

# RESIDENTIAL SALES STUDY FOR 2023 TAX YEAR

Report Name: C\_SalAnal\_Res by Area for Board  
 April 1st 2020 - March 31st 2022

Sales Study

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

**PITTSFIELD TOWNSHIP**

10:38 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; AAS</b>				<b>ANN ARBOR M &amp; B</b>									
AAS	L -12-26-100-012	401	4.93 Ac	TWO-STORY	C 5	67 %	03/28/2022	\$0	19-MULTI PARC	2,712	.00	239,600	INCL2 PARCELS IN YPSI, AA TWP
AAS	L -12-25-100-008	401	8.32 Ac	TWO-STORY	BC	55 %	11/10/2021	\$507,200	03-ARM'S LENG	2,388	212.40	232,000	
AAS	L -12-07-400-037	401	0.44 Ac	ONE-STORY	C 10	45 %	08/31/2021	\$135,000	03-ARM'S LENG	958	140.92	88,800	
AAS	L -12-24-380-019	401	2.51 Ac	ONE-STORY	C 10	47 %	08/20/2021	\$342,000	03-ARM'S LENG	1,694	201.89	165,400	
AAS	L -12-23-300-005	401	1.00 Ac	ONE-STORY	C 10	74 %	07/23/2021	\$260,000	03-ARM'S LENG	864	300.93	119,700	
AAS	L -12-24-200-036	401	1.00 Ac	ONE-STORY	C 5	67 %	04/29/2021	\$233,000	03-ARM'S LENG	1,186	196.46	108,100	
AAS	L -12-25-200-042	401	15.47 Ac	TWO-STORY	BC	73 %	04/28/2021	\$727,000	03-ARM'S LENG	3,156	230.35	458,700	
AAS	L -12-21-100-004	401	1.50 Ac	ONE-STORY	C	74 %	03/15/2021	\$277,080	03-ARM'S LENG	894	309.93	117,900	WC-EXCLUDED \$
AAS	L -12-15-400-013	401	3.00 Ac	TWO-STORY	C -5	49 %	02/22/2021	\$240,000	03-ARM'S LENG	1,008	238.10	96,900	REMOVED BLDG AFTER SALE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
AAS	L -12-15-400-003	401	0.50 Ac	TWO-STORY	BC	95 %	12/22/2020	\$380,000	03-ARM'S LENG	1,760	215.91	189,900	OUTLIER AV DID NOT REF IMP
AAS	L -12-24-100-003	401	1.42 Ac	ONE-STORY	C 5	48 %	11/13/2020	\$195,594	19-MULTI PARC	1,279	152.93	98,000	MULTI-2 RES-1-COMM
AAS	L -12-22-400-017	401	0.53 Ac	ONE-STORY	C 10	68 %	09/25/2020	\$230,000	03-ARM'S LENG	1,170	196.58	115,000	
AAS	L -12-26-100-003	401	1.11 Ac	RAISED RANC	C 10	56 %	09/23/2020	\$245,000	03-ARM'S LENG	1,494	163.99	127,600	
AAS	L -12-22-300-017	401	3.57 Ac	TWO-STORY	C 10	78 %	09/21/2020	\$329,900	03-ARM'S LENG	1,628	202.64	201,700	

\$4,101,774      22,191      \$184.84      2,359,300

**Total No. of Sales 14**

**Avg. Sale Price > \$292,984**

Analysis for Area > **AISLD ANN ARBOR ISLAND PARCELS**

AISLD	L -12-04-480-006	401	2.65 Ac	TWO-STORY	C 5	48 %	12/02/2021	\$965,000	03-ARM'S LENG	2,690	358.74	163,400	TERMS UNCERTAIN
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\$965,000      2,690      \$358.74      163,400

