

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
07-0029-0010-01-0	15871 LAKESIDE RD	03/09/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,300	51.43	\$294,561	\$178,048	\$86,952	\$104,029	0.836	1,408	\$61.76	4101	46.8304	residential	\$178,048		4290 SOUTH & EAST OF RA	401	45	
07-0016-0025-08-2	7318 YOUNGREN RD	10/06/21	\$340,000	OTH	03-ARM'S LENGTH	\$340,000	\$120,800	35.53	\$381,302	\$140,729	\$199,271	\$214,797	0.928	1,583	\$125.88	4101	37.6428	residential	\$106,257		4170 MIDDLE E OF RA	401	74	
07-0002-0055-03-8	6228 ELM DR	09/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,400	50.40	\$379,353	\$204,258	\$145,742	\$156,335	0.932	1,144	\$127.40	4101	37.1901	residential	\$198,773	07-7100-0019-05-6	4110 N & E OF RA	401	77	
07-0016-0008-04-8	7800 YOUNGREN ROAD	11/11/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$159,600	35.08	\$949,705	\$325,104	\$129,896	\$134,400	0.966	4,111	\$31.60	4101	33.7656	RESIDENTIAL	\$319,775		4170 MIDDLE E OF RA	401	100	
07-0011-0008-02-1	13309 THREE OAKS RD	12/16/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,100	49.15	\$178,000	\$77,244	\$87,756	\$89,961	0.975	1,246	\$70.43	4101	32.8652	residential	\$77,244		4110 N & E OF RA	401	50	
07-0023-0024-04-6	6317 INDIAN TRAIL RD	12/06/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$124,600	26.80	\$475,009	\$163,896	\$301,104	\$300,883	1.001	1,967	\$153.08	4101	30.3409	residential	\$144,320			401	82	
07-0016-0003-04-6	8030 YOUNGREN RD	07/23/21	\$458,500	WD	03-ARM'S LENGTH	\$458,500	\$167,600	36.55	\$459,592	\$346,149	\$112,351	\$109,713	1.024	1,474	\$76.22	4101	28.0097	residential	\$340,186		4170 MIDDLE E OF RA	401	55	
07-0002-0010-28-0	5953 MIGIEL LN	03/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$120,600	37.69	\$330,696	\$196,200	\$123,800	\$120,086	1.031	1,144	\$108.22	4101	27.3214	residential	\$196,200		4110 N & E OF RA	401	75	
07-0021-0005-03-7	7699 W WARREN WOODS RD	03/21/22	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$263,500	28.18	\$987,851	\$224,259	\$710,741	\$681,779	1.042	3,204	\$221.83	4101	26.1663	residential	\$200,321		1000 AGRICULTURAL	401	90	
07-0015-0025-02-5	6980 E YOUNGREN RD	12/02/21	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$156,500	29.42	\$541,926	\$369,287	\$162,713	\$154,142	1.056	1,632	\$99.70	4101	24.8539	residential	\$316,373		4170 MIDDLE E OF RA	401	57	
07-0015-0014-02-3	13827 PRAIRIE RD	04/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$192,900	35.07	\$548,254	\$162,378	\$387,622	\$344,532	1.125	3,362	\$115.30	4101	17.9076	residential	\$162,378		4110 N & E OF RA	401	72	
07-0015-0020-05-8	7238 YOUNGREN RD	06/03/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$189,500	44.59	\$397,762	\$130,083	\$294,917	\$238,999	1.234	1,468	\$200.90	4101	7.0177	RANCH	\$72,964		4170 MIDDLE E OF RA	401	92	
07-0020-0003-06-1	14731 BROWN RD	08/19/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$143,000	38.65	\$342,224	\$90,185	\$279,815	\$225,035	1.243	1,912	\$146.35	4101	6.0714	RANCH	\$77,040		4290 SOUTH & EAST OF RA	401	67	
07-0002-0010-13-1	6065 MIGIEL LN	10/27/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$112,500	34.51	\$299,004	\$79,777	\$246,223	\$195,738	1.258	1,152	\$213.74	4101	4.6225	residential	\$78,570		4110 N & E OF RA	401	85	
07-0030-0003-07-6	8926 W WARREN WOODS RD	11/19/21	\$1,570,000	WD	03-ARM'S LENGTH	\$1,570,000	\$483,800	30.82	\$1,294,931	\$254,259	\$1,315,741	\$1,006,453	1.307	5,520	\$238.36	4101	0.3161	CUSTOM BUILD	\$184,665		4290 SOUTH & EAST OF RA	401	87	
07-2220-0001-00-2	5686 LILY LANE	01/03/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$214,900	33.06	\$564,459	\$84,972	\$565,028	\$428,113	1.320	2,735	\$206.59	4101	1.5665	residential	\$84,972		4110 N & E OF RA	401	85	
07-0002-0003-07-1	12260 FLYNN RD	10/17/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,700	39.41	\$184,171	\$43,944	\$176,056	\$125,203	1.406	1,014	\$173.63	4101	10.2024	residential	\$34,066		4110 N & E OF RA	401	66	
07-0011-0035-04-4	12977 PECK AVE	05/27/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,900	33.83	\$143,291	\$52,480	\$127,520	\$89,381	1.427	936	\$136.24	4101	12.2559	residential	\$52,480	07-0011-0035-05-2	4110 N & E OF RA	401	68	
07-0010-0028-12-1	6621 OLD M 11	08/04/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,400	36.12	\$126,323	\$21,390	\$148,610	\$93,690	1.586	1,594	\$93.23	4101	28.2041	residential	\$21,390		4110 N & E OF RA	401	45	
07-0027-0004-02-1	6866 W WARREN WOODS RD	07/15/22	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$161,700	30.11	\$394,570	\$140,861	\$396,139	\$226,526	1.749	1,853	\$213.78	4101	44.4614	residential	\$127,737		4290 SOUTH & EAST OF RA	401	69	
07-0011-0001-04-2	12969 THREE OAKS RD	03/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$82,400	47.91	\$124,449	\$41,593	\$130,407	\$73,979	1.763	1,176	\$110.89	4101	45.8623	residential	\$41,593		4110 N & E OF RA	401	45	
07-0010-0021-55-0	13066 THREE OAKS ROAD	06/30/22	\$320,975	WD	03-ARM'S LENGTH	\$320,975	\$82,500	25.70	\$194,078	\$36,371	\$284,604	\$157,707	1.805	1,296	\$219.60	4101	50.0494	RANCH	\$29,313		4110 N & E OF RA	401	84	
07-0023-0020-05-9	5901 TRAILS END	09/20/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$104,400	29.00	\$222,965	\$52,938	\$307,062	\$151,810	2.023	1,296	\$236.93	4101	71.8531	residential	\$25,748		4110 N & E OF RA	401	58	
07-0020-0068-02-2	8881 EAST RD	11/10/22	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$202,100	28.97	\$460,492	\$228,149	\$469,351	\$207,449	2.262	2,288	\$205.14	4101	95.8343	residential	\$220,150		4280 PUBLIC ACCESS	401	66	
Totals:			\$10,833,975			\$10,833,975	\$3,685,700		\$10,274,968		\$7,189,421	\$5,630,739			\$149.45		2.7327							
								Sale. Ratio =>	34.02					E.C.F. =>	1.277	Std. Deviation=>		0.38096022						
								Std. Dev. =>	7.60					Ave. E.C.F. =>	1.304	Ave. Variance=>		30.0505	Coefficient of Var=>		23.04229391			