\$157,000	\$57,000	36.31	\$129,666	\$29,720	23%	\$127,280	\$97,035	1.312	1,055	\$120.64	GPW94	24.5399	1.00 STORY
42 010 01 1278 000	19629 LOCHMOOR	12/31/20	03-ARM'S LENGTH	\$150,000	\$58,300	38.87	\$151,662	\$42,496	28%	\$107,504	\$105,986	1.014	1,073	\$100.19	GPW94	5.1975	1.00 STORY
42 010 01 1281 000	19653 LOCHMOOR	08/28/20	03-ARM'S LENGTH	\$152,000	\$50,600	33.29	\$132,124	\$30,128	23%	\$121,872	\$99,025	1.231	1,036	\$117.64	GPW94	16.4423	1.00 STORY
42 010 01 1282 000	19661 LOCHMOOR	01/19/21	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$118,123	\$30,475	26%	\$99,525	\$85,095	1.170	1,000	\$99.53	GPW94	10.3280	1.00 STORY
42 010 01 1304 000	20015 LOCHMOOR	05/20/21	03-ARM'S LENGTH	\$138,000	\$58,800	42.61	\$134,438	\$35,293	26%	\$102,707	\$96,257	1.067	1,006	\$102.09	GPW94	0.0712	1.00 STORY
42 010 01 1312 000	20259 LOCHMOOR	10/15/20	03-ARM'S LENGTH	\$131,500	\$49,600	37.72	\$129,535	\$29,720	23%	\$101,780	\$96,908	1.050	1,000	\$101.78	GPW94	1.6016	1.00 STORY
42 010 01 1385 002	20300 LOCHMOOR	01/15/21	03-ARM'S LENGTH	\$150,000	\$52,600	35.07	\$137,012	\$31,794	23%	\$118,206	\$102,153	1.157	1,120	\$105.54	GPW94	9.0849	1.00 STORY
42 010 01 1419 000	20201 HUNT CLUB	07/16/21	03-ARM'S LENGTH	\$165,000	\$69,100	41.88	\$157,495	\$38,366	24%	\$126,634	\$115,659	1.095	1,214	\$104.31	GPW94	2.8596	1.00 STORY
42 010 01 1432 002	20307 HUNT CLUB	02/25/22	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$137,713	\$30,463	22%	\$124,537	\$104,126	1.196	1,134	\$109.82	GPW94	12.9726	1.00 STORY
42 010 01 1438 000	20433 HUNT CLUB	05/11/20	03-ARM'S LENGTH	\$115,000	\$46,200	40.17	\$120,138	\$31,195	26%	\$83,805	\$86,352	0.970	1,036	\$80.89	GPW94	9.5794	1.00 STORY
42 010 01 1441 000	20457 HUNT CLUB	02/26/21	03-ARM'S LENGTH	\$95,540	\$43,900	45.95	\$115,317	\$32,926	29%	\$62,614	\$79,991	0.783	1,036	\$60.44	GPW94	28.3533	1.00 STORY
42 010 01 1445 000	20489 HUNT CLUB	06/03/20	03-ARM'S LENGTH	\$119,000	\$53,800	45.21	\$140,475	\$30,463	22%	\$88,537	\$106,808	0.829	1,134	\$78.07	GPW94	23.7355	1.00 STORY
42 010 01 1477 000	20632 HUNT CLUB	04/09/21	03-ARM'S LENGTH	\$174,000	\$64,500	37.07	\$146,257	\$29,770	20%	\$144,230	\$113,094	1.275	1,134	\$127.19	GPW94	20.9016	1.00 STORY
42 010 01 1478 000	20624 HUNT CLUB	09/18/20	03-ARM'S LENGTH	\$153,000	\$72,900	47.65	\$190,214	\$60,295	32%	\$92,705	\$126,135	0.735	1,413	\$65.61	GPW94	33.1327	1.00 STORY
42 010 02 0007 000	19640 LOCHMOOR	11/04/20	03-ARM'S LENGTH	\$133,000	\$50,900	38.27	\$132,747	\$30,955	23%	\$102,045	\$98,827	1.033	1,073	\$95.10	GPW94	3.3733	1.00 STORY
42 010 03 0061 000	20324 KENMORE	06/29/21	03-ARM'S LENGTH	\$140,000	\$61,800	44.14	\$142,257	\$42,584	30%	\$97,416	\$96,770	1.007	1,055	\$92.34	GPW94	5.9617	1.00 STORY
