

Residential Sales Study (includes new construction)													
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt	
ANN ARBOR METES AND BOUNDS													
L-12-26-100-013	6110 CARPENTER RD	12/13/2019	401	ARMS-LENGTH	WD	AAS	342,500		\$183.35	1,868	BI-LEVEL	1967	
L-12-25-200-007	4030 TEXTILE RD	11/25/2019	401	ARMS-LENGTH	WD	AAS	270,000		\$195.65	1,380	ONE-STORY	1970	
L-12-22-400-017	5521 THOMAS RD	11/8/2019	401	ARMS-LENGTH	WD	AAS	210,000		\$179.49	1,170	ONE-STORY	1945	
L-12-07-400-040	1900 W ELLSWORTH RD	9/19/2019	401	ARMS-LENGTH	WD	AAS	300,000		\$147.64	2,032	TWO-STORY	1850	
L-12-24-100-005	5281 CRANE RD	11/9/2018	401	ARMS-LENGTH	WD	AAS	225,000		\$156.79	1,435	TWO-STORY	1942	
L-12-25-200-026	6490 CRANE RD	9/10/2018	401	ARMS-LENGTH	WD	AAS	283,500		\$170.17	1,666	TWO-STORY	1968	
L-12-22-300-018	2443 TEXTILE RD	5/22/2018	401	ARMS-LENGTH	WD	AAS	275,000		\$219.12	1,255	ONE-STORY	1950	
L-12-22-300-001	5540 THOMAS RD	7/28/2018	401	ARMS-LENGTH	WD	AAS	160,000		\$120.75	1,325	ONE-STORY	1930	
ECF Totals			8				2,066,000						
				Average Sale \$/SF					\$171.62				
				Average Sales Price					\$258,250				
ARBOR RIDGE													
L-12-13-401-004	4572 CHRISTINA DR	8/22/2019	401	ARMS-LENGTH	WD	AR-1	320,000		\$211.64	1,512	ONE-STORY	1997	
L-12-13-401-005	4570 CHRISTINA DR	7/1/2019	401	ARMS-LENGTH	WD	AR-1	345,000		\$228.17	1,512	ONE-STORY	1997	
L-12-13-401-047	4588 CONNOR CT	3/13/2019	401	ARMS-LENGTH	WD	AR-1	310,000		\$149.47	2,074	TWO-STORY	1996	
L-12-13-401-029	4939 MATTHEW CT	6/8/2018	401	ARMS-LENGTH	WD	AR-1	249,900		\$129.41	1,931	TWO-STORY	1996	
ECF Totals			4				1,224,900						
				Average Sale \$/SF					\$179.67				
				Average Sales Price					\$306,225				
ARBOR RIDGE WOODLANDS													
L-12-13-305-005	4312 CLOVERLANE DR	3/24/2020	401	ARMS-LENGTH	WD	AR-2	325,000		\$154.91	2,098	TWO-STORY	2011	
L-12-13-305-025	4533 CLOVERLANE CT	5/29/2019	401	ARMS-LENGTH	WD	AR-2	323,000		\$167.88	1,924	TWO-STORY	2009	
L-12-13-305-041	4420 ROMNEY CT	4/12/2019	401	ARMS-LENGTH	WD	AR-2	305,000		\$163.01	1,871	TWO-STORY	2010	
L-12-13-305-020	4230 CLOVERLANE DR	8/15/2018	401	ARMS-LENGTH	WD	AR-2	310,000		\$187.76	1,651	TWO-STORY	2009	
L-12-13-305-049	4243 CLOVERLANE DR	7/17/2018	401	ARMS-LENGTH	WD	AR-2	295,000		\$178.68	1,651	TWO-STORY	2009	
L-12-13-305-053	4223 CLOVERLANE DR	7/13/2018	401	ARMS-LENGTH	WD	AR-2	285,000		\$211.74	1,346	ONE-STORY	2010	
L-12-13-305-047	4249 CLOVERLANE DR	6/21/2018	401	ARMS-LENGTH	WD	AR-2	307,000		\$163.38	1,879	TWO-STORY	2010	
ECF Totals			7				2,150,000						
				Average Sale \$/SF					\$175.34				
				Average Sales Price					\$307,143				
ARBOR RIDGE CROSSINGS													
L-12-13-306-025	4238 LILAC LANE	3/30/2020	401	ARMS-LENGTH	PTA	AR-3	459,500		\$139.62	3,291	TWO-STORY	2016	
L-12-13-306-006	4383 MONTITH DR	9/18/2019	401	ARMS-LENGTH	WD	AR-3	445,000		\$152.29	2,922	TWO-STORY	2015	
L-12-13-307-052	4287CLOVERLANE DR	04/24/19	401	NEW CONSTRUCTION	WD	AR-3	332,570		\$138.57	2,400	TWO-STORY	2018	
L-12-13-307-053	4300LILAC LANE	04/13/18	401	NEW CONSTRUCTION	WD	AR-3	414,455		\$132.75	3,122	TWO-STORY	2017	
L-12-13-307-054	4296LILAC LANE	05/16/18	401	NEW CONSTRUCTION	WD	AR-3	379,955		\$148.54	2,558	TWO-STORY	2017	
L-12-13-307-055	4292LILAC LANE	06/29/18	401	NEW CONSTRUCTION	WD	AR-3	499,935		\$163.27	3,062	TWO-STORY	2017	
L-12-13-307-045	4287LILAC LANE	07/06/18	401	NEW CONSTRUCTION	WD	AR-3	414,200		\$147.82	2,802	TWO-STORY	2017	
L-12-13-307-037	4263LILAC LANE	07/25/18	401	NEW CONSTRUCTION	WD	AR-3	375,500		\$154.91	2,424	TWO-STORY	2017	
L-12-13-307-062	4266LILAC LANE	07/30/18	401	NEW CONSTRUCTION	WD	AR-3	507,195		\$156.25	3,246	TWO-STORY	2018	
L-12-13-307-036	4261LILAC LANE	08/08/18	401	NEW CONSTRUCTION	WD	AR-3	425,675		\$151.49	2,810	TWO-STORY	2018	
L-12-13-307-039	4267LILAC LANE	09/10/18	401	NEW CONSTRUCTION	WD	AR-3	437,965		\$137.90	3,176	TWO-STORY	2018	
L-12-13-307-057	4284LILAC LANE	09/26/18	401	NEW CONSTRUCTION	WD	AR-3	424,420		\$146.60	2,895	TWO-STORY	2018	
L-12-13-307-035	4259LILAC LANE	10/31/18	401	NEW CONSTRUCTION	WD	AR-3	408,750		\$184.79	2,212	ONE-STORY	2018	
L-12-13-307-056	4288LILAC LANE	11/09/18	401	NEW CONSTRUCTION	WD	AR-3	433,220		\$157.82	2,745	TWO-STORY	2018	
L-12-13-307-044	4283LILAC LANE	12/14/18	401	NEW CONSTRUCTION	WD	AR-3	362,895		\$151.21	2,400	TWO-STORY	2018	
L-12-13-307-058	4280LILAC LANE	12/14/18	401	NEW CONSTRUCTION	WD	AR-3	427,945		\$155.45	2,753	TWO-STORY	2018	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-13-307-047	4293LILAC LANE	01/31/19	401	NEW CONSTRUCTION	WD	AR-3	456,820	\$130.15	3,510	TWO-STORY	2018	
L-12-13-307-061	4268LILAC LANE	02/22/19	401	NEW CONSTRUCTION	WD	AR-3	408,376	\$148.34	2,753	TWO-STORY	2018	
L-12-13-307-049	4297LILAC LANE	03/29/19	401	NEW CONSTRUCTION	WD	AR-3	401,135	\$157.18	2,552	TWO-STORY	2018	
L-12-13-307-048	4295LILAC LANE	04/10/19	401	NEW CONSTRUCTION	WD	AR-3	468,265	\$135.57	3,454	TWO-STORY	2018	
L-12-13-307-060	4270LILAC LANE	04/12/19	401	NEW CONSTRUCTION	WD	AR-3	420,000	\$141.03	2,978	TWO-STORY	2018	
L-12-13-307-040	4269LILAC LANE	04/26/19	401	NEW CONSTRUCTION	WD	AR-3	413,230	\$145.81	2,834	TWO-STORY	2018	
L-12-13-307-041	4271LILAC LANE	04/29/19	401	NEW CONSTRUCTION	WD	AR-3	413,035	\$156.75	2,635	TWO-STORY	2018	
L-12-13-308-099	4346MONTITH DR	09/18/19	401	NEW CONSTRUCTION	WD	AR-3	472,945	\$150.72	3,138	TWO-STORY	2019	
L-12-13-308-100	4335MONTITH DR	10/10/19	401	NEW CONSTRUCTION	WD	AR-3	528,645	\$163.26	3,238	TWO-STORY	2019	
L-12-13-308-098	4300MONTITH DR	10/11/19	401	NEW CONSTRUCTION	WD	AR-3	440,290	\$166.65	2,642	TWO-STORY	2019	
L-12-13-308-104	4240MONTITH CT	10/16/19	401	NEW CONSTRUCTION	WD	AR-3	436,965	\$169.89	2,572	TWO-STORY	2019	
L-12-13-308-107	4210MONTITH CT	10/25/19	401	NEW CONSTRUCTION	WD	AR-3	500,726	\$199.41	2,511	ONE-STORY	2019	
L-12-13-308-094	4181MONTITH DR	10/28/19	401	NEW CONSTRUCTION	WD	AR-3	446,421	\$198.23	2,252	ONE-STORY	2019	
L-12-13-308-102	4260MONTITH CT	11/13/19	401	NEW CONSTRUCTION	WD	AR-3	449,430	\$139.19	3,229	TWO-STORY	2019	
L-12-13-308-101	4305MONTITH DR	11/27/19	401	NEW CONSTRUCTION	WD	AR-3	450,345	\$143.51	3,138	TWO-STORY	2019	
L-12-13-308-106	4220MONTITH CT	12/09/19	401	NEW CONSTRUCTION	WD	AR-3	482,235	\$144.90	3,328	TWO-STORY	2019	
L-12-13-308-109	4186MONTITH DR	03/16/20	401	NEW CONSTRUCTION	WD	AR-3	366,055	\$151.76	2,412	TWO-STORY	2019	
L-12-13-308-105	4230MONTITH CT	03/30/20	401	NEW CONSTRUCTION	WD	AR-3	428,000	\$134.72	3,177	TWO-STORY	2019	
ECF Totals		34					14,732,098					
				Average Sale \$/SF				\$152.83				
				Average Sales Price				\$433,297				
MEADOWS OF ARBOR RIDGE												
L-12-13-311-038	4831PAULINA DR	01/23/19	401	NEW CONSTRUCTION	PTA	AR-4	\$381,360	\$145.89	2,614	TWO-STORY	2018	
L-12-13-311-037	4819PAULINA DR	02/08/19	401	NEW CONSTRUCTION	PTA	AR-4	\$324,186	\$164.48	1,971	TWO-STORY	2018	
L-12-13-311-064	4770PAULINA DR	03/15/19	401	NEW CONSTRUCTION	PTA	AR-4	\$374,785	\$168.67	2,222	TWO-STORY	2018	
L-12-13-311-040	4867PAULINA DR	05/08/19	401	NEW CONSTRUCTION	PTA	AR-4	\$404,700	\$169.61	2,386	TWO-STORY	2018	
L-12-13-311-041	4879PAULINA DR	05/15/19	401	NEW CONSTRUCTION	PTA	AR-4	\$406,520	\$152.48	2,666	TWO-STORY	2018	
L-12-13-311-042	4891PAULINA DR	05/29/19	401	NEW CONSTRUCTION	PTA	AR-4	\$428,430	\$162.65	2,634	TWO-STORY	2018	
L-12-13-311-054	4966PAULINA DR	05/31/19	401	NEW CONSTRUCTION	PTA	AR-4	\$347,565	\$158.13	2,198	TWO-STORY	2018	
L-12-13-311-058	4918PAULINA DR	06/07/19	401	NEW CONSTRUCTION	PTA	AR-4	\$364,480	\$165.30	2,205	TWO-STORY	2018	
L-12-13-311-061	4806PAULINA DR	06/21/19	401	NEW CONSTRUCTION	PTA	AR-4	\$372,535	\$151.44	2,460	TWO-STORY	2018	
L-12-13-311-047	4308CHRISTINA CT	07/10/19	401	NEW CONSTRUCTION	PTA	AR-4	\$373,925	\$163.71	2,284	TWO-STORY	2018	
L-12-13-311-046	4300CHRISTINA CT	07/19/19	401	NEW CONSTRUCTION	PTA	AR-4	\$419,550	\$165.24	2,539	TWO-STORY	2019	
L-12-13-311-062	4794PAULINA DR	07/26/19	401	NEW CONSTRUCTION	PTA	AR-4	\$402,490	\$165.63	2,430	TWO-STORY	2018	
L-12-13-311-060	4822PAULINA DR	08/09/19	401	NEW CONSTRUCTION	PTA	AR-4	\$435,040	\$151.21	2,877	TWO-STORY	2018	
L-12-13-311-044	4315CHRISTINA CT	08/26/19	401	NEW CONSTRUCTION	PTA	AR-4	\$405,750	\$151.57	2,677	TWO-STORY	2019	
L-12-13-311-051	4446CHRISTINA DR	09/16/19	401	NEW CONSTRUCTION	PTA	AR-4	\$408,235	\$145.49	2,806	TWO-STORY	2019	
L-12-13-311-048	4312CHRISTINA CT	12/16/19	401	NEW CONSTRUCTION	PTA	AR-4	\$363,115	\$164.60	2,206	TWO-STORY	2019	
L-12-13-311-056	4942PAULINA DR	01/16/20	401	NEW CONSTRUCTION	PTA	AR-4	\$390,945	\$153.43	2,548	TWO-STORY	2019	
L-12-13-311-052	4458CHRISTINA DR	01/22/20	401	NEW CONSTRUCTION	PTA	AR-4	\$383,051	\$162.04	2,364	TWO-STORY	2019	
L-12-13-311-043	4321CHRISTINA CT	01/31/20	401	NEW CONSTRUCTION	PTA	AR-4	\$387,270	\$166.78	2,322	TWO-STORY	2019	
L-12-13-311-045	4305CHRISTINA CT	02/28/20	401	NEW CONSTRUCTION	PTA	AR-4	\$457,230	\$176.13	2,596	TWO-STORY	2019	
L-12-13-311-035	4795PAULINA DR	04/13/20	401	NEW CONSTRUCTION	PTA	AR-4	\$375,180	\$156.26	2,401	TWO-STORY	2019	
L-12-13-311-059	4906PAULINA DR	07/06/20	401	NEW CONSTRUCTION	PTA	AR-4	\$385,553	\$156.73	2,460	TWO-STORY	2019	
L-12-13-311-063	4782PAULINA DR	08/28/20	401	NEW CONSTRUCTION	PTA	AR-4	\$365,556	\$161.32	2,266	TWO-STORY	2019	
ECF Totals		23					\$8,957,451					
				Average Sale \$/SF				\$159.95				
				Average Sales Price				\$389,454				

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
ARBOR CREEK												
L-12-06-310-138	2257 BOULDER RIDGE BLVD	3/10/2020	401	ARMS-LENGTH	WD	ARC	530,000		\$194.35	2,727	TWO-STORY	1999
L-12-06-310-161	2275 SPRING RIDGE DR	12/18/2019	401	ARMS-LENGTH	PTA	ARC	407,000		\$165.85	2,454	TWO-STORY	1999
L-12-06-310-069	2684 CHATEAU CT	8/16/2019	401	ARMS-LENGTH	WD	ARC	412,500		\$177.11	2,329	TWO-STORY	1997
L-12-06-310-128	2635 COOK CREEK CT	6/26/2019	401	ARMS-LENGTH	WD	ARC	419,900		\$169.93	2,471	TWO-STORY	1999
L-12-06-310-009	2467 CLIFFSIDE CT	4/29/2019	401	ARMS-LENGTH	WD	ARC	405,000		\$176.47	2,295	TWO-STORY	1996
L-12-06-310-050	2716 COOK CREEK DR	8/21/2018	401	ARMS-LENGTH	WD	ARC	440,000		\$199.10	2,210	TWO-STORY	1998
ECF Totals	6						2,614,400					
				Average Sale \$/SF					\$180.47			
				Average Sales Price					\$435,733			
ARBOR FARMS												
L-12-26-240-016	4246ROLLING MEADOW LN	10/3/2019	401	NEW CONSTRUCTION	WD	ARF	368,020		\$155.81	2,362	TWO-STORY	2019
L-12-26-240-014	4250ROLLING MEADOW LN	11/8/2019	401	NEW CONSTRUCTION	WD	ARF	354,060		\$151.18	2,342	TWO-STORY	2019
L-12-26-240-022	4251ROLLING MEADOW LN	12/7/2019	401	NEW CONSTRUCTION	WD	ARF	371,850		\$156.57	2,375	TWO-STORY	2019
L-12-26-240-024	4238INGLEWOOD DR	12/19/2019	401	NEW CONSTRUCTION	WD	ARF	357,815		\$151.23	2,366	TWO-STORY	2019
L-12-26-240-007	4261ROLLING MEADOW LN	12/23/2019	401	NEW CONSTRUCTION	WD	ARF	373,720		\$157.36	2,375	TWO-STORY	2019
L-12-26-240-015	4248ROLLING MEADOW LN	1/22/2020	401	NEW CONSTRUCTION	WD	ARF	377,631		\$159.00	2,375	TWO-STORY	2019
L-12-26-240-021	4247ROLLING MEADOW LN	2/14/2020	401	NEW CONSTRUCTION	WD	ARF	364,410		\$154.28	2,362	TWO-STORY	2019
L-12-26-240-006	4259ROLLING MEADOW LN	2/28/2020	401	NEW CONSTRUCTION	WD	ARF	386,395		\$151.65	2,548	TWO-STORY	2019
L-12-26-240-020	4243ROLLING MEADOW LN	3/4/2020	401	NEW CONSTRUCTION	WD	ARF	365,245		\$153.79	2,375	TWO-STORY	2019
L-12-26-240-003	4245INGLEWOOD DR	3/11/2020	401	NEW CONSTRUCTION	WD	ARF	421,895		\$165.58	2,548	TWO-STORY	2019
L-12-26-240-004	4249INGLEWOOD DR	3/31/2020	401	NEW CONSTRUCTION	WD	ARF	408,240		\$160.22	2,548	TWO-STORY	2019
ECF Totals	11						4,149,281					
				Average Sale \$/SF					\$156.06			
				Average Sales Price					\$377,207			
ARBOR HEIGHTS												
L-12-12-226-043	4206 PACKARD RD 4	5/29/2019	401	ARMS-LENGTH	WD	ARH	83,000		\$108.07	768	MULTI HOMES	1981
L-12-12-226-002	4198 PACKARD RD 2	7/16/2018	401	ARMS-LENGTH	WD	ARH	84,500		\$110.03	768	MULTI HOMES	1981
L-12-12-226-022	4214 PACKARD RD 2	4/27/2018	401	ARMS-LENGTH	WD	ARH	74,500		\$126.06	591	MULTI HOMES	1981
ECF Totals	3						242,000					
				Average Sale \$/SF					\$114.72			
				Average Sales Price					\$80,667			
ARBOR WOODS												
L-12-12-120-036	3122 FENVIEW DR	2/11/2020	401	ARMS-LENGTH	WD	ARW	335,000		\$176.78	1,895	TWO-STORY	1998
L-12-12-230-138	4416 BLOSSOM HILL TRL	10/25/2019	401	ARMS-LENGTH	WD	ARW	375,000		\$155.22	2,416	TWO-STORY	2004
L-12-12-230-135	4440 BLOSSOM HILL TRL	10/4/2019	401	ARMS-LENGTH	WD	ARW	350,000		\$132.98	2,632	TWO-STORY	2004
L-12-12-120-044	3061 FENVIEW DR	9/6/2019	401	ARMS-LENGTH	WD	ARW	280,000		\$179.03	1,564	TWO-STORY	1998
L-12-12-230-134	4450 BLOSSOM HILL TRL	8/9/2019	401	ARMS-LENGTH	WD	ARW	345,000		\$163.82	2,106	TWO-STORY	2004
L-12-12-230-185	4413 CENTER VALLEY DR	7/25/2019	401	ARMS-LENGTH	WD	ARW	313,000		\$146.88	2,131	TWO-STORY	2004
L-12-12-230-149	4300 CENTER VALLEY DR	7/17/2019	401	ARMS-LENGTH	WD	ARW	350,500		\$166.43	2,106	TWO-STORY	2005
L-12-12-230-220	4459 KNOLLCREST DR	6/28/2019	401	ARMS-LENGTH	WD	ARW	310,000		\$192.43	1,611	TWO-STORY	2012
L-12-12-121-121	4662 CARTER PL	6/27/2019	401	ARMS-LENGTH	WD	ARW	340,000		\$161.44	2,106	TWO-STORY	2002
L-12-12-121-079	3300 CENTURY TRL	6/1/2019	401	ARMS-LENGTH	WD	ARW	375,000		\$155.09	2,418	TWO-STORY	2002
L-12-12-121-100	4580 PEARL CT	4/5/2019	401	ARMS-LENGTH	WD	ARW	322,500		\$200.31	1,610	ONE-STORY	2002
L-12-12-230-159	4487 BLOSSOM HILL TRL	3/21/2019	401	ARMS-LENGTH	WD	ARW	302,500		\$186.61	1,621	ONE-STORY	2004
L-12-12-120-032	3064 FENVIEW DR	10/16/2018	401	ARMS-LENGTH	WD	ARW	282,500		\$180.63	1,564	TWO-STORY	1999
L-12-12-230-215	4399 KNOLLCREST DR	6/28/2018	401	ARMS-LENGTH	WD	ARW	275,000		\$170.70	1,611	TWO-STORY	2008
ECF Totals	14						4,556,000					

