

HARPER WOODS - COUNTY OF WAYNE 2022 ECF ANALYSIS	Book Tab #		2021 ECF	2021 SEV	Parcel Ct	Sales Sample	% of Sample	RECOM ECF	2022 SEV	2022 Change	FINAL 2022 ECF	COMMENTS/NOTES
NEIGHBORHOODS IN HARPER WOODS SCHOOL DISTRICT												
NEGHB 00001 SUB-PGS 1,2,3 (HWD S.D.) Borders Kelly Rd-Detroit	1		0.750	\$ 40,683,671	1408	151	10.7%	0.762	\$ 44,066,600	8.32%	0.765	
NEGHB 00002 SUB-PGS 5,6,7,8,10,11 (HWD S.D.) W of I-94, HWD SD, Borders GP	2	1 STY 2 STY	0.855	\$ 18,744,800	384	27	7.0%	0.948	\$ 21,623,349	15.36%	0.945	
NEGHB 0002A (HWD S.D.) Streets between Peerless and I-94	3		0.750	\$ 10,586,000	320	16	5.0%	0.792	\$ 11,764,338	11.13%	0.792	
NEGHB 00014 (HWD SD) (Woodcrest-Woodland-Old Hmstd-Eastwd-Huntington) Larger Lot Properties, Larger Homes	4		0.860	\$ 43,417,360	702	43	6.1%	0.887	\$ 47,930,400	10.39%	0.880	
NEGHB 00015 PGS 4,8 (HWDS SD) HWDS SD EAST OF 94	5		0.895	\$ 33,326,900	618	60	9.7%	0.992	\$ 39,837,800	19.54%	0.990	
CONDOS- HWDS SCHOOL DISTRICT												
NEGHB 00004 Littlestone Condos (HWD S.D.) North of Kelly Rd W of I-94	6		0.515	\$ 226,800	16	1	6.3%	0.615	\$ 262,400	15.70%	0.515	
NEGHB 00005 Grosse Pte Garden Condos (HWD S.D.) W of I-94 Near Kingsville-Detroit Border	7		0.475	\$ 511,900	36	1	2.8%	0.345	\$ 541,600	5.80%	0.405	
NEGHB 00006 The Grosse Pte PC (HWD S.D.) Borders Detroit on Kingsville	8		0.433	\$ 1,346,400	96	7	7.3%	0.495	\$ 1,720,800	27.81%	0.495	
NEGHB 00007 Pointe Gardens Est Condos (HWD S.D.) Borders Detroit on Kingsville	9		0.275	\$ 194,800	16	0	0.0%	NA	\$ 202,800	4.11%	0.275	
NEGHB 00010 Harper Terraces Condos (HWD S.D.) Borders Detroit on Rockcastle	10		0.578	\$ 552,000	24	3	12.5%	0.550	\$ 598,400	8.41%	0.578	
CONDOS- GROSSE PTE SCHOOL DISTRICT												
NEGHB 00008 Williamsburgh Rowe Condos (GP S.D.) East of I-94, Near Eastland Mall	11		0.520	\$ 1,401,000	55	2	3.6%	0.468	\$ 1,508,000	7.64%	0.520	
NEGHB 00009 Balfour Square Conds (GP S.D.) East of 94 near Eastland Mall	12	1-Sty 2-Sty	0.368 0.475	\$ 1,090,000	56	3	5.4%	0.315 NA	\$ 1,149,400	5.45% 1 Sty 2 Sty	0.368 0.475	
NEGHB 00013 Woods-Manor/Woods Villas Condos (GP S.D.) E of I-94 Bordering 8 Mile Rd-	13		0.200	\$ 204,100	19	2	10.5%	0.334	\$ 275,300	34.88%	0.334	

NEIGHBORHOODS IN GROSSE PTE SCHOOL DISTRICT											
NEGHB 00011 SUB (GP S.D.)	14		0.975	\$ 1,578,000	35	2	5.7%	1.260	\$ 2,050,500	29.94%	1.200
Far Corner East of 94 near Detroit Border											
GPE94: RESIDENTIAL EAST OF 94- GROSSE PTE SCHOOLS	15			\$ 53,994,100	871	68	7.8%		\$ 56,381,100	4.42%	
1 STORY			1.065			33		0.998		1 Sty	1.000
ALL OTHER STYLES			1.235			35		1.138		Multi Sty	1.140
GPW94: RESIDENTIAL WEST OF 94- GROSSE PTE SCHOOLS	16		1.109	\$ 67,086,100	1,110	87	7.8%		\$ 71,669,400	6.83%	

