

TAB	2023 LAND ANALYSIS MASTER	2022 FF/SITE	TYPE FF/SITE	Parcel Ct	2023 RECOM FF/SITE	2023 FINAL FF/SITE	TYPE FF/SITE	COMMENTS/NOTES
	NEIGHBORHOODS IN HARPER WOODS SCHOOL DISTRICT							
1	NEGHB 00001 SUB-PGS 1,2,3 (HWD S.D.) Borders Kelly Rd-Detroit	\$ 325	FF	1821	\$ 867	\$ 467	FF	Final FF Value represents a better overall building to land ratio versus the recommended FF.
2	NEGHB 00002 SUB-PGS 5,6,7,8,10,11 (HWD S.D.) W of I-94, HWD SD, Borders GP	\$ 550	FF	378	\$ 784	\$ 657	FF	Final FF Value represents a better overall building to land ratio versus the recommended FF.
3	NEGHB 00014 (HWD S.D.) (Woodcrest-Woodland-Old Hmstd-Eastwd-Huntington) Larger Lot Properties, Larger Homes	\$ 363	FF	703	\$ 479	\$ 388	FF	Final FF Value represents a better overall building to land ratio versus the recommended FF.
4	NEGHB 00015 PGS 4,8 (HWD S.D.) HWDS SD EAST OF 94	\$ 627	FF	618	\$ 919	\$ 719	FF	Final FF Value represents a better overall building to land ratio versus the recommended FF.
	CONDOS- HWDS SCHOOL DISTRICT							
5	NEGHB 00004 Littlestone Condos (HWD S.D.) North of Kelly Rd W of I-94	\$ 9,000	SITE	16	\$ 11,200	\$ 11,100	SITE	Due to lack of Sales, Reviewed All Sales for Site Analysis Used Overall Recommended Site Value
5	NEGHB 00005 Grosse Pte Garden Condos (HWD S.D.) W of I-94 Near Kingsville-Detroit Border	\$ 9,000	SITE	35	\$ 13,900	\$ 11,100	SITE	Due to lack of Sales, Reviewed All Sales for Site Analysis Used Overall Recommended Site Value
5	NEGHB 00006 The Grosse Pte PC (HWD S.D.) Borders Detroit on Kingsville	\$ 9,000	SITE	96	\$ 11,200	\$ 11,100	SITE	Due to lack of Sales, Reviewed All Sales for Site Analysis Used Overall Recommended Site Value
5	NEGHB 00007 Pointe Gardens Est Condos (HWD S.D.) Borders Detroit on Kingsville	\$ 9,000	SITE	16	\$ -	\$ 11,100	SITE	Due to lack of Sales, Reviewed All Sales for Site Analysis Used Overall Recommended Site Value
5	NEGHB 00010 Harper Terraces Condos (HWD S.D.) Borders Detroit on Rockcastle	\$ 11,500	SITE	24	\$ 11,100	\$ 11,100	SITE	Due to lack of Sales, Reviewed All Sales for Site Analysis Used Overall Recommended Site Value
	CONDOS- GROSSE PTE SCHOOL DISTRICT							
6	NEGHB 00008 Williamsburgh Rowe Condos (GP S.D.) East of I-94, Near Eastland Mall	\$ 11,200	SITE	55	\$ 48,442	\$ 11,200	SITE	Unreliable sales data. No change warranted
6	NEGHB 00009 Balfour Square Condos (GP S.D.) East of 94 near Eastland Mall	\$ 6,600	SITE	56	N/A	\$ 6,600	SITE	Lack of sales data. No change warranted
6	NEGHB 00013 Woods Manor/Woods Villas Condos (GP S.D.) E of I-94 Bordering 8 Mile Rd-	\$ 6,600	SITE	19	N/A	\$ 6,600	SITE	Lack of sales data. No change warranted
	NEIGHBORHOODS IN GROSSE PTE SCHOOL DISTRICT							
7	NEGHB 00011 - GPSD - EAST-WEST OF I-94 (Combined all Neighborhoods for Land Analysis)	\$ 718	FF	35	\$ 936	\$ 743	FF	Final FF Value represents a better overall building to land ratio versus the recommended FF.

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

	FINAL	REC
2023	\$467	\$867
2022	\$325	

Parcel Number	Street Address	ECF Area	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 001 02 0895 000	18713 KINGSVILLE	00001	03/10/22	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$71,817	\$21,183	\$13,000	40.0	114.0	\$530	\$18,000
42 001 02 0896 000	18721 KINGSVILLE	00001	03/18/22	03-ARM'S LENGTH	\$65,000	\$23,100	35.54	\$50,100	\$27,900	\$13,000	40.0	114.0	\$698	\$14,625
42 001 02 0910 000	18923 KINGSVILLE	00001	09/15/21	03-ARM'S LENGTH	\$60,000	\$22,500	37.50	\$48,045	\$24,955	\$13,000	40.0	114.0	\$624	\$13,500
42 001 02 0942 000	18760 WASHTENAW	00001	12/23/20	03-ARM'S LENGTH	\$53,900	\$22,700	42.12	\$54,015	\$12,885	\$13,000	40.0	114.0	\$322	\$12,128
42 001 02 0965 000	18565 WASHTENAW	00001	07/18/20	03-ARM'S LENGTH	\$67,500	\$24,700	36.59	\$58,182	\$22,318	\$13,000	40.0	114.0	\$558	\$15,188
42 001 02 0970 000	18705 WASHTENAW	00001	07/20/21	03-ARM'S LENGTH	\$55,000	\$23,900	43.45	\$51,170	\$18,328	\$14,498	44.6	114.0	\$411	\$12,375
42 001 02 0976 000	18753 WASHTENAW	00001	09/17/21	03-ARM'S LENGTH	\$50,000	\$24,400	48.80	\$52,086	\$10,914	\$13,000	40.0	114.0	\$273	\$11,250
42 001 02 1007 000	18940 KENOSHA	00001	12/04/20	03-ARM'S LENGTH	\$60,000	\$23,100	38.50	\$54,185	\$18,815	\$13,000	40.0	114.0	\$470	\$13,500
42 001 02 1013 000	18800 KENOSHA	00001	11/04/21	03-ARM'S LENGTH	\$69,900	\$25,300	36.19	\$54,192	\$28,708	\$13,000	40.0	114.0	\$718	\$15,728
42 001 02 1025 000	18704 KENOSHA	00001	02/24/22	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$59,348	\$10,150	\$14,498	44.6	114.0	\$228	\$12,375
42 001 02 1026 000	18598 KENOSHA	00001	11/30/20	03-ARM'S LENGTH	\$74,000	\$24,900	33.65	\$58,596	\$30,029	\$14,625	45.0	114.0	\$667	\$16,650
42 001 02 1039 000	18549 KENOSHA	00001	08/31/21	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$51,820	\$14,180	\$13,000	40.0	114.0	\$355	\$11,925
42 001 02 1065 000	18949 KENOSHA	00001	01/14/21	03-ARM'S LENGTH	\$86,000	\$31,900	37.09	\$73,527	\$25,473	\$13,000	40.0	114.0	\$637	\$19,350
42 001 02 1074 000	19014 ELKHART	00001	04/27/21	03-ARM'S LENGTH	\$114,000	\$31,000	27.19	\$66,222	\$62,224	\$14,446	44.5	114.0	\$1,400	\$25,650
42 001 02 1083 000	18940 ELKHART	00001	05/25/21	03-ARM'S LENGTH	\$95,000	\$28,000	29.47	\$59,903	\$48,097	\$13,000	40.0	114.0	\$1,202	\$21,375
42 001 02 1088 000	18810 ELKHART	00001	09/10/20	03-ARM'S LENGTH	\$60,000	\$26,400	44.00	\$62,671	\$11,827	\$14,498	44.6	114.0	\$265	\$13,500
42 001 02 1089 000	18800 ELKHART	00001	05/17/21	03-ARM'S LENGTH	\$80,000	\$30,000	37.50	\$64,106	\$28,894	\$13,000	40.0	114.0	\$722	\$18,000
42 001 02 1090 000	18792 ELKHART	00001	06/11/21	03-ARM'S LENGTH	\$90,000	\$24,400	27.11	\$52,208	\$50,792	\$13,000	40.0	114.0	\$1,270	\$20,250
42 001 02 1094 000	18760 ELKHART	00001	06/17/21	03-ARM'S LENGTH	\$120,000	\$26,200	21.83	\$55,938	\$77,062	\$13,000	40.0	114.0	\$1,927	\$27,000
42 001 02 1107 000	18556 ELKHART	00001	02/14/22	03-ARM'S LENGTH	\$80,000	\$23,100	28.88	\$50,283	\$42,717	\$13,000	40.0	114.0	\$1,068	\$18,000
42 001 02 1127 000	18745 ELKHART	00001	06/21/21	03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$63,533	\$59,467	\$13,000	40.0	114.0	\$1,487	\$24,750
42 001 02 1132 000	18785 ELKHART	00001	03/19/21	03-ARM'S LENGTH	\$119,000	\$31,300	26.30	\$73,696	\$58,304	\$13,000	40.0	114.0	\$1,458	\$26,775
42 001 02 1165 000	18800 ROSCOMMON	00001	12/21/21	03-ARM'S LENGTH	\$60,000	\$23,900	39.83	\$51,804	\$21,196	\$13,000	40.0	112.2	\$530	\$13,500
42 001 02 1173 000	18736 ROSCOMMON	00001	02/18/22	03-ARM'S LENGTH	\$78,000	\$24,400	31.28	\$52,989	\$38,011	\$13,000	40.0	112.0	\$950	\$17,550
42 001 03 1894 000	19162 WASHTENAW	00001	03/10/22	03-ARM'S LENGTH	\$65,000	\$23,700	36.46	\$55,564	\$22,436	\$13,000	40.0	114.0	\$561	\$14,625
42 001 03 1923 000	19154 KENOSHA	00001	01/18/22	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$64,547	\$18,453	\$13,000	40.0	114.0	\$461	\$15,750
42 001 03 1929 000	19104 KENOSHA	00001	10/20/20	03-ARM'S LENGTH	\$64,900	\$27,100	41.76	\$64,598	\$13,760	\$13,458	41.4	114.0	\$332	\$14,603
42 001 03 1931 000	19113 KENOSHA	00001	12/20/21	03-ARM'S LENGTH	\$129,900	\$30,500	23.48	\$65,194	\$79,331	\$14,625	45.0	114.0	\$1,763	\$29,228
42 001 03 1935 000	19147 KENOSHA	00001	01/29/21	03-ARM'S LENGTH	\$77,000	\$26,900	34.94	\$63,406	\$26,594	\$13,000	40.0	114.0	\$665	\$17,325
42 001 03 1982 000	19130 ROSCOMMON	00001	12/22/21	03-ARM'S LENGTH	\$75,000	\$27,900	37.20	\$59,596	\$28,404	\$13,000	40.0	113.0	\$710	\$16,875
42 001 05 0073 000	19168 WOODSIDE	00001	03/23/21	03-ARM'S LENGTH	\$73,000	\$27,700	37.95	\$65,406	\$20,432	\$12,838	39.5	124.5	\$517	\$16,425
42 001 05 0094 000	18920 WOODSIDE	00001	09/10/21	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$59,417	\$13,583	\$13,000	40.0	125.9	\$340	\$13,500