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									\$169.17			
									\$325,429			
ASHFORD VILLAGE												
L-12-24-435-095	4684 ASH CT	3/26/2020	401	ARMS-LENGTH	CD	ASH	295,000		\$148.24	1,990	TWO-STORY	1995
L-12-24-460-242	4975 SYCAMORE DR	1/14/2020	401	ARMS-LENGTH	WD	ASH	374,900		\$153.52	2,442	TWO-STORY	1998
L-12-24-410-060	5942 SUNRISE DR	9/6/2019	401	ARMS-LENGTH	WD	ASH	290,000		\$145.07	1,999	TWO-STORY	1995
L-12-24-425-165	4544 SYCAMORE DR	8/20/2019	401	ARMS-LENGTH	WD	ASH	257,000		\$151.18	1,700	TWO-STORY	1996
L-12-24-470-295	5848 ST MARTIN CT	7/23/2019	401	ARMS-LENGTH	WD	ASH	315,400		\$145.08	2,174	TWO-STORY	2002
L-12-24-455-135	4883 NORTH ASHFORD WAY	7/22/2019	401	ARMS-LENGTH	WD	ASH	350,000		\$141.41	2,475	TWO-STORY	1996
L-12-24-435-046	5941 COTTONWOOD DR	7/8/2019	401	ARMS-LENGTH	WD	ASH	309,000		\$146.65	2,107	TWO-STORY	1994
L-12-24-435-093	5828 SOUTH ASHFORD WAY	6/17/2019	401	ARMS-LENGTH	WD	ASH	265,000		\$175.61	1,509	ONE-STORY	1995
L-12-24-410-056	5920 SUNRISE DR	6/5/2019	401	ARMS-LENGTH	WD	ASH	295,000		\$138.24	2,134	TWO-STORY	1995
L-12-24-455-255	5531 REDBUD CT	5/31/2019	401	ARMS-LENGTH	WD	ASH	320,000		\$136.05	2,352	TWO-STORY	1999
L-12-24-440-078	5841 SUNRISE DR	5/14/2019	401	ARMS-LENGTH	WD	ASH	302,000		\$151.38	1,995	TWO-STORY	1995
L-12-24-445-083	5833 SOUTH ASHFORD WAY	5/10/2019	401	ARMS-LENGTH	WD	ASH	280,000		\$164.71	1,700	TWO-STORY	1995
L-12-24-400-023	5800 MUNGER RD	5/10/2019	401	ARMS-LENGTH	PTA	ASH	319,000		\$142.16	2,244	TWO-STORY	2004
L-12-24-440-076	5873 SUNRISE DR	4/1/2019	401	ARMS-LENGTH	WD	ASH	270,100		\$183.62	1,471	ONE-STORY	1995
L-12-24-435-045	5937 COTTONWOOD DR	12/7/2018	401	ARMS-LENGTH	WD	ASH	302,500		\$141.62	2,136	TWO-STORY	1994
L-12-24-415-020	5796 COTTONWOOD DR	9/28/2018	401	ARMS-LENGTH	WD	ASH	270,000		\$128.63	2,099	TWO-STORY	1994
L-12-24-410-001	5954 COTTONWOOD DR	8/20/2018	401	ARMS-LENGTH	WD	ASH	285,000		\$157.11	1,814	TWO-STORY	1994
L-12-24-440-075	5891 SUNRISE DR	7/17/2018	401	ARMS-LENGTH	WD	ASH	260,000		\$153.21	1,697	TWO-STORY	1995
L-12-24-460-222	4693 SYCAMORE DR	6/28/2018	401	ARMS-LENGTH	WD	ASH	299,000		\$178.93	1,671	ONE-STORY	1997
L-12-24-470-315	4898 WINDANCER	6/22/2018	401	ARMS-LENGTH	WD	ASH	315,000		\$145.83	2,160	TWO-STORY	2002
L-12-24-440-065	5953 SUNRISE DR	5/23/2018	401	ARMS-LENGTH	WD	ASH	315,125		\$188.58	1,671	ONE-STORY	1995
L-12-24-445-110	5693 SOUTH ASHFORD WAY	5/4/2018	401	ARMS-LENGTH	WD	ASH	277,100		\$164.45	1,685	ONE-STORY	1997
L-12-24-425-210	4624 SYCAMORE DR	5/4/2018	401	ARMS-LENGTH	WD	ASH	297,000		\$177.74	1,671	ONE-STORY	1997
ECF Totals	23						6,863,125					
									\$154.74			
									\$298,397			
BELLA VISTA ESTATES												
L-12-07-314-039	3675 BELLA VISTA DRIVE	10/28/2020	401	NEW CONSTRUCTION	PTA	BVE	557375		\$319.96	1742	TWO-STORY	2020
L-12-07-314-036	3705 BELLA VISTA DRIVE	7/29/2020	401	NEW CONSTRUCTION	PTA	BVE	597926		\$177.32	3372	TWO-STORY	2020
L-12-07-314-032	3729 BELLA VISTA DRIVE	8/14/2020	401	NEW CONSTRUCTION	PTA	BVE	523240		\$164.33	3184	TWO-STORY	2020
L-12-07-314-033	3723 BELLA VISTA DRIVE	8/18/2020	401	NEW CONSTRUCTION	PTA	BVE	540505		\$163.00	3316	TWO-STORY	2020
L-12-07-314-031	3735 BELLA VISTA DRIVE	8/20/2020	401	NEW CONSTRUCTION	PTA	BVE	518710		\$169.07	3068	TWO-STORY	2020
L-12-07-314-037	3695 BELLA VISTA DRIVE	8/26/2020	401	NEW CONSTRUCTION	PTA	BVE	494815		\$193.97	2551	TWO-STORY	2020
L-12-07-314-043	3680 BELLA VISTA DRIVE	8/26/2020	401	NEW CONSTRUCTION	PTA	BVE	540385		\$165.66	3262	TWO-STORY	2020
L-12-07-314-046	2246 FORTUNA WAY	9/8/2020	401	NEW CONSTRUCTION	PTA	BVE	520860		\$181.11	2876	TWO-STORY	2020
L-12-07-314-045	3700 BELLA VISTA DRIVE	9/11/2020	401	NEW CONSTRUCTION	PTA	BVE	472595		\$148.99	3172	TWO-STORY	2020
L-12-07-314-044	3690 BELLA VISTA DRIVE	9/29/2020	401	NEW CONSTRUCTION	PTA	BVE	481160		\$171.17	2811	TWO-STORY	2020
L-12-07-314-048	2282 FORTUNA WAY	10/23/2020	401	NEW CONSTRUCTION	PTA	BVE	578855		\$181.92	3182	TWO-STORY	2020
L-12-07-314-047	2264 FORTUNA WAY	10/27/2020	401	NEW CONSTRUCTION	PTA	BVE	507275		\$159.17	3187	TWO-STORY	2020
L-12-07-314-038	3685 BELLA VISTA DRIVE	10/30/2020	401	NEW CONSTRUCTION	PTA	BVE	509790		\$186.60	2732	TWO-STORY	2020
L-12-07-314-009	3756 BELLA VISTA DRIVE	11/11/2020	401	NEW CONSTRUCTION	PTA	BVE	534205		\$210.73	2535	TWO-STORY	2020
L-12-07-314-010	3762 BELLA VISTA DRIVE	11/16/2020	401	NEW CONSTRUCTION	PTA	BVE	495775		\$194.35	2551	TWO-STORY	2020
L-12-07-314-027	3759 BELLA VISTA DRIVE	11/19/2020	401	NEW CONSTRUCTION	PTA	BVE	557940		\$165.66	3368	TWO-STORY	2020
L-12-07-314-025	3771 BELLA VISTA DRIVE	11/20/2020	401	NEW CONSTRUCTION	PTA	BVE	597069		\$180.06	3316	TWO-STORY	2020
L-12-07-314-040	3665 BELLA VISTA DRIVE	11/23/2020	401	NEW CONSTRUCTION	PTA	BVE	573949		\$173.29	3312	TWO-STORY	2020

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-07-314-034	3717 BELLA VISTA DRIVE	11/25/2020	401	NEW CONSTRUCTION	PTA	BVE	550133		\$216.76	2538	TWO-STORY	2020
L-12-07-314-042	3645 BELLA VISTA DRIVE	11/25/2020	401	NEW CONSTRUCTION	PTA	BVE	531036		\$208.17	2551	TWO-STORY	2020
L-12-07-314-030	3741 BELLA VISTA DRIVE	12/28/2020	401	NEW CONSTRUCTION	PTA	BVE	562441		\$172.85	3254	TWO-STORY	2020
L-12-07-314-021	3797 BELLA VISTA DRIVE	12/29/2020	401	NEW CONSTRUCTION	PTA	BVE	513955		\$196.24	2619	TWO-STORY	2020
ECF Totals		22					11,759,994					
									\$186.38			
									\$534,545			
BELLA VISTA VILLAS												
L-12-07-215-027	2033CASTELLO CIRCLE	9/17/2020	401	NEW CONSTRUCTION	PTA	BVV	470060		\$182.12	2581	DUPLEX	2020
L-12-07-215-026	3358BELLA VISTA DRIVE	9/24/2020	401	NEW CONSTRUCTION	PTA	BVV	403315		\$236.41	1706	DUPLEX	2020
L-12-07-215-023	3382BELLA VISTA DRIVE	11/18/2020	401	NEW CONSTRUCTION	PTA	BVV	441690		\$231.86	1905	DUPLEX	2020
L-12-07-215-029	2045CASTELLO CIRCLE	9/14/2020	401	NEW CONSTRUCTION	PTA	BVV	414400		\$242.06	1712	DUPLEX	2020
L-12-07-215-028	2039CASTELLO CIRCLE	9/18/2020	401	NEW CONSTRUCTION	PTA	BVV	437690		\$226.31	1934	DUPLEX	2020
L-12-07-215-030	2051CASTELLO CIRCLE	9/10/2020	401	NEW CONSTRUCTION	PTA	BVV	432690		\$252.74	1712	DUPLEX	2020
L-12-07-215-032	2063CASTELLO CIRCLE	11/17/2020	401	NEW CONSTRUCTION	PTA	BVV	443390		\$236.60	1874	DUPLEX	2020
L-12-07-215-031	2057CASTELLO CIRCLE	11/16/2020	401	NEW CONSTRUCTION	PTA	BVV	442855		\$234.31	1890	DUPLEX	2020
L-12-07-215-052	2062CASTELLO CIRCLE	10/19/2020	401	NEW CONSTRUCTION	PTA	BVV	452490		\$237.90	1902	DUPLEX	2020
L-12-07-215-024	3376BELLA VISTA DRIVE	11/19/2020	401	NEW CONSTRUCTION	PTA	BVV	453295		\$235.48	1925	DUPLEX	2020
L-12-07-215-049	2118CASTELLO CIRCLE	11/9/2020	401	NEW CONSTRUCTION	PTA	BVV	461180		\$239.57	1925	DUPLEX	2020
L-12-07-215-025	3364BELLA VISTA DRIVE	9/21/2020	401	NEW CONSTRUCTION	PTA	BVV	435045		\$255.01	1706	DUPLEX	2020
L-12-07-215-038	2099CASTELLO CIRCLE	12/28/2020	401	NEW CONSTRUCTION	PTA	BVV	538336		\$214.05	2515	DUPLEX	2020
L-12-07-215-051	2068CASTELLO CIRCLE	10/21/2020	401	NEW CONSTRUCTION	PTA	BVV	464350		\$252.91	1836	DUPLEX	2020
L-12-07-215-037	2093CASTELLO CIRCLE	12/28/2020	401	NEW CONSTRUCTION	PTA	BVV	561320		\$223.19	2515	DUPLEX	2020
L-12-07-215-036	2087CASTELLO CIRCLE	12/30/2020	401	NEW CONSTRUCTION	PTA	BVV	525155		\$232.27	2261	DUPLEX	2020
L-12-07-215-035	2081CASTELLO CIRCLE	12/30/2020	401	NEW CONSTRUCTION	PTA	BVV	490145		\$256.75	1909	DUPLEX	2020
L-12-07-215-053	2056CASTELLO CIRCLE	11/23/2020	401	NEW CONSTRUCTION	PTA	BVV	504530		\$266.10	1896	DUPLEX	2020
ECF Totals		18					8,371,936					
									\$236.43			
									\$465,108			
BLUE HERON POINTE												
L-12-26-235-123	6363 SCOTER LN	10/22/2019	401	ARMS-LENGTH	WD	BHP	198,000		\$140.03	1,414	MULTI HOMES	2007
L-12-26-235-069	6310 HARLEQUIN LN	8/8/2019	401	ARMS-LENGTH	WD	BHP	205,500		\$141.24	1,455	MULTI HOMES	2006
L-12-26-235-101	3152 TORRENT LN	7/24/2019	401	ARMS-LENGTH	WD	BHP	215,000		\$147.77	1,455	MULTI HOMES	2005
L-12-26-235-065	6302 HARLEQUIN LN	2/27/2019	401	ARMS-LENGTH	WD	BHP	195,000		\$134.02	1,455	MULTI HOMES	2006
L-12-26-235-024	3014 ORINOCO LN	11/13/2018	401	ARMS-LENGTH	WD	BHP	198,000		\$136.08	1,455	MULTI HOMES	2005
L-12-26-235-103	3156 TORRENT LN	9/6/2018	401	ARMS-LENGTH	WD	BHP	200,000		\$137.46	1,455	MULTI HOMES	2005
L-12-26-235-062	6325 BRANT LN	8/30/2018	401	ARMS-LENGTH	WD	BHP	190,000		\$134.37	1,414	MULTI HOMES	2006
L-12-26-235-104	3158 TORRENT LN	7/30/2018	401	ARMS-LENGTH	WD	BHP	200,000		\$141.44	1,414	MULTI HOMES	2005
L-12-26-235-124	6361 SCOTER LN	7/6/2018	401	ARMS-LENGTH	WD	BHP	205,500		\$141.24	1,455	MULTI HOMES	2007
L-12-26-235-114	6389 SCOTER LN	4/27/2018	401	ARMS-LENGTH	WD	BHP	200,000		\$137.46	1,455	MULTI HOMES	2007
ECF Totals		10					2,007,000					
									\$139.11			
									\$200,700			
BOULDER RIDGE												
L-12-06-305-035	2891 SILVER SPRING DR	3/9/2020	401	ARMS-LENGTH	WD	BOR	442,200		\$185.33	2,386	TWO-STORY	1996
L-12-06-305-012	2797 GREEN VALLEY DR	10/25/2019	401	ARMS-LENGTH	WD	BOR	375,000		\$201.72	1,859	TWO-STORY	1995
L-12-06-305-042	2796 GREEN VALLEY DR	5/31/2019	401	ARMS-LENGTH	WD	BOR	420,000		\$191.08	2,198	TWO-STORY	1995
L-12-06-305-118	2190 SPRING RIDGE DR	10/24/2018	401	ARMS-LENGTH	WD	BOR	375,000		\$207.64	1,806	TWO-STORY	1997

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-06-305-122	2244 SPRING RIDGE DR	8/3/2018	401	ARMS-LENGTH	WD	BOR	380,000		\$210.53	1,805	TWO-STORY	1997
L-12-06-305-078	2960 GREEN VALLEY DR	5/8/2018	401	ARMS-LENGTH	WD	BOR	337,500		\$197.83	1,706	TWO-STORY	1996
L-12-06-305-123	2660 ASPEN RIDGE DR	4/20/2018	401	ARMS-LENGTH	WD	BOR	375,000		\$202.27	1,854	TWO-STORY	1996
ECF Totals		7					2,704,700					
									\$199.49			
									\$386,386			
BOULDER RIDGE-under 1,600 sf												
L-12-06-305-071	3060 GREEN VALLEY DR	7/19/2019	401	ARMS-LENGTH	WD	BOR-S	340,000		\$221.64	1,534	TWO-STORY	1996
L-12-06-305-141	2934 ASPEN RIDGE DR	8/10/2018	401	ARMS-LENGTH	WD	BOR-S	320,000		\$208.60	1,534	TWO-STORY	1997
ECF Totals		2					660,000					
									\$215.12			
									\$330,000			
BRIAR H, BURNHAM W, DEERFIELD												
L-12-07-407-136	3752 BARRY KNOLL DR	7/8/2019	401	ARMS-LENGTH	WD	BRB	417,500		\$178.34	2,341	TWO-STORY	1998
L-12-07-420-001	3976 DEER GLEN	5/9/2019	401	ARMS-LENGTH	WD	BRB	517,500		\$192.88	2,683	TWO-STORY	2000
L-12-07-403-052	3641 BARRY KNOLL DR	5/8/2019	401	ARMS-LENGTH	WD	BRB	489,000		\$180.71	2,706	TWO-STORY	1992
L-12-07-408-142	1726 SPRINGMILL LN	4/15/2019	401	ARMS-LENGTH	WD	BRB	569,000		\$193.80	2,936	TWO-STORY	1999
L-12-07-408-170	3842 LAKE POINTE LN	4/11/2019	401	ARMS-LENGTH	WD	BRB	480,000		\$169.61	2,830	TWO-STORY	1999
L-12-07-420-003	3938 DEER GLEN	3/22/2019	401	ARMS-LENGTH	WD	BRB	550,000		\$197.27	2,788	TWO-STORY	1997
L-12-07-403-050	3656 WHISPERING OAKS DR	2/15/2019	401	ARMS-LENGTH	WD	BRB	456,500		\$148.89	3,066	TWO-STORY	1994
L-12-07-408-163	3841 MILL POND LN	1/25/2019	401	ARMS-LENGTH	WD	BRB	555,000		\$187.56	2,959	TWO-STORY	2001
L-12-07-407-077	3599 BRIAR PKWY	1/10/2019	401	ARMS-LENGTH	WD	BRB	405,000		\$158.45	2,556	TWO-STORY	1995
L-12-07-401-001	1568 FALL CREEK LN	8/21/2018	401	ARMS-LENGTH	WD	BRB	355,000		\$181.49	1,956	TWO-STORY	1990
L-12-07-408-156	1653 HEATHERBROOK LN	7/19/2018	401	ARMS-LENGTH	WD	BRB	610,000		\$194.39	3,138	TWO-STORY	2002
L-12-07-410-015	3560 BURNHAM RD	7/17/2018	401	ARMS-LENGTH	WD	BRB	423,500		\$163.01	2,598	TWO-STORY	1995
L-12-07-403-055	3571 BARRY KNOLL DR	7/13/2018	401	ARMS-LENGTH	WD	BRB	495,000		\$181.58	2,726	TWO-STORY	1992
L-12-07-407-076	3571 BRIAR PKWY	7/5/2018	401	ARMS-LENGTH	WD	BRB	493,000		\$189.25	2,605	TWO-STORY	1995
ECF Totals		14					6,816,000					
									\$179.80			
									\$486,857			
BRIDGEFIELD ESTATES												
L-12-23-210-009	3023 BRIDGEFIELD DR	4/25/2019	401	ARMS-LENGTH	WD	BRE	320,000		\$159.05	2,012	TWO-STORY	1999
L-12-23-210-027	3223 ROSEFIELD DR	11/16/2018	401	ARMS-LENGTH	WD	BRE	315,000		\$156.10	2,018	TWO-STORY	2002
L-12-23-210-042	3151 BRIDGEFIELD DR	6/12/2018	401	ARMS-LENGTH	WD	BRE	321,000		\$195.97	1,638	TWO-STORY	2002
ECF Totals		3					956,000					
									\$170.37			
									\$318,667			
BROOKVIEW HIGHLANDS												
L-12-30-220-105	2460 HIGHRIDGE CIR	12/11/2019	401	ARMS-LENGTH	WD	BVH	850,000		\$185.35	4,586	TWO-STORY	2001
L-12-30-220-100	6470 BROOKVIEW DR	6/27/2018	401	ARMS-LENGTH	WD	BVH	720,000		\$157.24	4,579	TWO-STORY	2003
ECF Totals		2					1,570,000					
									\$171.29			
									\$785,000			
CENTENNIAL FARMS												
L-12-29-145-174	1065 BICENTENNIAL PKWY	6/15/2018	401	ARMS-LENGTH	WD	CEF	468,500		\$198.52	2,360	TWO-STORY	2005
L-12-29-130-079	6263 WILSON RD	8/19/2019	401	ARMS-LENGTH	WD	CEF	440,000		\$178.43	2,466	TWO-STORY	2001
L-12-29-135-098	6374 WILSON RD	6/27/2019	401	ARMS-LENGTH	WD	CEF	460,000		\$188.68	2,438	TWO-STORY	2003
L-12-29-140-108	6491 COMMUNITY DR	1/24/2019	401	ARMS-LENGTH	WD	CEF	522,500		\$173.59	3,010	TWO-STORY	2007