42 002 02 2215 000	19992 ELKHART	10/11/19	03-ARM'S LENGTH	\$81,500	\$21,800	26.75	\$60,135	\$13,000	22%	\$68,500	\$62,847	1.090	941	\$72.79	00001	108.9954	1.25 STORY	\$13,000
42 002 02 2157 000	20049 WASHTEAW	05/03/19	03-ARM'S LENGTH	\$80,000	\$22,900	28.63	\$62,595	\$13,000	21%	\$67,000	\$66,127	1.013	906	\$73.95	00001	101.3207	1.25 STORY	\$13,000
42 002 01 1737 000	19373 ELKHART	03/04/21	03-ARM'S LENGTH	\$72,000	\$23,300	32.36	\$55,504	\$13,196	24%	\$58,804	\$56,411	1.042	741	\$79.36	00001	104.2427	1.00 STORY	\$13,000
42 002 01 1310 002	19316 BEACONSFIELD	03/12/21	03-ARM'S LENGTH	\$74,000	\$25,100	33.92	\$58,930	\$13,983	24%	\$60,017	\$59,929	1.001	934	\$64.26	00001	100.1463	1.25 STORY	\$12,893
42 001 08 0288 000	19008 WOODLAND	09/30/19	03-ARM'S LENGTH	\$85,000	\$23,500	27.65	\$65,071	\$13,000	20%	\$72,000	\$69,428	1.037	928	\$77.59	00001	103.7046	1.00 STORY	\$13,000
42 001 07 0142 000	18928 WOODCREST	10/25/19	03-ARM'S LENGTH	\$90,000	\$25,600	28.44	\$70,352	\$13,277	19%	\$76,723	\$76,100	1.008	928	\$82.68	00001	100.8187	1.00 STORY	\$13,000
42 002 05 0153 000	19476 WOODSIDE	03/23/20	03-ARM'S LENGTH	\$58,000	\$19,400	33.45	\$52,356	\$14,863	28%	\$43,137	\$49,991	0.863	728	\$59.25	00001	86.2901	1.00 STORY	\$14,863
Totals:				\$9,709,774	\$3,762,500		\$9,568,858		22%	\$7,604,478	\$9,975,374			\$54.98		0.2249		
					Sale. Ratio =>	38.75			Avg Land		E.C.F. =>	0.762		Std. Deviation=>	0.28167			
				151	Std. Dev. =>	11.99			%		Ave. E.C.F. =>	0.760		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!	

NGHB 0002

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	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	Land Value
42 005 05 0005 000	19515 WOODMONT	12/20/19	03-ARM'S LENGTH	\$120,000	\$35,800	29.83	\$103,423	\$27,500	27%	\$92,500	\$88,799	1.042	1,007	\$91.86	00002	9.2453	1.00 STORY	\$27,500
42 005 05 0010 000	19425 WOODMONT	08/26/19	03-ARM'S LENGTH	\$110,000	\$36,000	32.73	\$103,980	\$27,500	26%	\$82,500	\$89,450	0.922	1,007	\$81.93	00002	2.6927	1.00 STORY	\$27,500
42 005 05 0017 000	19315 WOODMONT	10/22/19	03-ARM'S LENGTH	\$109,900	\$33,400	30.39	\$96,098	\$28,353	30%	\$81,547	\$79,234	1.029	1,007	\$80.98	00002	7.9966	1.00 STORY	\$27,500
42 005 05 0027 000	19175 WOODMONT	07/08/19	03-ARM'S LENGTH	\$120,000	\$34,200	28.50	\$98,845	\$27,500	28%	\$92,500	\$83,444	1.109	1,007	\$91.86	00002	15.9295	1.00 STORY	\$27,500
42 005 05 0036 000	19106 WOODMONT	02/26/21	03-ARM'S LENGTH	\$84,000	\$47,600	56.67	\$121,419	\$46,736	38%	\$37,264	\$87,349	0.427	1,007	\$37.00	00002	52.2615	1.00 STORY	\$40,498
42 005 05 0041 000	19893 HARPER	11/20/20	03-ARM'S LENGTH	\$124,000	\$39,100	31.53	\$100,250	\$30,884	31%	\$93,116	\$81,130	1.148	1,007	\$92.47	00002	19.8513	1.00 STORY	\$30,884
42 005 05 0068 000	19884 ROSE	02/03/21	03-ARM'S LENGTH	\$130,000	\$46,100	35.46	\$118,991	\$43,668	37%	\$86,332	\$88,097	0.980	1,007	\$85.73	00002	3.0737	1.00 STORY	\$42,717
42 005 05 0072 000	19552 WOODMONT	10/04/19	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$136,928	\$50,967	37%	\$79,033	\$100,539	0.786	1,313	\$60.19	00002	16.3136	1.00 STORY	\$50,967
42 005 05 0073 001	19893 BEACONSFIELD	05/04/20	03-ARM'S LENGTH	\$90,000	\$39,700	44.11	\$101,895	\$32,006	31%	\$57,994	\$81,742	0.709	1,007	\$57.59	00002	23.9747	1.00 STORY	\$31,625
42 006 02 2123 000	19986 WOODMONT	06/04/19	03-ARM'S LENGTH	\$81,500	\$39,500	48.47	\$114,457	\$23,100	20%	\$58,400	\$106,850	0.547	1,309	\$44.61	00002	40.2668	1.00 STORY	\$23,100