42 010 03 0070 000	20480 KENMORE	06/11/21	03-ARM'S LENGTH	\$160,000	\$63,000	39.38	\$144,228	\$39,084	27%	\$120,916	\$102,082	1.185	1,055	\$114.61	GPW94	11.8211	1.00 STORY
42 010 03 0071 000	20496 KENMORE	12/11/20	03-ARM'S LENGTH	\$167,000	\$68,000	40.72	\$177,395	\$72,900	41%	\$94,100	\$101,451	0.928	1,055	\$89.19	GPW94	13.8756	1.00 STORY
42 010 03 0079 002	20461 KENMORE	09/04/20	03-ARM'S LENGTH	\$142,500	\$61,100	42.88	\$159,285	\$55,388	35%	\$87,112	\$100,871	0.864	1,073	\$81.19	GPW94	20.2694	1.00 STORY
42 010 03 0081 002	20431 KENMORE	12/23/21	03-ARM'S LENGTH	\$164,900	\$69,800	42.33	\$162,610	\$60,011	37%	\$104,889	\$99,611	1.053	1,073	\$97.75	GPW94	1.3304	1.00 STORY
42 010 03 0089 000	20470 HUNT CLUB	04/06/21	03-ARM'S LENGTH	\$145,500	\$60,000	41.24	\$137,564	\$37,776	27%	\$107,724	\$96,882	1.112	1,055	\$102.11	GPW94	4.5621	1.00 STORY
42 010 05 2001 000	20443 FLEETWOOD	01/14/21	03-ARM'S LENGTH	\$145,000	\$59,400	40.97	\$155,311	\$44,580	29%	\$100,420	\$107,506	0.934	1,101	\$91.21	GPW94	13.2204	1.00 STORY
42 010 05 2077 000	19954 FLEETWOOD	03/11/22	03-ARM'S LENGTH	\$196,000	\$78,400	40.00	\$179,047	\$44,764	25%	\$151,236	\$130,372	1.160	1,367	\$110.63	GPW94	9.3742	1.00 STORY
42 010 07 0052 000	20482 LENNON	02/25/22	03-ARM'S LENGTH	\$175,000	\$53,700	30.69	\$132,427	\$26,005	20%	\$148,995	\$103,322	1.442	1,040	\$143.26	GPW94	37.5747	1.00 STORY
42 010 07 0054 000	20498 LENNON	09/01/21	03-ARM'S LENGTH	\$140,000	\$56,100	40.07	\$127,765	\$29,720	23%	\$110,280	\$95,189	1.159	1,040	\$106.04	GPW94	9.2240	1.00 STORY
42 010 08 0573 002	20308 BEAUFAIT	12/21/21	03-ARM'S LENGTH	\$151,500	\$64,900	42.84	\$148,289	\$37,840	26%	\$113,660	\$107,232	1.060	1,102	\$103.14	GPW94	0.6349	1.00 STORY
42 010 08 0584 000	20455 BEAUFAIT	08/20/20	03-ARM'S LENGTH	\$117,000	\$54,800	46.84	\$142,909	\$34,871	24%	\$82,129	\$104,891	0.783	1,044	\$78.67	GPW94	28.3302	1.00 STORY
42 010 08 0613 000	20230 LENNON	01/21/21	03-ARM'S LENGTH	\$124,000	\$52,400	42.26	\$136,581	\$32,821	24%	\$91,179	\$100,738	0.905	1,260	\$72.36	GPW94	16.1182	1.00 STORY
42 010 08 0619 000	20284 LENNON	12/28/20	03-ARM'S LENGTH	\$140,000	\$67,400	48.14	\$176,120	\$32,692	19%	\$107,308	\$139,250	0.771	1,420	\$75.57	GPW94	29.5682	1.00 STORY
42 010 08 0621 000	20300 LENNON	04/28/20	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$136,485	\$32,883	24%	\$92,117	\$100,584	0.916	1,260	\$73.11	GPW94	15.0476	1.00 STORY
42 010 08 0624 000	20324 LENNON	05/21/21	03-ARM'S LENGTH	\$162,000	\$63,100	38.95	\$143,675	\$33,261	23%	\$128,739	\$107,198	1.201	1,458	\$88.30	GPW94	13.4652	1.00 STORY
42 010 09 0011 002	20420 WILLIAMSBURG	04/23/21	03-ARM'S LENGTH	\$180,000	\$84,700	47.06	\$192,960	\$45,718	24%	\$134,282	\$142,953	0.939	1,538	\$87.31	GPW94	12.6952	1.00 STORY