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-29-135-087	6184 WILSON RD	8/31/2018	401	ARMS-LENGTH	WD	CEF	490,000		\$189.04	2,592	TWO-STORY	2001
L-12-29-125-070	1041 BICENTENNIAL PKWY	8/15/2018	401	ARMS-LENGTH	WD	CEF	525,000		\$195.75	2,682	TWO-STORY	2002
L-12-29-130-117	6415 WILSON RD	7/18/2018	401	ARMS-LENGTH	WD	CEF	467,000		\$190.77	2,448	TWO-STORY	2004
ECF Totals		7					3,373,000					
									\$187.83			
									\$481,857			
CENTENNIAL PARK												
L-12-29-120-053	1396 BICENTENNIAL PKWY	3/11/2020	401	ARMS-LENGTH	WD	CEP	729,900		\$215.50	3,387	TWO-STORY	1999
L-12-29-110-019	1397 ANNENDALE CT	2/7/2020	401	ARMS-LENGTH	WD	CEP	587,000		\$175.75	3,340	TWO-STORY	2003
L-12-29-120-049	1364 BICENTENNIAL PKWY	10/4/2019	401	ARMS-LENGTH	WD	CEP	510,000		\$191.23	2,667	TWO-STORY	2002
L-12-29-145-186	6327 EDGEWOOD DR	7/22/2019	401	ARMS-LENGTH	WD	CEP	611,500		\$196.75	3,108	TWO-STORY	2007
L-12-29-145-138	1273 BICENTENNIAL PKWY	7/15/2019	401	ARMS-LENGTH	WD	CEP	525,000		\$193.09	2,719	TWO-STORY	2003
L-12-29-115-022	1477 ANNENDALE CT	5/23/2019	401	ARMS-LENGTH	WD	CEP	707,000		\$218.68	3,233	TWO-STORY	2002
L-12-29-145-129	1280 BICENTENNIAL PKWY	4/10/2019	401	ARMS-LENGTH	WD	CEP	635,000		\$229.91	2,762	TWO-STORY	2004
L-12-29-145-180	6433 EDGEWOOD DR	1/31/2019	401	ARMS-LENGTH	WD	CEP	610,000		\$190.92	3,195	TWO-STORY	2006
L-12-29-115-205	1228 INNSBROOK CT	11/21/2018	401	ARMS-LENGTH	WD	CEP	600,000		\$209.50	2,864	TWO-STORY	2005
L-12-29-145-134	6278 GYER'S MEADOW LN	9/17/2018	401	ARMS-LENGTH	WD	CEP	615,000		\$231.29	2,659	TWO-STORY	2003
L-12-29-120-048	1370 ANNENDALE CT	8/8/2018	401	ARMS-LENGTH	WD	CEP	645,000		\$177.44	3,635	TWO-STORY	2000
L-12-29-105-007	6157 GYER'S MEADOW LN	6/15/2018	401	ARMS-LENGTH	WD	CEP	689,900		\$203.09	3,397	TWO-STORY	1999
L-12-29-115-194	1319 BICENTENNIAL PKWY	4/24/2018	401	ARMS-LENGTH	WD	CEP	680,000		\$209.75	3,242	TWO-STORY	2005
L-12-29-105-010	6203 GYER'S MEADOW LN	4/6/2018	401	ARMS-LENGTH	WD	CEP	550,000		\$193.59	2,841	TWO-STORY	2002
ECF Totals		14					8,695,300					
									\$202.61			
									\$621,093			
COUNTRY CREEK												
L-12-33-210-018	835 COUNTRY CREEK DR	4/5/2019	401	ARMS-LENGTH	WD	COC	329,000		\$158.33	2,078	TWO-STORY	1999
L-12-33-210-023	875 COUNTRY CREEK DR	11/13/2018	401	ARMS-LENGTH	WD	COC	380,000		\$147.86	2,570	TWO-STORY	1997
L-12-33-210-024	889 COUNTRY CREEK DR	6/27/2018	401	ARMS-LENGTH	WD	COC	363,000		\$204.16	1,778	ONE-STORY	1998
L-12-33-210-002	968 COUNTRY CREEK DR	5/1/2018	401	ARMS-LENGTH	WD	COC	309,000		\$163.58	1,889	BI-LEVEL	1998
L-12-33-210-006	932 COUNTRY CREEK DR	4/13/2018	401	ARMS-LENGTH	WD	COC	311,450		\$164.88	1,889	BI-LEVEL	1998
ECF Totals		5					1,692,450					
									\$167.76			
									\$338,490			
CRYSTAL CREEK												
L-12-13-210-032	4000 WOODCREEK DR	10/7/2019	401	ARMS-LENGTH	WD	CRC	285,000		\$130.85	2,178	TWO-STORY	1998
L-12-13-210-030	4010 WOODCREEK DR	9/10/2019	401	ARMS-LENGTH	WD	CRC	325,000		\$141.61	2,295	TWO-STORY	1995
L-12-13-220-051	4079 CRYSTAL CREEK DR	8/19/2019	401	ARMS-LENGTH	WD	CRC	300,000		\$138.63	2,164	TWO-STORY	1997
L-12-13-205-091	4210 CRYSTAL CREEK DR	8/1/2019	401	ARMS-LENGTH	WD	CRC	290,000		\$138.16	2,099	TWO-STORY	1998
L-12-13-210-107	4241 WOODCREST CT	7/23/2019	401	ARMS-LENGTH	WD	CRC	325,000		\$147.59	2,202	TWO-STORY	1998
L-12-13-220-056	4155 CRYSTAL CREEK DR	5/31/2019	401	ARMS-LENGTH	WD	CRC	335,000		\$153.39	2,184	TWO-STORY	1998
L-12-13-210-122	4313 RIDGEWOOD DR	5/24/2019	401	ARMS-LENGTH	WD	CRC	291,000		\$174.15	1,671	ONE-STORY	1999
L-12-13-215-165	4218 RIDGEWOOD DR	9/7/2018	401	ARMS-LENGTH	WD	CRC	380,000		\$161.56	2,352	TWO-STORY	1999
L-12-13-220-053	4109 CRYSTAL CREEK DR	8/3/2018	401	ARMS-LENGTH	WD	CRC	285,000		\$131.70	2,164	TWO-STORY	1998
L-12-13-210-022	4102 WOODCREEK DR	6/19/2018	401	ARMS-LENGTH	WD	CRC	310,000		\$143.25	2,164	TWO-STORY	1996
ECF Totals		10					3,126,000					
									\$146.09			
									\$312,600			
FOX GLEN												

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-08-320-033	3998 BRIDLE PASS	2/19/2020	401	ARMS-LENGTH	PTA	FOG	306,750		\$205.46	1,493	ONE-STORY	2000
L-12-08-320-039	3937 FOX GLEN DR	9/6/2019	401	ARMS-LENGTH	WD	FOG	386,000		\$258.54	1,493	ONE-STORY	2000
L-12-08-320-012	3832 SANTA FE TRL	2/16/2019	401	ARMS-LENGTH	WD	FOG	369,500		\$177.22	2,085	TWO-STORY	1999
L-12-08-320-032	3990 BRIDLE PASS	8/31/2018	401	ARMS-LENGTH	WD	FOG	334,900		\$225.67	1,484	ONE-STORY	2000
L-12-08-320-051	3929 BRIDLE PASS	7/12/2018	401	ARMS-LENGTH	WD	FOG	360,000		\$242.59	1,484	ONE-STORY	2001
L-12-08-320-013	3873 FOX GLEN DR	6/21/2018	401	ARMS-LENGTH	WD	FOG	360,000		\$241.13	1,493	ONE-STORY	2000
L-12-08-320-019	3902 BRIDLE PASS	6/15/2018	401	ARMS-LENGTH	WD	FOG	315,000		\$210.98	1,493	ONE-STORY	2001
ECF Totals		7					2,432,150					
				Average Sale \$/SF					\$223.08			
				Average Sales Price					\$347,450			
HARWOOD FARMS												
L-12-27-305-013	572 HEARTWOOD LN	3/31/2020	401	ARMS-LENGTH	WD	HAF	309,000		\$235.88	1,310	ONE-STORY	2009
L-12-27-305-026	720 HATFIELD CIR	3/3/2020	401	ARMS-LENGTH	PTA	HAF	343,000		\$190.34	1,802	ONE-STORY	2013
L-12-27-305-081	6465 APPLEWOOD WAY	1/15/2020	401	ARMS-LENGTH	WD	HAF	310,000		\$192.31	1,612	ONE-STORY	2005
L-12-27-305-066	459 MARBLEWOOD LN	8/7/2019	401	ARMS-LENGTH	FD	HAF	285,000		\$202.41	1,408	ONE-STORY	2014
L-12-27-305-020	648 HEARTWOOD LN	7/31/2019	401	ARMS-LENGTH	WD	HAF	370,000		\$176.53	2,096	TWO-STORY	2011
L-12-27-305-075	448 MARBLEWOOD LN	6/7/2019	401	ARMS-LENGTH	WD	HAF	380,000		\$140.90	2,697	TWO-STORY	2005
L-12-27-305-093	626 MARBLEWOOD LN	6/4/2019	401	ARMS-LENGTH	WD	HAF	410,000		\$192.13	2,134	ONE-STORY	2014
L-12-27-305-104	6517 CAMPBELL RD	5/8/2019	401	ARMS-LENGTH	WD	HAF	350,000		\$158.37	2,210	TWO-STORY	2005
L-12-27-305-091	610 MARBLEWOOD LN	4/26/2019	401	ARMS-LENGTH	WD	HAF	399,900		\$154.88	2,582	TWO-STORY	2014
L-12-27-305-103	613 HEARTWOOD LN	4/22/2019	401	ARMS-LENGTH	WD	HAF	350,000		\$201.38	1,738	ONE-STORY	2014
L-12-27-305-049	633 MARBLEWOOD LN	9/12/2018	401	ARMS-LENGTH	WD	HAF	370,000		\$208.45	1,775	ONE-STORY	2015
L-12-27-305-064	503 MARBLEWOOD LN	7/18/2018	401	ARMS-LENGTH	WD	HAF	378,000		\$182.52	2,071	TWO-STORY	2016
L-12-27-305-008	532 HEARTWOOD LN	6/21/2018	401	ARMS-LENGTH	WD	HAF	420,000		\$164.06	2,560	TWO-STORY	2013
ECF Totals		13					4,674,900					
				Average Sale \$/SF					\$184.63			
				Average Sales Price					\$359,608			
HAWTHORNE RIDGE												
L-12-07-210-008	2271 MOSS ROSE CT	3/27/2020	401	ARMS-LENGTH	WD	HAR	450,000		\$182.04	2,472	TWO-STORY	1995
L-12-07-210-086	3165 HONEYSUCKLE DR	1/16/2020	401	ARMS-LENGTH	WD	HAR	475,000		\$192.15	2,472	TWO-STORY	1999
L-12-07-210-103	3481 HONEYSUCKLE CT	7/12/2019	401	ARMS-LENGTH	WD	HAR	469,900		\$172.12	2,730	TWO-STORY	1998
L-12-07-210-024	2360 DAHLIA CT	5/16/2019	401	ARMS-LENGTH	WD	HAR	412,000		\$168.44	2,446	TWO-STORY	1995
L-12-07-210-033	3432 TIGER LILY DR	1/11/2019	401	ARMS-LENGTH	WD	HAR	410,000		\$166.80	2,458	TWO-STORY	1996
L-12-07-210-023	2354 DAHLIA CT	10/26/2018	401	ARMS-LENGTH	WD	HAR	385,000		\$170.05	2,264	TWO-STORY	1995
L-12-07-210-026	2353 ALDER CT	9/17/2018	401	ARMS-LENGTH	WD	HAR	420,000		\$181.50	2,314	TWO-STORY	1995
L-12-07-210-046	3212 TIGER LILY DR	8/23/2018	401	ARMS-LENGTH	WD	HAR	380,000		\$166.67	2,280	TWO-STORY	1996
L-12-07-210-072	2993 APPLERIDGE DR	7/16/2018	401	ARMS-LENGTH	WD	HAR	399,900		\$242.81	1,647	ONE-STORY	1996
ECF Totals		9					3,801,800					
				Average Sale \$/SF					\$182.51			
				Average Sales Price					\$422,422			
HERITAGE FALLS												
L-12-07-220-011	2219 OLD FALLS DR	5/21/2019	401	ARMS-LENGTH	WD	HEF	485,250		\$221.58	2,190	DUPLEX	2003
ECF Totals		1					485,250		\$221.58			
HEATHERS, FAIRWAYS, FAIRWAY WOODS, DORAL CREEK, TWIN ISLANDS, CROOKED STICK												
L-12-18-425-022	1973 STONEBRIDGE DR N	11/15/2019	401	ARMS-LENGTH	WD	HEG	415,000		\$238.51	1,740	TWO-STORY	1994
L-12-18-325-058	4900 DORAL DR	8/9/2019	401	ARMS-LENGTH	WD	HEG	439,000		\$259.92	1,689	ONE-STORY	1995
L-12-18-425-024	1981 STONEBRIDGE DR N	5/9/2019	401	ARMS-LENGTH	WD	HEG	520,000		\$298.85	1,740	TWO-STORY	1994
L-12-19-220-002	2207 TWIN ISLANDS CT	3/12/2019	401	ARMS-LENGTH	WD	HEG	455,000		\$216.25	2,104	ONE-STORY	1999

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-18-310-009	4653 SAWGRASS DR E	12/12/2018	401	ARMS-LENGTH	WD	HEG	493,500		\$285.76	1,727	ONE-STORY	1997
L-12-18-425-009	1791 STONEBRIDGE DR N	11/21/2018	401	ARMS-LENGTH	WD	HEG	418,500		\$242.33	1,727	ONE-STORY	1994
L-12-18-310-012	4609 SAWGRASS DR E	10/19/2018	401	ARMS-LENGTH	WD	HEG	400,000		\$231.62	1,727	ONE-STORY	1997
L-12-18-425-013	1845 STONEBRIDGE DR N	8/2/2018	401	ARMS-LENGTH	WD	HEG	455,000		\$216.25	2,104	ONE-STORY	1994
ECF Totals		8					3,596,000					
									\$248.69			
									\$449,500			
HEATHERWOOD, FOX PT												
L-12-08-270-002	1356 FOX POINTE CIR	2/19/2020	401	ARMS-LENGTH	WD	HER	239,900		\$170.26	1,409	MULTI HOMES	1999
L-12-08-270-032	1414 FOX POINTE CIR	1/28/2020	401	ARMS-LENGTH	WD	HER	240,000		\$170.33	1,409	MULTI HOMES	1999
L-12-08-260-012	1407 HEATHERWOOD LN	1/24/2020	401	ARMS-LENGTH	WD	HER	204,000		\$148.26	1,376	MULTI HOMES	1996
L-12-08-260-064	1322 HEATHERWOOD LN	12/20/2019	401	ARMS-LENGTH	WD	HER	175,000		\$158.95	1,101	MULTI HOMES	1997
L-12-08-270-043	1430 FOX POINTE CIR	11/20/2019	401	ARMS-LENGTH	WD	HER	223,250		\$158.45	1,409	MULTI HOMES	1999
L-12-08-260-049	1359 HEATHERWOOD LN	11/11/2019	401	ARMS-LENGTH	WD	HER	207,000		\$150.44	1,376	MULTI HOMES	1996
L-12-08-270-071	1489 FOX POINTE CIR	10/1/2019	401	ARMS-LENGTH	PTA	HER	226,000		\$160.40	1,409	MULTI HOMES	1999
L-12-08-260-182	1472 MILLBROOK TRL	8/20/2019	401	ARMS-LENGTH	PTA	HER	195,000		\$155.75	1,252	MULTI HOMES	1998
L-12-08-260-157	1401 MILLBROOK TRL	8/5/2019	401	ARMS-LENGTH	WD	HER	184,999		\$168.03	1,101	MULTI HOMES	1998
L-12-08-260-151	1387 MILLBROOK TRL	7/9/2019	401	ARMS-LENGTH	WD	HER	189,000		\$171.66	1,101	MULTI HOMES	1998
L-12-08-270-076	1485 FOX POINTE CIR	7/1/2019	401	ARMS-LENGTH	WD	HER	240,000		\$170.33	1,409	MULTI HOMES	1999
L-12-08-260-025	1390 HEATHERWOOD LN	6/21/2019	401	ARMS-LENGTH	WD	HER	194,900		\$159.49	1,222	MULTI HOMES	1997
L-12-08-260-078	1290 HEATHERWOOD LN	6/19/2019	401	ARMS-LENGTH	WD	HER	210,000		\$152.62	1,376	MULTI HOMES	1997
L-12-08-260-105	1287 MILLBROOK TRL	6/3/2019	401	ARMS-LENGTH	WD	HER	195,000		\$160.89	1,212	MULTI HOMES	1998
L-12-08-260-053	1333 HEATHERWOOD LN	6/3/2019	401	ARMS-LENGTH	WD	HER	215,000		\$156.25	1,376	MULTI HOMES	1996
L-12-08-260-034	1386 HEATHERWOOD LN	5/19/2019	401	ARMS-LENGTH	WD	HER	183,500		\$166.67	1,101	MULTI HOMES	1997
L-12-08-260-130	1343 MILLBROOK TRL	5/17/2019	401	ARMS-LENGTH	WD	HER	195,000		\$163.87	1,190	MULTI HOMES	1998
L-12-08-260-159	1405 MILLBROOK TRL	5/8/2019	401	ARMS-LENGTH	WD	HER	207,000		\$170.79	1,212	MULTI HOMES	1998
L-12-08-260-096	1269 MILLBROOK TRL	4/29/2019	401	ARMS-LENGTH	WD	HER	208,000		\$166.13	1,252	MULTI HOMES	1997
L-12-08-260-027	1398 HEATHERWOOD LN	4/23/2019	401	ARMS-LENGTH	WD	HER	190,000		\$156.77	1,212	MULTI HOMES	1997
L-12-08-270-045	1440 FOX POINTE CIR	4/19/2019	401	ARMS-LENGTH	WD	HER	250,000		\$177.43	1,409	MULTI HOMES	1999
L-12-08-260-125	1327 MILLBROOK TRL	4/2/2019	401	ARMS-LENGTH	WD	HER	190,000		\$156.77	1,212	MULTI HOMES	1998
L-12-08-260-037	1364 HEATHERWOOD LN	3/12/2019	401	ARMS-LENGTH	WD	HER	190,000		\$156.77	1,212	MULTI HOMES	1997
L-12-08-260-071	1302 HEATHERWOOD LN	2/20/2019	401	ARMS-LENGTH	WD	HER	222,000		\$161.34	1,376	MULTI HOMES	1997
L-12-08-270-014	1379 FOX POINTE CIR	2/19/2019	401	ARMS-LENGTH	WD	HER	240,000		\$170.33	1,409	MULTI HOMES	1999
L-12-08-260-126	1331 MILLBROOK TRL	12/21/2018	401	ARMS-LENGTH	WD	HER	179,900		\$163.40	1,101	MULTI HOMES	1998
L-12-08-260-054	1327 HEATHERWOOD LN	12/17/2018	401	ARMS-LENGTH	WD	HER	190,000		\$151.76	1,252	MULTI HOMES	1996
L-12-08-260-101	1265 MILLBROOK TRL	12/3/2018	401	ARMS-LENGTH	WD	HER	190,000		\$151.76	1,252	MULTI HOMES	1997
L-12-08-260-162	1407 MILLBROOK TRL	11/26/2018	401	ARMS-LENGTH	WD	HER	182,000		\$165.30	1,101	MULTI HOMES	1998
L-12-08-260-010	1415 HEATHERWOOD LN	11/21/2018	401	ARMS-LENGTH	WD	HER	194,500		\$155.35	1,252	MULTI HOMES	1996
L-12-08-270-064	1494 FOX POINTE CIR	10/24/2018	401	ARMS-LENGTH	WD	HER	245,000		\$173.88	1,409	MULTI HOMES	1999
L-12-08-260-152	1385 MILLBROOK TRL	9/27/2018	401	ARMS-LENGTH	WD	HER	180,000		\$163.49	1,101	MULTI HOMES	1998
L-12-08-270-059	1470 FOX POINTE CIR	9/7/2018	401	ARMS-LENGTH	WD	HER	244,000		\$173.17	1,409	MULTI HOMES	1999
L-12-08-260-172	1429 MILLBROOK TRL	9/4/2018	401	ARMS-LENGTH	WD	HER	176,500		\$160.31	1,101	MULTI HOMES	1998
L-12-08-260-043	1372 HEATHERWOOD LN	7/27/2018	401	ARMS-LENGTH	WD	HER	195,000		\$160.89	1,212	MULTI HOMES	1997
L-12-08-260-109	1297 MILLBROOK TRL	7/24/2018	401	ARMS-LENGTH	WD	HER	205,100		\$169.22	1,212	MULTI HOMES	1998
L-12-08-260-142	1363 MILLBROOK TRL	7/24/2018	401	ARMS-LENGTH	WD	HER	179,900		\$163.40	1,101	MULTI HOMES	1998
L-12-08-270-024	1384 FOX POINTE CIR	6/6/2018	401	ARMS-LENGTH	WD	HER	233,250		\$165.54	1,409	MULTI HOMES	1999
L-12-08-260-131	1341 MILLBROOK TRL	5/25/2018	401	ARMS-LENGTH	WD	HER	184,000		\$151.82	1,212	MULTI HOMES	1998
L-12-08-260-104	1305 MILLBROOK TRL	4/10/2018	401	ARMS-LENGTH	WD	HER	187,000		\$168.32	1,111	MULTI HOMES	1998