**Total No. of Sales 1**

**Avg. Sale Price > \$965,000**

Analysis for Area > **AR-1 AR1-ARBOR RIDGE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
AR-1	L -12-13-401-030	401	0.19 Ac	TWO-STORY	C	10	78 %	09/24/2021	\$347,000	03-ARM'S LENG	1,935	179.33	169,700	
AR-1	L -12-13-401-001	401	0.18 Ac	TWO-STORY	C	10	73 %	09/20/2021	\$334,000	03-ARM'S LENG	1,980	168.69	149,100	
AR-1	L -12-13-401-012	401	0.17 Ac	TWO-STORY	C	10	72 %	08/12/2021	\$328,800	03-ARM'S LENG	1,980	166.06	154,300	
AR-1	L -12-13-401-039	401	0.18 Ac	ONE-STORY	C	10	73 %	03/30/2021	\$302,500	03-ARM'S LENG	1,512	200.07	158,300	
AR-1	L -12-13-401-023	401	0.08 Ac	TWO-STORY	C	10	72 %	12/15/2020	\$278,000	03-ARM'S LENG	2,002	138.86	166,100	
AR-1	L -12-13-401-003	401	0.18 Ac	TWO-STORY	C	10	81 %	10/16/2020	\$325,000	03-ARM'S LENG	1,852	175.49	184,700	
AR-1	L -12-13-401-014	401	0.18 Ac	TWO-STORY	C	10	73 %	06/30/2020	\$265,000	03-ARM'S LENG	1,980	133.84	151,200	
AR-1	L -12-13-401-043	401	0.20 Ac	TWO-STORY	C	10	78 %	06/23/2020	\$289,900	03-ARM'S LENG	1,931	150.13	157,400	
AR-1	L -12-13-401-038	401	0.15 Ac	TWO-STORY	C	10	80 %	05/22/2020	\$310,000	03-ARM'S LENG	1,866	166.13	170,500	
									\$2,780,200		17,038	\$163.18	1,461,300	
<b>Total No. of Sales 9</b>														
									<b>Avg. Sale Price &gt; \$308,911</b>					

Analysis for Area > AR-2

AR2-WOODLANDS ARBOR RIDGE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
AR-2	L -12-13-305-015	401	0.23 Ac	TWO-STORY	BC	87 %	08/10/2021	\$362,000	03-ARM'S LENG	1,859	194.73	175,500	
AR-2	L -12-13-305-020	401	0.28 Ac	TWO-STORY	BC	86 %	06/25/2021	\$360,000	03-ARM'S LENG	1,611	223.46	168,900	
AR-2	L -12-13-305-019	401	0.23 Ac	ONE-STORY	BC	89 %	08/03/2020	\$318,000	03-ARM'S LENG	1,346	236.26	179,600	
AR-2	L -12-13-305-010	401	0.23 Ac	TWO-STORY	BC	88 %	07/17/2020	\$323,000	03-ARM'S LENG	1,809	178.55	174,800	
AR-2	L -12-13-305-006	401	0.23 Ac	TWO-STORY	BC	88 %	05/15/2020	\$300,000	03-ARM'S LENG	1,804	166.30	161,700	

\$1,663,000      8,429      \$197.30      860,500

**Total No. of Sales 5**

**Avg. Sale Price > \$332,600**

Analysis for Area > **AR-3**

**AR3-ARBOR RIDGE CROSSING**

AR-3	L -12-13-308-136	401	0.24 Ac	TWO-STORY	BC	98 %	03/25/2022	\$554,022	25-PARTIAL CO	3,528	157.04	256,800	
AR-3	L -12-13-308-133	401	0.26 Ac	TWO-STORY	BC	98 %	03/21/2022	\$481,495	25-PARTIAL CO	2,950	163.22	236,500	
AR-3	L -12-13-308-071	401	0.23 Ac	TWO-STORY	BC	98 %	03/04/2022	\$560,707	25-PARTIAL CO	3,496	160.39	257,200	
AR-3	L -12-13-308-131	401	0.28 Ac	ONE-STORY	BC	98 %	02/28/2022	\$507,590	25-PARTIAL CO	2,269	223.71	219,400	

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AR-3	L -12-13-308-130	401	0.29 Ac	TWO-STORY	BC	98 %	02/25/2022	\$524,600	25-PARTIAL CO	3,318	158.11	248,500	
AR-3	L -12-13-308-091	401	0.23 Ac	TWO-STORY	BC	98 %	02/16/2022	\$497,375	25-PARTIAL CO	2,878	172.82	228,300	
AR-3	L -12-13-308-072	401	0.23 Ac	TWO-STORY	BC	98 %	02/09/2022	\$468,510	25-PARTIAL CO	2,973	157.59	229,900	
AR-3	L -12-13-308-076	401	0.23 Ac	TWO-STORY	BC	98 %	02/04/2022	\$518,351	25-PARTIAL CO	2,873	180.42	226,600	
AR-3	L -12-13-308-127	401	0.23 Ac	TWO-STORY	BC	98 %	01/28/2022	\$470,880	25-PARTIAL CO	2,803	167.99	223,800	
AR-3	L -12-13-308-077	401	0.23 Ac	TWO-STORY	BC	98 %	12/30/2021	\$539,450	25-PARTIAL CO	3,616	149.18	269,100	
AR-3	L -12-13-308-073	401	0.23 Ac	TWO-STORY	BC	98 %	12/08/2021	\$440,010	25-PARTIAL CO	2,873	153.15	233,100	
AR-3	L -12-13-308-134	401	0.26 Ac	TWO-STORY	BC	98 %	12/01/2021	\$467,890	25-PARTIAL CO	3,419	136.85	255,300	
AR-3	L -12-13-308-084	401	0.23 Ac	TWO-STORY	BC	98 %	11/30/2021	\$457,535	25-PARTIAL CO	2,668	171.49	216,800	
AR-3	L -12-13-306-001	401	0.31 Ac	TWO-STORY	BC	92 %	11/19/2021	\$531,000	03-ARM'S LENG	3,268	162.48	242,600	
AR-3	L -12-13-308-116	401	0.26 Ac	TWO-STORY	BC	97 %	10/18/2021	\$439,250	25-PARTIAL CO	3,100	141.69	230,700	
AR-3	L -12-13-308-114	401	0.26 Ac	TWO-STORY	BC	97 %	09/08/2021	\$434,958	25-PARTIAL CO	3,100	140.31	228,900	