Parcel Number	Street Address	ECF Area	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 001 05 0095 000	18912 WOODSIDE	00001	03/12/21	03-ARM'S LENGTH	\$121,000	\$28,700	23.72	\$67,749	\$66,251	\$13,000	40.0	125.9	\$1,656	\$27,225
42 001 05 0105 000	18770 WOODSIDE	00001	08/02/21	03-ARM'S LENGTH	\$119,900	\$30,800	25.69	\$65,780	\$67,120	\$13,000	40.0	126.6	\$1,678	\$26,978
42 001 05 0117 000	18574 WOODSIDE	00001	06/10/20	03-ARM'S LENGTH	\$90,000	\$28,700	31.89	\$67,965	\$35,035	\$13,000	40.0	127.3	\$876	\$20,250
42 001 05 0117 000	18574 WOODSIDE	00001	07/22/21	03-ARM'S LENGTH	\$125,000	\$31,800	25.44	\$67,965	\$70,035	\$13,000	40.0	127.3	\$1,751	\$28,125
42 001 06 0010 000	19317 WOODSIDE	00001	11/16/20	03-ARM'S LENGTH	\$85,000	\$30,400	35.76	\$72,055	\$26,270	\$13,325	41.0	139.5	\$641	\$19,125
42 001 06 0025 000	19121 WOODSIDE	00001	12/21/20	03-ARM'S LENGTH	\$121,000	\$28,600	23.64	\$68,422	\$65,903	\$13,325	41.0	139.5	\$1,607	\$27,225
42 001 06 0029 000	19009 WOODSIDE	00001	12/18/20	03-ARM'S LENGTH	\$95,000	\$28,500	30.00	\$67,456	\$40,544	\$13,000	40.0	139.5	\$1,014	\$21,375
42 001 06 0067 000	18543 WOODSIDE	00001	11/20/20	03-ARM'S LENGTH	\$85,000	\$23,900	28.12	\$56,896	\$41,104	\$13,000	40.0	139.5	\$1,028	\$19,125
42 001 07 0115 000	19300 WOODCREST	00001	10/08/20	03-ARM'S LENGTH	\$100,000	\$29,100	29.10	\$68,899	\$44,426	\$13,325	41.0	139.5	\$1,084	\$22,500
42 001 07 0122 000	19172 WOODCREST	00001	10/05/20	03-ARM'S LENGTH	\$90,000	\$31,100	34.56	\$73,248	\$30,077	\$13,325	41.0	139.5	\$734	\$20,250
42 001 07 0124 000	19156 WOODCREST	00001	09/09/20	03-ARM'S LENGTH	\$106,100	\$28,700	27.05	\$67,756	\$51,669	\$13,325	41.0	139.5	\$1,260	\$23,873
42 001 07 0129 000	19112 WOODCREST	00001	02/23/21	03-ARM'S LENGTH	\$102,000	\$28,600	28.04	\$67,691	\$47,634	\$13,325	41.0	139.5	\$1,162	\$22,950
42 001 07 0158 000	18738 WOODCREST	00001	06/18/21	03-ARM'S LENGTH	\$68,000	\$32,700	48.09	\$69,874	\$11,126	\$13,000	40.0	139.5	\$278	\$15,300
42 001 07 0192 000	18811 WOODCREST	00001	04/09/21	03-ARM'S LENGTH	\$74,900	\$30,000	40.05	\$64,136	\$23,764	\$13,000	40.0	169.3	\$594	\$16,853
42 001 07 0204 000	18969 WOODCREST	00001	06/01/21	03-ARM'S LENGTH	\$94,500	\$36,500	38.62	\$78,089	\$29,411	\$13,000	40.0	169.3	\$735	\$21,263
42 001 07 0226 000	19301 WOODCREST	00001	03/11/22	03-ARM'S LENGTH	\$132,000	\$32,800	24.85	\$71,266	\$73,734	\$13,000	40.0	169.3	\$1,843	\$29,700
42 001 07 0233 000	19355 WOODCREST	00001	02/01/21	03-ARM'S LENGTH	\$94,000	\$25,900	27.55	\$60,696	\$46,304	\$13,000	40.0	169.1	\$1,158	\$21,150
42 001 08 0289 000	19000 WOODLAND	00001	10/05/20	03-ARM'S LENGTH	\$110,500	\$28,700	25.97	\$76,096	\$47,404	\$13,000	40.0	169.3	\$1,185	\$24,863
42 001 08 0305 000	18810 WOODLAND	00001	05/26/21	03-ARM'S LENGTH	\$70,000	\$32,800	46.86	\$70,152	\$12,848	\$13,000	40.0	169.3	\$321	\$15,750
42 001 08 0337 000	18723 WOODLAND	00001	10/14/20	03-ARM'S LENGTH	\$69,900	\$29,400	42.06	\$69,710	\$13,190	\$13,000	40.0	160.2	\$330	\$15,728
42 001 08 0340 000	18747 WOODLAND	00001	09/08/20	03-ARM'S LENGTH	\$70,000	\$28,100	40.14	\$66,392	\$16,608	\$13,000	40.0	160.6	\$415	\$15,750
42 001 08 0399 000	19437 WOODLAND	00001	11/05/21	03-ARM'S LENGTH	\$85,000	\$37,000	43.53	\$79,018	\$18,982	\$13,000	40.0	170.0	\$475	\$19,125
42 001 08 0404 000	19477 WOODLAND	00001	10/16/20	03-ARM'S LENGTH	\$100,000	\$28,600	28.60	\$67,666	\$48,725	\$16,391	50.4	170.8	\$966	\$22,500
42 002 01 1262 002	19265 BEACONSFIELD	00001	06/03/21	03-ARM'S LENGTH	\$105,000	\$26,300	25.05	\$56,150	\$61,743	\$12,893	39.7	110.0	\$1,556	\$23,625
42 002 01 1284 002	19365 BEACONSFIELD	00001	07/08/21	03-ARM'S LENGTH	\$95,000	\$28,800	30.32	\$61,608	\$46,285	\$12,893	39.7	110.0	\$1,167	\$21,375
42 002 01 1310 002	19316 BEACONSFIELD	00001	03/12/21	03-ARM'S LENGTH	\$74,000	\$25,100	33.92	\$58,930	\$27,963	\$12,893	39.7	110.0	\$705	\$16,650
42 002 01 1330 002	19224 BEACONSFIELD	00001	06/30/21	03-ARM'S LENGTH	\$73,000	\$30,100	41.23	\$64,313	\$21,580	\$12,893	39.7	110.0	\$544	\$16,425
42 002 01 1527 000	19637 KINGSVILLE	00001	02/25/22	03-ARM'S LENGTH	\$99,900	\$31,200	31.23	\$67,787	\$46,738	\$14,625	45.0	114.0	\$1,039	\$22,478
42 002 01 1543 000	19775 KINGSVILLE	00001	02/22/22	03-ARM'S LENGTH	\$90,000	\$28,000	31.11	\$60,746	\$44,445	\$15,191	46.7	114.0	\$951	\$20,250
42 002 01 1558 000	19652 WASHTENAW	00001	11/15/20	03-ARM'S LENGTH	\$78,000	\$27,400	35.13	\$64,554	\$26,446	\$13,000	40.0	114.0	\$661	\$17,550
42 002 01 1563 000	19446 WASHTENAW	00001	08/21/20	03-ARM'S LENGTH	\$67,000	\$24,300	36.27	\$57,715	\$23,910	\$14,625	45.0	114.0	\$531	\$15,075
42 002 01 1564 000	19436 WASHTENAW	00001	10/30/20	03-ARM'S LENGTH	\$84,000	\$28,300	33.69	\$66,746	\$31,879	\$14,625	45.0	114.0	\$708	\$18,900
42 002 01 1567 000	19412 WASHTENAW	00001	10/13/20	03-ARM'S LENGTH	\$55,000	\$23,700	43.09	\$55,833	\$12,167	\$13,000	40.0	114.0	\$304	\$12,375
42 002 01 1612 000	19725 WASHTENAW	00001	07/08/21	03-ARM'S LENGTH	\$69,000	\$30,200	43.77	\$64,650	\$17,350	\$13,000	40.0	114.0	\$434	\$15,525
42 002 01 1618 000	19774 KENOSHA	00001	02/26/21	03-ARM'S LENGTH	\$95,000	\$27,900	29.37	\$65,620	\$44,571	\$15,191	46.7	114.0	\$954	\$21,375
42 002 01 1632 000	19652 KENOSHA	00001	03/24/21	03-ARM'S LENGTH	\$113,000	\$28,300	25.04	\$66,960	\$59,040	\$13,000	40.0	114.0	\$1,476	\$25,425
42 002 01 1648 000	19356 KENOSHA	00001	09/23/21	03-ARM'S LENGTH	\$94,000	\$29,300	31.17	\$62,569	\$44,431	\$13,000	40.0	114.0	\$1,111	\$21,150
42 002 01 1649 000	19348 KENOSHA	00001	02/08/22	03-ARM'S LENGTH	\$65,000	\$25,900	39.85	\$56,258	\$21,742	\$13,000	40.0	114.0	\$544	\$14,625