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
ECF Totals	40						8,180,699					
		Average Sale \$/SF						\$162.41				
		Average Sales Price						\$204,517				
HICKORY GROVE												
L-12-23-350-041	3195 POTOMAC CT	8/14/2019	401	ARMS-LENGTH	WD	HIG	360,000	\$181.82	1,980	TWO-STORY	1992	
ECF Totals	1						360,000	\$181.82				
HICKORY HOLLOW												
L-12-26-481-020	3840 HICKORY HOLLOW DR	4/2/2018	401	ARMS-LENGTH	WD	HIH	271,000	\$154.68	1,752	TWO-STORY	1992	
ECF Totals	1						271,000	\$154.68				
HICKORY POINTE												
L-12-24-114-204	5297 BUCKLEY DR	3/17/2020	401	ARMS-LENGTH	WD	HIP	383,000	\$125.99	3,040	TWO-STORY	2005	
L-12-24-111-032	5137 BLUE SPRUCE DR	1/15/2020	401	ARMS-LENGTH	WD	HIP	297,000	\$153.41	1,936	TWO-STORY	1998	
L-12-24-113-115	5153 PECAN DR	11/15/2019	401	ARMS-LENGTH	WD	HIP	338,000	\$151.16	2,236	TWO-STORY	2000	
L-12-24-110-074	4899 HICKORY POINTE BLVD	8/30/2019	401	ARMS-LENGTH	WD	HIP	370,000	\$122.35	3,024	TWO-STORY	1999	
L-12-24-113-124	4890 HICKORY POINTE BLVD	7/19/2019	401	ARMS-LENGTH	WD	HIP	323,200	\$144.54	2,236	TWO-STORY	2000	
L-12-24-113-125	4876 HICKORY POINTE BLVD	5/31/2019	401	ARMS-LENGTH	WD	HIP	328,000	\$177.49	1,848	TWO-STORY	1999	
L-12-24-112-216	4814 GINGKO DR	5/21/2019	401	ARMS-LENGTH	WD	HIP	325,000	\$154.17	2,108	TWO-STORY	2014	
L-12-24-112-042	5190 BLUE SPRUCE DR	3/22/2019	401	ARMS-LENGTH	WD	HIP	390,000	\$128.97	3,024	TWO-STORY	1999	
L-12-24-112-065	4560 HICKORY POINTE BLVD	3/20/2019	401	ARMS-LENGTH	WD	HIP	350,000	\$154.32	2,268	TWO-STORY	1998	
L-12-24-112-058	4658 HICKORY POINTE BLVD	3/6/2019	401	ARMS-LENGTH	WD	HIP	300,000	\$162.34	1,848	TWO-STORY	1998	
L-12-24-112-043	5178 BLUE SPRUCE DR	8/24/2018	401	ARMS-LENGTH	WD	HIP	307,000	\$137.30	2,236	TWO-STORY	1998	
L-12-24-111-036	5155 BLUE SPRUCE DR	7/9/2018	401	ARMS-LENGTH	WD	HIP	292,000	\$151.30	1,930	TWO-STORY	1998	
L-12-24-111-029	5127 BLUE SPRUCE DR	5/7/2018	401	ARMS-LENGTH	WD	HIP	275,000	\$148.81	1,848	TWO-STORY	1998	
L-12-24-111-234	4899 SHELLBARK DR	4/26/2018	401	ARMS-LENGTH	WD	HIP	311,000	\$137.85	2,256	TWO-STORY	2013	
L-12-24-116-241	4943 GINGKO DR	4/15/2018	401	ARMS-LENGTH	WD	HIP	319,900	\$132.41	2,416	TWO-STORY	2013	
L-12-24-115-192	5193 HICKORY POINTE BLVD	4/6/2018	401	ARMS-LENGTH	WD	HIP	315,000	\$135.83	2,319	TWO-STORY	2001	
L-12-24-112-161	4540 SHELLBARK DR	4/2/2018	401	ARMS-LENGTH	WD	HIP	277,400	\$150.11	1,848	TWO-STORY	2000	
ECF Totals	17						5,501,500					
		Average Sale \$/SF						\$145.20				
		Average Sales Price						\$323,618				
HIDDEN CREEK												
L-12-27-114-019	6378 BEDVIEW DR	2/18/2020	401	ARMS-LENGTH	WD	HIR	325,000	\$206.61	1,573	ONE-STORY	1993	
L-12-27-115-042	1410 HIDDEN CREEK N	6/28/2019	401	ARMS-LENGTH	WD	HIR	320,000	\$158.26	2,022	TWO-STORY	1996	
L-12-27-116-055	1357 HIDDEN CREEK N	4/29/2019	401	ARMS-LENGTH	PTA	HIR	300,000	\$144.79	2,072	TWO-STORY	1995	
L-12-27-115-037	1346 HIDDEN CREEK N	4/25/2019	401	ARMS-LENGTH	WD	HIR	348,500	\$163.38	2,133	TWO-STORY	1994	
L-12-27-116-045	1437 HIDDEN CREEK N	4/23/2019	401	ARMS-LENGTH	WD	HIR	295,000	\$162.80	1,812	TWO-STORY	1993	
L-12-27-115-039	1386 HIDDEN CREEK N	12/4/2018	401	ARMS-LENGTH	WD	HIR	332,000	\$141.70	2,343	TWO-STORY	1994	
L-12-27-116-064	1388 HIDDEN CREEK S	11/30/2018	401	ARMS-LENGTH	WD	HIR	273,000	\$163.96	1,665	TWO-STORY	1993	
ECF Totals	7						2,193,500					
		Average Sale \$/SF						\$163.07				
		Average Sales Price						\$313,357				
HUNTERS RIDGE, TAMARACK, HUNTERS POND												
L-12-33-110-004	471 HUNTERS CREST DR	6/11/2019	401	ARMS-LENGTH	WD	HUT	585,000	\$177.06	3,304	TWO-STORY	2000	
L-12-33-103-033	339 HUNTERS RIDGE DR	5/23/2019	401	ARMS-LENGTH	WD	HUT	480,000	\$165.86	2,894	TWO-STORY	1990	
L-12-33-101-015	446 HUNTERS RIDGE DR	4/10/2019	401	ARMS-LENGTH	WD	HUT	429,000	\$169.30	2,534	TWO-STORY	1990	
L-12-28-460-003	264 TAMARACK DR	3/1/2019	401	ARMS-LENGTH	WD	HUT	341,000	\$205.30	1,661	ONE-STORY	1976	
L-12-33-101-008	312 WINCHESTER DR	7/31/2018	401	ARMS-LENGTH	WD	HUT	505,000	\$181.79	2,778	TWO-STORY	1989	
L-12-28-460-010	408 TAMARACK DR	7/16/2018	401	ARMS-LENGTH	WD	HUT	476,000	\$150.30	3,167	TWO-STORY	1978	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
ECF Totals	6						2,816,000					
		Average Sale \$/SF						\$174.94				
		Average Sales Price						\$469,333				
INGLEWOOD PARK ESTATES												
L-12-21-315-004	626HOLMDALE WAY	5/23/2018	401	NEW CONSTRUCTION	PTA	IPPE	372,430	\$145.94	2552	TWO-STORY	2018	
L-12-21-315-007	634HOLMDALE WAY	5/25/2018	401	NEW CONSTRUCTION	PTA	IPPE	435,140	\$155.85	2792	TWO-STORY	2018	
L-12-21-315-020	810GROVELAND CIRCLE	7/13/2018	401	NEW CONSTRUCTION	PTA	IPPE	426,420	\$153.22	2783	TWO-STORY	2018	
L-12-21-315-002	622HOLMDALE WAY	7/13/2018	401	NEW CONSTRUCTION	PTA	IPPE	386,610	\$151.49	2552	TWO-STORY	2018	
L-12-21-315-006	630HOLMDALE WAY	7/16/2018	401	NEW CONSTRUCTION	PTA	IPPE	413,240	\$161.93	2552	TWO-STORY	2018	
L-12-21-315-021	812GROVELAND CIRCLE	7/19/2018	401	NEW CONSTRUCTION	PTA	IPPE	428,435	\$156.25	2742	TWO-STORY	2018	
L-12-21-315-023	822GROVELAND CIRCLE	8/3/2018	401	NEW CONSTRUCTION	PTA	IPPE	476,490	\$173.77	2742	TWO-STORY	2018	
L-12-21-315-014	645HOLMDALE WAY	8/7/2018	401	NEW CONSTRUCTION	PTA	IPPE	440,390	\$160.61	2742	TWO-STORY	2018	
L-12-21-315-033	701GROVELAND CIRCLE	8/29/2018	401	NEW CONSTRUCTION	PTA	IPPE	509,960	\$171.01	2982	TWO-STORY	2018	
L-12-21-315-034	700GROVELAND CIRCLE	8/30/2018	401	NEW CONSTRUCTION	PTA	IPPE	472,045	\$140.24	3366	TWO-STORY	2018	
L-12-21-315-022	820GROVELAND CIRCLE	9/14/2018	401	NEW CONSTRUCTION	PTA	IPPE	434,775	\$170.43	2551	TWO-STORY	2018	
L-12-21-315-024	824GROVELAND CIRCLE	9/14/2018	401	NEW CONSTRUCTION	PTA	IPPE	508,430	\$185.42	2742	TWO-STORY	2018	
L-12-21-315-031	705GROVELAND CIRCLE	10/5/2018	401	NEW CONSTRUCTION	PTA	IPPE	454,030	\$177.91	2552	TWO-STORY	2018	
L-12-21-315-030	707GROVELAND CIRCLE	10/12/2018	401	NEW CONSTRUCTION	PTA	IPPE	491,305	\$179.18	2742	TWO-STORY	2018	
L-12-21-315-032	703GROVELAND CIRCLE	10/24/2018	401	NEW CONSTRUCTION	PTA	IPPE	427,040	\$167.34	2552	TWO-STORY	2018	
L-12-21-315-025	826GROVELAND CIRCLE	10/26/2018	401	NEW CONSTRUCTION	PTA	IPPE	473,750	\$149.26	3174	TWO-STORY	2018	
L-12-21-315-035	704GROVELAND CIRCLE	11/9/2018	401	NEW CONSTRUCTION	PTA	IPPE	463,040	\$142.65	3246	TWO-STORY	2018	
L-12-21-315-003	624HOLMDALE WAY	11/9/2018	401	NEW CONSTRUCTION	PTA	IPPE	484,925	\$163.05	2974	TWO-STORY	2018	
L-12-21-315-037	712GROVELAND CIRCLE	11/14/2018	401	NEW CONSTRUCTION	PTA	IPPE	469,290	\$147.85	3174	TWO-STORY	2018	
L-12-21-315-036	708GROVELAND CIRCLE	11/15/2018	401	NEW CONSTRUCTION	PTA	IPPE	517,685	\$188.80	2742	TWO-STORY	2018	
L-12-21-315-038	716GROVELAND CIRCLE	11/19/2018	401	NEW CONSTRUCTION	PTA	IPPE	434,490	\$170.25	2552	TWO-STORY	2018	
L-12-21-315-027	830GROVELAND CIRCLE	11/21/2018	401	NEW CONSTRUCTION	PTA	IPPE	525,775	\$161.98	3246	TWO-STORY	2018	
L-12-21-315-026	828GROVELAND CIRCLE	12/11/2018	401	NEW CONSTRUCTION	PTA	IPPE	508,235	\$185.35	2742	TWO-STORY	2018	
L-12-21-315-028	715GROVELAND CIRCLE	12/21/2018	401	NEW CONSTRUCTION	PTA	IPPE	493,640	\$155.53	3174	TWO-STORY	2018	
L-12-20-401-106	725GROVELAND CIRCLE	12/21/2018	401	NEW CONSTRUCTION	PTA	IPPE	547,920	\$199.82	2742	TWO-STORY	2018	
L-12-21-315-029	711GROVELAND CIRCLE	1/23/2019	401	NEW CONSTRUCTION	PTA	IPPE	494,115	\$161.79	3054	TWO-STORY	2018	
L-12-20-401-104	729GROVELAND CIRCLE	1/28/2019	401	NEW CONSTRUCTION	PTA	IPPE	480,585	\$151.41	3174	TWO-STORY	2018	
L-12-20-401-102	733GROVELAND CIRCLE	2/7/2019	401	NEW CONSTRUCTION	PTA	IPPE	472,790	\$176.28	2682	TWO-STORY	2018	
L-12-20-401-103	731GROVELAND CIRCLE	2/11/2019	401	NEW CONSTRUCTION	PTA	IPPE	548,520	\$200.04	2742	TWO-STORY	2018	
L-12-20-401-039	724GROVELAND CIRCLE	5/10/2019	401	NEW CONSTRUCTION	PTA	IPPE	466,065	\$182.63	2552	TWO-STORY	2019	
L-12-20-401-067	840GROVELAND CIRCLE	5/21/2019	401	NEW CONSTRUCTION	PTA	IPPE	406,715	\$159.37	2552	TWO-STORY	2019	
L-12-20-401-068	842GROVELAND CIRCLE	5/28/2019	401	NEW CONSTRUCTION	PTA	IPPE	376,350	\$147.53	2551	TWO-STORY	2018	
L-12-20-401-066	838GROVELAND CIRCLE	6/10/2019	401	NEW CONSTRUCTION	PTA	IPPE	459,050	\$147.04	3122	TWO-STORY	2019	
L-12-20-401-070	848GROVELAND CIRCLE	6/13/2019	401	NEW CONSTRUCTION	PTA	IPPE	523,755	\$155.79	3362	TWO-STORY	2018	
L-12-20-401-069	844GROVELAND CIRCLE	6/27/2019	401	NEW CONSTRUCTION	PTA	IPPE	438,970	\$167.80	2616	TWO-STORY	2019	
L-12-20-401-042	732GROVELAND CIRCLE	7/26/2019	401	NEW CONSTRUCTION	PTA	IPPE	454,615	\$142.87	3182	TWO-STORY	2019	
L-12-20-401-041	730GROVELAND CIRCLE	7/30/2019	401	NEW CONSTRUCTION	PTA	IPPE	393,025	\$168.39	2334	TWO-STORY	2019	
L-12-20-401-105	727GROVELAND CIRCLE	8/15/2019	401	NEW CONSTRUCTION	PTA	IPPE	444,000	\$161.93	2742	TWO-STORY	2019	
L-12-20-401-044	736GROVELAND CIRCLE	8/16/2019	401	NEW CONSTRUCTION	PTA	IPPE	418,185	\$163.87	2552	TWO-STORY	2019	
L-12-20-401-101	735GROVELAND CIRCLE	8/27/2019	401	NEW CONSTRUCTION	PTA	IPPE	460,515	\$142.31	3236	TWO-STORY	2019	
L-12-20-401-060	851GROVELAND CIRCLE	10/18/2019	401	NEW CONSTRUCTION	PTA	IPPE	478,765	\$178.58	2681	TWO-STORY	2019	
L-12-20-401-073	557WISHING TREE LANE	10/21/2019	401	NEW CONSTRUCTION	PTA	IPPE	488,640	\$155.03	3152	TWO-STORY	2019	
L-12-20-401-047	744GROVELAND CIRCLE	11/7/2019	401	NEW CONSTRUCTION	PTA	IPPE	448,910	\$165.34	2715	TWO-STORY	2019	
L-12-20-401-071	852GROVELAND CIRCLE	11/18/2019	401	NEW CONSTRUCTION	PTA	IPPE	423,595	\$135.68	3122	TWO-STORY	2019	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-20-401-100	737GROVELAND CIRCLE	11/20/2019	401	NEW CONSTRUCTION	PTA	IPV	483,625	\$173.78	2783	TWO-STORY	2019	
L-12-20-401-046	742GROVELAND CIRCLE	11/27/2019	401	NEW CONSTRUCTION	PTA	IPV	454,605	\$146.55	3102	TWO-STORY	2019	
L-12-20-401-074	553WISHING TREE LANE	12/19/2019	401	NEW CONSTRUCTION	PTA	IPV	481,502	\$152.95	3148	TWO-STORY	2019	
L-12-20-401-045	740GROVELAND CIRCLE	12/20/2019	401	NEW CONSTRUCTION	PTA	IPV	410,690	\$153.19	2681	TWO-STORY	2019	
L-12-20-401-075	551WISHING TREE LANE	12/20/2019	401	NEW CONSTRUCTION	PTA	IPV	562,387	\$167.28	3362	TWO-STORY	2019	
L-12-20-401-051	754GROVELAND CIRCLE	12/30/2019	401	NEW CONSTRUCTION	PTA	IPV	472,335	\$172.32	2741	TWO-STORY	2019	
L-12-20-401-050	752GROVELAND CIRCLE	1/10/2020	401	NEW CONSTRUCTION	PTA	IPV	413,550	\$162.11	2551	TWO-STORY	2019	
L-12-20-401-040	728GROVELAND CIRCLE	2/20/2020	401	NEW CONSTRUCTION	PTA	IPV	419,990	\$153.06	2744	TWO-STORY	2019	
L-12-20-401-048	746GROVELAND CIRCLE	3/20/2020	401	NEW CONSTRUCTION	PTA	IPV	469,120	\$147.43	3182	TWO-STORY	2019	
L-12-20-401-072	559WISHING TREE LANE	3/24/2020	401	NEW CONSTRUCTION	PTA	IPV	427,075	\$167.35	2552	TWO-STORY	2019	
ECF Totals		54		Average Sale \$/SF			24,867,534					
				Average Sales Price				\$162.50				
								\$460,510				
INGLEWOOD PARK VILLAS												
L-12-21-316-003	540IVYLAND STREET	11/26/18	401	NEW CONSTRUCTION	PTA	IPV	340,592	\$192.86	1,766	DUPLEX	2020	
L-12-21-316-004	542IVYLAND STREET	11/27/18	401	NEW CONSTRUCTION	PTA	IPV	400,112	\$226.56	1,766	DUPLEX	2020	
L-12-21-316-005	544IVYLAND STREET	11/28/18	401	NEW CONSTRUCTION	PTA	IPV	339,470	\$197.60	1,718	DUPLEX	2020	
L-12-21-316-006	546IVYLAND STREET	11/28/18	401	NEW CONSTRUCTION	PTA	IPV	340,245	\$198.05	1,718	DUPLEX	2020	
L-12-21-316-007	548IVYLAND STREET	12/19/18	401	NEW CONSTRUCTION	PTA	IPV	341,540	\$193.40	1,766	DUPLEX	2020	
L-12-21-316-008	550IVYLAND STREET	12/19/18	401	NEW CONSTRUCTION	PTA	IPV	339,440	\$192.21	1,766	DUPLEX	2020	
L-12-21-316-021	576IVYLAND STREET	12/21/18	401	NEW CONSTRUCTION	PTA	IPV	386,520	\$218.87	1,766	DUPLEX	2020	
L-12-21-316-010	554IVYLAND STREET	01/25/19	401	NEW CONSTRUCTION	PTA	IPV	487,320	\$197.14	2,472	DUPLEX	2020	
L-12-21-316-023	580IVYLAND STREET	02/11/19	401	NEW CONSTRUCTION	PTA	IPV	390,915	\$227.01	1,722	DUPLEX	2020	
L-12-21-316-020	574IVYLAND STREET	02/15/19	401	NEW CONSTRUCTION	PTA	IPV	412,925	\$239.79	1,722	DUPLEX	2020	
L-12-21-316-024	582IVYLAND STREET	02/15/19	401	NEW CONSTRUCTION	PTA	IPV	366,040	\$212.57	1,722	DUPLEX	2020	
L-12-21-316-019	572IVYLAND STREET	02/22/19	401	NEW CONSTRUCTION	PTA	IPV	414,670	\$240.81	1,722	DUPLEX	2020	
L-12-21-316-043	559IVYLAND STREET	02/26/19	401	NEW CONSTRUCTION	PTA	IPV	440,475	\$169.02	2,606	DUPLEX	2020	
L-12-21-316-044	557IVYLAND STREET	02/27/19	401	NEW CONSTRUCTION	PTA	IPV	399,410	\$209.22	1,909	DUPLEX	2020	
L-12-21-316-036	583IVYLAND STREET	03/07/19	401	NEW CONSTRUCTION	PTA	IPV	422,620	\$245.28	1,723	DUPLEX	2020	
L-12-21-316-035	585IVYLAND STREET	03/13/19	401	NEW CONSTRUCTION	PTA	IPV	415,955	\$241.41	1,723	DUPLEX	2020	
L-12-21-316-022	578IVYLAND STREET	03/14/19	401	NEW CONSTRUCTION	PTA	IPV	462,670	\$236.90	1,953	DUPLEX	2020	
L-12-21-316-026	586IVYLAND STREET	03/15/19	401	NEW CONSTRUCTION	PTA	IPV	415,160	\$167.07	2,485	DUPLEX	2020	
L-12-21-316-025	584IVYLAND STREET	03/27/19	401	NEW CONSTRUCTION	PTA	IPV	454,850	\$183.70	2,476	DUPLEX	2020	
L-12-21-316-016	566IVYLAND STREET	04/04/19	401	NEW CONSTRUCTION	PTA	IPV	387,750	\$219.69	1,765	DUPLEX	2020	
L-12-21-316-015	564IVYLAND STREET	04/05/19	401	NEW CONSTRUCTION	PTA	IPV	376,970	\$213.58	1,765	DUPLEX	2020	
L-12-21-316-037	571IVYLAND STREET	04/11/19	401	NEW CONSTRUCTION	PTA	IPV	411,410	\$237.12	1,735	DUPLEX	2020	
L-12-21-316-038	569IVYLAND STREET	04/12/19	401	NEW CONSTRUCTION	PTA	IPV	428,430	\$246.93	1,735	DUPLEX	2020	
L-12-21-316-001	536IVYLAND STREET	04/25/19	401	NEW CONSTRUCTION	PTA	IPV	378,425	\$212.72	1,779	DUPLEX	2020	
L-12-21-316-002	538IVYLAND STREET	04/26/19	401	NEW CONSTRUCTION	PTA	IPV	422,925	\$170.81	2,476	DUPLEX	2020	
L-12-21-316-012	558IVYLAND STREET	05/03/19	401	NEW CONSTRUCTION	PTA	IPV	375,110	\$218.34	1,718	DUPLEX	2020	
L-12-21-316-013	560IVYLAND STREET	05/09/19	401	NEW CONSTRUCTION	PTA	IPV	377,840	\$219.93	1,718	DUPLEX	2020	
L-12-21-316-014	562IVYLAND STREET	05/10/19	401	NEW CONSTRUCTION	PTA	IPV	390,210	\$227.13	1,718	DUPLEX	2020	
L-12-21-316-039	567IVYLAND STREET	05/23/19	401	NEW CONSTRUCTION	PTA	IPV	398,205	\$223.84	1,779	DUPLEX	2020	
L-12-21-316-009	552IVYLAND STREET	05/29/19	401	NEW CONSTRUCTION	PTA	IPV	455,535	\$184.28	2,472	DUPLEX	2020	
L-12-21-316-011	556IVYLAND STREET	06/12/19	401	NEW CONSTRUCTION	PTA	IPV	352,290	\$204.82	1,720	DUPLEX	2020	
L-12-21-316-018	570IVYLAND STREET	06/12/19	401	NEW CONSTRUCTION	PTA	IPV	398,655	\$225.87	1,765	DUPLEX	2020	
L-12-21-316-017	568IVYLAND STREET	06/13/19	401	NEW CONSTRUCTION	PTA	IPV	399,910	\$226.58	1,765	DUPLEX	2020	
L-12-21-316-042	561IVYLAND STREET	06/21/19	401	NEW CONSTRUCTION	PTA	IPV	432,052	\$204.18	2,116	DUPLEX	2020	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-21-316-041	563IVYLAND STREET	06/24/19	401	NEW CONSTRUCTION	PTA	IPV	380,315	\$212.11	1,793	DUPLEX	2020	
L-12-21-316-040	565IVYLAND STREET	06/24/19	401	NEW CONSTRUCTION	PTA	IPV	384,035	\$181.49	2,116	DUPLEX	2020	
L-12-21-316-034	587IVYLAND STREET	07/11/19	401	NEW CONSTRUCTION	PTA	IPV	433,077	\$177.42	2,441	DUPLEX	2020	
L-12-21-316-033	589IVYLAND STREET	07/18/19	401	NEW CONSTRUCTION	PTA	IPV	440,500	\$184.00	2,394	DUPLEX	2020	
L-12-21-316-066	418HENSTRIDE COURT	07/19/19	401	NEW CONSTRUCTION	PTA	IPV	438,530	\$257.05	1,706	DUPLEX	2020	
L-12-21-316-065	416HENSTRIDE COURT	07/22/19	401	NEW CONSTRUCTION	PTA	IPV	426,280	\$249.87	1,706	DUPLEX	2020	
L-12-21-316-027	588IVYLAND STREET	08/08/19	401	NEW CONSTRUCTION	PTA	IPV	417,145	\$244.37	1,707	DUPLEX	2020	
L-12-21-316-028	590IVYLAND STREET	08/09/19	401	NEW CONSTRUCTION	PTA	IPV	398,145	\$233.24	1,707	DUPLEX	2020	
L-12-21-316-059	404HENSTRIDE COURT	08/22/19	401	NEW CONSTRUCTION	PTA	IPV	381,000	\$223.20	1,707	DUPLEX	2020	
L-12-21-316-068	422HENSTRIDE COURT	08/26/19	401	NEW CONSTRUCTION	PTA	IPV	396,516	\$221.77	1,788	DUPLEX	2020	
L-12-21-316-067	420HENSTRIDE COURT	08/27/19	401	NEW CONSTRUCTION	PTA	IPV	404,990	\$224.74	1,802	DUPLEX	2020	
L-12-21-316-030	594IVYLAND STREET	08/29/19	401	NEW CONSTRUCTION	PTA	IPV	412,757	\$238.31	1,732	DUPLEX	2020	
L-12-21-316-029	592IVYLAND STREET	08/30/19	401	NEW CONSTRUCTION	PTA	IPV	403,155	\$232.77	1,732	DUPLEX	2020	
L-12-21-316-060	406HENSTRIDE COURT	09/12/19	401	NEW CONSTRUCTION	PTA	IPV	388,785	\$225.91	1,721	DUPLEX	2020	
L-12-21-316-064	414HENSTRIDE COURT	09/30/19	401	NEW CONSTRUCTION	PTA	IPV	447,510	\$179.08	2,499	DUPLEX	2020	
L-12-21-316-031	593IVYLAND STREET	10/21/19	401	NEW CONSTRUCTION	PTA	IPV	360,490	\$202.64	1,779	DUPLEX	2020	
L-12-21-316-032	591IVYLAND STREET	10/25/19	401	NEW CONSTRUCTION	PTA	IPV	389,295	\$217.12	1,793	DUPLEX	2020	
L-12-21-316-057	400HENSTRIDE COURT	11/04/19	401	NEW CONSTRUCTION	PTA	IPV	417,420	\$168.59	2,476	DUPLEX	2020	
L-12-21-316-058	402HENSTRIDE COURT	11/05/19	401	NEW CONSTRUCTION	PTA	IPV	444,625	\$178.56	2,490	DUPLEX	2020	
L-12-21-316-062	410HENSTRIDE COURT	11/19/19	401	NEW CONSTRUCTION	PTA	IPV	409,960	\$236.29	1,735	DUPLEX	2020	
L-12-21-316-063	412HENSTRIDE COURT	11/20/19	401	NEW CONSTRUCTION	PTA	IPV	374,555	\$207.86	1,802	DUPLEX	2020	
L-12-21-316-061	408HENSTRIDE COURT	11/26/19	401	NEW CONSTRUCTION	PTA	IPV	448,980	\$259.23	1,732	DUPLEX	2020	
L-12-21-316-051	528HOLMDALE WAY	12/13/19	401	NEW CONSTRUCTION	PTA	IPV	406,920	\$228.74	1,779	DUPLEX	2020	
L-12-21-316-050	531HOLMDALE WAY	12/27/19	401	NEW CONSTRUCTION	PTA	IPV	369,790	\$211.67	1,747	DUPLEX	2020	
L-12-21-316-052	526HOLMDALE WAY	02/13/20	401	NEW CONSTRUCTION	PTA	IPV	359,990	\$200.78	1,793	DUPLEX	2020	
L-12-21-316-047	525HOLMDALE WAY	02/25/20	401	NEW CONSTRUCTION	PTA	IPV	384,060	\$215.89	1,779	DUPLEX	2020	
L-12-21-316-048	527HOLMDALE WAY	02/26/20	401	NEW CONSTRUCTION	PTA	IPV	387,985	\$218.09	1,779	DUPLEX	2020	
L-12-21-316-056	518HOLMDALE WAY	03/10/20	401	NEW CONSTRUCTION	PTA	IPV	424,205	\$174.93	2,425	DUPLEX	2020	
L-12-21-316-046	523HOLMDALE WAY	03/13/20	401	NEW CONSTRUCTION	PTA	IPV	453,000	\$181.93	2,490	DUPLEX	2020	
ECF Totals		63					25,340,661					
								\$212.90				
								\$402,233				
KIRTLAND HILLS												
L-12-07-406-001	3986 ARCADIA DR	10/4/2019	401	ARMS-LENGTH	WD	KIH	400,000	\$223.71	1,788	ONE-STORY	2006	
L-12-07-406-029	3734 ARCADIA DR	8/15/2018	401	ARMS-LENGTH	WD	KIH	578,000	\$189.14	3,056	TWO-STORY	2007	
L-12-07-406-060	3908 ARCADIA DR	5/25/2018	401	ARMS-LENGTH	WD	KIH	429,000	\$234.68	1,828	ONE-STORY	2013	
ECF Totals		3					1,407,000					
								\$215.84				
								\$469,000				
LAKE FOREST												
L-12-18-175-109	1935 ORCHARDVIEW	9/20/2019	401	ARMS-LENGTH	WD	LAF	590,000	\$215.01	2,744	TWO-STORY	1995	
L-12-18-215-200	4313 LAKE FOREST DR W	7/15/2019	401	ARMS-LENGTH	WD	LAF	595,000	\$214.26	2,777	TWO-STORY	1998	
L-12-18-214-194	2188 WOODVIEW LN	6/5/2019	401	ARMS-LENGTH	WD	LAF	565,000	\$196.73	2,872	TWO-STORY	1997	
L-12-18-216-226	4144 LAKE FOREST DR W	5/28/2019	401	ARMS-LENGTH	WD	LAF	685,000	\$209.48	3,270	TWO-STORY	1998	
L-12-18-213-177	4490 LAKE FOREST DR W	5/20/2019	401	ARMS-LENGTH	WD	LAF	609,725	\$179.01	3,406	TWO-STORY	1998	
L-12-18-180-143	4486 LAKE FOREST DR E	5/20/2019	401	ARMS-LENGTH	WD	LAF	674,790	\$243.96	2,766	TWO-STORY	1995	
L-12-18-215-198	4285 LAKE FOREST DR W	5/16/2019	401	ARMS-LENGTH	WD	LAF	552,500	\$195.37	2,828	TWO-STORY	1998	
L-12-18-217-232	4139 LAKE FOREST DR W	5/13/2019	401	ARMS-LENGTH	PTA	LAF	547,900	\$192.18	2,851	TWO-STORY	1999	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-18-216-228	4114 LAKE FOREST DR W	4/8/2019	401	ARMS-LENGTH	WD	LAF	590,000		\$157.25	3,752	TWO-STORY	1998
L-12-18-175-118	4180 LAKE FOREST CT	4/2/2019	401	ARMS-LENGTH	WD	LAF	472,900		\$232.50	2,034	ONE-STORY	1995
L-12-18-164-039	4047 WESTBROOK DR	1/19/2019	401	ARMS-LENGTH	WD	LAF	460,000		\$230.35	1,997	TWO-STORY	1994
L-12-18-213-186	2201 WOODVIEW LN	12/4/2018	401	ARMS-LENGTH	WD	LAF	525,000		\$180.72	2,905	TWO-STORY	1997
L-12-18-160-023	4305 SPRING LAKE BLVD	8/31/2018	401	ARMS-LENGTH	WD	LAF	437,000		\$199.45	2,191	TWO-STORY	1993
L-12-18-211-130	4102 BROOKVIEW CT	7/28/2018	401	ARMS-LENGTH	WD	LAF	585,000		\$161.11	3,631	TWO-STORY	1995
L-12-18-160-022	4303 SPRING LAKE BLVD	6/20/2018	401	ARMS-LENGTH	WD	LAF	420,000		\$216.38	1,941	TWO-STORY	1993
ECF Totals			15				8,309,815					
				Average Sale \$/SF					\$201.58			
				Average Sales Price					\$553,988			
LAKE FOREST HIGHLANDS												
L-12-07-310-085	2244 SUN VALLEY DR	2/13/2020	401	ARMS-LENGTH	WD	LAH	465,000		\$231.46	2,009	TWO-STORY	1997
L-12-07-303-027	2162 VAIL CT	1/14/2020	401	ARMS-LENGTH	WD	LAH	400,000		\$212.31	1,884	TWO-STORY	1994
L-12-07-313-128	3645 HIGHLANDER WAY E	8/20/2019	401	ARMS-LENGTH	WD	LAH	490,000		\$214.91	2,280	TWO-STORY	1999
L-12-07-312-121	3656 HIGHLANDER WAY E	2/14/2019	401	ARMS-LENGTH	WD	LAH	439,500		\$201.98	2,176	TWO-STORY	1998
L-12-07-310-084	2262 SUN VALLEY DR	4/24/2018	401	ARMS-LENGTH	WD	LAH	462,000		\$202.90	2,277	TWO-STORY	1997
ECF Totals			5				2,256,500					
				Average Sale \$/SF					\$212.71			
				Average Sales Price					\$451,300			
LAKE FOREST PINES												
L-12-18-224-033	2323 WOODVIEW LN	12/17/2019	401	ARMS-LENGTH	WD	LAP	835,000		\$194.82	4,286	TWO-STORY	2006
L-12-18-226-063	2458 WOODVIEW LN	5/6/2019	401	ARMS-LENGTH	WD	LAP	820,000		\$219.19	3,741	TWO-STORY	2006
L-12-18-221-013	4005 CALGARY CT	11/29/2018	401	ARMS-LENGTH	WD	LAP	857,500		\$178.13	4,814	TWO-STORY	2001
L-12-18-222-022	4135 TIMBER RIDGE DR	8/24/2018	401	ARMS-LENGTH	WD	LAP	860,000		\$196.93	4,367	TWO-STORY	2012
ECF Totals			4				3,372,500					
				Average Sale \$/SF					\$197.27			
				Average Sales Price					\$843,125			
LEGACY HEIGHTS												
L-12-30-225-006	2114 WINDMILL WAY	8/30/2019	401	ARMS-LENGTH	WD	LEG	449,000		\$247.25	1,816	ONE-STORY	2005
L-12-30-225-043	2137 WINDMILL WAY	6/26/2019	401	ARMS-LENGTH	WD	LEG	580,000		\$196.41	2,953	TWO-STORY	2014
ECF Totals			2				1,029,000					
				Average Sale \$/SF					\$221.83			
				Average Sales Price					\$514,500			
LOHR LAKE VILLAGE												
L-12-19-430-072	5417 LOHR LAKE DR	11/26/2019	401	ARMS-LENGTH	WD	LOV	445,000		\$148.19	3,003	TWO-STORY	1994
L-12-19-415-019	5713 LOHR LAKE DR	7/18/2019	401	ARMS-LENGTH	WD	LOV	510,000		\$150.35	3,392	TWO-STORY	1993
L-12-19-415-017	5814 LOHR LAKE DR	7/8/2019	401	ARMS-LENGTH	WD	LOV	571,500		\$209.26	2,731	TWO-STORY	1993
L-12-19-415-007	5812 LAKESHORE DR	6/28/2019	401	ARMS-LENGTH	WD	LOV	500,000		\$192.60	2,596	TWO-STORY	1992
L-12-19-420-056	1702 PARK SIDE CT	6/13/2019	401	ARMS-LENGTH	WD	LOV	452,500		\$150.33	3,010	TWO-STORY	1994
L-12-19-400-016	5583 LOHR LAKE DR	2/8/2019	401	ARMS-LENGTH	WD	LOV	640,000		\$209.90	3,049	TWO-STORY	2013
L-12-19-420-055	1692 PARK SIDE CT	1/15/2019	401	ARMS-LENGTH	WD	LOV	599,000		\$204.30	2,932	ONE-STORY	1994
L-12-19-420-035	5730 LAKESHORE DR	10/17/2018	401	ARMS-LENGTH	WD	LOV	435,000		\$155.36	2,800	TWO-STORY	1993
L-12-19-415-016	5840 LOHR LAKE DR	9/10/2018	401	ARMS-LENGTH	WD	LOV	534,900		\$183.81	2,910	TWO-STORY	1993
L-12-19-435-076	1577 TREE SIDE CT	8/28/2018	401	ARMS-LENGTH	WD	LOV	500,000		\$188.54	2,652	TWO-STORY	1995
ECF Totals			10				5,187,900					
				Average Sale \$/SF					\$179.26			
				Average Sales Price					\$518,790			
LOHR WOODS												