42 012 02 0011 000	19771 ANITA	09/04/20	03-ARM'S LENGTH	\$234,900	\$102,600	43.68	\$255,526	\$60,436	24%	\$174,464	\$189,408	0.921	2,625	\$66.46	GPW94	14.5191	1.00 STORY
42 012 02 0027 002	20427 ANITA	05/26/21	03-ARM'S LENGTH	\$163,000	\$68,600	42.09	\$156,323	\$37,150	24%	\$125,850	\$115,702	1.088	1,188	\$105.93	GPW94	2.1415	1.00 STORY
42 012 02 0046 002	20470 ANITA	08/31/20	03-ARM'S LENGTH	\$201,000	\$80,400	40.00	\$209,876	\$56,614	27%	\$144,386	\$148,798	0.970	1,535	\$94.06	GPW94	9.5945	1.00 STORY
42 012 02 0058 001	19940 ANITA	11/06/20	03-ARM'S LENGTH	\$200,000	\$62,800	31.40	\$163,476	\$34,586	21%	\$165,414	\$125,136	1.322	1,518	\$108.97	GPW94	25.5581	1.00 STORY
42 012 04 0211 000	20480 HOLLYWOOD	02/05/21	03-ARM'S LENGTH	\$113,500	\$38,400	33.83	\$96,599	\$26,853	28%	\$86,647	\$67,715	1.280	900	\$96.27	GPW94	21.3298	1.00 STORY
42 012 04 0234 000	20611 HOLLYWOOD	04/17/20	03-ARM'S LENGTH	\$82,069	\$35,800	43.62	\$94,781	\$26,005	27%	\$56,064	\$66,773	0.840	1,032	\$54.33	GPW94	22.6670	1.00 STORY
42 012 04 0264 000	20044 E 8 MILE	03/18/22	03-ARM'S LENGTH	\$115,000	\$37,200	32.35	\$86,384	\$29,720	34%	\$85,280	\$55,014	1.550	1,130	\$75.47	GPW94	48.3869	1.00 STORY

Totals:				\$6,941,229	\$2,780,700		\$6,809,893		26%	\$5,195,797	\$4,916,952			\$95.82		0.9582	
							Sale. Ratio =>	40.06					E.C.F. =>	1.057		Std. Deviation=>	0.186633321
							Std. Dev. =>	4.56					Ave. E.C.F. =>	1.066		Ave. Variance=>	15.1877
																Coefficient of Var=>	14.24348

MULTI STORY																	
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 01 0996 002	19927 LANCASTER	01/25/22	03-ARM'S LENGTH	\$129,900	\$53,000	40.80	\$127,065	\$44,580	35%	\$85,320	\$76,446	1.116	1,014	\$84.14	GPW94	0.9947	1.25 STORY
42 010 01 1032 002	20473 LANCASTER	02/25/22	03-ARM'S LENGTH	\$165,000	\$59,200	35.88	\$140,429	\$37,150	26%	\$127,850	\$95,717	1.336	1,233	\$103.69	GPW94	22.9565	1.25 STORY
42 010 01 1040 000	20601 FLEETWOOD	07/07/20	03-ARM'S LENGTH	\$119,000	\$57,200	48.07	\$153,436	\$53,019	35%	\$65,981	\$93,065	0.709	1,130	\$58.39	GPW94	39.7160	1.25 STORY
42 010 01 1064 000	20656 FLEETWOOD	06/10/21	03-ARM'S LENGTH	\$130,000	\$52,500	40.38	\$124,093	\$29,720	24%	\$100,280	\$87,463	1.147	984	\$101.91	GPW94	4.0398	1.25 STORY
42 010 01 1075 002	20490 LANCASTER	03/31/21	03-ARM'S LENGTH	\$154,900	\$48,600	31.38	\$139,324	\$37,150	27%	\$117,750	\$94,693	1.243	1,192	\$98.78	GPW94	13.7350	1.25 STORY
42 010 01 1080 002	20450 LANCASTER	02/15/22	03-ARM'S LENGTH	\$122,000	\$55,700	45.66	\$132,343	\$37,150	28%	\$84,850	\$88,223	0.962	978	\$86.76	GPW94	14.4375	1.25 STORY