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42 002 01 1683 000	19701 KENOSHA	00001	01/06/22	03-ARM'S LENGTH	\$121,000	\$29,100	24.05	\$63,152	\$70,848	\$13,000	40.0	114.0	\$1,771	\$27,225
42 002 01 1691 000	19775 KENOSHA	00001	12/01/21	03-ARM'S LENGTH	\$104,000	\$32,600	31.35	\$69,743	\$49,448	\$15,191	46.7	114.0	\$1,058	\$23,400
42 002 01 1706 000	19652 ELKHART	00001	01/14/22	03-ARM'S LENGTH	\$95,000	\$25,600	26.95	\$52,973	\$55,027	\$13,000	40.0	114.0	\$1,376	\$21,375
42 002 01 1708 000	19636 ELKHART	00001	06/18/21	03-ARM'S LENGTH	\$79,000	\$28,700	36.33	\$61,347	\$32,278	\$14,625	45.0	114.0	\$717	\$17,775
42 002 01 1711 000	19446 ELKHART	00001	07/15/21	03-ARM'S LENGTH	\$92,000	\$27,800	30.22	\$59,442	\$47,183	\$14,625	45.0	114.0	\$1,049	\$20,700
42 002 01 1726 000	19322 ELKHART	00001	04/16/21	03-ARM'S LENGTH	\$65,000	\$30,600	47.08	\$65,481	\$14,144	\$14,625	45.0	114.0	\$314	\$14,625
42 002 01 1735 000	19357 ELKHART	00001	03/26/21	03-ARM'S LENGTH	\$112,000	\$25,200	22.50	\$60,090	\$64,910	\$13,000	40.0	114.0	\$1,623	\$25,200
42 002 01 1736 000	19365 ELKHART	00001	06/25/21	03-ARM'S LENGTH	\$76,000	\$27,600	36.32	\$59,093	\$29,907	\$13,000	40.0	114.0	\$748	\$17,100
42 002 01 1737 000	19373 ELKHART	00001	03/04/21	03-ARM'S LENGTH	\$72,000	\$23,300	32.36	\$55,504	\$29,496	\$13,000	40.0	114.0	\$737	\$16,200
42 002 01 1742 000	19413 ELKHART	00001	11/24/20	03-ARM'S LENGTH	\$102,000	\$25,300	24.80	\$59,461	\$55,539	\$13,000	40.0	114.0	\$1,388	\$22,950
42 002 01 1752 000	19661 ELKHART	00001	05/21/21	03-ARM'S LENGTH	\$96,000	\$26,400	27.50	\$56,422	\$52,578	\$13,000	40.0	114.0	\$1,314	\$21,600
42 002 01 1786 000	19436 ROSCOMMON	00001	03/11/22	03-ARM'S LENGTH	\$60,000	\$24,000	40.00	\$52,143	\$22,482	\$14,625	45.0	114.1	\$500	\$13,500
42 002 02 2128 000	19984 WASHTENAW	00001	11/30/21	03-ARM'S LENGTH	\$65,000	\$26,400	40.62	\$57,323	\$20,677	\$13,000	40.0	114.0	\$517	\$14,625
42 002 02 2136 000	19920 WASHTENAW	00001	12/06/21	03-ARM'S LENGTH	\$115,000	\$34,100	29.65	\$72,875	\$55,125	\$13,000	40.0	114.0	\$1,378	\$25,875
42 002 02 2139 000	19905 WASHTENAW	00001	10/14/20	03-ARM'S LENGTH	\$126,000	\$36,000	28.57	\$85,475	\$52,875	\$12,350	38.0	114.0	\$1,391	\$28,350
42 002 02 2150 000	19993 WASHTENAW	00001	01/08/21	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$64,833	\$13,167	\$13,000	40.0	114.0	\$329	\$14,625
42 002 02 2154 000	20025 WASHTENAW	00001	11/30/20	03-ARM'S LENGTH	\$59,000	\$23,400	39.66	\$55,828	\$16,172	\$13,000	40.0	114.0	\$404	\$13,275
42 002 02 2195 000	20001 KENOSHA	00001	05/21/21	03-ARM'S LENGTH	\$89,900	\$29,300	32.59	\$62,533	\$40,367	\$13,000	40.0	114.0	\$1,009	\$20,228
42 002 02 2211 000	20024 ELKHART	00001	01/12/21	03-ARM'S LENGTH	\$62,000	\$24,900	40.16	\$59,463	\$15,537	\$13,000	40.0	114.0	\$388	\$13,950
42 002 02 2211 000	20024 ELKHART	00001	04/23/21	03-ARM'S LENGTH	\$115,000	\$27,800	24.17	\$59,463	\$68,537	\$13,000	40.0	114.0	\$1,713	\$25,875
42 002 02 2216 000	19984 ELKHART	00001	03/18/22	03-ARM'S LENGTH	\$116,000	\$34,100	29.40	\$74,034	\$54,966	\$13,000	40.0	114.0	\$1,374	\$26,100
42 002 02 2231 000	19937 ELKHART	00001	09/21/21	03-ARM'S LENGTH	\$87,500	\$28,300	32.34	\$60,574	\$39,926	\$13,000	40.0	114.0	\$998	\$19,688
42 002 02 2248 000	20083 ELKHART	00001	07/13/21	03-ARM'S LENGTH	\$83,290	\$27,800	33.38	\$59,456	\$36,184	\$12,350	38.0	114.0	\$952	\$18,740
42 002 02 2262 000	19968 ROSCOMMON	00001	01/12/22	03-ARM'S LENGTH	\$106,000	\$31,500	29.72	\$64,947	\$54,053	\$13,000	40.0	115.1	\$1,351	\$23,850
42 002 02 2267 000	19928 ROSCOMMON	00001	02/05/21	03-ARM'S LENGTH	\$65,000	\$35,900	55.23	\$67,341	\$10,659	\$13,000	40.0	115.0	\$266	\$14,625
42 002 05 0118 000	19469 ROSCOMMON	00001	02/02/22	03-ARM'S LENGTH	\$70,000	\$30,900	44.14	\$67,080	\$15,920	\$13,000	40.0	125.0	\$398	\$15,750
42 002 05 0120 000	19453 ROSCOMMON	00001	10/09/20	03-ARM'S LENGTH	\$67,985	\$27,700	40.74	\$65,574	\$15,411	\$13,000	40.0	125.0	\$385	\$15,297
42 002 05 0121 000	19445 ROSCOMMON	00001	10/09/20	03-ARM'S LENGTH	\$62,985	\$27,500	43.66	\$65,739	\$10,246	\$13,000	40.0	125.0	\$256	\$14,172
42 002 05 0142 000	19382 WOODSIDE	00001	12/22/20	03-ARM'S LENGTH	\$73,500	\$25,000	34.01	\$58,825	\$27,675	\$13,000	40.0	124.0	\$692	\$16,538
Totals:					\$8,418,960	\$2,781,000		\$6,219,794	\$3,517,213	\$1,318,047	4,055.5			\$1,894,266
					\$85,040	Sale. Ratio =>	33.03			Average			Average	
					\$19,134	Std. Dev. =>	7.39			per FF=>	\$867		per FF=>	\$467.08

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

	FINAL	REC
2023	\$657	\$784
2022	\$550	

Parcel Number	Street Address	ECF Area	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 005 05 0006 000	19505 WOODMONT	00002	09/29/21	03-ARM'S LENGTH	\$125,000	\$51,800	41.44	\$130,142	\$22,358	\$27,500	50.0	100.1	\$447	\$28,125
42 005 05 0016 000	19325 WOODMONT	00002	07/24/20	03-ARM'S LENGTH	\$130,000	\$37,200	28.62	\$110,192	\$47,308	\$27,500	50.0	100.1	\$946	\$29,250
42 005 05 0026 000	19185 WOODMONT	00002	01/04/21	03-ARM'S LENGTH	\$126,000	\$43,100	34.21	\$127,572	\$25,928	\$27,500	50.0	100.1	\$519	\$28,350
42 005 05 0041 000	19893 HARPER	00002	11/20/20	03-ARM'S LENGTH	\$124,000	\$39,100	31.53	\$115,803	\$39,081	\$30,884	56.2	106.7	\$696	\$27,900
42 005 05 0045 000	19892 HARPER	00002	04/09/21	03-ARM'S LENGTH	\$118,000	\$48,100	40.76	\$118,890	\$33,239	\$34,129	62.1	105.5	\$536	\$26,550
42 006 02 2124 000	19994 WOODMONT	00002	10/13/20	03-ARM'S LENGTH	\$118,000	\$41,900	35.51	\$124,210	\$16,890	\$23,100	42.0	157.8	\$402	\$26,550
42 006 02 2130 000	20218 WOODMONT	00002	07/02/21	03-ARM'S LENGTH	\$128,900	\$48,000	37.24	\$120,686	\$30,214	\$22,000	40.0	157.8	\$755	\$29,003
42 006 02 2137 000	20274 WOODMONT	00002	07/07/20	03-ARM'S LENGTH	\$112,000	\$36,100	32.23	\$106,889	\$27,111	\$22,000	40.0	157.8	\$678	\$25,200
42 006 02 2138 000	20282 WOODMONT	00002	09/24/21	03-ARM'S LENGTH	\$145,000	\$55,400	38.21	\$140,431	\$26,569	\$22,000	40.0	157.8	\$664	\$32,625
42 006 02 2158 000	20522 WOODMONT	00002	11/13/20	03-ARM'S LENGTH	\$130,000	\$46,200	35.54	\$127,411	\$24,589	\$22,000	40.0	157.8	\$615	\$29,250
42 006 02 2251 000	20661 WOODMONT	00002	07/22/21	03-ARM'S LENGTH	\$140,000	\$45,400	32.43	\$114,281	\$47,719	\$22,000	40.0	157.5	\$1,193	\$31,500
42 006 02 2264 002	20477 WOODMONT	00002	05/28/21	03-ARM'S LENGTH	\$145,000	\$51,800	35.72	\$130,506	\$39,244	\$24,750	45.0	157.5	\$872	\$32,625
42 006 02 2278 000	20289 WOODMONT	00002	10/27/20	03-ARM'S LENGTH	\$138,000	\$39,800	28.84	\$109,745	\$50,255	\$22,000	40.0	157.5	\$1,256	\$31,050
42 006 03 0483 000	19736 DAMMAN	00002	05/28/21	03-ARM'S LENGTH	\$132,900	\$44,400	33.41	\$111,648	\$43,252	\$22,000	40.0	164.6	\$1,081	\$29,903
42 006 03 0553 000	19663 DAMMAN	00002	09/20/21	03-ARM'S LENGTH	\$149,000	\$47,300	31.74	\$119,209	\$51,791	\$22,000	40.0	162.0	\$1,295	\$33,525
42 006 04 0013 000	19726 WOODMONT	00002	01/12/21	03-ARM'S LENGTH	\$143,000	\$44,700	31.26	\$133,161	\$34,589	\$24,750	45.0	157.8	\$769	\$32,175
42 006 04 0014 000	19736 WOODMONT	00002	11/02/20	03-ARM'S LENGTH	\$155,000	\$44,900	28.97	\$124,114	\$52,886	\$22,000	40.0	157.8	\$1,322	\$34,875
42 006 04 0030 000	19765 WOODMONT	00002	04/20/20	03-ARM'S LENGTH	\$105,000	\$38,500	36.67	\$114,344	\$15,406	\$24,750	45.0	158.0	\$342	\$23,625
42 006 04 0036 000	19705 WOODMONT	00002	08/26/20	03-ARM'S LENGTH	\$122,500	\$42,500	34.69	\$117,236	\$27,264	\$22,000	40.0	158.4	\$682	\$27,563
42 006 04 0040 000	19665 WOODMONT	00002	01/06/22	03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$118,206	\$53,794	\$22,000	40.0	158.6	\$1,345	\$33,750
42 006 04 0046 000	19605 WOODMONT	00002	03/21/22	03-ARM'S LENGTH	\$130,000	\$50,500	38.85	\$127,070	\$28,146	\$25,216	45.8	158.9	\$614	\$29,250
42 007 01 0005 000	20400 DAMMAN	00002	09/20/21	03-ARM'S LENGTH	\$155,000	\$47,400	30.58	\$118,478	\$64,022	\$27,500	50.0	162.7	\$1,280	\$34,875
42 007 01 0011 002	20460 DAMMAN	00002	02/26/21	03-ARM'S LENGTH	\$127,500	\$42,700	33.49	\$127,001	\$27,999	\$27,500	50.0	161.8	\$560	\$28,688
42 007 01 0023 000	20658 DAMMAN	00002	08/05/20	03-ARM'S LENGTH	\$107,000	\$39,800	37.20	\$116,590	\$17,910	\$27,500	50.0	160.5	\$358	\$24,075
Totals:					\$3,156,800	\$1,073,500		\$2,903,815	\$847,564	\$594,579	1,081.1			\$710,280
						Sale. Ratio =>	34.01			Average			Average	
						Std. Dev. =>	3.63			per FF=>	\$784		per FF=>	\$657.03