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-20-211-035	1479 WHISPERING MAPLES DR S	6/29/2018	401	ARMS-LENGTH	WD	LWD	750,000	\$230.13	3,259	TWO-STORY	2014	
ECF Totals		1					750,000	\$230.13				
MADISON PLACE												
L-12-12-210-044	3134 PROMENADE CIR	11/15/2019	401	ARMS-LENGTH	WD	MAD	204,000	\$164.25	1,242	MULTI HOMES	2001	
L-12-12-210-024	3093 PROMENADE CIR	10/26/2019	401	ARMS-LENGTH	WD	MAD	215,000	\$167.58	1,283	MULTI HOMES	2002	
L-12-12-210-054	3154 PROMENADE CIR	9/16/2019	401	ARMS-LENGTH	WD	MAD	214,500	\$167.19	1,283	MULTI HOMES	2002	
L-12-12-210-059	3164 PROMENADE CIR	9/6/2019	401	ARMS-LENGTH	WD	MAD	220,000	\$177.13	1,242	MULTI HOMES	2002	
L-12-12-210-022	3089 PROMENADE CIR	7/2/2019	401	ARMS-LENGTH	WD	MAD	212,000	\$170.69	1,242	MULTI HOMES	2002	
L-12-12-210-053	3152 PROMENADE CIR	4/12/2019	401	ARMS-LENGTH	WD	MAD	217,000	\$174.72	1,242	MULTI HOMES	2002	
L-12-12-210-038	3122 PROMENADE CIR	12/5/2018	401	ARMS-LENGTH	WD	MAD	222,900	\$179.47	1,242	MULTI HOMES	2001	
L-12-12-210-017	3079 PROMENADE CIR	10/16/2018	401	ARMS-LENGTH	WD	MAD	215,000	\$173.11	1,242	MULTI HOMES	2002	
L-12-12-210-010	4274 ESPLANADE LN	9/12/2018	401	ARMS-LENGTH	WD	MAD	218,000	\$173.02	1,260	MULTI HOMES	2002	
L-12-12-210-057	3160 PROMENADE CIR	8/2/2018	401	ARMS-LENGTH	WD	MAD	217,000	\$174.72	1,242	MULTI HOMES	2002	
L-12-12-210-014	3073 PROMENADE CIR	5/18/2018	401	ARMS-LENGTH	WD	MAD	218,000	\$175.52	1,242	MULTI HOMES	2001	
L-12-12-210-035	3115 PROMENADE CIR	5/10/2018	401	ARMS-LENGTH	WD	MAD	211,000	\$169.89	1,242	MULTI HOMES	2001	
ECF Totals		12					2,584,400					
				Average Sale \$/SF				\$172.27				
				Average Sales Price				\$215,367				
MAPLE CREEK, E HORIZONS												
L-12-19-383-040	2178 MAPLE CREEK CIR	3/5/2020	401	ARMS-LENGTH	WD	MAH	360,000	\$158.45	2,272	TWO-STORY	1990	
L-12-19-411-056	5700 CREEKVIEW DR	2/14/2020	401	ARMS-LENGTH	WD	MAH	485,000	\$160.38	3,024	TWO-STORY	1997	
L-12-19-411-044	5718 PING DR	10/25/2019	401	ARMS-LENGTH	WD	MAH	470,000	\$228.16	2,060	ONE-STORY	1995	
L-12-19-383-039	2156 MAPLE CREEK CIR	5/31/2019	401	ARMS-LENGTH	WD	MAH	363,000	\$157.55	2,304	TWO-STORY	1990	
L-12-19-410-025	5928 CREEKVIEW CT	5/3/2019	401	ARMS-LENGTH	WD	MAH	419,000	\$186.06	2,252	TWO-STORY	1992	
L-12-19-411-048	5679 CREEKVIEW DR	4/29/2019	401	ARMS-LENGTH	WD	MAH	490,000	\$159.71	3,068	TWO-STORY	1995	
ECF Totals		6					2,587,000					
				Average Sale \$/SF				\$175.05				
				Average Sales Price				\$431,167				
MALLARD COVE												
L-12-30-102-041	1601 POND SHORE DR	8/30/2019	401	ARMS-LENGTH	WD	MAL	405,000	\$169.46	2,390	TWO-STORY	1988	
L-12-30-101-005	1608 MALLARD COVE DR	5/30/2019	401	ARMS-LENGTH	WD	MAL	335,000	\$154.73	2,165	ONE-STORY	1989	
L-12-30-101-009	1704 MALLARD COVE DR	4/1/2019	401	ARMS-LENGTH	WD	MAL	379,900	\$166.11	2,287	TWO-STORY	1989	
L-12-30-102-028	1726 POND SHORE DR	3/8/2019	401	ARMS-LENGTH	WD	MAL	380,000	\$143.50	2,648	TWO-STORY	1988	
L-12-30-102-016	6102 WHITE SWAN LN	8/1/2018	401	ARMS-LENGTH	WD	MAL	426,500	\$178.75	2,386	TWO-STORY	1989	
ECF Totals		5					1,926,400					
				Average Sale \$/SF				\$162.51				
				Average Sales Price				\$385,280				
MEADOWVIEW CLUSTERS												
L-12-24-302-014	5695 WINSLOW CT	1/10/2020	401	ARMS-LENGTH	WD	MEC	295,000	\$163.71	1,802	TWO-STORY	1983	
L-12-24-375-021	5784 STAGHORN DR	6/19/2019	401	ARMS-LENGTH	WD	MEC	222,000	\$190.72	1,164	MULTI HOMES	1981	
L-12-24-375-028	5740 STAGHORN DR	5/9/2019	401	ARMS-LENGTH	WD	MEC	204,000	\$137.47	1,484	MULTI HOMES	1985	
ECF Totals		3					721,000					
				Average Sale \$/SF				\$163.97				
				Average Sales Price				\$240,333				
MILAN METES AND BOUNDS												
L-12-25-400-014	6685 CRANE RD	2/11/2020	401	ARMS-LENGTH	WD	MSD	358,500	\$157.17	2,281	TWO-STORY	1970	
L-12-35-400-038	3876 PAT ST	10/31/2019	401	ARMS-LENGTH	WD	MSD	255,000	\$171.60	1,486	ONE-STORY	1966	
L-12-25-300-030	6660 CRANE RD	9/11/2019	401	ARMS-LENGTH	WD	MSD	359,000	\$149.21	2,406	ONE-STORY	1972	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-25-300-027	6718 CRANE RD	8/2/2019	401	ARMS-LENGTH	WD	MSD	357,000		\$187.01	1,909	ONE-STORY	1971
L-12-36-100-007	4570 MERRITT RD	3/26/2019	401	ARMS-LENGTH	WD	MSD	349,900		\$198.13	1,766	ONE-STORY	1969
L-12-26-300-019	3427 MERRITT RD	2/27/2019	401	ARMS-LENGTH	WD	MSD	390,000		\$134.02	2,910	TWO-STORY	1989
L-12-35-200-024	3100 PLATT PLACE N	12/21/2018	401	ARMS-LENGTH	WD	MSD	267,000		\$172.26	1,550	TWO-STORY	1993
L-12-36-100-024	7262 MUNGER RD	11/21/2018	401	ARMS-LENGTH	CD	MSD	171,950		\$150.31	1,144	ONE-STORY	1969
L-12-25-300-018	6892 CRANE RD	8/24/2018	401	ARMS-LENGTH	WD	MSD	300,000		\$159.15	1,885	ONE-STORY	1968
L-12-25-400-013	6655 CRANE RD	8/7/2018	401	ARMS-LENGTH	WD	MSD	215,000		\$152.70	1,408	ONE-STORY	1966
L-12-36-200-003	4310 MERRITT RD	7/12/2018	401	ARMS-LENGTH	WD	MSD	320,000		\$164.52	1,945	BI-LEVEL	1978
ECF Totals			11				3,343,350					
				Average Sale \$/SF					\$163.28			
				Average Sales Price					\$303,941			
OAK HILL												
L-12-25-356-001	4134 RUBY ST	8/12/2019	401	ARMS-LENGTH	WD	OAH	279,400		\$142.70	1,958	BI-LEVEL	1972
L-12-25-356-011	4165 DIAMOND ST	7/17/2019	401	ARMS-LENGTH	WD	OAH	220,000		\$168.20	1,308	ONE-STORY	1954
L-12-25-355-008	4145 RUBY ST	8/8/2018	401	ARMS-LENGTH	WD	OAH	267,000		\$138.85	1,923	ONE-STORY	1968
ECF Totals			3				766,400					
				Average Sale \$/SF					\$149.92			
				Average Sales Price					\$255,467			
OAK MEADOWS, MEADOW GROVE												
L-12-07-280-007	2066 BENT TRAIL CT	3/24/2020	401	ARMS-LENGTH	WD	OAM	245,000		\$174.01	1,408	MULTI HOMES	1989
L-12-07-415-021	3558 MEADOW GROVE TRL	3/18/2020	401	ARMS-LENGTH	WD	OAM	308,000		\$206.57	1,491	MULTI HOMES	1996
L-12-07-350-059	3591 BENT TRAIL DR	2/27/2020	401	ARMS-LENGTH	WD	OAM	315,000		\$211.27	1,491	MULTI HOMES	1998
L-12-07-415-003	3523 MEADOW GROVE TRL	1/27/2020	401	ARMS-LENGTH	WD	OAM	310,000		\$258.55	1,199	MULTI HOMES	1996
L-12-07-280-099	3454 BENT TRAIL DR	10/10/2019	401	ARMS-LENGTH	WD	OAM	279,900		\$187.73	1,491	MULTI HOMES	1995
L-12-07-280-134	3508 BENT TRAIL DR	7/18/2019	401	ARMS-LENGTH	WD	OAM	336,000		\$225.35	1,491	MULTI HOMES	1995
L-12-07-280-055	3427 BENT TRAIL DR	7/17/2019	401	ARMS-LENGTH	WD	OAM	266,000		\$195.01	1,364	MULTI HOMES	1989
L-12-07-280-021	2083 BENT TRAIL CT	6/28/2019	401	ARMS-LENGTH	WD	OAM	259,000		\$187.95	1,378	MULTI HOMES	1989
L-12-07-280-019	2063 BENT TRAIL CT	6/13/2019	401	ARMS-LENGTH	WD	OAM	235,000		\$166.90	1,408	MULTI HOMES	1989
L-12-07-280-097	3463 BENT TRAIL DR	4/4/2019	401	ARMS-LENGTH	WD	OAM	289,400		\$212.17	1,364	MULTI HOMES	1989
L-12-07-415-013	3534 MEADOW GROVE TRL	3/15/2019	401	ARMS-LENGTH	WD	OAM	322,000		\$198.52	1,622	MULTI HOMES	1996
L-12-07-280-113	2054 BANCROFT DR	3/11/2019	401	ARMS-LENGTH	WD	OAM	290,000		\$179.90	1,612	MULTI HOMES	1992
L-12-07-415-011	3555 MEADOW GROVE TRL	2/26/2019	401	ARMS-LENGTH	WD	OAM	325,500		\$195.38	1,666	MULTI HOMES	1996
L-12-07-415-004	3525 MEADOW GROVE TRL	11/28/2018	401	ARMS-LENGTH	WD	OAM	320,000		\$294.39	1,087	MULTI HOMES	1996
L-12-07-280-011	2094 BENT TRAIL CT	8/20/2018	401	ARMS-LENGTH	WD	OAM	260,000		\$184.66	1,408	MULTI HOMES	1989
L-12-07-280-029	3359 BENT TRAIL DR	7/25/2018	401	ARMS-LENGTH	WD	OAM	272,000		\$209.88	1,296	MULTI HOMES	1989
L-12-07-350-068	3604 BENT TRAIL DR	7/16/2018	401	ARMS-LENGTH	WD	OAM	301,250		\$202.05	1,491	MULTI HOMES	1998
L-12-07-280-015	2098 BENT TRAIL CT	6/15/2018	401	ARMS-LENGTH	WD	OAM	225,000		\$159.80	1,408	MULTI HOMES	1989
L-12-07-415-006	3522 MEADOW GROVE TRL	4/12/2018	401	ARMS-LENGTH	WD	OAM	330,000		\$198.08	1,666	MULTI HOMES	1995
L-12-07-350-045	3523 BENT TRAIL DR	4/5/2018	401	ARMS-LENGTH	WD	OAM	316,000		\$211.94	1,491	MULTI HOMES	1998
ECF Totals			20				5,805,050					
				Average Sale \$/SF					\$203.01			
				Average Sales Price					\$290,253			
OAK PARK, WASHTENAW GARDENS												
L-12-01-353-005	2775 CRYSTAL DR	3/30/2020	401	ARMS-LENGTH	WD	OAP	227,000		\$182.77	1,242	ONE-STORY	1961
L-12-01-353-014	2909 CRYSTAL DR	3/13/2020	401	ARMS-LENGTH	WD	OAP	190,000		\$166.37	1,142	ONE-STORY	1967
L-12-01-377-015	2915 OAKDALE DR	2/3/2020	401	ARMS-LENGTH	WD	OAP	268,000		\$171.79	1,560	TRI-LEVEL	1959
L-12-01-328-012	2555 CRYSTAL DR	11/21/2019	401	ARMS-LENGTH	WD	OAP	275,000		\$128.26	2,144	ONE-STORY	1967
L-12-01-378-019	4339 PACKARD RD	10/8/2019	401	ARMS-LENGTH	WD	OAP	234,900		\$185.11	1,269	ONE-STORY	1959