42 006 02 2124 000	19994 WOODMONT	10/13/20	03-ARM'S LENGTH	\$118,000	\$41,900	35.51	\$105,881	\$24,828	23%	\$93,172	\$94,799	0.983	1,059	\$87.98	00002	3.3612	1.00 STORY	\$23,100
42 006 02 2137 000	20274 WOODMONT	07/07/20	03-ARM'S LENGTH	\$112,000	\$36,100	32.23	\$91,363	\$22,157	24%	\$89,843	\$80,943	1.110	1,136	\$79.09	00002	16.0731	1.00 STORY	\$22,000
42 006 02 2158 000	20522 WOODMONT	11/13/20	03-ARM'S LENGTH	\$130,000	\$46,200	35.54	\$108,104	\$22,000	20%	\$108,000	\$100,706	1.072	1,315	\$82.13	00002	12.3197	1.25 STORY	\$22,000
42 006 02 2171 000	20698 WOODMONT	11/05/19	03-ARM'S LENGTH	\$114,000	\$33,000	28.95	\$95,548	\$22,000	23%	\$92,000	\$86,021	1.070	1,230	\$74.80	00002	12.0278	1.25 STORY	\$22,000
42 006 02 2269 003	20421 WOODMONT	12/05/19	03-ARM'S LENGTH	\$119,900	\$45,600	38.03	\$131,577	\$57,073	43%	\$62,827	\$87,139	0.721	1,045	\$60.12	00002	22.8231	1.00 STORY	\$55,550
42 006 02 2277 000	20297 WOODMONT	10/15/19	03-ARM'S LENGTH	\$109,900	\$35,000	31.85	\$100,479	\$23,034	23%	\$86,866	\$90,579	0.959	1,168	\$74.37	00002	0.9781	1.25 STORY	\$22,000
42 006 03 0488 000	19786 DAMMAN	08/23/19	03-ARM'S LENGTH	\$95,000	\$34,100	35.89	\$97,511	\$24,060	25%	\$70,940	\$85,908	0.826	1,088	\$65.20	00002	12.3456	1.25 STORY	\$22,000
42 006 04 0013 000	19726 WOODMONT	01/12/21	03-ARM'S LENGTH	\$143,000	\$44,700	31.26	\$113,299	\$24,750	22%	\$118,250	\$103,566	1.142	1,140	\$103.73	00002	19.2556	1.00 STORY	\$24,750
42 006 04 0014 000	19736 WOODMONT	11/02/20	03-ARM'S LENGTH	\$155,000	\$44,900	28.97	\$105,415	\$22,000	21%	\$133,000	\$97,561	1.363	1,174	\$113.29	00002	41.4017	1.25 STORY	\$22,000
42 006 04 0024 000	19925 WOODMONT	09/03/19	03-ARM'S LENGTH	\$125,000	\$36,300	29.04	\$104,658	\$25,008	24%	\$99,992	\$93,158	1.073	1,040	\$96.15	00002	12.4133	1.00 STORY	\$24,750
42 006 04 0030 000	19765 WOODMONT	04/20/20	03-ARM'S LENGTH	\$105,000	\$38,500	36.67	\$97,922	\$24,750	25%	\$80,250	\$85,581	0.938	1,053	\$76.21	00002	1.1522	1.00 STORY	\$24,750
42 006 04 0036 000	19705 WOODMONT	08/26/20	03-ARM'S LENGTH	\$122,500	\$42,500	34.69	\$99,785	\$22,000	22%	\$100,500	\$90,977	1.105	1,146	\$87.70	00002	15.5452	1.25 STORY	\$22,000
42 007 01 0011 002	20460 DAMMAN	02/26/21	03-ARM'S LENGTH	\$127,500	\$42,700	33.49	\$108,814	\$27,846	26%	\$99,654	\$94,699	1.052	1,015	\$98.18	00002	10.3092	1.00 STORY	\$27,500
42 007 01 0023 000	20658 DAMMAN	08/05/20	03-ARM'S LENGTH	\$107,000	\$39,800	37.20	\$100,704	\$31,215	31%	\$75,785	\$81,274	0.932	945	\$80.20	00002	1.6761	1.00 STORY	\$27,500
42 007 01 0024 000	20668 DAMMAN	06/26/19	03-ARM'S LENGTH	\$100,000	\$36,400	36.40	\$104,501	\$29,041	28%	\$70,959	\$88,257	0.804	1,002	\$70.82	00002	14.5226	1.00 STORY	\$27,500
42 007 01 0051 000	20401 DAMMAN	07/22/19	03-ARM'S LENGTH	\$105,000	\$35,900	34.19	\$103,466	\$27,728	27%	\$77,272	\$88,582	0.872	1,008	\$76.66	00002	7.6910	1.00 STORY	\$27,500
42 007 01 0056 001	20715 DAMMAN	06/24/19	03-ARM'S LENGTH	\$169,000	\$52,400	31.01	\$162,291	\$55,307	34%	\$113,693	\$125,127	0.909	1,979	\$57.45	00002	4.0610	BI-LEVEL	\$52,419
Totals:				\$3,157,200	\$1,084,700		\$2,927,604		28%	\$2,334,189	\$2,461,512			\$78.08		0.0953		
					Sale. Ratio =>	34.36			Avg Land %		E.C.F. =>	0.948		Std. Deviation=>	0.19734268			
				27	Std. Dev. =>	6.27					Ave. E.C.F. =>	0.949		Ave. Variance=>	14.7986	Coefficient of Var=>	15.59015196	