NGHB 00011

Gpte Sch Dist

	FINAL	REC
2023	\$743	\$936
2022	\$718	

Parcel Number	Street Address	ECF Area	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 004 02 0437 000	19295 EASTBORNE	00011	03-ARM'S LENGTH	\$165,000	\$47,700	28.91	\$154,993	\$41,599	\$31,592	44.0	155.0	\$945	\$37,125.0
42 008 07 0075 000	21174 PARKCREST	GPE94	03-ARM'S LENGTH	\$205,500	\$71,400	34.74	\$162,988	\$81,882	\$39,370	54.8	147.0	\$1,493	\$46,237.5
42 008 07 0087 002	21245 WOODMONT	GPE94	03-ARM'S LENGTH	\$180,000	\$72,300	40.17	\$159,074	\$57,616	\$36,690	51.1	157.5	\$1,128	\$40,500.0
42 010 01 0082 000	21127 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$135,739	\$52,981	\$28,720	40.0	132.7	\$1,325	\$36,000.0
42 010 01 0084 000	21111 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$165,000	\$56,500	34.24	\$149,753	\$43,967	\$28,720	40.0	132.7	\$1,099	\$37,125.0
42 010 01 0085 000	21101 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$185,000	\$67,300	36.38	\$153,353	\$65,752	\$34,105	47.5	132.7	\$1,384	\$41,625.0
42 010 01 0102 000	20830 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$155,356	\$25,520	\$40,876	56.9	130.0	\$448	\$31,500.0
42 010 01 0102 000	20830 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$184,900	\$64,900	35.10	\$155,356	\$70,420	\$40,876	56.9	130.0	\$1,237	\$41,602.5
42 010 01 0116 000	20942 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$165,000	\$67,700	41.03	\$151,300	\$42,420	\$28,720	40.0	130.0	\$1,061	\$37,125.0
42 010 01 0123 000	21144 FLEETWOOD	GPE94	03-ARM'S LENGTH	\$167,000	\$54,600	32.69	\$144,598	\$51,122	\$28,720	40.0	130.0	\$1,278	\$37,575.0
42 010 01 0206 000	21119 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$160,000	\$60,100	37.56	\$134,849	\$53,871	\$28,720	40.0	124.0	\$1,347	\$36,000.0
42 010 01 0223 000	20839 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$166,000	\$57,600	34.70	\$129,314	\$65,406	\$28,720	40.0	124.0	\$1,635	\$37,350.0
42 010 01 0229 000	20862 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$160,000	\$58,900	36.81	\$132,200	\$56,520	\$28,720	40.0	124.0	\$1,413	\$36,000.0
42 010 01 0233 000	20894 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$175,000	\$59,700	34.11	\$133,953	\$69,767	\$28,720	40.0	124.0	\$1,744	\$39,375.0
42 010 01 0244 000	21128 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$172,000	\$59,500	34.59	\$133,503	\$67,217	\$28,720	40.0	124.0	\$1,680	\$38,700.0
42 010 01 0249 000	21168 COUNTRY CLUB	GPE94	03-ARM'S LENGTH	\$135,000	\$61,400	45.48	\$137,581	\$26,139	\$28,720	40.0	124.0	\$653	\$30,375.0
42 010 01 0347 000	20863 LOCHMOOR	GPE94	03-ARM'S LENGTH	\$150,000	\$65,500	43.67	\$146,682	\$32,038	\$28,720	40.0	125.0	\$801	\$33,750.0
42 010 01 0368 001	21102 LOCHMOOR	GPE94	03-ARM'S LENGTH	\$139,900	\$50,900	36.38	\$134,706	\$34,991	\$29,797	41.5	125.0	\$843	\$31,477.5
42 010 01 0372 000	21136 LOCHMOOR	GPE94	03-ARM'S LENGTH	\$175,000	\$66,800	38.17	\$149,496	\$54,224	\$28,720	40.0	125.0	\$1,356	\$39,375.0
42 010 01 0377 000	21176 LOCHMOOR	GPE94	03-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$144,118	\$64,602	\$28,720	40.0	125.0	\$1,615	\$40,500.0
42 010 01 0380 000	21200 LOCHMOOR	GPE94	03-ARM'S LENGTH	\$166,000	\$57,700	34.76	\$152,890	\$41,830	\$28,720	40.0	125.0	\$1,046	\$37,350.0
42 010 01 0451 000	21223 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$130,000	\$49,100	37.77	\$129,878	\$28,842	\$28,720	40.0	124.0	\$721	\$29,250.0
42 010 01 0457 000	21175 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$165,000	\$60,100	36.42	\$134,826	\$58,894	\$28,720	40.0	124.0	\$1,472	\$37,125.0
42 010 01 0465 000	21111 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$145,000	\$46,200	31.86	\$123,700	\$50,020	\$28,720	40.0	124.0	\$1,251	\$32,625.0
42 010 01 0469 000	20935 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$171,000	\$53,900	31.52	\$142,961	\$56,759	\$28,720	40.0	124.0	\$1,419	\$38,475.0
42 010 01 0477 000	20871 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$139,000	\$59,000	42.45	\$132,527	\$35,193	\$28,720	40.0	124.0	\$880	\$31,275.0
42 010 01 0488 000	20870 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$146,000	\$52,800	36.16	\$139,749	\$34,971	\$28,720	40.0	124.0	\$874	\$32,850.0
42 010 01 0490 000	20886 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$125,000	\$58,900	47.12	\$132,247	\$21,473	\$28,720	40.0	124.0	\$537	\$28,125.0
42 010 01 0491 000	20894 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$119,592	\$34,128	\$28,720	40.0	124.0	\$853	\$28,125.0
42 010 01 0500 000	21112 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$157,000	\$55,700	35.48	\$125,283	\$60,437	\$28,720	40.0	124.0	\$1,511	\$35,325.0
42 010 01 0507 002	21168 HUNT CLUB	GPE94	03-ARM'S LENGTH	\$136,625	\$61,400	44.94	\$149,216	\$31,207	\$43,798	61.0	124.0	\$512	\$30,740.6
42 010 01 0570 000	21231 NORWOOD	GPE94	03-ARM'S LENGTH	\$172,000	\$54,800	31.86	\$133,166	\$74,734	\$35,900	50.0	124.0	\$1,495	\$38,700.0
42 010 01 0571 002	21223 NORWOOD	GPE94	03-ARM'S LENGTH	\$169,900	\$59,800	35.20	\$142,967	\$62,833	\$35,900	50.0	124.0	\$1,257	\$38,227.5

Parcel Number	Street Address	ECF Area	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 010 01 0623 000	21136 NORWOOD	GPE94	03-ARM'S LENGTH	\$169,900	\$76,700	45.14	\$170,985	\$27,683	\$28,768	40.1	147.0	\$691	\$38,227.5
42 010 01 0625 002	21152 NORWOOD	GPE94	03-ARM'S LENGTH	\$158,000	\$64,300	40.70	\$147,080	\$47,586	\$36,666	51.1	156.7	\$932	\$35,550.0
42 010 01 0629 002	21184 NORWOOD	GPE94	03-ARM'S LENGTH	\$165,000	\$64,900	39.33	\$148,475	\$55,345	\$38,820	54.1	172.2	\$1,024	\$37,125.0
42 010 01 0675 000	21207 KENMORE	GPE94	03-ARM'S LENGTH	\$188,000	\$64,700	34.41	\$144,993	\$72,110	\$29,103	40.5	181.9	\$1,779	\$42,300.0
42 010 01 0678 000	21183 KENMORE	GPE94	03-ARM'S LENGTH	\$148,500	\$60,200	40.54	\$159,542	\$18,061	\$29,103	40.5	170.3	\$446	\$33,412.5
42 010 01 0732 000	2077 KENMORE	GPE94	03-ARM'S LENGTH	\$141,000	\$59,400	42.13	\$157,845	\$12,378	\$29,223	40.7	130.0	\$304	\$31,725.0
42 010 01 0889 000	20616 KENMORE	GPW94	03-ARM'S LENGTH	\$155,000	\$49,200	31.74	\$129,232	\$54,991	\$29,223	40.7	130.0	\$1,351	\$34,875.0
42 010 01 0908 000	20316 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$146,820	\$58,200	39.64	\$150,401	\$31,134	\$34,715	48.4	130.0	\$644	\$33,034.5
42 010 01 0912 000	20284 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$149,000	\$59,100	39.66	\$133,375	\$44,848	\$29,223	40.7	130.0	\$1,102	\$33,525.0
42 010 01 0919 000	20228 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$165,000	\$59,000	35.76	\$133,117	\$61,106	\$29,223	40.7	130.0	\$1,501	\$37,125.0
42 010 01 0983 000	19637 LANCASTER	GPW94	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$131,350	\$12,370	\$28,720	40.0	130.6	\$309	\$25,875.0
42 010 01 0996 002	19927 LANCASTER	GPW94	03-ARM'S LENGTH	\$129,900	\$53,000	40.80	\$125,565	\$47,415	\$43,080	60.0	130.7	\$790	\$29,227.5
42 010 01 1032 002	20473 LANCASTER	GPW94	03-ARM'S LENGTH	\$165,000	\$59,200	35.88	\$139,179	\$61,721	\$35,900	50.0	131.1	\$1,234	\$37,125.0
42 010 01 1039 000	20521 LANCASTER	GPW94	03-ARM'S LENGTH	\$159,000	\$44,200	27.80	\$119,797	\$69,589	\$30,386	42.3	131.2	\$1,644	\$35,775.0
42 010 01 1064 000	20656 FLEETWOOD	GPW94	03-ARM'S LENGTH	\$130,000	\$52,500	40.38	\$123,093	\$35,627	\$28,720	40.0	130.0	\$891	\$29,250.0
42 010 01 1075 002	20490 LANCASTER	GPW94	03-ARM'S LENGTH	\$154,900	\$48,600	31.38	\$138,074	\$52,726	\$35,900	50.0	127.2	\$1,055	\$34,852.5
42 010 01 1080 002	20450 LANCASTER	GPW94	03-ARM'S LENGTH	\$122,000	\$55,700	45.66	\$131,093	\$26,807	\$35,900	50.0	127.2	\$536	\$27,450.0
42 010 01 1092 002	20276 LANCASTER	GPW94	03-ARM'S LENGTH	\$151,000	\$45,400	30.07	\$121,221	\$65,679	\$35,900	50.0	127.2	\$1,314	\$33,975.0
42 010 01 1099 000	20228 LANCASTER	GPW94	03-ARM'S LENGTH	\$152,000	\$49,100	32.30	\$131,043	\$56,857	\$35,900	50.0	127.2	\$1,137	\$34,200.0
42 010 01 1100 002	20220 LANCASTER	GPW94	03-ARM'S LENGTH	\$112,000	\$46,200	41.25	\$123,254	\$24,646	\$35,900	50.0	127.2	\$493	\$25,200.0
42 010 01 1129 000	19628 LANCASTER	GPW94	03-ARM'S LENGTH	\$160,000	\$61,800	38.63	\$140,180	\$55,476	\$35,656	49.7	127.2	\$1,117	\$36,000.0
42 010 01 1145 000	19927 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$141,000	\$56,100	39.79	\$131,336	\$38,384	\$28,720	40.0	128.0	\$960	\$31,725.0
42 010 01 1170 000	20307 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$105,000	\$51,700	49.24	\$117,165	\$16,555	\$28,720	40.0	128.0	\$414	\$23,625.0
42 010 01 1174 000	20417 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$142,000	\$48,500	34.15	\$130,267	\$40,453	\$28,720	40.0	128.0	\$1,011	\$31,950.0
42 010 01 1187 000	20521 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$135,000	\$53,200	39.41	\$142,621	\$24,366	\$31,987	44.6	128.0	\$547	\$30,375.0
42 010 01 1195 000	20655 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$110,000	\$58,800	53.45	\$125,965	\$12,755	\$28,720	40.0	124.0	\$319	\$24,750.0
42 010 01 1198 000	20679 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$160,000	\$62,800	39.25	\$146,732	\$41,988	\$28,720	40.0	124.0	\$1,050	\$36,000.0
42 010 01 1208 000	20688 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$135,000	\$56,100	41.56	\$131,313	\$32,407	\$28,720	40.0	124.0	\$810	\$30,375.0
42 010 01 1216 000	20624 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$154,500	\$60,000	38.83	\$140,285	\$42,935	\$28,720	40.0	124.0	\$1,073	\$34,762.5
42 010 01 1223 000	20498 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$130,000	\$63,900	49.15	\$149,245	\$9,475	\$28,720	40.0	124.0	\$237	\$29,250.0
42 010 01 1247 000	20228 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$157,000	\$55,100	35.10	\$128,965	\$56,755	\$28,720	40.0	124.0	\$1,419	\$35,325.0
42 010 01 1249 000	20212 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$130,000	\$46,400	35.69	\$124,384	\$34,336	\$28,720	40.0	124.0	\$858	\$29,250.0
42 010 01 1253 002	19992 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$142,500	\$60,100	42.18	\$135,745	\$36,552	\$29,797	41.5	124.0	\$881	\$32,062.5
42 010 01 1276 000	19636 COUNTRY CLUB	GPW94	03-ARM'S LENGTH	\$157,000	\$57,000	36.31	\$128,666	\$57,054	\$28,720	40.0	124.0	\$1,426	\$35,325.0
42 010 01 1278 000	19629 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$150,000	\$58,300	38.87	\$150,245	\$40,451	\$40,696	56.7	125.1	\$714	\$33,750.0
42 010 01 1281 000	19653 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$152,000	\$50,600	33.29	\$131,124	\$49,596	\$28,720	40.0	125.0	\$1,240	\$34,200.0
42 010 01 1282 000	19661 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$117,123	\$41,597	\$28,720	40.0	125.0	\$1,040	\$29,250.0
42 010 01 1304 000	20015 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$138,000	\$58,800	42.61	\$133,250	\$38,855	\$34,105	47.5	125.0	\$818	\$31,050.0
42 010 01 1311 000	20251 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$139,900	\$56,200	40.17	\$149,767	\$18,853	\$28,720	40.0	125.0	\$471	\$31,477.5
42 010 01 1312 000	20259 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$131,500	\$49,600	37.72	\$128,535	\$31,685	\$28,720	40.0	125.0	\$792	\$29,587.5