42 010 01 1099 000	20228 LANCASTER	09/15/20	03-ARM'S LENGTH	\$152,000	\$49,100	32.30	\$132,293	\$37,150	28%	\$114,850	\$88,177	1.302	1,108	\$103.66	GPW94	19.6355	1.25 STORY
42 010 01 1100 002	20220 LANCASTER	03/18/21	03-ARM'S LENGTH	\$112,000	\$46,200	41.25	\$124,504	\$37,150	30%	\$74,850	\$80,958	0.925	993	\$75.38	GPW94	18.1588	1.25 STORY
42 010 01 1109 000	19968 LANCASTER	02/25/21	03-ARM'S LENGTH	\$138,000	\$63,500	46.01	\$171,562	\$38,648	23%	\$99,352	\$123,183	0.807	1,411	\$70.41	GPW94	29.9596	1.25 STORY
42 010 01 1145 000	19927 COUNTRY CLUB	06/21/21	03-ARM'S LENGTH	\$141,000	\$56,100	39.79	\$132,336	\$30,428	23%	\$110,572	\$94,447	1.171	1,105	\$100.07	GPW94	6.4596	1.25 STORY
42 010 01 1174 000	20417 COUNTRY CLUB	03/17/21	03-ARM'S LENGTH	\$142,000	\$48,500	34.15	\$131,267	\$29,720	23%	\$112,280	\$94,112	1.193	1,036	\$108.38	GPW94	8.6906	1.25 STORY
42 010 01 1175 000	20425 COUNTRY CLUB	02/25/22	03-ARM'S LENGTH	\$179,900	\$55,000	30.57	\$129,871	\$29,956	23%	\$149,944	\$92,600	1.619	1,032	\$145.29	GPW94	51.3134	1.25 STORY
42 010 01 1187 000	20521 COUNTRY CLUB	11/05/20	03-ARM'S LENGTH	\$135,000	\$53,200	39.41	\$143,735	\$33,897	24%	\$101,103	\$101,796	0.993	1,036	\$97.59	GPW94	11.2947	1.25 STORY
42 010 01 1198 000	20679 COUNTRY CLUB	02/28/22	03-ARM'S LENGTH	\$160,000	\$62,800	39.25	\$147,732	\$29,720	20%	\$130,280	\$109,372	1.191	1,174	\$110.97	GPW94	8.5029	1.25 STORY
42 010 01 1208 000	20688 COUNTRY CLUB	04/20/21	03-ARM'S LENGTH	\$135,000	\$56,100	41.56	\$132,313	\$29,720	22%	\$105,280	\$95,082	1.107	1,032	\$102.02	GPW94	0.1121	1.25 STORY
42 010 01 1216 000	20624 COUNTRY CLUB	09/01/21	03-ARM'S LENGTH	\$154,500	\$60,000	38.83	\$141,285	\$30,192	21%	\$124,308	\$102,959	1.207	1,174	\$105.88	GPW94	10.1213	1.25 STORY
42 010 01 1223 000	20498 COUNTRY CLUB	12/07/21	03-ARM'S LENGTH	\$130,000	\$63,900	49.15	\$150,245	\$29,720	20%	\$100,280	\$111,701	0.898	1,465	\$68.45	GPW94	20.8382	1.25 STORY
42 010 01 1247 000	20228 COUNTRY CLUB	02/04/22	03-ARM'S LENGTH	\$157,000	\$55,100	35.10	\$129,965	\$30,394	23%	\$126,606	\$92,281	1.372	1,031	\$122.80	GPW94	26.5826	1.50 STORY
42 010 01 1249 000	20212 COUNTRY CLUB	02/12/21	03-ARM'S LENGTH	\$130,000	\$46,400	35.69	\$125,384	\$29,720	24%	\$100,280	\$88,660	1.131	1,029	\$97.45	GPW94	2.4926	1.25 STORY
42 010 01 1311 000	20251 LOCHMOOR	09/18/20	03-ARM'S LENGTH	\$139,900	\$56,200	40.17	\$150,767	\$36,676	24%	\$103,224	\$105,738	0.976	1,078	\$95.76	GPW94	12.9912	1.25 STORY
42 010 01 1318 000	20307 LOCHMOOR	04/07/21	03-ARM'S LENGTH	\$130,000	\$64,800	49.85	\$152,378	\$29,964	20%	\$100,036	\$113,451	0.882	1,251	\$79.96	GPW94	22.4386	1.25 STORY
42 010 01 1321 000	20409 LOCHMOOR	02/12/21	03-ARM'S LENGTH	\$137,000	\$53,100	38.76	\$143,564	\$31,190	22%	\$105,810	\$104,146	1.016	1,175	\$90.05	GPW94	9.0165	1.25 STORY