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AR-3	L -12-13-308-074	401	0.25 Ac	ONE-STORY	BC	97 %	08/20/2021	\$478,955	25-PARTIAL CO	2,369	202.18	222,600	
AR-3	L -12-13-308-087	401	0.24 Ac	TWO-STORY	BC	97 %	08/11/2021	\$486,250	25-PARTIAL CO	3,110	156.35	248,600	
AR-3	L -12-13-308-075	401	0.23 Ac	TWO-STORY	BC	97 %	08/06/2021	\$453,898	25-PARTIAL CO	2,746	165.29	226,600	
AR-3	L -12-13-308-115	401	0.26 Ac	TWO-STORY	BC	97 %	07/21/2021	\$429,986	25-PARTIAL CO	3,397	126.58	248,200	
AR-3	L -12-13-308-082	401	0.23 Ac	TWO-STORY	BC	97 %	07/14/2021	\$446,256	25-PARTIAL CO	2,468	180.82	217,900	
AR-3	L -12-13-308-125	401	0.23 Ac	TWO-STORY	BC	97 %	07/07/2021	\$466,671	25-PARTIAL CO	3,372	138.40	250,300	
AR-3	L -12-13-308-079	401	0.24 Ac	TWO-STORY	BC	97 %	06/24/2021	\$416,526	25-PARTIAL CO	2,642	157.66	209,400	
AR-3	L -12-13-308-128	401	0.25 Ac	TWO-STORY	BC	97 %	06/10/2021	\$530,142	25-PARTIAL CO	3,488	151.99	277,500	
AR-3	L -12-13-308-118	401	0.29 Ac	TWO-STORY	BC	97 %	06/09/2021	\$418,808	25-PARTIAL CO	3,125	134.02	238,100	
AR-3	L -12-13-308-081	401	0.23 Ac	TWO-STORY	BC	97 %	05/25/2021	\$479,334	25-PARTIAL CO	2,887	166.03	244,400	
AR-3	L -12-13-308-129	401	0.37 Ac	TWO-STORY	BC	97 %	04/29/2021	\$501,057	25-PARTIAL CO	3,666	136.68	274,400	
AR-3	L -12-13-308-111	401	0.52 Ac	TWO-STORY	BC	97 %	04/28/2021	\$416,120	25-PARTIAL CO	2,616	159.07	217,500	