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42 010 01 1321 000	20409 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$137,000	\$53,100	38.76	\$142,564	\$23,156	\$28,720	40.0	125.0	\$579	\$30,825.0
42 010 01 1328 000	20465 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$155,000	\$62,600	40.39	\$146,317	\$37,403	\$28,720	40.0	125.0	\$935	\$34,875.0
42 010 01 1330 000	20481 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$128,000	\$51,800	40.47	\$139,254	\$17,466	\$28,720	40.0	125.0	\$437	\$28,800.0
42 010 01 1333 000	20505 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$175,000	\$60,500	34.57	\$141,457	\$62,263	\$28,720	40.0	125.0	\$1,557	\$39,375.0
42 010 01 1355 000	20696 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$143,198	\$40,522	\$28,720	40.0	125.0	\$1,013	\$34,875.0
42 010 01 1356 000	20688 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$170,000	\$63,900	37.59	\$149,282	\$49,438	\$28,720	40.0	125.0	\$1,236	\$38,250.0
42 010 01 1358 000	20672 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$180,000	\$63,300	35.17	\$149,122	\$73,958	\$43,080	60.0	125.0	\$1,233	\$40,500.0
42 010 01 1368 000	20522 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$149,643	\$22,344	\$31,987	44.6	125.0	\$502	\$31,500.0
42 010 01 1373 000	20482 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$160,000	\$55,900	34.94	\$150,498	\$38,222	\$28,720	40.0	125.0	\$956	\$36,000.0
42 010 01 1375 000	20466 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$140,000	\$52,300	37.36	\$140,826	\$27,894	\$28,720	40.0	125.0	\$697	\$31,500.0
42 010 01 1385 002	20300 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$150,000	\$52,600	35.07	\$135,990	\$43,367	\$29,357	40.9	193.2	\$1,061	\$33,750.0
42 010 01 1419 000	20201 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$165,000	\$69,100	41.88	\$156,242	\$44,754	\$35,996	50.1	142.5	\$893	\$37,125.0
42 010 01 1432 002	20307 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$136,688	\$47,750	\$29,438	41.0	195.2	\$1,165	\$34,875.0
42 010 01 1438 000	20433 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$115,000	\$46,200	40.17	\$119,138	\$24,582	\$28,720	40.0	124.0	\$615	\$25,875.0
42 010 01 1441 000	20457 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$95,540	\$43,900	45.95	\$114,317	\$9,943	\$28,720	40.0	124.0	\$249	\$21,496.5
42 010 01 1445 000	20489 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$119,000	\$53,800	45.21	\$139,450	\$8,988	\$29,438	41.0	124.0	\$219	\$26,775.0
42 010 01 1463 000	20703 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$102,500	\$52,600	51.32	\$119,077	\$12,143	\$28,720	40.0	124.0	\$304	\$23,062.5
42 010 01 1477 000	20632 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$174,000	\$64,500	37.07	\$145,255	\$57,513	\$28,768	40.1	136.8	\$1,435	\$39,150.0
42 010 01 1506 000	20647 KENMORE	GPW94	03-ARM'S LENGTH	\$115,000	\$52,900	46.00	\$123,998	\$20,225	\$29,223	40.7	144.6	\$497	\$25,875.0
42 010 02 0007 000	19640 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$133,000	\$50,900	38.27	\$131,722	\$30,716	\$29,438	41.0	120.0	\$749	\$29,925.0
42 010 02 0046 000	20060 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$117,500	\$48,300	41.11	\$129,513	\$16,707	\$28,720	40.0	127.7	\$418	\$26,437.5
42 010 02 0046 000	20060 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$135,000	\$55,300	40.96	\$129,513	\$34,207	\$28,720	40.0	127.7	\$855	\$30,375.0
42 010 02 0059 000	20006 LOCHMOOR	GPW94	03-ARM'S LENGTH	\$157,003	\$54,700	34.84	\$146,529	\$42,784	\$32,310	45.0	120.0	\$951	\$35,325.7
42 010 03 0061 000	20324 KENMORE	GPW94	03-ARM'S LENGTH	\$140,000	\$61,800	44.14	\$140,824	\$40,327	\$41,151	57.3	118.9	\$704	\$31,500.0
42 010 03 0070 000	20480 KENMORE	GPW94	03-ARM'S LENGTH	\$160,000	\$63,000	39.38	\$142,928	\$54,408	\$37,336	52.0	100.0	\$1,046	\$36,000.0
42 010 03 0089 000	20470 HUNT CLUB	GPW94	03-ARM'S LENGTH	\$145,500	\$60,000	41.24	\$136,306	\$45,309	\$36,115	50.3	109.3	\$901	\$32,737.5
42 010 05 2001 000	20443 FLEETWOOD	GPW94	03-ARM'S LENGTH	\$145,000	\$59,400	40.97	\$153,811	\$34,269	\$43,080	60.0	132.1	\$571	\$32,625.0
42 010 05 2077 000	19954 FLEETWOOD	GPW94	03-ARM'S LENGTH	\$196,000	\$78,400	40.00	\$177,547	\$61,533	\$43,080	60.0	130.0	\$1,026	\$44,100.0
42 010 07 0044 000	20521 BEAUFIT	GPW94	03-ARM'S LENGTH	\$144,900	\$49,800	34.37	\$133,639	\$39,981	\$28,720	40.0	133.4	\$1,000	\$32,602.5
42 010 07 0054 000	20498 LENNON	GPW94	03-ARM'S LENGTH	\$140,000	\$56,100	40.07	\$126,765	\$41,955	\$28,720	40.0	133.4	\$1,049	\$31,500.0
42 010 07 0306 001	20892 VERNIER	GPE94	03-ARM'S LENGTH	\$135,000	\$57,900	42.89	\$133,325	\$38,293	\$36,618	51.0	112.8	\$751	\$30,375.0
42 010 07 0339 000	20846 VAN ANTWERP	GPE94	03-ARM'S LENGTH	\$154,000	\$51,400	33.38	\$135,896	\$46,824	\$28,720	40.0	133.4	\$1,171	\$34,650.0
42 010 07 0365 000	20855 LENNON	GPE94	03-ARM'S LENGTH	\$138,500	\$58,800	42.45	\$131,968	\$35,252	\$28,720	40.0	133.4	\$881	\$31,162.5
42 010 07 0375 000	20878 LENNON	GPE94	03-ARM'S LENGTH	\$162,425	\$51,500	31.71	\$136,186	\$54,959	\$28,720	40.0	133.4	\$1,374	\$36,545.6
42 010 07 0388 000	20927 BEAUFIT	GPE94	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$144,226	\$31,674	\$35,900	50.0	133.4	\$633	\$31,500.0
42 010 07 0397 000	20855 BEAUFIT	GPE94	03-ARM'S LENGTH	\$190,000	\$78,500	41.32	\$169,173	\$49,547	\$28,720	40.0	133.4	\$1,239	\$42,750.0
42 010 07 0398 000	20847 BEAUFIT	GPE94	03-ARM'S LENGTH	\$130,000	\$54,600	42.00	\$124,490	\$34,230	\$28,720	40.0	133.4	\$856	\$29,250.0
42 010 07 0401 000	20830 BEAUFIT	GPE94	03-ARM'S LENGTH	\$139,900	\$50,300	35.95	\$126,511	\$50,007	\$36,618	51.0	133.3	\$981	\$31,477.5
42 010 07 0402 002	20838 BEAUFIT	GPE94	03-ARM'S LENGTH	\$180,000	\$66,500	36.94	\$149,312	\$62,998	\$32,310	45.0	133.3	\$1,400	\$40,500.0
42 010 07 0409 002	20902 BEAUFIT	GPE94	03-ARM'S LENGTH	\$136,000	\$65,300	48.01	\$156,157	\$19,333	\$39,490	55.0	133.3	\$352	\$30,600.0