NGHB 0002A

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	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	Land Value
42 003 01 0326 000	20205 KINGSVILLE	07/23/20	03-ARM'S LENGTH	\$64,900	\$27,600	42.53	\$66,131	\$13,359	20%	\$51,541	\$70,363	0.733	1,098	\$46.94	0002A	5.0660	1.50 STORY	\$13,322
42 003 01 0342 300	20404 WASHTENAW	01/12/21	03-ARM'S LENGTH	\$97,000	\$40,400	41.65	\$94,242	\$29,761	32%	\$67,239	\$85,975	0.782	1,203	\$55.89	0002A	0.1086	1.00 STORY	\$29,487
42 003 01 0346 000	20436 WASHTENAW	09/04/19	03-ARM'S LENGTH	\$45,500	\$26,100	57.36	\$72,765	\$13,000	18%	\$32,500	\$79,687	0.408	1,129	\$28.79	0002A	37.5317	1.75 STORY	\$13,000
42 003 01 0346 000	20436 WASHTENAW	03/05/20	03-ARM'S LENGTH	\$80,000	\$26,100	32.63	\$72,765	\$13,000	18%	\$67,000	\$79,687	0.841	1,129	\$59.34	0002A	5.7628	1.75 STORY	\$13,000
42 003 01 0365 000	20672 WASHTENAW	03/03/20	03-ARM'S LENGTH	\$29,000	\$18,000	62.07	\$49,361	\$13,000	26%	\$16,000	\$48,481	0.330	672	\$23.81	0002A	45.3141	1.00 STORY	\$13,000
42 003 01 0373 000	20681 WASHTENAW	05/08/19	03-ARM'S LENGTH	\$45,000	\$23,000	51.11	\$63,699	\$13,000	20%	\$32,000	\$67,599	0.473	948	\$33.76	0002A	30.9783	1.00 STORY	\$13,000
42 003 01 0384 000	20509 WASHTENAW	03/23/20	03-ARM'S LENGTH	\$105,000	\$29,600	28.19	\$78,616	\$15,202	19%	\$89,798	\$84,552	1.062	1,200	\$74.83	0002A	27.8880	1.00 STORY	\$14,625
42 003 01 0406 000	20253 WASHTENAW	06/01/19	03-ARM'S LENGTH	\$69,200	\$20,700	29.91	\$56,136	\$14,450	26%	\$54,750	\$55,581	0.985	916	\$59.77	0002A	20.1878	1.25 STORY	\$13,000
42 003 01 0420 000	20260 KENOSHA	01/29/21	03-ARM'S LENGTH	\$92,000	\$28,900	31.41	\$69,391	\$13,000	19%	\$79,000	\$75,188	1.051	953	\$82.90	0002A	26.7535	1.25 STORY	\$13,000
42 003 01 0425 000	20300 KENOSHA	10/27/20	03-ARM'S LENGTH	\$75,000	\$23,800	31.73	\$55,858	\$13,716	25%	\$61,284	\$56,189	1.091	892	\$68.70	0002A	30.7505	1.25 STORY	\$13,000
42 003 01 0459 000	20681 KENOSHA	12/11/20	03-ARM'S LENGTH	\$55,000	\$29,800	54.18	\$70,215	\$13,646	19%	\$41,354	\$75,425	0.548	1,222	\$33.84	0002A	23.4888	1.00 STORY	\$13,000
42 003 01 0466 000	20625 KENOSHA	08/30/19	03-ARM'S LENGTH	\$65,000	\$23,300	35.85	\$63,299	\$14,625	23%	\$50,375	\$64,899	0.776	775	\$65.00	0002A	0.6955	1.00 STORY	\$14,625
42 003 01 0479 000	20437 KENOSHA	04/06/20	03-ARM'S LENGTH	\$99,900	\$30,800	30.83	\$72,665	\$13,000	18%	\$86,900	\$79,553	1.092	1,262	\$68.86	0002A	30.9184	1.50 STORY	\$13,000
42 003 01 0573 000	20293 ELKHART	11/22/19	03-ARM'S LENGTH	\$55,000	\$24,900	45.27	\$66,539	\$20,373	31%	\$34,627	\$61,555	0.563	1,008	\$34.35	0002A	22.0624	1.50 STORY	\$19,500
42 003 01 0582 002	20213 ELKHART	10/11/19	03-ARM'S LENGTH	\$84,000	\$25,600	30.48	\$70,944	\$13,942	20%	\$70,058	\$76,003	0.922	1,106	\$63.34	0002A	13.8619	1.25 STORY	\$13,813
42 003 01 0596 000	20292 ROSCOMMON	04/15/20	03-ARM'S LENGTH	\$75,000	\$28,000	37.33	\$66,180	\$13,000	20%	\$62,000	\$70,907	0.874	899	\$68.97	0002A	9.1224	1.25 STORY	\$13,000
Totals:				\$1,136,500	\$426,600		\$1,088,806		22%	\$896,426	\$1,131,643			\$54.32		0.8981		
					Sale. Ratio =>	37.54			Avg Land %		E.C.F. =>	0.792		Std. Deviation=>	0.2529485			
					Std. Dev. =>	10.91				Ave. E.C.F. =>	0.783		Ave. Variance=>	20.6557	Coefficient of Var=>	26.37460199		

NGHB 00011 (Gpte Schools)

Parcel Number	Street Address	Sale Date	Sale Price	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	Land Value
42 004 02 0425 000	19203 EASTBORNE	09/20/19	\$95,000	\$30,100	31.68	\$93,169	\$30,541	33%	\$64,459	\$64,234	1.004	925	\$69.69	00011	100.3505	1.00 STORY	\$30,170
42 004 02 0437 000	19295 EASTBORNE	08/31/20	\$165,000	\$47,700	28.91	\$122,176	\$31,899	26%	\$133,101	\$92,592	1.438	1,352	\$98.45	00011	21.6999	2.00 STORY	\$31,592
Totals:			\$260,000	\$77,800		\$215,345		29%	\$197,560	\$156,826			\$84.07		3.9239		
				Sale. Ratio =>	29.92	Avg Land %			E.C.F. =>	1.260	Std. Deviation=>		0.3068829				
				Std. Dev. =>	1.96				Ave. E.C.F. =>	1.221	Ave. Variance=>		61.0252	Coefficient of Var=>	50		