42 010 01 1328 000	20465 LOCHMOOR	06/07/21	03-ARM'S LENGTH	\$155,000	\$62,600	40.39	\$147,317	\$30,046	20%	\$124,954	\$108,685	1.150	1,253	\$99.72	GPW94	4.3552	1.25 STORY
42 010 01 1330 000	20481 LOCHMOOR	08/26/20	03-ARM'S LENGTH	\$128,000	\$51,800	40.47	\$140,254	\$29,720	21%	\$98,280	\$102,441	0.959	1,125	\$87.36	GPW94	14.6758	1.25 STORY
42 010 01 1333 000	20505 LOCHMOOR	01/14/22	03-ARM'S LENGTH	\$175,000	\$60,500	34.57	\$142,457	\$29,720	21%	\$145,280	\$104,483	1.390	1,125	\$129.14	GPW94	28.4329	1.25 STORY
42 010 01 1355 000	20696 LOCHMOOR	05/07/21	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$144,198	\$30,762	21%	\$124,238	\$105,131	1.182	1,107	\$112.23	GPW94	7.5610	1.25 STORY
42 010 01 1356 000	20688 LOCHMOOR	08/18/21	03-ARM'S LENGTH	\$170,000	\$63,900	37.59	\$150,282	\$30,728	20%	\$139,272	\$110,801	1.257	1,361	\$102.33	GPW94	15.0821	1.50 STORY
42 010 01 1358 000	20672 LOCHMOOR	02/22/22	03-ARM'S LENGTH	\$180,000	\$63,300	35.17	\$150,622	\$44,741	30%	\$135,259	\$98,129	1.378	1,200	\$112.72	GPW94	27.2243	2.00 STORY
42 010 01 1368 000	20522 LOCHMOOR	06/26/20	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$150,757	\$33,101	22%	\$106,899	\$109,042	0.980	1,144	\$93.44	GPW94	12.5789	1.25 STORY
42 010 01 1370 000	20506 LOCHMOOR	09/08/20	03-ARM'S LENGTH	\$115,000	\$51,600	44.87	\$139,559	\$29,720	21%	\$85,280	\$101,797	0.838	1,170	\$72.89	GPW94	26.8393	1.25 STORY
42 010 01 1371 000	20498 LOCHMOOR	02/12/21	03-ARM'S LENGTH	\$110,000	\$50,800	46.18	\$137,427	\$29,720	22%	\$80,280	\$99,821	0.804	1,125	\$71.36	GPW94	30.1900	1.25 STORY
42 010 01 1373 000	20482 LOCHMOOR	03/31/21	03-ARM'S LENGTH	\$160,000	\$55,900	34.94	\$151,498	\$30,291	20%	\$129,709	\$112,333	1.155	1,165	\$111.34	GPW94	4.8547	1.25 STORY
42 010 01 1375 000	20466 LOCHMOOR	07/06/20	03-ARM'S LENGTH	\$140,000	\$52,300	37.36	\$141,826	\$29,720	21%	\$110,280	\$103,898	1.061	1,137	\$96.99	GPW94	4.4713	1.25 STORY
42 010 01 1506 000	20647 KENMORE	01/10/22	03-ARM'S LENGTH	\$115,000	\$52,900	46.00	\$125,015	\$30,240	24%	\$84,760	\$87,836	0.965	972	\$87.20	GPW94	14.1158	1.25 STORY
42 010 02 0007 000	19640 LOCHMOOR	11/04/20	03-ARM'S LENGTH	\$133,000	\$50,900	38.27	\$132,747	\$30,955	23%	\$102,045	\$98,827	1.033	1,073	\$95.10	GPW94	7.3579	1.00 STORY
42 010 02 0029 000	20146 BALFOUR	08/23/21	03-ARM'S LENGTH	\$185,000	\$60,000	32.43	\$141,340	\$29,720	21%	\$155,280	\$103,448	1.501	1,110	\$139.89	GPW94	39.4911	1.25 STORY
42 010 02 0046 000	20060 HUNT CLUB	03/02/21	03-ARM'S LENGTH	\$117,500	\$48,300	41.11	\$130,513	\$29,720	23%	\$87,780	\$93,413	0.940	1,110	\$79.08	GPW94	16.6444	1.25 STORY