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-01-326-028	2500 CARLTON DR	7/30/2019	401	ARMS-LENGTH	WD	OAP	238,000		\$214.03	1,112	TWO-STORY	1940
L-12-01-377-016	2927 OAKDALE DR	7/11/2019	401	ARMS-LENGTH	WD	OAP	270,000		\$166.05	1,626	ONE-STORY	1959
L-12-01-378-020	2940 OAKDALE DR	5/29/2019	401	ESTATE SALE	FD	OAP	245,000		\$181.21	1,352	ONE-STORY	1962
L-12-01-377-006	2781 OAKDALE DR	3/28/2019	401	ARMS-LENGTH	WD	OAP	270,000		\$245.45	1,100	ONE-STORY	1961
L-12-01-353-012	2883 CRYSTAL DR	2/4/2019	401	ARMS-LENGTH	PTA	OAP	240,000		\$125.59	1,911	TWO-STORY	1950
L-12-01-327-018	2552 DAYTON DR	11/1/2018	401	ARMS-LENGTH	WD	OAP	207,000		\$158.38	1,307	ONE-STORY	1955
L-12-01-379-014	2940 DALTON AVE	10/19/2018	401	ARMS-LENGTH	WD	OAP	239,900		\$154.97	1,548	ONE-STORY	1951
L-12-01-377-031	2758 SEMINOLE	9/21/2018	401	ARMS-LENGTH	WD	OAP	274,500		\$163.39	1,680	TWO-STORY	1967
L-12-01-351-007	2869 DAYTON DR	8/10/2018	401	ARMS-LENGTH	WD	OAP	245,000		\$164.87	1,486	ONE-STORY	1952
L-12-01-327-010	2481 GRANT DR	7/27/2018	401	ARMS-LENGTH	WD	OAP	245,000		\$212.12	1,155	ONE-STORY	1955
L-12-01-326-007	2483 DAYTON DR	7/26/2018	401	ARMS-LENGTH	WD	OAP	255,000		\$150.71	1,692	TWO-STORY	1957
L-12-01-377-024	2860 SEMINOLE	7/12/2018	401	ARMS-LENGTH	WD	OAP	256,000		\$164.31	1,558	ONE-STORY	1968
L-12-01-328-015	4065 CENTRAL BLVD	7/9/2018	401	ARMS-LENGTH	WD	OAP	200,000		\$158.48	1,262	ONE-STORY	1945
L-12-01-379-005	2845 CARLTON DR	5/19/2018	401	ARMS-LENGTH	WD	OAP	264,350		\$224.98	1,175	ONE-STORY	1961
L-12-01-378-008	2813 DALTON AVE	5/11/2018	401	ARMS-LENGTH	WD	OAP	255,000		\$193.62	1,317	ONE-STORY	1950
ECF Totals			20				4,899,650					
				Average Sale \$/SF					\$175.62			
				Average Sales Price					\$244,983			
PITTSFIELD GLEN ESTATES												
L-12-22-401-025	5657WHISPERING SPRINGS DR	8/26/2020	401	NEW CONSTRUCTION	PTA	PIGE	494,870		\$144.40	3,427	TWO-STORY	2020
L-12-22-401-026	5675WHISPERING SPRINGS DR	11/20/2020	401	NEW CONSTRUCTION	PTA	PIGE	663,789		\$189.01	3,512	TWO-STORY	2020
L-12-22-401-027	5701WHISPERING SPRINGS DR	12/22/2020	401	NEW CONSTRUCTION	PTA	PIGE	536,385		\$156.75	3,422	TWO-STORY	2020
L-12-22-401-028	5719WHISPERING SPRINGS DR	9/9/2020	401	NEW CONSTRUCTION	PTA	PIGE	562,440		\$163.17	3,447	TWO-STORY	2020
L-12-22-401-030	5755WHISPERING SPRINGS DR	12/18/2020	401	NEW CONSTRUCTION	PTA	PIGE	550,385		\$176.52	3,118	TWO-STORY	2020
L-12-22-401-031	5758WHISPERING SPRINGS DR	10/23/2020	401	NEW CONSTRUCTION	PTA	PIGE	600,275		\$159.73	3,758	TWO-STORY	2020
L-12-22-401-032	5746WHISPERING SPRINGS DR	8/13/2020	401	NEW CONSTRUCTION	PTA	PIGE	643,029		\$177.53	3,622	TWO-STORY	2020
L-12-22-401-033	5732WHISPERING SPRINGS DR	11/5/2020	401	NEW CONSTRUCTION	PTA	PIGE	544,305		\$175.24	3,106	TWO-STORY	2020
L-12-22-401-036	5662WHISPERING SPRINGS DR	12/17/2020	401	NEW CONSTRUCTION	PTA	PIGE	489,735		\$143.11	3,422	TWO-STORY	2020
ECF Totals			9				5,085,213					
				Average Sale \$/SF					\$165.05			
				Average Sales Price					\$565,024			
PITTSFIELD GLEN VILLAS												
L-12-22-402-041	5788WHISPERING SPRINGS DR	6/11/2020		NEW CONSTRUCTION	PTA	PIGV	371,490		\$170.72	2,176	TOWNHOUSE	2019
L-12-22-402-042	5782WHISPERING SPRINGS DR	6/12/2020		NEW CONSTRUCTION	PTA	PIGV	358,290		\$166.72	2,149	TOWNHOUSE	2019
ECF Totals			2				729,780					
				Average Sale \$/SF					\$168.72			
				Average Sales Price					\$364,890			
ROLLING HILL ESTATES												
L-12-29-410-037	6979 SUNCREST DR	3/5/2020	401	ARMS-LENGTH	WD	ROH	485,000		\$149.09	3,253	TWO-STORY	1994
L-12-32-110-026	7066 SUNCREST DR	8/2/2019	401	ARMS-LENGTH	WD	ROH	555,000		\$203.97	2,721	TWO-STORY	1994
ECF Totals			2				1,040,000					
				Average Sale \$/SF					\$176.53			
				Average Sales Price					\$520,000			
ROLLING MEADOWS												
L-12-26-210-040	4159 ROLLING MEADOW LN	2/22/2020	401	ARMS-LENGTH	WD	ROM	285,000		\$171.17	1,665	TWO-STORY	1995
L-12-26-205-054	4145 INGLEWOOD DR	1/14/2020	401	ARMS-LENGTH	WD	ROM	300,000		\$138.63	2,164	TWO-STORY	1995
L-12-26-215-021	4073 LARK LN	1/3/2020	401	ARMS-LENGTH	WD	ROM	288,000		\$130.55	2,206	TWO-STORY	1993

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-26-220-032	4138 ROLLING MEADOW LN	12/6/2019	401	ARMS-LENGTH	WD	ROM	292,000		\$161.33	1,810	TWO-STORY	1993
L-12-26-205-001	4025 ROLLING MEADOW LN	7/25/2019	401	ARMS-LENGTH	WD	ROM	287,000		\$137.85	2,082	TWO-STORY	1994
L-12-26-220-033	4148 ROLLING MEADOW LN	5/30/2019	401	ARMS-LENGTH	WD	ROM	295,000		\$157.84	1,869	TWO-STORY	1994
L-12-26-205-004	4055 ROLLING MEADOW LN	6/28/2018	401	ARMS-LENGTH	WD	ROM	335,000		\$182.96	1,831	TWO-STORY	1993
L-12-26-215-020	4061 LARK LN	4/20/2018	401	ARMS-LENGTH	WD	ROM	265,000		\$180.27	1,470	ONE-STORY	1994
ECF Totals			8				2,347,000					
				Average Sale \$/SF					\$157.58			
				Average Sales Price					\$293,375			
ROSEWOOD VILLAGE-A												
L-12-26-230-069	3227 PRIMROSE LN	10/29/2019	401	ARMS-LENGTH	WD	ROV-A	185,000		\$123.99	1,492	MULTI HOMES	2004
L-12-26-230-093	3338 PRIMROSE LN	6/21/2019	401	ARMS-LENGTH	WD	ROV-A	207,000		\$138.74	1,492	MULTI HOMES	2004
L-12-26-230-148	3190 PRIMROSE LN	5/24/2019	401	ARMS-LENGTH	WD	ROV-A	185,000		\$123.99	1,492	MULTI HOMES	2003
L-12-26-230-033	3121 PRIMROSE LN	12/17/2018	401	ARMS-LENGTH	WD	ROV-A	191,000		\$128.02	1,492	MULTI HOMES	2002
L-12-26-230-136	3166 PRIMROSE LN	9/5/2018	401	ARMS-LENGTH	WD	ROV-A	205,000		\$137.40	1,492	MULTI HOMES	2003
L-12-26-230-165	3118 PRIMROSE LN	7/10/2018	401	ARMS-LENGTH	WD	ROV-A	194,000		\$130.03	1,492	MULTI HOMES	2003
L-12-26-230-070	3215 PRIMROSE LN	6/1/2018	401	ARMS-LENGTH	WD	ROV-A	186,000		\$124.66	1,492	MULTI HOMES	2004
ECF Totals			7				1,353,000					
				Average Sale \$/SF					\$129.55			
				Average Sales Price					\$193,286			
ROSEWOOD VILLAGE-B												
L-12-26-230-137	3164 PRIMROSE LN	3/30/2020	401	ARMS-LENGTH	WD	ROV-B	209,000		\$129.98	1,608	MULTI HOMES	2003
L-12-26-230-026	3105 PRIMROSE LN	3/9/2020	401	ARMS-LENGTH	WD	ROV-B	200,000		\$124.38	1,608	MULTI HOMES	2002
L-12-26-230-092	3336 PRIMROSE LN	2/25/2020	401	ARMS-LENGTH	WD	ROV-B	202,500		\$125.93	1,608	MULTI HOMES	2004
L-12-26-230-050	3185 PRIMROSE LN	10/29/2019	401	ARMS-LENGTH	WD	ROV-B	195,000		\$121.27	1,608	MULTI HOMES	2004
L-12-26-230-173	3138 PRIMROSE LN	7/22/2019	401	ARMS-LENGTH	WD	ROV-B	212,500		\$132.15	1,608	MULTI HOMES	2003
L-12-26-230-125	3240 PRIMROSE LN	7/15/2019	401	ARMS-LENGTH	WD	ROV-B	215,000		\$133.71	1,608	MULTI HOMES	2003
L-12-26-230-176	3144 PRIMROSE LN	5/29/2019	401	ARMS-LENGTH	WD	ROV-B	208,000		\$129.35	1,608	MULTI HOMES	2003
L-12-26-230-101	6377 CONIFER DR	5/3/2019	401	ARMS-LENGTH	WD	ROV-B	208,500		\$129.66	1,608	MULTI HOMES	2004
L-12-26-230-140	3170 PRIMROSE LN	3/15/2019	401	ARMS-LENGTH	WD	ROV-B	205,000		\$127.49	1,608	MULTI HOMES	2003
L-12-26-230-059	3191 PRIMROSE LN	12/19/2018	401	ARMS-LENGTH	WD	ROV-B	206,000		\$128.11	1,608	MULTI HOMES	2004
L-12-26-230-149	3188 PRIMROSE LN	9/21/2018	401	ARMS-LENGTH	WD	ROV-B	189,900		\$118.10	1,608	MULTI HOMES	2003
L-12-26-230-053	3197 PRIMROSE LN	8/15/2018	401	ARMS-LENGTH	WD	ROV-B	199,000		\$123.76	1,608	MULTI HOMES	2004
L-12-26-230-110	3226 PRIMROSE LN	7/27/2018	401	ARMS-LENGTH	WD	ROV-B	191,000		\$118.78	1,608	MULTI HOMES	2003
ECF Totals			13				2,641,400					
				Average Sale \$/SF					\$126.36			
				Average Sales Price					\$203,185			
ROSEWOOD VILLAGE-C												
L-12-26-230-162	3112 PRIMROSE LN	3/27/2020	401	ARMS-LENGTH	WD	ROV-C	183,000		\$153.39	1,193	MULTI HOMES	2003
L-12-26-230-103	6369 CONIFER DR	7/18/2019	401	ARMS-LENGTH	WD	ROV-C	205,000		\$171.84	1,193	MULTI HOMES	2004
L-12-26-230-175	3146 PRIMROSE LN	7/8/2019	401	ARMS-LENGTH	WD	ROV-C	180,000		\$150.88	1,193	MULTI HOMES	2003
L-12-26-230-139	3172 PRIMROSE LN	6/5/2019	401	ARMS-LENGTH	WD	ROV-C	190,000		\$159.26	1,193	MULTI HOMES	2003
L-12-26-230-096	3322 PRIMROSE LN	5/7/2019	401	ARMS-LENGTH	WD	ROV-C	184,500		\$154.65	1,193	MULTI HOMES	2004
L-12-26-230-138	3162 PRIMROSE LN	4/26/2019	401	ARMS-LENGTH	WD	ROV-C	184,000		\$154.23	1,193	MULTI HOMES	2003
L-12-26-230-042	3141 PRIMROSE LN	1/16/2019	401	ARMS-LENGTH	WD	ROV-C	175,000		\$146.69	1,193	MULTI HOMES	2002
L-12-26-230-031	3125 PRIMROSE LN	1/8/2019	401	ARMS-LENGTH	WD	ROV-C	175,000		\$146.69	1,193	MULTI HOMES	2002
L-12-26-230-025	3103 PRIMROSE LN	11/20/2018	401	ARMS-LENGTH	WD	ROV-C	173,000		\$145.01	1,193	MULTI HOMES	2002
L-12-26-230-049	3183 PRIMROSE LN	11/16/2018	401	ARMS-LENGTH	WD	ROV-C	186,000		\$155.91	1,193	MULTI HOMES	2004
L-12-26-230-126	3238 PRIMROSE LN	10/19/2018	401	ARMS-LENGTH	WD	ROV-C	184,000		\$154.23	1,193	MULTI HOMES	2003

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-26-230-085	3332 PRIMROSE LN	7/31/2018	401	ARMS-LENGTH	WD	ROV-C	195,000		\$163.45	1,193	MULTI HOMES	2004
L-12-26-230-156	3208 PRIMROSE LN	6/29/2018	401	ARMS-LENGTH	WD	ROV-C	198,500		\$166.39	1,193	MULTI HOMES	2003
L-12-26-230-114	3212 PRIMROSE LN	6/13/2018	401	ARMS-LENGTH	WD	ROV-C	195,000		\$163.45	1,193	MULTI HOMES	2003
L-12-26-230-073	3358 PRIMROSE LN	5/25/2018	401	ARMS-LENGTH	WD	ROV-C	190,000		\$159.26	1,193	MULTI HOMES	2004
ECF Totals			15				2,798,000					
									\$156.36			
									\$186,533			
SALINE METES AND BOUNDS - SECTION 33												
L-12-33-400-040	7570 WARNER RD	4/29/2019	401	ARMS-LENGTH	WD	SAL33	329,000		\$161.27	2,040	TWO-STORY	1985
L-12-33-400-008	420 W BEMIS RD	8/24/2018	401	ARMS-LENGTH	WD	SAL33	300,000		\$208.04	1,442	ONE-STORY	1972
L-12-33-400-028	7645 FOSDICK RD	7/20/2018	401	ARMS-LENGTH	WD	SAL33	468,000		\$183.03	2,557	TWO-STORY	1993
ECF Totals			3				1,097,000					
									\$184.12			
									\$365,667			
SAND CREEK												
L-12-36-110-014	2092 OSPREY DR	10/30/2019	401	ARMS-LENGTH	WD	SAN	480,000		\$163.32	2,939	ONE-STORY	2005
ECF Totals			1				480,000		\$163.32			
SHA ESTATES												
L-12-30-110-030	6160 VINEYARD AVE	3/31/2020	401	ARMS-LENGTH	PTA	SHA	445,000		\$191.07	2,329	TWO-STORY	2000
L-12-30-110-001	6031 VINEYARD AVE	6/21/2019	401	ARMS-LENGTH	WD	SHA	544,000		\$232.38	2,341	TWO-STORY	2001
L-12-30-110-015	2010 PORT AVE	6/7/2019	401	ARMS-LENGTH	WD	SHA	405,000		\$191.67	2,113	TWO-STORY	2001
L-12-30-110-020	6399 VINEYARD AVE	5/30/2019	401	ARMS-LENGTH	WD	SHA	545,000		\$180.46	3,020	TWO-STORY	2000
L-12-30-110-027	6240 VINEYARD AVE	3/21/2019	401	ARMS-LENGTH	WD	SHA	536,564		\$179.33	2,992	TWO-STORY	2000
L-12-30-110-026	6266 VINEYARD AVE	6/29/2018	401	ARMS-LENGTH	WD	SHA	516,400		\$169.31	3,050	TWO-STORY	2001
ECF Totals			6				2,991,964					
									\$190.70			
									\$498,661			
SILO RIDGE												
L-12-20-310-010	5836 E SILO RIDGE DR	3/6/2020	401	ARMS-LENGTH	WD	SIL	375,000		\$195.31	1,920	TWO-STORY	1981
L-12-20-321-058	1311 N SILO RIDGE DR	2/28/2020	401	ARMS-LENGTH	WD	SIL	362,000		\$175.05	2,068	TWO-STORY	1986
L-12-20-320-110	5598 HEARTHSTONE CT	2/7/2020	401	ARMS-LENGTH	WD	SIL	383,000		\$178.31	2,148	TWO-STORY	1986
L-12-20-301-001	5553 E SILO RIDGE DR	11/22/2019	401	MULTI-SALE	WD	SIL	378,000		\$190.62	1,983	TWO-STORY	1979
L-12-20-310-004	5680 E SILO RIDGE DR	10/30/2019	401	ARMS-LENGTH	WD	SIL	298,000		\$229.94	1,296	ONE & HALF STORY	1984
L-12-20-310-018	5845 SHAGBARK DR	7/24/2019	401	ARMS-LENGTH	PTA	SIL	375,000		\$189.11	1,983	TWO-STORY	1979
L-12-20-301-016	5887 E SILO RIDGE DR	6/28/2019	401	ARMS-LENGTH	WD	SIL	347,000		\$203.64	1,704	TWO-STORY	1979
L-12-20-321-055	1275 N SILO RIDGE DR	5/24/2019	401	ARMS-LENGTH	WD	SIL	381,000		\$206.50	1,845	TWO-STORY	1985
L-12-20-301-020	5989 SILO RIDGE DR	5/4/2019	401	ARMS-LENGTH	WD	SIL	415,000		\$190.28	2,181	ONE-STORY	1979
L-12-20-323-094	1478 FIELDSTONE CT	9/5/2018	401	ARMS-LENGTH	WD	SIL	395,000		\$175.40	2,252	TWO-STORY	1987
L-12-20-323-068	1471 SILO RIDGE DR	8/31/2018	401	ARMS-LENGTH	WD	SIL	345,000		\$166.83	2,068	TWO-STORY	1987
L-12-20-324-104	5546 PEBBLE RIDGE CT	5/31/2018	401	ARMS-LENGTH	WD	SIL	336,000		\$192.22	1,748	ONE-STORY	1986
ECF Totals			12				4,390,000					
									\$191.10			
									\$365,833			
SILVERLEAF & VILLAGE												
L-12-13-145-176	4207 CHANDI CT	3/4/2020	401	ARMS-LENGTH	WD	SIR	345,000		\$172.16	2,004	TWO-STORY	2011
L-12-13-144-136	4579 CHERRY BLOSSOM DR	2/10/2020	401	ARMS-LENGTH	WD	SIR	380,000		\$134.85	2,818	TWO-STORY	2015
L-12-13-145-159	4480 CHERRY BLOSSOM DR	1/29/2020	401	ARMS-LENGTH	WD	SIR	460,000		\$144.25	3,189	TWO-STORY	2012
L-12-13-120-013	4110 SILVERLEAF DR	12/13/2019	401	ARMS-LENGTH	WD	SIR	345,000		\$131.68	2,620	TWO-STORY	1995