42 008 01 0358 002	21114 MANCHESTER	12/13/19	\$156,900	\$44,500	28.36	\$136,279	\$33,453	25%	\$123,447	\$114,889	1.074	1,564	\$78.93	00015	7.5023	1.25 STORY	\$31,350
42 008 01 0366 002	21162 MANCHESTER	05/22/19	\$112,000	\$37,400	33.39	\$115,223	\$32,421	28%	\$79,579	\$92,516	0.860	1,100	\$72.34	00015	13.9300	1.00 STORY	\$31,350
42 008 02 0096 000	21263 MANCHESTER	11/25/20	\$169,900	\$58,500	34.43	\$148,606	\$38,993	26%	\$130,907	\$122,473	1.069	1,334	\$98.13	00015	6.9405	1.00 STORY	\$37,620
42 008 03 0018 004	20874 MANCHESTER	12/04/19	\$185,050	\$63,300	34.21	\$186,994	\$40,035	21%	\$145,015	\$164,200	0.883	1,588	\$91.32	00015	11.6302	1.00 STORY	\$39,501
42 008 05 0005 000	20875 PARKCREST	01/27/21	\$162,000	\$49,500	30.56	\$125,445	\$32,139	26%	\$129,861	\$104,253	1.246	1,203	\$107.95	00015	24.6176	1.00 STORY	\$31,388
42 008 05 0016 000	21135 PARKCREST	09/16/20	\$120,000	\$47,400	39.50	\$120,507	\$32,252	27%	\$87,748	\$98,609	0.890	1,000	\$87.75	00015	10.9604	1.00 STORY	\$31,375
42 008 05 0018 000	21155 PARKCREST	03/22/21	\$160,000	\$54,000	33.75	\$136,812	\$31,354	23%	\$128,646	\$117,830	1.092	1,342	\$95.86	00015	9.2329	1.00 STORY	\$31,354
42 008 05 0032 000	20894 PARKCREST	09/12/19	\$149,000	\$40,800	27.38	\$125,361	\$32,714	26%	\$116,286	\$103,516	1.123	1,272	\$91.42	00015	12.3898	1.00 STORY	\$31,358
42 008 06 0012 000	21115 WOODMONT	05/23/19	\$138,500	\$62,600	45.20	\$184,794	\$32,185	17%	\$106,315	\$170,513	0.624	1,595	\$66.66	00015	37.5961	1.25 STORY	\$31,350
42 008 01 0370 002	21186 MANCHESTER	02/07/20	\$152,000	\$38,800	25.53	\$119,861	\$31,235	26%	\$120,765	\$99,023	1.220	1,214	\$99.48	00015	121.9559	1.25 STORY	\$31,099
42 004 03 0122 000	21711 NEWCASTLE	09/18/20	\$150,000	\$38,200	25.47	\$98,506	\$26,961	27%	\$123,039	\$79,939	1.539	1,078	\$114.14	00015	153.9170	1.25 STORY	\$26,961
42 008 06 0014 000	21135 WOODMONT	12/11/20	\$189,900	\$61,500	32.39	\$149,408	\$28,215	19%	\$161,685	\$135,411	1.194	1,887	\$85.68	00015	19.4567	1.50 STORY	\$28,215
42 008 06 0035 000	20874 WOODMONT	10/02/20	\$133,500	\$47,600	35.66	\$119,989	\$25,962	22%	\$107,538	\$105,058	1.024	1,443	\$74.52	00015	2.4142	1.50 STORY	\$25,080
Totals:			\$7,903,340	\$2,646,200		\$7,312,459		26%	\$6,037,990	\$6,086,155			\$81.36		0.7376		
				Sale. Ratio =>	33.48			Avg Land %		E.C.F. =>	0.992		Std. Deviation=>	0.19707349			
			60	Std. Dev. =>	5.62					Ave. E.C.F. =>	0.999		Ave. Variance=>	21.4420	Coefficient of Var=>	21.45350165	