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AR-3	L -12-13-308-108	401	0.33 Ac	TWO-STORY	BC	97 %	04/23/2021	\$476,995	25-PARTIAL CO	3,269	145.91	254,300	NOT USED BY EQ - NEW CONSTRUCT
AR-3	L -12-13-308-093	401	0.23 Ac	TWO-STORY	BC	97 %	04/21/2021	\$371,469	25-PARTIAL CO	2,412	154.01	201,500	
AR-3	L -12-13-306-012	401	0.23 Ac	TWO-STORY	BC	93 %	04/16/2021	\$465,000	03-ARM'S LENG	3,191	145.72	242,400	
AR-3	L -12-13-307-053	401	0.28 Ac	TWO-STORY	BC	94 %	03/23/2021	\$497,500	03-ARM'S LENG	3,122	159.35	242,700	
AR-3	L -12-13-308-080	401	0.23 Ac	TWO-STORY	BC	97 %	03/05/2021	\$464,679	25-PARTIAL CO	2,997	155.05	240,900	
AR-3	L -12-13-308-078	401	0.25 Ac	ONE-STORY	BC	97 %	02/19/2021	\$449,915	25-PARTIAL CO	2,381	188.96	222,000	
AR-3	L -12-13-308-090	401	0.23 Ac	TWO-STORY	BC	97 %	02/05/2021	\$498,650	25-PARTIAL CO	3,318	150.29	252,800	
AR-3	L -12-13-308-089	401	0.23 Ac	TWO-STORY	BC	97 %	01/20/2021	\$473,871	25-PARTIAL CO	3,090	153.36	249,700	
AR-3	L -12-13-308-092	401	0.23 Ac	TWO-STORY	BC	97 %	12/29/2020	\$421,905	25-PARTIAL CO	2,570	164.17	206,900	
AR-3	L -12-13-308-113	401	0.26 Ac	TWO-STORY	BC	97 %	12/28/2020	\$485,999	25-PARTIAL CO	3,429	141.73	248,600	
AR-3	L -12-13-308-103	401	0.25 Ac	TWO-STORY	BC	97 %	12/18/2020	\$428,425	25-PARTIAL CO	2,688	159.38	223,100	
AR-3	L -12-13-308-095	401	0.23 Ac	TWO-STORY	BC	97 %	12/01/2020	\$423,216	25-PARTIAL CO	2,684	157.68	224,000	

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AR-3	L -12-13-308-122	401	0.23 Ac	TWO-STORY	BC	97 %	11/20/2020	\$520,365	25-PARTIAL CO	3,250	160.11	253,100	
AR-3	L -12-13-308-085	401	0.23 Ac	TWO-STORY	BC	97 %	11/19/2020	\$428,583	25-PARTIAL CO	3,089	138.74	250,000	
AR-3	L -12-13-308-117	401	0.26 Ac	TWO-STORY	BC	97 %	11/06/2020	\$412,625	25-PARTIAL CO	2,884	143.07	235,400	
AR-3	L -12-13-306-028	401	0.23 Ac	ONE-STORY	BC	92 %	11/05/2020	\$405,000	03-ARM'S LENG	2,088	193.97	204,200	
AR-3	L -12-13-308-083	401	0.23 Ac	TWO-STORY	BC	97 %	10/30/2020	\$409,700	25-PARTIAL CO	3,018	135.75	230,200	
AR-3	L -12-13-308-112	401	0.26 Ac	TWO-STORY	BC	97 %	10/21/2020	\$393,465	25-PARTIAL CO	2,459	160.01	203,300	
AR-3	L -12-13-308-120	401	0.30 Ac	TWO-STORY	BC	97 %	10/14/2020	\$426,335	25-PARTIAL CO	3,123	136.51	240,700	
AR-3	L -12-13-308-121	401	0.26 Ac	TWO-STORY	BC	97 %	10/14/2020	\$507,130	25-PARTIAL CO	3,838	132.13	279,000	
AR-3	L -12-13-308-110	401	0.27 Ac	TWO-STORY	BC	97 %	10/02/2020	\$406,622	25-PARTIAL CO	3,123	130.20	240,300	
AR-3	L -12-13-308-086	401	0.23 Ac	TWO-STORY	BC	97 %	09/23/2020	\$475,715	25-PARTIAL CO	3,220	147.74	259,200	
AR-3	L -12-13-308-124	401	0.25 Ac	TWO-STORY	BC	96 %	09/18/2020	\$477,947	25-PARTIAL CO	3,170	150.77	256,900	
AR-3	L -12-13-308-119	401	0.34 Ac	TWO-STORY	BC	97 %	09/14/2020	\$463,799	25-PARTIAL CO	3,575	129.73	267,600	



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AR-3	L -12-13-308-088	401	0.25 Ac	TWO-STORY	BC	97 %	09/04/2020	\$372,303	25-PARTIAL CO	2,412	154.35	197,100	
AR-3	L -12-13-308-096	401	0.28 Ac	TWO-STORY	BC	96 %	08/21/2020	\$444,300	25-PARTIAL CO	3,258	136.37	261,900	
AR-3	L -12-13-308-123	401	0.25 Ac	TWO-STORY	BC	96 %	08/14/2020	\$482,566	25-PARTIAL CO	3,221	149.82	258,600	
AR-3	L -12-13-308-126	401	0.23 Ac	ONE-STORY	BC	96 %	08/07/2020	\$437,433	25-PARTIAL CO	2,490	175.68	232,000	
AR-3	L -12-13-308-097	401	0.25 Ac	TWO-STORY	BC	96 %	07/06/2020	\$404,455	25-PARTIAL CO	3,229	125.26	231,000	