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42 010 08 0573 002	20308 BEAUFIT	GPW94	03-ARM'S LENGTH	\$151,500	\$64,900	42.84	\$147,039	\$40,361	\$35,900	50.0	134.3	\$807	\$34,087.5
42 010 08 0613 000	20230 LENNON	GPW94	03-ARM'S LENGTH	\$124,000	\$52,400	42.26	\$135,481	\$20,111	\$31,592	44.0	133.4	\$457	\$27,900.0
42 010 08 0621 000	20300 LENNON	GPW94	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$135,385	\$21,207	\$31,592	44.0	133.4	\$482	\$28,125.0
42 010 08 0624 000	20324 LENNON	GPW94	03-ARM'S LENGTH	\$162,000	\$63,100	38.95	\$142,575	\$51,017	\$31,592	44.0	133.4	\$1,159	\$36,450.0
42 010 08 0684 000	20427 VAN ANTWERP	GPE94	03-ARM'S LENGTH	\$180,000	\$74,800	41.56	\$169,622	\$42,688	\$32,310	45.0	126.1	\$949	\$40,500.0
42 010 08 0690 000	20299 VAN ANTWERP	GPE94	03-ARM'S LENGTH	\$195,000	\$72,900	37.38	\$165,491	\$61,819	\$32,310	45.0	126.1	\$1,374	\$43,875.0
42 010 08 0692 000	20283 VAN ANTWERP	GPE94	03-ARM'S LENGTH	\$166,000	\$68,100	41.02	\$162,427	\$35,524	\$31,951	44.5	126.1	\$798	\$37,350.0
42 010 08 0694 000	20267 VAN ANTWERP	GPE94	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$162,607	\$49,344	\$31,951	44.5	126.1	\$1,109	\$40,500.0
42 010 09 0011 002	20420 WILLIAMSBURG	GPW94	03-ARM'S LENGTH	\$180,000	\$84,700	47.06	\$191,460	\$31,620	\$43,080	60.0	133.3	\$527	\$40,500.0
42 011 02 0028 000	20907 KENMORE	GPE94	03-ARM'S LENGTH	\$190,000	\$63,800	33.58	\$145,882	\$81,823	\$37,705	52.5	90.1	\$1,558	\$42,750.0
42 011 02 0032 000	20888 NORWOOD	GPE94	03-ARM'S LENGTH	\$134,000	\$62,500	46.64	\$144,272	\$36,925	\$47,197	65.7	92.2	\$562	\$30,150.0
42 011 03 0065 002	20895 LANCASTER	GPE94	03-ARM'S LENGTH	\$113,000	\$54,300	48.05	\$131,800	\$18,536	\$37,336	52.0	130.9	\$356	\$25,425.0
42 011 03 0067 002	20871 LANCASTER	GPE94	03-ARM'S LENGTH	\$162,000	\$60,000	37.04	\$137,491	\$61,845	\$37,336	52.0	130.9	\$1,189	\$36,450.0
42 011 03 0114 002	20704 LANCASTER	GPW94	03-ARM'S LENGTH	\$135,000	\$52,600	38.96	\$141,530	\$29,370	\$35,900	50.0	131.2	\$587	\$30,375.0
42 011 03 0134 000	20862 LANCASTER	GPE94	03-ARM'S LENGTH	\$130,000	\$55,300	42.54	\$124,348	\$34,372	\$28,720	40.0	131.2	\$859	\$29,250.0
42 011 03 0147 000	21112 LANCASTER	GPE94	03-ARM'S LENGTH	\$183,000	\$63,200	34.54	\$141,654	\$70,066	\$28,720	40.0	131.2	\$1,752	\$41,175.0
42 011 03 0153 000	21160 LANCASTER	GPE94	03-ARM'S LENGTH	\$115,000	\$58,400	50.78	\$140,515	\$17,565	\$43,080	60.0	131.2	\$293	\$25,875.0
42 011 06 0010 002	21114 VERNIER	GPE94	03-ARM'S LENGTH	\$130,000	\$58,500	45.00	\$134,115	\$32,503	\$36,618	51.0	112.8	\$637	\$29,250.0
42 012 02 0027 002	20427 ANITA	GPW94	03-ARM'S LENGTH	\$163,000	\$68,600	42.09	\$155,073	\$43,827	\$35,900	50.0	133.5	\$877	\$36,675.0
42 012 02 0030 002	20505 ANITA	GPW94	03-ARM'S LENGTH	\$160,000	\$67,100	41.94	\$158,457	\$50,558	\$49,015	68.3	233.5	\$741	\$36,000.0
42 012 02 0058 001	19940 ANITA	GPW94	03-ARM'S LENGTH	\$200,000	\$62,800	31.40	\$162,351	\$69,959	\$32,310	45.0	127.6	\$1,555	\$45,000.0
42 012 03 0010 000	20536 DANBURY LANE	GPW94	03-ARM'S LENGTH	\$191,000	\$79,800	41.78	\$206,227	\$29,289	\$44,516	62.0	85.8	\$472	\$42,975.0
42 012 03 0017 000	20410 DANBURY LANE	GPW94	03-ARM'S LENGTH	\$181,000	\$81,300	44.92	\$210,801	\$14,715	\$44,516	62.0	85.8	\$237	\$40,725.0
42 012 03 0020 000	20330 DANBURY LANE	GPW94	03-ARM'S LENGTH	\$214,900	\$88,700	41.28	\$200,646	\$58,770	\$44,516	62.0	85.8	\$948	\$48,352.5
42 012 03 0049 000	20537 DANBURY LANE	GPW94	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$202,348	\$72,168	\$44,516	62.0	85.8	\$1,164	\$51,750.0
42 012 04 0190 002	20220 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$95,000	\$37,000	38.95	\$87,505	\$36,215	\$28,720	40.0	116.5	\$905	\$21,375.0
42 012 04 0193 000	20250 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$154,000	\$50,400	32.73	\$152,587	\$26,543	\$25,130	35.0	116.5	\$758	\$34,650.0
42 012 04 0206 000	20418 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$110,000	\$33,400	30.36	\$90,452	\$44,678	\$25,130	35.0	116.5	\$1,277	\$24,750.0
42 012 04 0211 000	20480 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$113,500	\$38,400	33.83	\$95,724	\$42,906	\$25,130	35.0	116.5	\$1,226	\$25,537.5
42 012 04 0218 002	20536 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$107,000	\$38,900	36.36	\$103,603	\$34,989	\$31,592	44.0	116.5	\$795	\$24,075.0
42 012 04 0219 000	20548 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$90,000	\$37,400	41.56	\$99,172	\$21,702	\$30,874	43.0	116.5	\$505	\$20,250.0
42 012 04 0229 000	20653 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$80,000	\$43,900	54.88	\$96,539	\$9,706	\$26,245	36.6	116.5	\$266	\$18,000.0
42 012 04 0234 000	20611 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$82,069	\$35,800	43.62	\$93,906	\$13,293	\$25,130	35.0	116.5	\$380	\$18,465.5
42 012 04 0264 000	20044 E 8 MILE	GPW94	03-ARM'S LENGTH	\$115,000	\$37,200	32.35	\$85,384	\$58,336	\$28,720	40.0	93.0	\$1,458	\$25,875.0
42 012 04 0283 000	20300 E 8 MILE	GPW94	03-ARM'S LENGTH	\$120,000	\$35,600	29.67	\$84,284	\$64,436	\$28,720	40.0	93.0	\$1,611	\$27,000.0
42 013 01 0194 000	2222 ANITA	GPE94	03-ARM'S LENGTH	\$174,900	\$58,000	33.16	\$138,708	\$66,348	\$30,156	42.0	127.5	\$1,580	\$39,352.5
42 013 01 0195 002	2230 ANITA	GPE94	03-ARM'S LENGTH	\$145,000	\$66,600	45.93	\$158,932	\$16,224	\$30,156	42.0	127.5	\$386	\$32,625.0
42 013 01 0197 002	2246 ANITA	GPE94	03-ARM'S LENGTH	\$165,000	\$57,000	34.55	\$136,291	\$58,506	\$29,797	41.5	127.5	\$1,410	\$37,125.0
42 013 01 0202 002	20913 ANITA	GPE94	03-ARM'S LENGTH	\$139,000	\$62,200	44.75	\$148,990	\$25,910	\$35,900	50.0	127.5	\$518	\$31,275.0
42 013 01 0252 000	20882 ANITA	GPE94	03-ARM'S LENGTH	\$96,000	\$43,500	45.31	\$99,811	\$24,909	\$28,720	40.0	127.5	\$623	\$21,600.0

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42 013 04 0058 000	20905 RIDGEMONT	GPE94	03-ARM'S LENGTH	\$55,000	\$21,100	38.36	\$51,788	\$28,342	\$25,130	35.0	116.8	\$810	\$12,375.0
42 013 04 0062 000	20867 RIDGEMONT	GPE94	03-ARM'S LENGTH	\$83,290	\$39,800	47.78	\$90,178	\$18,242	\$25,130	35.0	116.9	\$521	\$18,740.3
42 013 04 0211 000	20937 HOLLYWOOD	GPW94	03-ARM'S LENGTH	\$115,000	\$30,400	26.43	\$80,331	\$59,799	\$25,130	35.0	116.5	\$1,709	\$25,875.0
42 013 05 0112 006	21550 E 8 MILE	GPE94	03-ARM'S LENGTH	\$106,000	\$45,800	43.21	\$109,503	\$25,217	\$28,720	40.0	110.0	\$630	\$23,850.0
42 013 05 0145 000	20881 HAMPTON	GPE94	03-ARM'S LENGTH	\$73,000	\$31,200	42.74	\$75,957	\$22,173	\$25,130	35.0	113.0	\$634	\$16,425.0
42 013 05 0149 002	20917 HAMPTON	GPE94	03-ARM'S LENGTH	\$111,000	\$44,200	39.82	\$100,019	\$38,265	\$27,284	38.0	113.0	\$1,007	\$24,975.0
42 013 05 0153 000	20945 HAMPTON	GPE94	03-ARM'S LENGTH	\$190,000	\$68,300	35.95	\$152,324	\$62,806	\$25,130	35.0	113.0	\$1,794	\$42,750.0
42 013 05 0252 000	20946 HAMPTON	GPE94	03-ARM'S LENGTH	\$100,000	\$39,000	39.00	\$104,260	\$20,870	\$25,130	35.0	113.0	\$596	\$22,500.0
42 013 05 0267 000	20836 HAMPTON	GPE94	03-ARM'S LENGTH	\$125,000	\$42,100	33.68	\$96,165	\$53,965	\$25,130	35.0	113.0	\$1,542	\$28,125.0
				\$23,746,172	\$9,201,000		\$22,180,208	\$6,726,188	\$5,160,224	7,186.9			\$5,342,888.7
					Sale. Ratio =>	38.75			Average			Average	
					Std. Dev. =>	5.11			per FF=>	\$936		per FF=>	\$743.42

NGHB 00014: (Large Lot Streets, Woodcrest-Woodland-Old Hmst-Estwood-Huntington Areas)