42 011 02 0034 000	20910 NORWOOD	05/17/19	\$145,000	\$55,800	38.48	\$150,435	\$39,642	26%	\$105,358	\$104,031	1.013	1,245	\$84.62	GPE94	5.4372	1.00 STORY	\$38,102
42 011 03 0053 002	21127 LANCASTER	04/02/19	\$100,000	\$47,200	47.20	\$126,419	\$39,131	31%	\$60,869	\$81,961	0.743	901	\$67.56	GPE94	32.4466	1.00 STORY	\$39,131
42 011 03 0060 000	20935 LANCASTER	02/05/21	\$99,500	\$58,600	58.89	\$136,065	\$39,533	29%	\$59,967	\$90,640	0.662	998	\$60.09	GPE94	40.5536	1.00 STORY	\$36,618
42 011 03 0065 002	20895 LANCASTER	01/27/21	\$113,000	\$54,300	48.05	\$128,122	\$38,426	30%	\$74,574	\$84,222	0.885	1,012	\$73.69	GPE94	18.1678	1.00 STORY	\$37,336
42 011 03 0136 000	20878 LANCASTER	07/26/19	\$102,500	\$39,500	38.54	\$120,205	\$28,720	24%	\$73,780	\$74,077	0.996	930	\$79.33	GPE94	7.1137	1.25 STORY	\$28,720
42 011 03 0137 000	20886 LANCASTER	04/24/20	\$75,000	\$45,600	60.80	\$118,425	\$28,720	24%	\$46,280	\$72,636	0.637	929	\$49.82	GPE94	42.9975	1.25 STORY	\$28,720
42 011 03 0149 000	21128 LANCASTER	07/11/19	\$100,000	\$40,000	40.00	\$117,886	\$36,085	31%	\$63,915	\$66,236	0.965	930	\$68.73	GPE94	10.2164	1.25 STORY	\$35,900
42 011 03 0149 000	21128 LANCASTER	02/21/20	\$107,500	\$40,000	37.21	\$117,886	\$36,085	31%	\$71,415	\$66,236	1.078	930	\$76.79	GPE94	1.1068	1.25 STORY	\$35,900
42 011 03 0153 000	21160 LANCASTER	05/21/20	\$115,000	\$58,400	50.78	\$136,747	\$43,530	32%	\$71,470	\$87,528	0.817	999	\$71.54	GPE94	25.0587	1.00 STORY	\$43,080
42 011 05 1858 000	21160 LENNON	01/27/20	\$162,000	\$56,300	34.75	\$172,424	\$30,820	18%	\$131,180	\$114,659	1.144	1,547	\$84.80	GPE94	7.6959	2.00 STORY	\$28,720
42 011 05 1942 002	21101 BEAUFAIT	03/06/20	\$125,000	\$70,700	56.56	\$190,222	\$43,114	23%	\$81,886	\$138,130	0.593	1,577	\$51.93	GPE94	47.4308	1.00 STORY	\$41,563
42 013 01 0055 002	20875 HAWTHORNE	01/24/20	\$75,100	\$30,400	40.48	\$91,760	\$30,403	33%	\$44,697	\$49,682	0.900	1,239	\$36.08	GPE94	16.7462	1.50 STORY	\$30,156
42 013 01 0094 002	20850 HAWTHORNE	11/23/20	\$104,900	\$56,500	53.86	\$131,813	\$36,546	28%	\$68,354	\$89,453	0.764	1,048	\$65.22	GPE94	30.2992	1.00 STORY	\$36,546
42 013 01 0194 000	2222 ANITA	10/27/20	\$174,900	\$58,000	33.16	\$134,525	\$30,156	22%	\$144,744	\$97,999	1.477	1,134	\$127.64	GPE94	40.9866	1.00 STORY	\$30,156
42 013 01 0195 002	2230 ANITA	09/24/20	\$145,000	\$66,600	45.93	\$153,951	\$30,398	20%	\$114,602	\$116,012	0.988	1,400	\$81.86	GPE94	7.9284	1.00 STORY	\$30,156
42 013 01 0197 002	2246 ANITA	01/05/21	\$165,000	\$57,000	34.55	\$132,187	\$29,797	23%	\$135,203	\$96,141	1.406	1,134	\$119.23	GPE94	33.9173	1.00 STORY	\$29,797
42 013 01 0202 002	20913 ANITA	11/10/20	\$139,000	\$62,200	44.75	\$144,641	\$35,900	25%	\$103,100	\$102,104	1.010	1,199	\$85.99	GPE94	5.7376	1.00 STORY	\$35,900
42 013 01 0205 002	20889 ANITA	12/27/19	\$103,000	\$46,600	45.24	\$140,835	\$29,484	21%	\$73,516	\$90,163	0.815	1,249	\$58.86	GPE94	25.1758	1.25 STORY	\$28,720
42 013 05 0010 000	21751 ROSLYN	11/06/20	\$79,900	\$40,600	50.81	\$101,962	\$25,319	25%	\$54,581	\$71,965	0.758	932	\$58.56	GPE94	30.8693	1.00 STORY	\$25,130
42 013 05 0112 006	21550 E 8 MILE	12/01/20	\$106,000	\$45,800	43.21	\$106,392	\$28,720	27%	\$77,280	\$72,931	1.060	1,107	\$69.81	GPE94	0.7503	1.00 STORY	\$28,720
42 013 05 0152 000	20931 HAMPTON	05/04/20	\$66,000	\$37,900	57.42	\$99,250	\$26,859	27%	\$39,141	\$58,616	0.668	1,031	\$37.96	GPE94	39.9378	1.25 STORY	\$25,130
42 013 05 0252 000	20946 HAMPTON	05/21/20	\$100,000	\$39,000	39.00	\$102,494	\$25,337	25%	\$74,663	\$62,475	1.195	955	\$78.18	GPE94	12.7952	1.25 STORY	\$25,130

Totals:	\$9,165,850	\$3,664,700		\$9,697,666	24%	\$6,803,204	\$6,397,035		\$84.00	0.3635							
		Sale. Ratio =>	39.98		Avg Land %		E.C.F. =>	1.063	Std. Deviation=>	0.2642533							
		Std. Dev. =>	7.83				Ave. E.C.F. =>	1.067	Ave. Variance=>	22.0189	Coefficient of Var=>	20.63381242					