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-13-120-010	4148 SILVERLEAF DR	10/20/2019	401	ARMS-LENGTH	WD	SIR	330,000	\$131.89	2,502	TWO-STORY	1995	
L-12-13-145-180	4239 CHANDI CT	10/15/2019	401	ARMS-LENGTH	WD	SIR	335,000	\$183.26	1,828	TWO-STORY	2012	
L-12-13-105-030	4131 PERSIMMON DR	6/19/2019	401	ARMS-LENGTH	WD	SIR	335,000	\$127.72	2,623	TWO-STORY	1994	
L-12-13-144-117	4485 CHERRY BLOSSOM DR	6/13/2019	401	ARMS-LENGTH	WD	SIR	351,000	\$176.03	1,994	TWO-STORY	2011	
L-12-13-144-122	4519 CHERRY BLOSSOM DR	5/3/2019	401	ARMS-LENGTH	WD	SIR	335,000	\$141.59	2,366	TWO-STORY	2011	
L-12-13-145-178	4223 CHANDI CT	11/19/2018	401	ARMS-LENGTH	WD	SIR	371,500	\$137.39	2,704	TWO-STORY	2012	
L-12-13-130-029	4229 SILVERLEAF DR	11/16/2018	401	ARMS-LENGTH	WD	SIR	326,000	\$124.67	2,615	TWO-STORY	1994	
L-12-13-125-020	4751 AZALEA DR	9/12/2018	401	ARMS-LENGTH	WD	SIR	360,000	\$133.88	2,689	TWO-STORY	1994	
L-12-13-120-006	4781 JASMINE CT	7/16/2018	401	ARMS-LENGTH	WD	SIR	325,000	\$123.90	2,623	TWO-STORY	1995	
ECF Totals			13				4,598,500					
				Average Sale \$/SF				\$143.33				
				Average Sales Price				\$353,731				
SALINE METES AND BOUNDS-NORTHWEST AND MICHIGAN CORRIDOR AREA												
L-12-32-400-005	1242 BEMIS RD	10/16/2019	401	ARMS-LENGTH	WD	SNWMC	299,000	\$161.80	1,848	TWO-STORY	1933	
L-12-27-200-011	6220 CAMPBELL RD	5/24/2019	401	ARMS-LENGTH	PTA	SNWMC	293,000	\$230.35	1,272	ONE-STORY	1972	
L-12-28-200-003	6240 S STATE ST	12/28/2018	401	ARMS-LENGTH	WD	SNWMC	280,000	\$244.76	1,144	ONE-STORY	1958	
L-12-21-300-003	321 PAYEUR RD	9/25/2018	401	ARMS-LENGTH	WD	SNWMC	234,000	\$123.94	1,888	ONE-STORY	1954	
ECF Totals			4				1,106,000					
				Average Sale \$/SF				\$190.21				
				Average Sales Price				\$276,500				
SALINE METES AND BOUNDS-SOUTHEAST AND GREENHILLS AREA												
L-12-34-200-053	7400 PEPPERWOOD CIR	12/18/2019	401	ARMS-LENGTH	WD	SSEGH	530,000	\$169.11	3,134	TWO-STORY	2005	
L-12-27-325-003	169 GREEN HILLS DR	6/7/2019	401	ARMS-LENGTH	WD	SSEGH	435,000	\$182.85	2,379	TWO-STORY	1998	
L-12-34-200-061	7373 PEPPERWOOD CIR	5/24/2019	401	ARMS-LENGTH	WD	SSEGH	625,000	\$249.90	2,501	ONE-STORY	2008	
L-12-34-200-039	7095 WARNER RD	2/27/2019	401	ARMS-LENGTH	WD	SSEGH	446,700	\$190.65	2,343	TWO-STORY	1993	
L-12-27-325-019	136 GREEN HILLS DR	8/3/2018	401	ARMS-LENGTH	WD	SSEGH	535,000	\$179.05	2,988	TWO-STORY	2004	
ECF Totals			5				2,571,700					
				Average Sale \$/SF				\$194.31				
				Average Sales Price				\$514,340				
STONEBRIDGE ESTATES												
L-12-19-210-233	5195 PINNACLE CT	1/22/2020	401	ARMS-LENGTH	WD	STE	721,000	\$277.20	2,601	ONE-STORY	1998	
L-12-18-435-137	1765 STONEBRIDGE DR S	1/4/2020	401	ARMS-LENGTH	WD	STE	567,000	\$198.25	2,860	TWO-STORY	1994	
L-12-18-415-024	1657 CYPRESS POINTE CT	12/9/2019	401	ARMS-LENGTH	WD	STE	586,900	\$205.71	2,853	TWO-STORY	1992	
L-12-19-210-231	2301 STONEBRIDGE DR S	8/20/2019	401	ARMS-LENGTH	WD	STE	635,000	\$214.02	2,967	ONE-STORY	1998	
L-12-19-120-164	5106 FOREST VIEW CT	8/15/2019	401	ARMS-LENGTH	WD	STE	678,500	\$221.51	3,063	TWO-STORY	1998	
L-12-18-106-178	1767 OAKMONT CT	7/22/2019	401	ARMS-LENGTH	WD	STE	615,000	\$205.21	2,997	TWO-STORY	1997	
L-12-18-410-100	4716 LOHR RD	6/13/2019	401	ARMS-LENGTH	WD	STE	735,000	\$249.66	2,944	ONE-STORY	1996	
L-12-19-210-257	5289 PRAIRIE DUNES CT N	6/11/2019	401	ARMS-LENGTH	WD	STE	750,000	\$207.30	3,618	TWO-STORY	1999	
L-12-18-301-328	2064 BAY HILL CT	5/30/2019	401	ARMS-LENGTH	WD	STE	570,000	\$234.76	2,428	TWO-STORY	2001	
L-12-18-415-063	1741 MONTEREY CT	5/15/2019	401	ARMS-LENGTH	WD	STE	665,000	\$254.01	2,618	TWO-STORY	1998	
L-12-19-115-116	2020 PEBBLE VIEW DR	1/10/2019	401	ARMS-LENGTH	WD	STE	862,500	\$191.03	4,515	TWO-STORY	1994	
L-12-18-105-113	4346 LOHR RD	11/2/2018	401	ARMS-LENGTH	WD	STE	700,000	\$221.80	3,156	TWO-STORY	1999	
L-12-18-301-337	2010 BAY HILL CT	9/27/2018	401	ARMS-LENGTH	WD	STE	593,900	\$231.27	2,568	TWO-STORY	2000	
L-12-18-415-068	1731 MONTEREY CT	8/16/2018	401	ARMS-LENGTH	WD	STE	558,000	\$229.06	2,436	TWO-STORY	2000	
L-12-18-415-014	1845 CYPRESS POINTE CT	7/24/2018	401	ARMS-LENGTH	WD	STE	510,000	\$183.92	2,773	ONE-STORY	1993	
L-12-19-201-285	4960 ST ANDREWS CT	7/20/2018	401	ARMS-LENGTH	WD	STE	780,000	\$208.17	3,747	TWO-STORY	1995	
L-12-19-130-210	1820 PRAIRIE DUNES CT S	6/12/2018	401	ARMS-LENGTH	WD	STE	570,000	\$216.65	2,631	TWO-STORY	1999	
L-12-18-415-037	1718 BENT PINE CT	6/1/2018	401	ARMS-LENGTH	WD	STE	587,000	\$237.46	2,472	ONE-STORY	1993	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
ECF Totals	18						11,684,800					
		Average Sale \$/SF						\$221.50				
		Average Sales Price						\$649,156				
STONEBRIDGE-HIGHPOINTE												
L-12-19-230-069	5435 PINNACLE CT	3/16/2020	401	ARMS-LENGTH	WD	STH	650,000	\$223.29	2,911	TWO-STORY	2002	
L-12-19-230-085	5454 PINNACLE CT	10/23/2019	401	ARMS-LENGTH	WD	STH	538,000	\$204.95	2,625	TWO-STORY	2004	
L-12-19-230-037	5333 PINNACLE CT	8/23/2019	401	ARMS-LENGTH	WD	STH	595,000	\$221.44	2,687	TWO-STORY	1999	
L-12-19-230-018	5300 PINNACLE CT	5/17/2018	401	ARMS-LENGTH	WD	STH	518,500	\$278.31	1,863	ONE-STORY	1999	
L-12-19-230-003	2462 WINGED FOOT CT	4/20/2018	401	ARMS-LENGTH	WD	STH	509,200	\$242.94	2,096	ONE-STORY	2000	
ECF Totals	5						3,346,700					
		Average Sale \$/SF						\$234.19				
		Average Sales Price						\$669,340				
STONEBRIDGE-LINKS												
L-12-18-301-318	4525 AUGUSTA CT	3/6/2020	401	ARMS-LENGTH	PTA	STL	456,500	\$189.42	2,410	TWO-STORY	1997	
L-12-18-303-032	4479 LINKS CT	6/26/2019	401	ARMS-LENGTH	WD	STL	550,000	\$198.70	2,768	TWO-STORY	1998	
L-12-18-303-041	4468 AUGUSTA CT	5/16/2019	401	ARMS-LENGTH	WD	STL	500,000	\$180.51	2,770	TWO-STORY	1998	
L-12-18-303-007	2410 MOORS CT	4/5/2019	401	ARMS-LENGTH	WD	STL	464,900	\$186.26	2,496	TWO-STORY	1996	
L-12-18-304-048	4703 SAWGRASS DR W	11/30/2018	401	ARMS-LENGTH	WD	STL	485,000	\$164.91	2,941	TWO-STORY	2000	
L-12-18-303-039	4500 AUGUSTA CT	4/27/2018	401	ARMS-LENGTH	WD	STL	550,000	\$234.44	2,346	TWO-STORY	1998	
ECF Totals	6						3,006,400					
		Average Sale \$/SF						\$192.37				
		Average Sales Price						\$501,067				
STONEBRIDGE-LONE OAK												
L-12-18-450-030	4914 LONE OAK CT	8/28/2018	401	ARMS-LENGTH	WD	STO	380,000	\$299.21	1,270	DUPLEX	1994	
L-12-18-450-028	4910 LONE OAK CT	7/12/2018	401	ARMS-LENGTH	WD	STO	370,000	\$291.34	1,270	DUPLEX	1994	
ECF Totals	2						750,000					
		Average Sale \$/SF						\$295.28				
		Average Sales Price						\$375,000				
STONEBRIDGE-PONDS												
L-12-18-107-007	4076 BOULDER POND DR	3/24/2020	401	ARMS-LENGTH	WD	STP	330,000	\$279.19	1,182	ONE-STORY	1996	
L-12-18-107-013	4044 BOULDER POND DR	3/13/2020	401	ARMS-LENGTH	WD	STP	342,900	\$290.10	1,182	ONE-STORY	1996	
L-12-18-107-042	4197 BOULDER POND DR	2/25/2020	401	ARMS-LENGTH	WD	STP	405,000	\$204.65	1,979	TWO-STORY	1997	
L-12-18-107-045	4247 BOULDER POND DR	6/11/2019	401	ARMS-LENGTH	WD	STP	360,000	\$304.57	1,182	ONE-STORY	1998	
L-12-18-107-053	4244 BOULDER POND DR	12/28/2018	401	ARMS-LENGTH	WD	STP	400,000	\$203.56	1,965	TWO-STORY	1998	
L-12-18-107-025	4021 BOULDER POND DR	11/16/2018	401	ARMS-LENGTH	WD	STP	351,000	\$296.95	1,182	ONE-STORY	1997	
L-12-18-107-026	4023 BOULDER POND DR	7/23/2018	401	ARMS-LENGTH	WD	STP	322,500	\$272.84	1,182	ONE-STORY	1997	
L-12-18-107-010	4054 BOULDER POND DR	4/20/2018	401	ARMS-LENGTH	WD	STP	313,000	\$264.81	1,182	ONE-STORY	1996	
ECF Totals	8						2,824,400					
		Average Sale \$/SF						\$264.58				
		Average Sales Price						\$353,050				
THISTLE DOWN FARMS EAST-WEST COMBINED												
L-12-33-305-004	7464 SECRETARIAT DR	2/28/2020	401	ARMS-LENGTH	WD	TD-EW	740,000	\$201.25	3,677	TWO-STORY	2013	
L-12-32-405-103	1070 AFFIRMED CT	11/22/2019	401	ARMS-LENGTH	WD	TD-EW	680,000	\$193.73	3,510	TWO-STORY	2014	
L-12-32-405-088	7804 WHIRLAWAY DR	10/2/2019	401	ARMS-LENGTH	WD	TD-EW	645,000	\$194.22	3,321	TWO-STORY	2014	
L-12-33-305-052	7980 SECRETARIAT DR	8/28/2019	401	ARMS-LENGTH	WD	TD-EW	597,500	\$169.12	3,533	TWO-STORY	2012	
L-12-33-305-018	7560 SECRETARIAT DR	5/1/2019	401	ARMS-LENGTH	WD	TD-EW	650,000	\$174.64	3,722	TWO-STORY	2006	
L-12-33-305-021	7608 SECRETARIAT DR	4/26/2019	401	ARMS-LENGTH	WD	TD-EW	645,000	\$157.51	4,095	TWO-STORY	2005	

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-33-305-028	7720 SECRETARIAT DR	3/13/2019	401	ARMS-LENGTH	WD	TD-EW	614,450		\$179.40	3,425	TWO-STORY	2006
L-12-32-405-091	7878 WHIRLAWAY DR	6/19/2018	401	ARMS-LENGTH	WD	TD-EW	810,000		\$176.09	4,600	TWO-STORY	2014
L-12-33-305-001	7416 SECRETARIAT DR	4/16/2018	401	ARMS-LENGTH	WD	TD-EW	561,900		\$162.87	3,450	TWO-STORY	2013
ECF Totals			9				5,943,850					
				Average Sale \$/SF					\$178.76			
				Average Sales Price					\$660,428			
UNIVERSITY PALISADES												
L-12-12-433-011	3855 PALISADES BLVD	12/27/2019	401	ARMS-LENGTH	WD	UNF	305,000		\$153.65	1,985	TWO-STORY	1995
L-12-12-430-111	3745 PALISADES BLVD	9/6/2019	401	ARMS-LENGTH	WD	UNF	338,400		\$171.34	1,975	ONE-STORY	2001
L-12-12-315-143	3602 FIELDCREST LN	8/2/2019	401	ARMS-LENGTH	PTA	UNF	331,000		\$149.91	2,208	TWO-STORY	2001
L-12-12-430-122	3543 FIELDCREST LN	7/25/2019	401	ARMS-LENGTH	WD	UNF	319,000		\$144.02	2,215	TWO-STORY	2000
L-12-12-431-153	3562 FIELDCREST LN	7/20/2019	401	ARMS-LENGTH	WD	UNF	300,000		\$138.38	2,168	TWO-STORY	2001
L-12-12-431-149	3578 FIELDCREST LN	6/11/2019	401	ARMS-LENGTH	WD	UNF	325,000		\$147.33	2,206	TWO-STORY	2001
L-12-12-320-067	3793 FIELDCREST LN	7/24/2018	401	ARMS-LENGTH	WD	UNF	315,000		\$130.98	2,405	TWO-STORY	1991
ECF Totals			7				2,233,400					
				Average Sale \$/SF					\$147.94			
				Average Sales Price					\$319,057			
WARNER CREEK												
L-12-27-180-008	1300 HARWOOD CIR	3/27/2020	401	ARMS-LENGTH	WD	WAR	286,500		\$168.53	1,700	TWO-STORY	1985
L-12-27-412-080	1214 CODY CIR	3/23/2020	401	ARMS-LENGTH	WD	WAR	329,000		\$153.17	2,148	TWO-STORY	1988
L-12-27-185-138	6383 ROBISON LN	10/18/2019	401	ARMS-LENGTH	WD	WAR	285,000		\$135.78	2,099	TWO-STORY	1989
L-12-27-411-152	846 HATFIELD CIR	9/16/2019	401	ARMS-LENGTH	WD	WAR	326,000		\$158.56	2,056	TWO-STORY	1989
L-12-27-414-178	1350 WEDGEWOOD CIR	8/15/2019	401	ARMS-LENGTH	PTA	WAR	285,000		\$168.54	1,691	TWO-STORY	1990
L-12-27-180-013	1212 HARWOOD CIR	7/31/2019	401	ARMS-LENGTH	WD	WAR	300,000		\$154.80	1,938	TWO-STORY	1984
L-12-27-413-110	6710 ROBISON LN	7/25/2019	401	ARMS-LENGTH	WD	WAR	293,700		\$136.48	2,152	TWO-STORY	1989
L-12-27-418-221	1387 WEDGEWOOD DR	7/12/2019	401	ARMS-LENGTH	WD	WAR	350,000		\$172.92	2,024	TWO-STORY	1991
L-12-27-185-026	1065 CUTLER CIR	6/27/2019	401	ARMS-LENGTH	WD	WAR	280,000		\$137.25	2,040	TWO-STORY	1980
L-12-27-414-190	1299 WEDGEWOOD CIR	4/12/2019	401	ARMS-LENGTH	WD	WAR	311,000		\$166.67	1,866	TWO-STORY	1990
L-12-27-412-086	1211 CODY CIR	4/5/2019	401	ARMS-LENGTH	WD	WAR	272,000		\$165.45	1,644	TWO-STORY	1988
L-12-27-412-091	6553 SAUK TRL	2/19/2019	401	ARMS-LENGTH	WD	WAR	335,000		\$162.62	2,060	TWO-STORY	1988
L-12-27-415-200	1305 WARNER CREEK DR	2/5/2019	401	ARMS-LENGTH	WD	WAR	306,000		\$157.08	1,948	TWO-STORY	1991
L-12-27-180-006	1265 HARWOOD CIR	10/23/2018	401	ARMS-LENGTH	WD	WAR	290,000		\$203.37	1,426	ONE-STORY	1988
L-12-27-411-155	6698 SAUK TRL	10/18/2018	401	ARMS-LENGTH	WD	WAR	335,000		\$167.25	2,003	TWO-STORY	1990
L-12-27-418-218	1411 WEDGEWOOD DR	8/29/2018	401	ARMS-LENGTH	WD	WAR	335,000		\$170.40	1,966	TWO-STORY	1991
L-12-27-180-017	6327 SAUK TRL	8/6/2018	401	ARMS-LENGTH	WD	WAR	307,900		\$176.75	1,742	TWO-STORY	1985
L-12-27-190-129	6310 ROBISON LN	7/28/2018	401	ARMS-LENGTH	WD	WAR	285,000		\$210.80	1,352	ONE-STORY	1995
L-12-27-412-100	6751 ROBISON LN	6/28/2018	401	ARMS-LENGTH	WD	WAR	318,900		\$216.64	1,472	ONE-STORY	1989
L-12-27-414-183	1264 WEDGEWOOD CIR	6/27/2018	401	ARMS-LENGTH	WD	WAR	345,000		\$153.33	2,250	TWO-STORY	1990
L-12-27-411-071	1174 HENLON CIR	6/8/2018	401	ARMS-LENGTH	WD	WAR	261,000		\$190.09	1,373	ONE-STORY	1988
L-12-27-416-249	6551 PENNSTONE CIR	5/31/2018	401	ARMS-LENGTH	WD	WAR	290,000		\$145.95	1,987	TWO-STORY	1992
ECF Totals			22				6,727,000					
				Average Sale \$/SF					\$166.93			
				Average Sales Price					\$305,773			
WASHTENAW CLUBVIEW, FARMVIEW												
L-12-12-105-009	3180 GOLFSIDE RD	3/29/2020	401	ARMS-LENGTH	WD	WAS	310,000		\$153.39	2,021	TWO-STORY	1970
L-12-12-484-025	3848 GOLFSIDE RD	2/21/2020	401	ARMS-LENGTH	WD	WAS	275,000		\$225.04	1,222	ONE-STORY	1971
L-12-12-180-008	3315 OAK DR	12/20/2019	401	ARMS-LENGTH	WD	WAS	326,000		\$147.85	2,205	TWO-STORY	1976
L-12-12-106-001	4888 COLE BLVD	12/13/2019	401	ARMS-LENGTH	WD	WAS	250,000		\$142.69	1,752	TWO-STORY	1976

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
L-12-12-182-005	3321 HILLSIDE DR	12/9/2019	401	ARMS-LENGTH	WD	WAS	221,000		\$146.75	1,506	TWO-STORY	1974
L-12-12-426-003	3531 HELEN AVE	11/15/2019	401	ARMS-LENGTH	WD	WAS	270,100		\$153.99	1,754	TWO-STORY	1977
L-12-12-483-020	3864 OAK DR	10/28/2019	401	ARMS-LENGTH	WD	WAS	308,700		\$195.50	1,579	ONE-STORY	1975
L-12-12-105-006	3147 OAK DR	10/4/2019	401	ARMS-LENGTH	WD	WAS	259,900		\$151.55	1,715	BI-LEVEL	1961
L-12-12-408-025	3701 OAK DR	9/4/2019	401	ARMS-LENGTH	WD	WAS	300,000		\$161.99	1,852	TWO-STORY	1987
L-12-12-461-008	3919 HELEN AVE	8/6/2019	401	ARMS-LENGTH	WD	WAS	259,900		\$156.19	1,664	TWO-STORY	1977
L-12-12-401-015	3412 GOLFSIDE RD	7/15/2019	401	ARMS-LENGTH	WD	WAS	310,000		\$143.78	2,156	TWO-STORY	1963
L-12-12-109-007	4858 GRANDVIEW DR	6/28/2019	401	ARMS-LENGTH	WD	WAS	275,000		\$198.41	1,386	ONE-STORY	1960
L-12-12-428-009	3645 BEECH DR	5/20/2019	401	ARMS-LENGTH	WD	WAS	276,000		\$168.40	1,639	TWO-STORY	1987
L-12-12-429-012	3712 BEECH DR	4/12/2019	401	ARMS-LENGTH	WD	WAS	269,900		\$146.76	1,839	TWO-STORY	1985
L-12-12-483-022	3844 OAK DR	4/10/2019	401	ARMS-LENGTH	WD	WAS	257,000		\$154.73	1,661	BI-LEVEL	1974
L-12-12-483-024	3810 OAK DR	4/1/2019	401	ARMS-LENGTH	WD	WAS	375,550		\$152.91	2,456	TWO-STORY	1973
L-12-12-106-009	4893 CLUB PL	9/19/2018	401	ARMS-LENGTH	WD	WAS	258,500		\$161.26	1,603	TRI-LEVEL	1976
L-12-12-483-023	3820 OAK DR	8/9/2018	401	ARMS-LENGTH	WD	WAS	272,000		\$232.28	1,171	ONE-STORY	1972
L-12-12-106-011	3090 OAK DR	7/6/2018	401	ARMS-LENGTH	WD	WAS	270,000		\$123.29	2,190	BI-LEVEL	1975
L-12-12-484-028	3808 GOLFSIDE RD	6/18/2018	401	ARMS-LENGTH	WD	WAS	325,000		\$188.95	1,720	ONE-STORY	1972
ECF Totals		20					5,669,550					
				Average Sale \$/SF					\$165.29			
				Average Sales Price					\$283,478			
WASHTENAW HEIGHTS												
L-12-01-301-008	2570 HAWKS	5/20/2019	401	ARMS-LENGTH	WD	WAT	236,000		\$130.39	1,810	DUPLEX	1960
L-12-01-463-041	2618 TORREY AVE	3/30/2020	401	ARMS-LENGTH	WD	WAT	280,000		\$157.22	1,781	TWO-STORY	1972
L-12-01-461-030	2818 FOSTER AVE	3/26/2020	401	ARMS-LENGTH	WD	WAT	263,000		\$218.26	1,205	ONE-STORY	1974
L-12-01-460-005	2575 FOSTER AVE	3/16/2020	401	ARMS-LENGTH	WD	WAT	260,000		\$193.31	1,345	TWO-STORY	1975
L-12-01-462-021	2870 DEAKE AVE	10/11/2019	401	ARMS-LENGTH	TD	WAT	235,000		\$192.31	1,222	ONE-STORY	1973
L-12-01-432-018	2562 TORREY AVE	9/30/2019	401	ARMS-LENGTH	WD	WAT	178,500		\$115.01	1,552	ONE & HALF STORY	1946
L-12-01-461-024	2946 FOSTER AVE	9/24/2019	401	ARMS-LENGTH	WD	WAT	260,000		\$151.52	1,716	TRI-LEVEL	1977
L-12-01-460-011	2643 FOSTER AVE	5/16/2019	401	ARMS-LENGTH	WD	WAT	249,000		\$157.00	1,586	TWO-STORY	1975
L-12-01-376-020	2884 HAWKS AVE	5/10/2019	401	ARMS-LENGTH	WD	WAT	322,000		\$159.88	2,014	TWO-STORY	1972
L-12-01-376-033	2688 HAWKS AVE	4/18/2019	401	ARMS-LENGTH	WD	WAT	265,000		\$154.43	1,716	TWO-STORY	1967
L-12-01-462-041	2663 TORREY AVE	3/20/2019	401	ARMS-LENGTH	WD	WAT	275,000		\$174.38	1,577	TWO-STORY	1940
L-12-01-376-038	4526 CENTRAL BLVD	3/8/2019	401	ARMS-LENGTH	WD	WAT	240,000		\$202.70	1,184	ONE-STORY	1959
L-12-01-462-024	2828 DEAKE AVE	2/25/2019	401	ARMS-LENGTH	WD	WAT	255,000		\$198.29	1,286	TRI-LEVEL	1973
L-12-01-460-021	2823 FOSTER AVE	8/1/2018	401	ARMS-LENGTH	WD	WAT	262,500		\$156.25	1,680	TWO-STORY	1975
L-12-01-462-028	2770 DEAKE AVE	7/23/2018	401	ARMS-LENGTH	WD	WAT	260,000		\$212.77	1,222	ONE-STORY	1973
L-12-01-463-020	2883 HAWKS AVE	4/3/2018	401	ARMS-LENGTH	WD	WAT	267,000		\$176.24	1,515	ONE-STORY	1972
ECF Totals		16					4,108,000					
				Average Sale \$/SF					\$171.87			
				Average Sales Price					\$256,750			
WATERWAYS												
L-12-20-205-035	1355 WATERWAYS DR	2/20/2020	401	ARMS-LENGTH	WD	WAW	465,000		\$194.32	2,393	TWO-STORY	1994
L-12-20-205-100	1213 WATERWAYS DR	6/10/2019	401	ARMS-LENGTH	WD	WAW	660,000		\$196.60	3,357	TWO-STORY	1997
L-12-20-205-023	1418 WATERWAYS DR	2/5/2019	401	ARMS-LENGTH	WD	WAW	500,000		\$209.56	2,386	TWO-STORY	1995
L-12-20-205-089	1224 WATERWAYS DR	12/3/2018	401	ARMS-LENGTH	WD	WAW	480,000		\$188.53	2,546	TWO-STORY	1997
L-12-20-205-009	5492 WATERFIELD CT	8/8/2018	401	ARMS-LENGTH	WD	WAW	543,500		\$196.78	2,762	TWO-STORY	1996
L-12-20-205-102	1400 WHISPERING MAPLES CT	7/16/2018	401	ARMS-LENGTH	WD	WAW	624,500		\$218.59	2,857	TWO-STORY	1998
L-12-20-205-034	1333 WATERWAYS DR	6/18/2018	401	ARMS-LENGTH	WD	WAW	549,900		\$201.28	2,732	TWO-STORY	1994
ECF Totals		7					3,822,900					