Hwd Sch Dist

	FINAL	REC
2023	\$388	\$479
2022	\$363	

Parcel Number	Street Address	ECF Area	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 002 03 0004 000	20211 WOODLAND	00014	09/24/20	03-ARM'S LENGTH	\$136,499	\$65,400	47.91	\$155,316	\$28,373	\$47,190	130.0	170.0	\$218	\$30,712
42 002 03 0009 000	19989 WOODLAND	00014	02/05/21	03-ARM'S LENGTH	\$180,000	\$54,700	30.39	\$140,876	\$75,424	\$36,300	100.0	170.0	\$754	\$40,500
42 002 03 0015 000	19745 WOODLAND	00014	06/16/20	03-ARM'S LENGTH	\$124,900	\$56,600	45.32	\$145,789	\$15,411	\$36,300	100.0	170.0	\$154	\$28,103
42 002 03 0032 000	19944 WOODLAND	00014	08/14/20	03-ARM'S LENGTH	\$126,000	\$52,800	41.90	\$135,931	\$26,369	\$36,300	100.0	170.7	\$264	\$28,350
42 002 03 0038 000	20088 WOODLAND	00014	05/14/21	03-ARM'S LENGTH	\$144,586	\$69,400	48.00	\$165,605	\$15,281	\$36,300	100.0	172.2	\$153	\$32,532
42 002 03 0062 000	19633 WOODCREST	00014	12/06/21	03-ARM'S LENGTH	\$230,000	\$88,800	38.61	\$212,673	\$53,627	\$36,300	100.0	170.0	\$536	\$51,750
42 002 03 0075 000	19954 WOODCREST	00014	06/02/21	03-ARM'S LENGTH	\$180,000	\$81,900	45.50	\$195,670	\$27,164	\$42,834	118.0	139.0	\$230	\$40,500
42 003 03 0031 000	20206 WOODSIDE	00014	06/09/21	03-ARM'S LENGTH	\$189,500	\$60,200	31.77	\$143,754	\$80,108	\$34,362	94.7	125.1	\$846	\$42,638
42 003 06 0019 000	20529 WOODLAND	00014	09/30/20	03-ARM'S LENGTH	\$180,000	\$62,100	34.50	\$162,570	\$43,573	\$26,143	72.0	170.0	\$605	\$40,500
42 005 01 0031 000	19330 EASTWOOD	00014	04/12/21	03-ARM'S LENGTH	\$105,000	\$46,700	44.48	\$111,067	\$30,233	\$36,300	100.0	185.0	\$302	\$23,625
42 005 01 0032 000	19350 EASTWOOD	00014	02/15/22	03-ARM'S LENGTH	\$227,000	\$72,000	31.72	\$171,919	\$91,381	\$36,300	100.0	185.0	\$914	\$51,075
42 005 01 0040 000	19620 EASTWOOD	00014	11/30/20	03-ARM'S LENGTH	\$185,000	\$75,500	40.81	\$196,822	\$25,010	\$36,832	101.5	185.0	\$246	\$41,625
42 005 01 0053 000	20000 EASTWOOD	00014	10/23/20	03-ARM'S LENGTH	\$110,000	\$48,300	43.91	\$125,036	\$21,264	\$36,300	100.0	185.0	\$213	\$24,750
42 005 01 0086 000	20397 OLD HOMESTEAD	00014	06/26/20	03-ARM'S LENGTH	\$115,000	\$50,600	44.00	\$131,695	\$19,605	\$36,300	100.0	185.0	\$196	\$25,875
42 005 01 0124 000	19101 OLD HOMESTEAD	00014	02/26/21	03-ARM'S LENGTH	\$199,999	\$67,900	33.95	\$179,122	\$57,177	\$36,300	100.0	185.0	\$572	\$45,000
42 005 01 0174 000	19454 OLD HOMESTEAD	00014	03/15/21	03-ARM'S LENGTH	\$133,000	\$42,300	31.80	\$109,761	\$52,642	\$29,403	81.0	184.3	\$650	\$29,925
42 005 02 0025 000	19195 EASTWOOD	00014	11/13/20	03-ARM'S LENGTH	\$165,000	\$60,500	36.67	\$158,125	\$42,086	\$35,211	97.0	335.5	\$434	\$37,125
42 005 02 0055 000	20215 EASTWOOD	00014	12/20/21	03-ARM'S LENGTH	\$210,000	\$69,700	33.19	\$162,123	\$83,088	\$35,211	97.0	338.2	\$857	\$47,250
42 005 02 0057 000	20255 EASTWOOD	00014	07/13/21	03-ARM'S LENGTH	\$239,500	\$84,500	35.28	\$201,962	\$72,749	\$35,211	97.0	338.3	\$750	\$53,888
42 005 02 0067 000	20493 EASTWOOD	00014	10/01/20	03-ARM'S LENGTH	\$235,000	\$88,700	37.74	\$222,984	\$47,227	\$35,211	97.0	339.5	\$487	\$52,875
42 005 02 0068 000	20517 EASTWOOD	00014	07/12/21	03-ARM'S LENGTH	\$227,500	\$67,500	29.67	\$172,275	\$90,436	\$35,211	97.0	339.6	\$932	\$51,188
42 005 03 0008 000	18780 HUNTINGTON	00014	07/01/20	03-ARM'S LENGTH	\$160,000	\$56,700	35.44	\$145,886	\$54,770	\$40,656	112.0	162.2	\$489	\$36,000
42 005 03 0032 000	19119 HUNTINGTON	00014	01/21/22	03-ARM'S LENGTH	\$192,500	\$64,600	33.56	\$154,329	\$69,462	\$31,291	86.2	163.7	\$806	\$43,313
42 006 01 0015 000	20217 HUNTINGTON	00014	04/17/20	03-ARM'S LENGTH	\$170,000	\$71,900	42.29	\$185,919	\$24,737	\$40,656	112.0	163.8	\$221	\$38,250
42 006 01 0045 000	20474 HUNTINGTON	00014	07/02/20	03-ARM'S LENGTH	\$147,500	\$53,000	35.93	\$136,933	\$51,223	\$40,656	112.0	165.0	\$457	\$33,188
Totals:					\$4,313,484	\$1,612,300		\$4,024,142	\$1,198,420	\$909,078	2,504.3			\$970,534
					\$172,539	Sale. Ratio =>	37.38			Average			Average	
						Std. Dev. =>	5.77			per FF=>	\$479		per FF=>	\$387.54

NGHB 00015: East of 94
Hwd Sch Dist

	FINAL	REC
2023	\$719	\$919
2022	\$627	

Parcel Number	Street Address	ECF Area	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 003 08 0004 000	20854 LITTLESTONE	00015	03-ARM'S LENGTH	\$182,000	\$57,100	31.37	\$169,581	\$41,261	\$28,842	46.0	128.8	\$897	\$40,950
42 003 08 0023 000	21216 LITTLESTONE	00015	03-ARM'S LENGTH	\$175,000	\$59,200	33.83	\$153,253	\$51,216	\$29,469	47.0	127.7	\$1,090	\$39,375
42 003 08 0028 000	21306 LITTLESTONE	00015	03-ARM'S LENGTH	\$181,000	\$50,900	28.12	\$131,441	\$79,028	\$29,469	47.0	127.4	\$1,681	\$40,725
42 003 08 0030 000	21326 LITTLESTONE	00015	03-ARM'S LENGTH	\$160,000	\$53,500	33.44	\$138,228	\$51,241	\$29,469	47.0	127.3	\$1,090	\$36,000
42 003 08 0048 000	21363 LITTLESTONE	00015	03-ARM'S LENGTH	\$123,000	\$54,600	44.39	\$141,277	\$11,192	\$29,469	47.0	126.6	\$238	\$27,675
42 003 08 0071 000	20915 LITTLESTONE	00015	03-ARM'S LENGTH	\$165,000	\$54,800	33.21	\$141,829	\$52,013	\$28,842	46.0	126.6	\$1,131	\$37,125
42 004 02 0379 000	19249 TYRONE	00015	03-ARM'S LENGTH	\$125,000	\$42,300	33.84	\$127,241	\$23,466	\$25,707	41.0	115.0	\$572	\$28,125
42 004 02 0392 000	19250 BERDEN	00015	03-ARM'S LENGTH	\$114,000	\$41,800	36.67	\$125,712	\$13,995	\$25,707	41.0	162.0	\$341	\$25,650
42 004 02 0394 000	19234 BERDEN	00015	03-ARM'S LENGTH	\$99,000	\$36,000	36.36	\$107,671	\$17,036	\$25,707	41.0	162.0	\$416	\$22,275
42 004 03 0002 002	21217 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$145,000	\$40,700	28.07	\$120,910	\$49,170	\$25,080	40.0	120.0	\$1,229	\$32,625
42 004 03 0006 002	21249 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$104,900	\$40,100	38.23	\$118,951	\$11,656	\$25,707	41.0	120.0	\$284	\$23,603
42 004 03 0015 000	21411 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$126,500	\$45,700	36.13	\$137,383	\$20,517	\$31,400	50.1	120.0	\$410	\$28,463
42 004 03 0022 000	21525 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$135,000	\$45,000	33.33	\$116,392	\$45,569	\$26,961	43.0	120.0	\$1,060	\$30,375
42 004 03 0029 000	21617 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$169,900	\$50,000	29.43	\$129,413	\$67,448	\$26,961	43.0	120.0	\$1,569	\$38,228
42 004 03 0034 000	21663 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$160,000	\$46,100	28.81	\$119,223	\$67,738	\$26,961	43.0	120.0	\$1,575	\$36,000
42 004 03 0035 000	21673 BOURNEMOUTH	00015	03-ARM'S LENGTH	\$144,500	\$42,800	29.62	\$125,668	\$45,793	\$26,961	43.0	120.0	\$1,065	\$32,513
42 004 03 0047 000	21732 NEWCASTLE	00015	03-ARM'S LENGTH	\$131,000	\$46,800	35.73	\$121,057	\$36,904	\$26,961	43.0	120.0	\$858	\$29,475
42 004 03 0053 000	21654 NEWCASTLE	00015	03-ARM'S LENGTH	\$137,000	\$46,000	33.58	\$119,016	\$44,945	\$26,961	43.0	120.0	\$1,045	\$30,825
42 004 03 0062 000	21544 NEWCASTLE	00015	03-ARM'S LENGTH	\$170,000	\$46,300	27.24	\$119,653	\$77,308	\$26,961	43.0	120.0	\$1,798	\$38,250
42 004 03 0073 000	21366 NEWCASTLE	00015	03-ARM'S LENGTH	\$137,500	\$38,300	27.85	\$114,732	\$49,729	\$26,961	43.0	120.0	\$1,156	\$30,938
42 004 03 0085 000	21202 NEWCASTLE	00015	03-ARM'S LENGTH	\$135,000	\$46,400	34.37	\$140,014	\$21,947	\$26,961	43.0	120.0	\$510	\$30,375
42 004 03 0088 000	21219 NEWCASTLE	00015	03-ARM'S LENGTH	\$125,000	\$41,300	33.04	\$122,030	\$30,558	\$27,588	44.0	120.0	\$695	\$28,125
42 004 03 0097 000	21355 NEWCASTLE	00015	03-ARM'S LENGTH	\$110,000	\$40,300	36.64	\$119,458	\$18,130	\$27,588	44.0	120.0	\$412	\$24,750
42 004 03 0122 000	21711 NEWCASTLE	00015	03-ARM'S LENGTH	\$150,000	\$38,200	25.47	\$114,620	\$62,341	\$26,961	43.0	120.0	\$1,450	\$33,750
42 004 03 0130 001	21674 PRESTWICK	00015	03-ARM'S LENGTH	\$126,000	\$42,900	34.05	\$127,618	\$23,462	\$25,080	40.0	120.7	\$587	\$28,350
42 004 03 0139 002	21554 PRESTWICK	00015	03-ARM'S LENGTH	\$163,000	\$52,700	32.33	\$136,372	\$55,470	\$28,842	46.0	120.7	\$1,206	\$36,675
42 004 04 0146 002	21440 PRESTWICK	00015	03-ARM'S LENGTH	\$132,000	\$39,600	30.00	\$117,046	\$45,802	\$30,848	49.2	120.6	\$931	\$29,700
42 004 04 0152 000	21366 PRESTWICK	00015	03-ARM'S LENGTH	\$160,000	\$50,400	31.50	\$130,324	\$56,637	\$26,961	43.0	120.6	\$1,317	\$36,000
42 004 04 0156 000	21326 PRESTWICK	00015	03-ARM'S LENGTH	\$164,900	\$47,200	28.62	\$122,071	\$70,417	\$27,588	44.0	120.6	\$1,600	\$37,103
42 004 04 0164 000	21202 PRESTWICK	00015	03-ARM'S LENGTH	\$145,000	\$48,100	33.17	\$124,323	\$47,638	\$26,961	43.0	120.6	\$1,108	\$32,625
42 004 05 0034 001	21519 SLOAN	00015	03-ARM'S LENGTH	\$175,000	\$62,600	35.77	\$162,021	\$49,972	\$36,993	59.0	100.0	\$847	\$39,375
42 004 07 0045 000	21363 PRESTWICK	00015	03-ARM'S LENGTH	\$146,000	\$46,200	31.64	\$136,649	\$41,328	\$31,977	51.0	104.0	\$810	\$32,850
42 004 08 0058 000	21364 BRIERSTONE	00015	03-ARM'S LENGTH	\$122,000	\$43,800	35.90	\$129,607	\$24,370	\$31,977	51.0	104.0	\$478	\$27,450
42 004 08 0064 000	21246 BRIERSTONE	00015	03-ARM'S LENGTH	\$150,000	\$50,300	33.53	\$149,307	\$32,670	\$31,977	51.0	104.0	\$641	\$33,750
42 004 08 0076 000	21329 BRIERSTONE	00015	03-ARM'S LENGTH	\$170,000	\$54,600	32.12	\$141,272	\$61,332	\$32,604	52.0	104.0	\$1,179	\$38,250