42 010 01 0368 001	21102 LOCHMOOR	12/28/20	\$139,900	\$50,900	36.38	\$132,384	\$30,263	23%	\$109,637	\$82,689	1.326	1,018	\$107.70	GPE94	18.7772	1.25 STORY	\$29,797
42 010 01 0451 000	21223 HUNT CLUB	01/15/21	\$130,000	\$49,100	37.77	\$127,653	\$28,720	22%	\$101,280	\$80,108	1.264	1,076	\$94.13	GPE94	12.6175	1.25 STORY	\$28,720
42 010 01 0465 000	21111 HUNT CLUB	12/22/20	\$145,000	\$46,200	31.86	\$121,614	\$28,720	24%	\$116,280	\$75,218	1.546	1,046	\$111.17	GPE94	40.7788	1.25 STORY	\$28,720
42 010 01 0475 000	20887 HUNT CLUB	07/18/19	\$144,500	\$44,200	30.59	\$133,607	\$28,940	22%	\$115,560	\$84,751	1.364	1,072	\$107.80	GPE94	22.5407	1.25 STORY	\$28,720
42 010 01 0488 000	20870 HUNT CLUB	03/05/21	\$146,000	\$52,800	36.16	\$137,295	\$28,720	21%	\$117,280	\$87,915	1.334	1,098	\$106.81	GPE94	19.5894	1.25 STORY	\$28,720
42 010 01 0500 000	21112 HUNT CLUB	07/19/19	\$80,000	\$40,900	51.13	\$123,163	\$28,720	23%	\$51,280	\$76,472	0.671	1,000	\$51.28	GPE94	46.7551	1.25 STORY	\$28,720
42 010 01 0500 000	21112 HUNT CLUB	08/14/19	\$110,000	\$40,900	37.18	\$123,163	\$28,720	23%	\$81,280	\$76,472	1.063	1,000	\$81.28	GPE94	7.5251	1.25 STORY	\$28,720
42 010 01 0505 000	21152 HUNT CLUB	02/18/20	\$128,000	\$41,800	32.66	\$126,249	\$28,720	23%	\$99,280	\$78,971	1.257	995	\$99.78	GPE94	11.9050	1.25 STORY	\$28,720
42 010 01 0513 000	21216 HUNT CLUB	04/12/19	\$139,000	\$47,400	34.10	\$144,267	\$28,720	20%	\$110,280	\$93,560	1.179	1,107	\$99.62	GPE94	4.0582	1.25 STORY	\$28,720
42 010 01 0635 000	21232 NORWOOD	08/07/19	\$160,000	\$49,500	30.94	\$150,835	\$28,768	19%	\$131,232	\$98,840	1.328	1,193	\$110.00	GPE94	18.9603	1.25 STORY	\$28,768
42 010 01 0678 000	21183 KENMORE	06/05/20	\$148,500	\$60,200	40.54	\$156,667	\$29,103	19%	\$119,397	\$103,291	1.156	1,368	\$87.28	GPE94	1.7809	1.50 STORY	\$29,103
42 010 01 0687 000	21111 KENMORE	04/24/19	\$137,000	\$48,800	35.62	\$148,508	\$29,103	20%	\$107,897	\$96,684	1.116	1,224	\$88.15	GPE94	2.2149	1.25 STORY	\$29,103
42 010 01 0732 000	2077 KENMORE	03/26/21	\$141,000	\$59,400	42.13	\$155,016	\$29,223	19%	\$111,777	\$101,857	1.097	1,110	\$100.70	GPE94	4.0728	1.25 STORY	\$29,223
42 010 07 0333 001	20855 VAN ANTWERP	08/23/19	\$120,000	\$60,600	50.50	\$181,078	\$48,682	27%	\$71,318	\$107,203	0.665	1,371	\$52.02	GPE94	47.2863	1.25 STORY	\$46,670
42 010 07 0339 000	20846 VAN ANTWERP	12/01/20	\$154,000	\$51,400	33.38	\$133,521	\$29,170	22%	\$124,830	\$84,495	1.477	1,098	\$113.69	GPE94	33.9248	1.25 STORY	\$28,720
42 010 07 0365 000	20855 LENNON	01/15/21	\$90,000	\$49,300	54.78	\$129,665	\$29,361	23%	\$60,639	\$81,218	0.747	1,132	\$53.57	GPE94	39.1501	1.25 STORY	\$28,720
42 010 07 0375 000	20878 LENNON	05/14/20	\$162,425	\$51,500	31.71	\$133,830	\$28,720	21%	\$133,705	\$85,109	1.571	1,157	\$115.56	GPE94	43.2857	1.25 STORY	\$28,720
42 010 07 0383 000	20942 LENNON	03/06/20	\$175,000	\$55,600	31.77	\$171,745	\$28,720	17%	\$146,280	\$115,810	1.263	1,670	\$87.59	GPE94	12.4984	1.50 STORY	\$28,720
42 010 07 0392 000	20895 BEAUFAIT	11/01/19	\$125,500	\$55,900	44.54	\$170,892	\$29,530	17%	\$95,970	\$114,463	0.838	1,638	\$58.59	GPE94	29.9687	1.75 STORY	\$28,720
42 011 01 0004 000	20952 KENMORE	06/14/19	\$127,000	\$43,500	34.25	\$131,050	\$29,101	22%	\$97,899	\$82,550	1.186	1,094	\$89.49	GPE94	4.7816	1.25 STORY	\$28,720
42 011 03 0136 000	20878 LANCASTER	07/26/19	\$102,500	\$39,500	38.54	\$120,205	\$28,720	24%	\$73,780	\$74,077	0.996	930	\$79.33	GPE94	14.2131	1.25 STORY	\$28,720
42 011 03 0149 000	21128 LANCASTER	07/11/19	\$100,000	\$40,000	40.00	\$117,886	\$36,085	31%	\$63,915	\$66,236	0.965	930	\$68.73	GPE94	17.3159	1.25 STORY	\$35,900
42 011 03 0149 000	21128 LANCASTER	02/21/20	\$107,500	\$40,000	37.21	\$117,886	\$36,085	31%	\$71,415	\$66,236	1.078	930	\$76.79	GPE94	5.9926	1.25 STORY	\$35,900
42 011 05 1858 000	21160 LENNON	01/27/20	\$162,000	\$56,300	34.75	\$172,424	\$30,820	18%	\$131,180	\$114,659	1.144	1,547	\$84.80	GPE94	0.5964	2.00 STORY	\$28,720
42 013 01 0055 002	20875 HAWTHORNE	01/24/20	\$75,100	\$30,400	40.48	\$91,760	\$30,403	33%	\$44,697	\$49,682	0.900	1,239	\$36.08	GPE94	23.8457	1.50 STORY	\$30,156
42 013 01 0205 002	20889 ANITA	12/27/19	\$103,000	\$46,600	45.24	\$140,835	\$29,484	21%	\$73,516	\$90,163	0.815	1,249	\$58.86	GPE94	32.2753	1.25 STORY	\$28,720
42 013 05 0152 000	20931 HAMPTON	05/04/20	\$66,000	\$37,900	57.42	\$99,250	\$26,859	27%	\$39,141	\$58,616	0.668	1,031	\$37.96	GPE94	47.0372	1.25 STORY	\$25,130
42 013 05 0252 000	20946 HAMPTON	05/21/20	\$100,000	\$39,000	39.00	\$102,494	\$25,337	25%	\$74,663	\$62,475	1.195	955	\$78.18	GPE94	5.6958	1.25 STORY	\$25,130