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
		Average Sale \$/SF							\$200.81			
		Average Sales Price							\$546,129			
WEATHERSTONE												
L-12-07-105-044	1702 COBURN CT	3/30/2020	401	ARMS-LENGTH	WD	WEA	263,500		\$219.40	1,201	MULTI HOMES	1997
L-12-07-105-167	1731 WEATHERSTONE DR	3/23/2020	401	ARMS-LENGTH	WD	WEA	195,000		\$171.05	1,140	MULTI HOMES	1994
L-12-07-105-097	1664 WEATHERSTONE DR	3/10/2020	401	ARMS-LENGTH	WD	WEA	195,000		\$141.72	1,376	MULTI HOMES	1993
L-12-07-105-283	1579 LONG MEADOW TRL	2/17/2020	401	ARMS-LENGTH	WD	WEA	209,000		\$172.44	1,212	MULTI HOMES	1996
L-12-07-105-300	1540 LONG MEADOW TRL	2/7/2020	401	ARMS-LENGTH	WD	WEA	195,000		\$177.11	1,101	MULTI HOMES	1996
L-12-07-105-122	1591 OAKFIELD DR	2/7/2020	401	ARMS-LENGTH	WD	WEA	205,000		\$172.27	1,190	MULTI HOMES	1993
L-12-07-105-041	1708 COBURN CT	1/17/2020	401	ARMS-LENGTH	WD	WEA	210,000		\$199.62	1,052	MULTI HOMES	1997
L-12-07-105-149	1695 WEATHERSTONE DR	1/6/2020	401	ARMS-LENGTH	WD	WEA	199,000		\$144.62	1,376	MULTI HOMES	1994
L-12-07-105-286	1581 LONG MEADOW TRL	12/17/2019	401	ARMS-LENGTH	WD	WEA	189,900		\$172.48	1,101	MULTI HOMES	1996
L-12-07-105-120	1573 OAKFIELD DR	10/15/2019	401	ARMS-LENGTH	WD	WEA	175,000		\$158.95	1,101	MULTI HOMES	1993
L-12-07-105-259	1525 LONG MEADOW TRL	10/3/2019	401	ARMS-LENGTH	WD	WEA	183,000		\$150.99	1,212	MULTI HOMES	1996
L-12-07-105-112	1620 OAKFIELD DR	10/2/2019	401	ARMS-LENGTH	WD	WEA	190,000		\$159.66	1,190	MULTI HOMES	1993
L-12-07-105-275	1563 LONG MEADOW TRL	8/27/2019	401	ARMS-LENGTH	WD	WEA	185,000		\$154.55	1,197	MULTI HOMES	1996
L-12-07-105-143	1538 OAKFIELD DR	8/20/2019	401	ARMS-LENGTH	WD	WEA	185,000		\$154.55	1,197	MULTI HOMES	1994
L-12-07-105-055	1622 LONG MEADOW TRL	8/15/2019	401	ARMS-LENGTH	WD	WEA	241,000		\$169.48	1,422	MULTI HOMES	1991
L-12-07-105-239	1569 WEATHERSTONE DR	8/9/2019	401	ARMS-LENGTH	WD	WEA	184,500		\$152.23	1,212	MULTI HOMES	1995
L-12-07-105-107	1614 OAKFIELD DR	7/2/2019	401	ARMS-LENGTH	WD	WEA	179,900		\$148.43	1,212	MULTI HOMES	1993
L-12-07-105-219	1518 OAKFIELD DR	6/27/2019	401	ARMS-LENGTH	WD	WEA	182,900		\$150.91	1,212	MULTI HOMES	1994
L-12-07-105-295	1528 LONG MEADOW TRL	6/18/2019	401	ARMS-LENGTH	WD	WEA	208,000		\$171.62	1,212	MULTI HOMES	1996
L-12-07-105-174	1732 WEATHERSTONE DR	5/29/2019	401	ARMS-LENGTH	WD	WEA	189,900		\$166.58	1,140	MULTI HOMES	1994
L-12-07-105-281	1587 LONG MEADOW TRL	5/23/2019	401	ARMS-LENGTH	WD	WEA	192,900		\$175.20	1,101	MULTI HOMES	1996
L-12-07-105-042	1706 COBURN CT	4/19/2019	401	ARMS-LENGTH	WD	WEA	249,000		\$175.11	1,422	MULTI HOMES	1997
L-12-07-105-257	1527 LONG MEADOW TRL	4/11/2019	401	ARMS-LENGTH	WD	WEA	181,000		\$148.12	1,222	MULTI HOMES	1996
L-12-07-105-225	1525 WEATHERSTONE DR	4/1/2019	401	ARMS-LENGTH	WD	WEA	185,000		\$168.03	1,101	MULTI HOMES	1995
L-12-07-105-222	1533 WEATHERSTONE DR	3/25/2019	401	ARMS-LENGTH	PTA	WEA	185,000		\$166.52	1,111	MULTI HOMES	1995
L-12-07-105-164	1729 WEATHERSTONE DR	3/13/2019	401	ARMS-LENGTH	WD	WEA	215,000		\$156.25	1,376	MULTI HOMES	1994
L-12-07-105-262	1523 LONG MEADOW TRL	2/21/2019	401	ARMS-LENGTH	PTA	WEA	185,000		\$168.03	1,101	MULTI HOMES	1996
L-12-07-105-114	1606 OAKFIELD DR	1/28/2019	401	ARMS-LENGTH	WD	WEA	197,000		\$178.93	1,101	MULTI HOMES	1993
L-12-07-105-298	1534 LONG MEADOW TRL	1/25/2019	401	ARMS-LENGTH	PTA	WEA	190,800		\$160.34	1,190	MULTI HOMES	1996
L-12-07-105-172	1736 WEATHERSTONE DR	1/16/2019	401	ARMS-LENGTH	WD	WEA	199,000		\$144.62	1,376	MULTI HOMES	1994
L-12-07-105-060	1625 LONG MEADOW TRL	12/7/2018	401	ARMS-LENGTH	WD	WEA	230,000		\$191.51	1,201	MULTI HOMES	1991
L-12-07-105-082	1632 WEATHERSTONE DR	10/12/2018	401	ARMS-LENGTH	WD	WEA	197,500		\$175.40	1,126	MULTI HOMES	1993
L-12-07-105-217	1528 OAKFIELD DR	9/29/2018	401	ARMS-LENGTH	WD	WEA	189,000		\$155.94	1,212	MULTI HOMES	1994
L-12-07-105-010	1657 COBURN DR	9/28/2018	401	ARMS-LENGTH	WD	WEA	235,000		\$195.67	1,201	MULTI HOMES	1991
L-12-07-105-152	1707 WEATHERSTONE DR	9/14/2018	401	ARMS-LENGTH	WD	WEA	213,500		\$155.16	1,376	MULTI HOMES	1994
L-12-07-105-157	1700 WEATHERSTONE DR	9/13/2018	401	ARMS-LENGTH	WD	WEA	205,000		\$148.98	1,376	MULTI HOMES	1993
L-12-07-105-040	1712 COBURN CT	8/30/2018	401	ARMS-LENGTH	WD	WEA	200,500		\$190.59	1,052	MULTI HOMES	1996
L-12-07-105-115	1581 OAKFIELD DR	8/16/2018	401	ARMS-LENGTH	WD	WEA	196,750		\$161.01	1,222	MULTI HOMES	1993
L-12-07-105-197	1781 WEATHERSTONE DR	7/27/2018	401	ARMS-LENGTH	WD	WEA	199,900		\$145.28	1,376	MULTI HOMES	1994
L-12-07-105-147	1701 WEATHERSTONE DR	6/27/2018	401	ARMS-LENGTH	WD	WEA	184,000		\$161.40	1,140	MULTI HOMES	1994
L-12-07-105-098	1666 WEATHERSTONE DR	6/15/2018	401	ARMS-LENGTH	WD	WEA	195,000		\$157.77	1,236	MULTI HOMES	1993
ECF Totals			41				8,191,450					
		Average Sale \$/SF							\$165.57			
		Average Sales Price							\$199,791			
WELLESLEY GARDENS												

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt	
L-12-23-360-075	5727 HAMPSHIRE LN	3/27/2020	401	ARMS-LENGTH	PTA	WEG	219,500	\$147.61	1,487	MULTI HOMES	2003	
L-12-23-360-071	5713 HAMPSHIRE LN	3/23/2020	401	ARMS-LENGTH	WD	WEG	214,500	\$162.99	1,316	MULTI HOMES	2004	
L-12-23-360-036	5728 HAMPSHIRE LN	3/16/2020	401	ARMS-LENGTH	WD	WEG	217,000	\$161.82	1,341	MULTI HOMES	2004	
L-12-23-360-122	5677 HAMPSHIRE LN	3/10/2020	401	ARMS-LENGTH	PTA	WEG	235,000	\$166.20	1,414	MULTI HOMES	2004	
L-12-23-360-069	5709 HAMPSHIRE LN	2/19/2020	401	ARMS-LENGTH	PTA	WEG	222,000	\$149.29	1,487	MULTI HOMES	2004	
L-12-23-360-004	5780 HAMPSHIRE LN	2/18/2020	401	ARMS-LENGTH	WD	WEG	218,000	\$146.60	1,487	MULTI HOMES	2003	
L-12-23-360-050	5664 HAMPSHIRE LN	1/15/2020	401	ARMS-LENGTH	WD	WEG	205,000	\$155.78	1,316	MULTI HOMES	2004	
L-12-23-360-154	5559 HAMPSHIRE LN	9/27/2019	401	ARMS-LENGTH	WD	WEG	222,000	\$149.29	1,487	MULTI HOMES	2004	
L-12-23-360-150	5615 HAMPSHIRE LN	9/19/2019	401	ARMS-LENGTH	WD	WEG	209,500	\$156.23	1,341	MULTI HOMES	2004	
L-12-23-360-170	5570 HAMPSHIRE LN	9/13/2019	401	ARMS-LENGTH	WD	WEG	225,100	\$151.38	1,487	MULTI HOMES	2004	
L-12-23-360-037	5696 HAMPSHIRE LN	8/24/2019	401	ARMS-LENGTH	WD	WEG	219,000	\$163.31	1,341	MULTI HOMES	2004	
L-12-23-360-094	5821 HAMPSHIRE LN	8/15/2019	401	ARMS-LENGTH	WD	WEG	227,500	\$150.86	1,508	MULTI HOMES	2002	
L-12-23-360-171	5572 HAMPSHIRE LN	8/12/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004	
L-12-23-360-097	5726 WELLESLEY LN	7/10/2019	401	ARMS-LENGTH	WD	WEG	220,000	\$164.06	1,341	MULTI HOMES	2004	
L-12-23-360-031	5738 HAMPSHIRE LN	6/28/2019	401	ARMS-LENGTH	WD	WEG	216,500	\$161.45	1,341	MULTI HOMES	2003	
L-12-23-360-155	5561 HAMPSHIRE LN	6/20/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$163.37	1,316	MULTI HOMES	2004	
L-12-23-360-191	3418 ENDSLEIGH LN	5/16/2019	401	ARMS-LENGTH	WD	WEG	220,000	\$164.06	1,341	MULTI HOMES	2004	
L-12-23-360-046	5702 HAMPSHIRE LN	5/13/2019	401	ARMS-LENGTH	WD	WEG	217,500	\$146.27	1,487	MULTI HOMES	2004	
L-12-23-360-131	5641 HAMPSHIRE LN	4/12/2019	401	ARMS-LENGTH	WD	WEG	210,000	\$159.57	1,316	MULTI HOMES	2004	
L-12-23-360-074	5725 HAMPSHIRE LN	4/2/2019	401	ARMS-LENGTH	WD	WEG	217,500	\$165.27	1,316	MULTI HOMES	2003	
L-12-23-360-020	5766 HAMPSHIRE LN	3/21/2019	401	ARMS-LENGTH	WD	WEG	210,000	\$159.57	1,316	MULTI HOMES	2003	
L-12-23-360-054	5656 HAMPSHIRE LN	2/27/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$189.59	1,134	MULTI HOMES	2004	
L-12-23-360-042	5686 HAMPSHIRE LN	2/25/2019	401	ARMS-LENGTH	WD	WEG	219,900	\$193.92	1,134	MULTI HOMES	2004	
L-12-23-360-087	5807 HAMPSHIRE LN	2/25/2019	401	ARMS-LENGTH	PTA	WEG	212,500	\$140.92	1,508	MULTI HOMES	2002	
L-12-23-360-100	5720 WELLESLEY LN	2/15/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004	
L-12-23-360-008	5796 HAMPSHIRE LN	2/14/2019	401	ARMS-LENGTH	PTA	WEG	200,000	\$151.98	1,316	MULTI HOMES	2003	
L-12-23-360-148	5611 HAMPSHIRE LN	2/12/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004	
L-12-23-360-177	5584 HAMPSHIRE LN	12/12/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004	
L-12-23-360-022	5762 HAMPSHIRE LN	11/28/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2003	
L-12-23-360-174	5578 HAMPSHIRE LN	11/26/2018	401	ARMS-LENGTH	WD	WEG	218,000	\$162.57	1,341	MULTI HOMES	2004	
L-12-23-360-172	5574 HAMPSHIRE LN	11/8/2018	401	ARMS-LENGTH	WD	WEG	210,000	\$159.57	1,316	MULTI HOMES	2004	
L-12-23-360-132	5643 HAMPSHIRE LN	11/2/2018	401	ARMS-LENGTH	WD	WEG	220,000	\$164.06	1,341	MULTI HOMES	2004	
L-12-23-360-196	3364 ENDSLEIGH LN	9/27/2018	401	ARMS-LENGTH	WD	WEG	209,900	\$159.50	1,316	MULTI HOMES	2005	
L-12-23-360-057	5674 HAMPSHIRE LN	9/21/2018	401	ARMS-LENGTH	WD	WEG	217,500	\$146.27	1,487	MULTI HOMES	2004	
L-12-23-360-176	5582 HAMPSHIRE LN	7/11/2018	401	ARMS-LENGTH	WD	WEG	226,500	\$152.32	1,487	MULTI HOMES	2004	
L-12-23-360-158	5567 HAMPSHIRE LN	7/3/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$163.37	1,316	MULTI HOMES	2004	
L-12-23-360-201	3374 ENDSLEIGH LN	6/20/2018	401	ARMS-LENGTH	WD	WEG	218,000	\$146.60	1,487	MULTI HOMES	2004	
L-12-23-360-184	3404 ENDSLEIGH LN	5/25/2018	401	ARMS-LENGTH	WD	WEG	226,000	\$171.73	1,316	MULTI HOMES	2004	
L-12-23-360-098	5724 WELLESLEY LN	5/10/2018	401	ARMS-LENGTH	WD	WEG	218,100	\$165.73	1,316	MULTI HOMES	2004	
L-12-23-360-030	5716 HAMPSHIRE LN	4/19/2018	401	ARMS-LENGTH	WD	WEG	209,900	\$156.52	1,341	MULTI HOMES	2003	
ECF Totals		40					8,671,900					
				Average Sale \$/SF				\$157.31				
				Average Sales Price				\$216,798				
WILLOW POND												
L-12-24-382-013	4136 PLUM RIDGE DR	5/1/2018	401	ARMS-LENGTH	WD	WIP	305,000	\$130.23	2,342	TWO-STORY	2002	
L-12-24-383-045	5836 WILLOW RIDGE DR	4/26/2018	401	ARMS-LENGTH	WD	WIP	315,200	\$146.13	2,157	TWO-STORY	2004	
ECF Totals		2					620,200					

Residential Sales Study (includes new construction)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Sale \$/SF	Sq Ft	Style	Yr Blt
		Average Sale \$/SF							\$138.18			
		Average Sales Price							\$310,100			
WOODSIDE MEADOWS												
L -12-16-405-016	1761 ADDINGTON LN	3/30/2020	401	ARMS-LENGTH	WD	WOM	190,000		\$156.12	1,217	MULTI HOMES	2003
L -12-16-405-074	1352 ADDINGTON LN	3/26/2020	401	ARMS-LENGTH	WD	WOM	205,000		\$153.56	1,335	MULTI HOMES	2004
L -12-16-405-007	1865 ADDINGTON LN	3/10/2020	401	ARMS-LENGTH	PTA	WOM	215,000		\$165.51	1,299	MULTI HOMES	2003
L -12-16-405-022	1786 ADDINGTON LN	2/26/2020	401	ARMS-LENGTH	WD	WOM	201,200		\$154.89	1,299	MULTI HOMES	2003
L -12-16-405-129	1007 ADDINGTON LN	10/25/2019	401	ARMS-LENGTH	WD	WOM	193,000		\$144.57	1,335	MULTI HOMES	2004
L -12-16-405-120	1152 ADDINGTON LN	9/9/2019	401	ARMS-LENGTH	WD	WOM	229,900		\$134.29	1,712	MULTI HOMES	2004
L -12-16-405-076	1384 ADDINGTON LN	9/4/2019	401	ARMS-LENGTH	WD	WOM	194,500		\$159.82	1,217	MULTI HOMES	2004
L -12-16-405-160	687 ADDINGTON LN	8/16/2019	401	ARMS-LENGTH	WD	WOM	242,500		\$141.65	1,712	MULTI HOMES	2004
L -12-16-405-005	1921 ADDINGTON LN	8/1/2019	401	ARMS-LENGTH	WD	WOM	240,000		\$140.19	1,712	MULTI HOMES	2003
L -12-16-405-162	647 ADDINGTON LN	8/1/2019	401	ARMS-LENGTH	WD	WOM	189,900		\$146.19	1,299	MULTI HOMES	2004
L -12-16-405-144	823 ADDINGTON LN	5/29/2019	401	ARMS-LENGTH	WD	WOM	197,000		\$147.57	1,335	MULTI HOMES	2004
L -12-16-405-126	983 ADDINGTON LN	4/22/2019	401	ARMS-LENGTH	WD	WOM	199,000		\$163.52	1,217	MULTI HOMES	2004
L -12-16-405-086	1281 ADDINGTON LN	3/5/2019	401	ARMS-LENGTH	WD	WOM	195,000		\$160.23	1,217	MULTI HOMES	2004
L -12-16-405-110	1081 ADDINGTON LN	1/23/2019	401	ARMS-LENGTH	WD	WOM	230,000		\$134.35	1,712	MULTI HOMES	2004
L -12-16-405-135	951 ADDINGTON LN	12/27/2018	401	ARMS-LENGTH	WD	WOM	235,000		\$137.27	1,712	MULTI HOMES	2004
L -12-16-405-064	1409 ADDINGTON LN	12/3/2018	401	ARMS-LENGTH	WD	WOM	195,000		\$146.07	1,335	MULTI HOMES	2004
L -12-16-405-180	495 ADDINGTON LN	11/1/2018	401	ARMS-LENGTH	WD	WOM	239,000		\$139.60	1,712	MULTI HOMES	2004
L -12-16-405-151	751 ADDINGTON LN	10/31/2018	401	ARMS-LENGTH	WD	WOM	188,700		\$155.05	1,217	MULTI HOMES	2004
L -12-16-405-065	1441 ADDINGTON LN	7/5/2018	401	ARMS-LENGTH	WD	WOM	232,000		\$135.51	1,712	MULTI HOMES	2004
L -12-16-405-105	1153 ADDINGTON LN	6/6/2018	401	ARMS-LENGTH	WD	WOM	235,250		\$137.41	1,712	MULTI HOMES	2004
L -12-16-405-122	1031 ADDINGTON LN	5/30/2018	401	ARMS-LENGTH	WD	WOM	197,000		\$151.66	1,299	MULTI HOMES	2004
L -12-16-405-155	759 ADDINGTON LN	5/17/2018	401	ARMS-LENGTH	WD	WOM	232,500		\$135.81	1,712	MULTI HOMES	2004
ECF Totals	22						4,676,450					
		Average Sale \$/SF							\$147.31			
		Average Sales Price							\$212,566			