Parcel Number	Street Address	ECF Area	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	LV @ 22.5% of Sale
42 004 09 0111 000	21363 BROADSTONE	00015	03-ARM'S LENGTH	\$217,000	\$68,900	31.75	\$178,051	\$76,569	\$37,620	60.0	108.1	\$1,276	\$48,825
42 004 09 0113 000	21421 BROADSTONE	00015	03-ARM'S LENGTH	\$150,000	\$49,800	33.20	\$146,969	\$40,651	\$37,620	60.0	108.4	\$678	\$33,750
42 008 01 0242 002	21197 HUNTINGTON	00015	03-ARM'S LENGTH	\$145,000	\$56,100	38.69	\$165,212	\$11,765	\$31,977	51.0	149.5	\$231	\$32,625
42 008 01 0264 002	21132 HUNTINGTON	00015	03-ARM'S LENGTH	\$160,000	\$49,900	31.19	\$129,196	\$55,884	\$25,080	40.0	149.0	\$1,397	\$36,000
42 008 01 0273 002	21186 HUNTINGTON	00015	03-ARM'S LENGTH	\$164,000	\$45,200	27.56	\$134,346	\$57,618	\$27,964	44.6	149.0	\$1,292	\$36,900
42 008 01 0283 000	21240 HUNTINGTON	00015	03-ARM'S LENGTH	\$170,000	\$55,100	32.41	\$163,294	\$44,326	\$37,620	60.0	149.0	\$739	\$38,250
42 008 01 0370 002	21186 MANCHESTER	00015	03-ARM'S LENGTH	\$190,000	\$54,100	28.47	\$139,828	\$81,271	\$31,099	49.6	142.0	\$1,639	\$42,750
42 008 02 0096 000	21263 MANCHESTER	00015	03-ARM'S LENGTH	\$169,900	\$58,500	34.43	\$173,408	\$34,112	\$37,620	60.0	141.6	\$569	\$38,228
42 008 03 0016 004	20916 MANCHESTER	00015	03-ARM'S LENGTH	\$197,000	\$65,200	33.10	\$168,627	\$62,858	\$34,485	55.0	141.1	\$1,143	\$44,325
42 008 05 0005 000	20875 PARKCREST	00015	03-ARM'S LENGTH	\$162,000	\$49,500	30.56	\$146,529	\$46,859	\$31,388	50.1	150.7	\$936	\$36,450
42 008 05 0016 000	21135 PARKCREST	00015	03-ARM'S LENGTH	\$120,000	\$47,400	39.50	\$140,461	\$10,914	\$31,375	50.0	170.1	\$218	\$27,000
42 008 05 0018 000	21155 PARKCREST	00015	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$160,563	\$30,791	\$31,354	50.0	173.5	\$616	\$36,000
42 008 06 0035 000	20874 WOODMONT	00015	03-ARM'S LENGTH	\$133,500	\$47,600	35.66	\$141,229	\$17,351	\$25,080	40.0	157.8	\$434	\$30,038
				\$7,197,600	\$2,343,900		\$6,539,076	\$2,070,268	\$1,411,744	2,251.6			1,619,460.00
					Sale. Ratio =>	32.57			Average			Average	
					Std. Dev. =>	3.63			per FF=>	\$919		per FF=>	719.25

CONDOS: 00004; 00005; 00006; 00007; 00010

Hwd Sch Dist

		20022		2023 FINAL	REC	
00004 Littlestone	SITE	9,000	SITE	\$11,100	\$11,200	1 Sale
00005 Grosse Pte Garden	SITE	9,000	SITE	\$11,100	\$13,900	1 Sale
00006 the Grosse Pte PC	SITE	9,000	SITE	\$11,100	\$11,200	4 sales
00007 Pointe Garden Estates	SITE	9,000	SITE	\$11,100	N/A	0 sales
00010 Harper Terraces	SITE	11,500	SITE	\$11,100	\$11,100	5 sales

00010 HARPER TERRACES CONDO-HWD SD

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LV @ 22.5% of Sale
42 003 02 0004 000	19201 ROCKCASTLE	05/14/21	03-ARM'S LENGTH	\$50,000	\$23,300	46.60	\$54,763	\$6,737	\$11,500	\$11,250
42 003 02 0006 000	19211 ROCKCASTLE	05/26/21	03-ARM'S LENGTH	\$53,000	\$21,900	41.32	\$51,281	\$13,219	\$11,500	\$11,925
42 003 02 0008 000	19231 ROCKCASTLE	08/28/20	03-ARM'S LENGTH	\$49,900	\$19,200	38.48	\$51,281	\$10,119	\$11,500	\$11,228
42 003 02 0014 000	19271 ROCKCASTLE	10/19/20	03-ARM'S LENGTH	\$50,000	\$19,200	38.40	\$51,281	\$10,219	\$11,500	\$11,250
42 003 02 0020 000	20920 BOURNEMOUTH	11/15/21	03-ARM'S LENGTH	\$55,000	\$21,900	39.82	\$51,281	\$15,219	\$11,500	\$12,375
Totals:				\$257,900	\$105,500		\$259,887	\$55,513	\$57,500	
						Sale. Ratio =>	40.91	Average		
						Std. Dev. =>	3.39	per Site=>	\$11,103	\$11,606

00004 LITTLE STONE CONDO- HWD SD

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LV @ 22.5% of Sale
42 003 11 0009 000	20820 LITTLESTONE	05/20/20	03-ARM'S LENGTH	\$40,000	\$15,000	37.50	\$37,734	\$11,266	\$9,000	\$9,000
Totals:				\$40,000	\$15,000		\$37,734	\$11,266	\$9,000	
						Sale. Ratio =>	37.50	Average		
						Std. Dev. =>	#DIV/0!	per Site=>	\$11,266	\$9,000

00005 GPTE GARDEN CONDO-HWD SD

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LV @ 22.5% of Sale
42 004 10 0402 000	21301 SLOAN	02/01/21	03-ARM'S LENGTH	\$34,750	\$13,100	37.70	\$29,834	\$13,916	\$9,000	\$7,819
Totals:				\$34,750	\$13,100		\$29,834	\$13,916	\$9,000	
						Sale. Ratio =>	37.70	Average		
						Std. Dev. =>	#DIV/0!	per Site=>	\$13,916	\$7,818

00006 THE GPTE PC CONDO-HWD SD

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LV @ 22.5% of Sale
42 004 11 0003 000	21201 KINGSVILLE	06/30/20	03-ARM'S LENGTH	\$39,033	\$10,500	26.90	\$37,146	\$10,887	\$9,000	\$8,782
42 004 11 0017 000	21235 KINGSVILLE	10/29/20	03-ARM'S LENGTH	\$44,005	\$11,800	26.82	\$43,002	\$10,003	\$9,000	\$9,901
42 004 11 0021 000	21301 KINGSVILLE	03/26/21	03-ARM'S LENGTH	\$39,000	\$11,000	28.21	\$39,167	\$8,833	\$9,000	\$8,775
42 004 11 0053 000	21417 KINGSVILLE	11/29/21	03-ARM'S LENGTH	\$45,500	\$14,200	31.21	\$39,167	\$15,333	\$9,000	\$10,238
Totals:				\$167,538	\$47,500		\$158,482	\$45,056	\$36,000	
						Sale. Ratio =>	28.35	Average		
						Std. Dev. =>		2.05	per Site=>	\$11,264

00007 PTE GARDENS EST CONDO- HWD SD

Parcel Number

NO SALE DATA AVAILABLE

CONDOS: 00008; 00009; 00013
GPTE Sch Dist

		2022		2023	REC
00008 Williamsburg Rowe	SITE	11,200	SITE	\$11,200	\$48,442
00009 Balfour Square	SITE	6,600	SITE	\$6,600	1 Sale
00013 Woods Manor & Woods Villas	SITE	6,600	SITE	\$6,600	1 Sale

00008 WILLIAMSBURG ROWE CONDO-GPS												
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	
42 010 10 0018 000	20613 WILLIAMSBURG	02/12/21	03-ARM'S LENGTH	\$113,000	\$21,300	18.85	\$57,456	\$66,744	\$11,200	00008	00008	WILLIAMSBURG ROWE CONDO-GPS
42 010 10 0033 000	20549 WILLIAMSBURG	01/15/21	03-ARM'S LENGTH	\$52,500	\$22,400	42.67	\$60,659	\$3,041	\$11,200	00008	00008	WILLIAMSBURG ROWE CONDO-GPS
42 010 10 0033 000	20549 WILLIAMSBURG	08/27/21	03-ARM'S LENGTH	\$125,000	\$25,900	20.72	\$60,659	\$75,541	\$11,200	00008	00008	WILLIAMSBURG ROWE CONDO-GPS
Totals:				\$290,500	\$69,600		\$178,774	\$145,326	\$33,600			
						Sale. Ratio =>	23.96	Average				
						Std. Dev. =>	13.24	per FF=>	\$48,442			

00009 BALFOUR SQUARE PC CONDO-GPS												
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	
42 010 06 0011 000	19644 FLEETWOOD	09/03/20	03-ARM'S LENGTH	\$30,500	\$15,200	49.84	\$34,746	\$2,354	\$6,600	00009	00009 BALFOUR SQUARE PC CONDO-GPS	
Totals:				\$30,500	\$15,200		\$34,746	\$2,354	\$6,600			
						Sale. Ratio =>	49.84					
						Std. Dev. =>	#DIV/0!					

00013 WOODS-MANOR-VILLA CONDOS-GPS												
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	
42 012 06 0004 000	20670 BEACONSFIELD	09/11/20	03-ARM'S LENGTH	\$34,000	\$8,900	26.18	\$31,843	\$8,757	\$6,600	00013	00013 WOODS-MANOR-VILLA CONDOS-GPS	
Totals:				\$34,000	\$8,900		\$31,843	\$8,757	\$6,600			
						Sale. Ratio =>	26.18					
						Std. Dev. =>	#DIV/0!					