Totals:	\$4,485,825	\$1,668,400		\$4,751,400		22%	\$3,438,186	\$2,998,997		\$85.87		0.8323					
		Sale. Ratio =>	37.19			Avg Land %	MULTI STORY	E.C.F. =>	1.146	Std. Deviation=>	0.26766978						
	35	Std. Dev. =>	7.25					Ave. E.C.F. =>	1.138	Ave. Variance=>	22.0388	Coefficient of Var=>	19.36415314				

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.
42 003 02 0008 000	19231 ROCKCASTLE	08/28/20	03-ARM'S LENGTH	\$49,900	\$19,200	38.48	\$47,416	\$11,500	\$38,400	\$62,138	0.618	930	\$41.29	00010	6.3371	1.00 STORY	\$11,500	407	45
42 003 02 0014 000	19271 ROCKCASTLE	10/19/20	03-ARM'S LENGTH	\$50,000	\$19,200	38.40	\$47,416	\$11,500	\$38,500	\$62,138	0.620	930	\$41.40	00010	6.4980	1.00 STORY	\$11,500	407	45
42 003 02 0022 000	19275 ROCKCASTLE	08/23/19	03-ARM'S LENGTH	\$41,000	\$20,800	50.73	\$51,502	\$11,500	\$29,500	\$69,208	0.426	1,053	\$28.02	00010	12.8351	1.00 STORY	\$11,500	407	45
Totals:				\$140,900	\$59,200		\$146,334		\$106,400	\$193,484			\$36.90		0.4689				
						Sale. Ratio =>	42.02			E.C.F. =>	0.550	Std. Deviation=>		0.11115797					
						Std. Dev. =>	7.10			Ave. E.C.F. =>	0.555	Ave. Variance=>		8.5567	Coefficient of Var=>		15.42850827		

00010 HARPER TERRACE CONDOS

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 003 11 0009 000	20820 LITTLESTONE	05/20/20	03-ARM'S LENGTH	\$40,000	\$15,000	37.50	\$34,941	\$9,000	\$31,000	\$50,371	0.615	781	\$39.69	00004	0.0000	1.00 STORY
Totals:				\$40,000	\$15,000		\$34,941		\$31,000	\$50,371			\$39.69		0.0000	
						Sale. Ratio =>	37.50			E.C.F. =>	0.615	Std. Deviation=>		#DIV/0!		
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.615	Ave. Variance=>		0.0000	Coefficient of Var=>	0

00004 LITTLESTONE CONDOS

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
42 010 10 0015 000	20625 WILLIAMSBURG	03/10/20	03-ARM'S LENGTH	\$47,000	\$19,800	42.13	\$54,677	\$11,200	\$35,800	\$83,610	0.428	1,200	\$29.83	00008	4.0454	2.00 STORY	\$11,200	
42 010 10 0050 000	20461 WILLIAMSBURG	06/14/19	03-ARM'S LENGTH	\$53,000	\$19,600	36.98	\$53,896	\$11,200	\$41,800	\$82,108	0.509	1,190	\$35.13	00008	4.0454	2.00 STORY	\$11,200	
Totals:				\$100,000	\$39,400		\$108,573		\$77,600	\$165,717			\$32.48		0.0367			
						Sale. Ratio =>	39.40			E.C.F. =>	0.468	Std. Deviation=>		0.05720994				
						Std. Dev. =>	3.64			Ave. E.C.F. =>	0.469	Ave. Variance=>		4.0454	Coefficient of Var=>	8.632225261		

00008 WILLIAMSBURG ROWE CONDOS

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
42 010 06 0003 000	19618 FLEETWOOD	09/18/19	03-ARM'S LENGTH	\$26,500	\$14,800	55.85	\$32,008	\$7,416	\$19,084	\$66,826	0.286	878	\$21.74	00009	2.9829	1.00 STORY	\$6,600	
42 010 06 0004 000	19620 FLEETWOOD	06/18/19	03-ARM'S LENGTH	\$28,500	\$14,800	51.93	\$32,008	\$7,416	\$21,084	\$66,826	0.316	878	\$24.01	00009	0.0100	1.00 STORY	\$6,600	
42 010 06 0011 000	19644 FLEETWOOD	09/03/20	03-ARM'S LENGTH	\$30,500	\$15,200	49.84	\$32,028	\$7,436	\$23,064	\$66,826	0.345	878	\$26.27	00009	2.9729	1.00 STORY	\$6,600	
Totals:				\$85,500	\$44,800		\$96,044		\$63,232	\$200,478			\$24.01		0.0000			
						Sale. Ratio =>	52.40				One Story	E.C.F. =>	0.315	Std. Deviation=>		0.02977892		
						Std. Dev. =>	3.05					Ave. E.C.F. =>	0.315	Ave. Variance=>		1.9886	Coefficient of Var=>	6.304824561

00009 BALFOUR SQUARE CONDOS

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
42 012 05 0014 000	19660 E 8 MILE	02/07/20	03-ARM'S LENGTH	\$25,000	\$8,300	33.20	\$20,130	\$6,600	\$18,400	\$67,650	0.272	982	\$18.74	00013	6.0978	1.00 STORY	\$6,600
42 012 06 0004 000	20670 BEACONSFIELD	09/11/20	03-ARM'S LENGTH	\$34,000	\$8,900	26.18	\$20,646	\$6,875	\$27,125	\$68,855	0.394	995	\$27.26	00013	6.0978	1.00 STORY	\$6,600
Totals:				\$59,000	\$17,200		\$40,776		\$45,525	\$136,505			\$23.00		0.0538		
						Sale. Ratio =>	29.15			E.C.F. =>	0.334	Std. Deviation=>		0.08623565			
						Std. Dev. =>	4.97			Ave. E.C.F. =>	0.333	Ave. Variance=>		6.0978	Coefficient of Var=>	18.31352542	

00013 WOOD MANOR - WOODS VILLA CONDOS