42 010 02 0046 000	20060 HUNT CLUB	05/28/21	03-ARM'S LENGTH	\$135,000	\$55,300	40.96	\$130,513	\$29,720	23%	\$105,280	\$93,413	1.127	1,110	\$94.85	GPW94	2.0895	1.25 STORY
42 010 02 0059 000	20006 LOCHMOOR	09/04/20	03-ARM'S LENGTH	\$157,003	\$54,700	34.84	\$147,654	\$33,435	23%	\$123,568	\$105,856	1.167	1,403	\$88.07	GPW94	6.1179	1.50 STORY
42 010 07 0044 000	20521 BEAUFAIT	10/08/20	03-ARM'S LENGTH	\$144,900	\$49,800	34.37	\$134,639	\$29,720	22%	\$115,180	\$97,237	1.185	1,210	\$95.19	GPW94	7.8387	1.50 STORY
42 011 03 0114 002	20704 LANCASTER	11/05/20	03-ARM'S LENGTH	\$135,000	\$52,600	38.96	\$142,780	\$41,780	29%	\$93,220	\$93,605	0.996	1,243	\$75.00	GPW94	11.0254	1.25 STORY
42 012 02 0030 002	20505 ANITA	06/21/21	03-ARM'S LENGTH	\$160,000	\$67,100	41.94	\$160,164	\$52,114	33%	\$107,886	\$100,139	1.077	1,020	\$105.77	GPW94	2.8776	1.25 STORY
42 012 03 0010 000	20536 DANBURY LANE	01/07/21	03-ARM'S LENGTH	\$191,000	\$79,800	41.78	\$207,777	\$48,268	23%	\$142,732	\$147,830	0.966	1,922	\$74.26	GPW94	14.0627	2.00 STORY
42 012 03 0017 000	20410 DANBURY LANE	06/03/20	03-ARM'S LENGTH	\$181,000	\$81,300	44.92	\$212,351	\$46,747	22%	\$134,253	\$153,479	0.875	1,844	\$72.81	GPW94	23.1407	2.00 STORY
42 012 03 0020 000	20330 DANBURY LANE	05/12/21	03-ARM'S LENGTH	\$214,900	\$88,700	41.28	\$202,196	\$46,610	23%	\$168,290	\$144,195	1.167	1,822	\$92.37	GPW94	6.0965	2.00 STORY
42 012 03 0049 000	20537 DANBURY LANE	12/15/21	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$203,898	\$46,705	23%	\$183,295	\$145,684	1.258	1,843	\$99.45	GPW94	15.2030	2.00 STORY
42 012 04 0190 002	20220 HOLLYWOOD	04/02/21	03-ARM'S LENGTH	\$95,000	\$37,000	38.95	\$88,505	\$30,699	35%	\$64,301	\$53,574	1.200	782	\$82.23	GPW94	9.4096	1.25 STORY
42 012 04 0193 000	20250 HOLLYWOOD	11/24/20	03-ARM'S LENGTH	\$154,000	\$50,400	32.73	\$153,462	\$28,265	18%	\$125,735	\$116,031	1.084	1,241	\$101.32	GPW94	2.2502	2.00 STORY
42 012 04 0206 000	20418 HOLLYWOOD	01/25/21	03-ARM'S LENGTH	\$110,000	\$33,400	30.36	\$91,327	\$26,005	28%	\$83,995	\$60,539	1.387	898	\$93.54	GPW94	28.1305	1.25 STORY
42 012 04 0218 002	20536 HOLLYWOOD	02/12/21	03-ARM'S LENGTH	\$107,000	\$38,900	36.36	\$104,703	\$32,692	31%	\$74,308	\$66,739	1.113	862	\$86.20	GPW94	0.7279	1.25 STORY
42 012 04 0219 000	20548 HOLLYWOOD	09/25/20	03-ARM'S LENGTH	\$90,000	\$37,400	41.56	\$100,247	\$33,061	33%	\$56,939	\$62,267	0.914	862	\$66.05	GPW94	19.1704	1.25 STORY
Totals:				\$7,377,403	\$2,872,200		\$7,261,919		24%	\$5,629,664	\$5,114,942			\$94.62		0.5508	
							Sale. Ratio =>	38.93					E.C.F. =>	1.101		Std. Deviation=>	0.187428064
							Std. Dev. =>	4.73					Ave. E.C.F. =>	1.106		Ave. Variance=>	14.8334
																Coefficient of Var=>	13.41007