\$26,343,593      171,616      \$153.50      13,588,400

**Total No. of Sales 57**

**Avg. Sale Price > \$462,168**

Analysis for Area > **AR-4**

**AR4-MEADOWS OF ARBOR RIDGE**

AR-4	L -12-13-311-052	401	0.14 Ac	TWO-STORY	BC	96 %	01/27/2022	\$420,000	03-ARM'S LENG	2,364	177.66	184,900	
AR-4	L -12-13-311-057	401	0.13 Ac	TWO-STORY	BC	97 %	07/09/2021	\$365,424	25-PARTIAL CO	1,976	184.93	164,300	
AR-4	L -12-13-311-050	401	0.14 Ac	TWO-STORY	BC	97 %	06/18/2021	\$415,891	25-PARTIAL CO	2,727	152.51	200,500	
AR-4	L -12-13-311-055	401	0.14 Ac	TWO-STORY	BC	97 %	02/10/2021	\$365,249	25-PARTIAL CO	2,198	166.17	181,200	

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AR-4	L -12-13-311-049	401	0.15 Ac	TWO-STORY	BC	97 %	11/18/2020	\$373,534	25-PARTIAL CO	2,346	159.22	181,900	
AR-4	L -12-13-310-005	401	0.16 Ac	TWO-STORY	BC	93 %	10/15/2020	\$385,000	03-ARM'S LENG	2,558	150.51	191,500	
AR-4	L -12-13-311-063	401	0.13 Ac	TWO-STORY	BC	96 %	08/28/2020	\$365,556	25-PARTIAL CO	2,266	161.32	183,000	
AR-4	L -12-13-311-063	401	0.13 Ac	TWO-STORY	BC	96 %	08/27/2020	\$0	03-ARM'S LENG	2,266	.00	183,000	SALE 8/28 CORR REC CARD ORDER
AR-4	L -12-13-311-059	401	0.17 Ac	TWO-STORY	BC	96 %	07/06/2020	\$385,553	25-PARTIAL CO	2,460	156.73	188,500	
AR-4	L -12-13-311-035	401	0.14 Ac	TWO-STORY	BC	96 %	04/13/2020	\$375,180	25-PARTIAL CO	2,401	156.26	191,200	
								<b>\$3,451,387</b>		<b>23,562</b>	<b>\$146.48</b>	<b>1,850,000</b>	

**Total No. of Sales 10**

**Avg. Sale Price > \$345,139**

Analysis for Area > **ARC**

**ARBOR CREEK**

ARC	L -12-06-310-142	401	0.23 Ac	TWO-STORY	BC	76 %	03/06/2022	\$575,000	03-ARM'S LENG	2,721	211.32	274,100	
ARC	L -12-06-310-063	401	0.34 Ac	TWO-STORY	BC	74 %	02/24/2022	\$505,000	03-ARM'S LENG	2,289	220.62	234,700	
ARC	L -12-06-310-051	401	0.27 Ac	TWO-STORY	BC	75 %	02/15/2022	\$446,000	03-ARM'S LENG	2,210	201.81	222,700	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARC	L -12-06-310-162	401	0.39 Ac	TWO-STORY	BC	76 %	01/07/2022	\$587,100	03-ARM'S LENG	2,757	212.95	284,500	
ARC	L -12-06-310-108	401	0.27 Ac	TWO-STORY	BC	75 %	12/16/2021	\$425,000	03-ARM'S LENG	2,210	192.31	218,300	
ARC	L -12-06-310-071	401	0.43 Ac	TWO-STORY	BC	74 %	10/21/2021	\$465,000	03-ARM'S LENG	2,132	218.11	236,100	
ARC	L -12-06-310-057	401	0.25 Ac	TWO-STORY	BC	74 %	09/17/2021	\$442,000	03-ARM'S LENG	1,900	232.63	204,900	
ARC	L -12-06-310-169	401	0.27 Ac	TWO-STORY	BC	77 %	08/18/2021	\$455,000	03-ARM'S LENG	2,458	185.11	244,200	
ARC	L -12-06-310-034	401	0.27 Ac	TWO-STORY	BC	78 %	07/16/2021	\$493,000	03-ARM'S LENG	2,001	246.38	233,900	
ARC	L -12-06-310-037	401	0.29 Ac	TWO-STORY	BC	73 %	07/15/2021	\$447,500	03-ARM'S LENG	2,309	193.81	227,100	
ARC	L -12-06-310-062	401	0.34 Ac	TWO-STORY	BC	78 %	07/09/2021	\$485,000	03-ARM'S LENG	2,329	208.24	261,200	
ARC	L -12-06-310-155	401	0.24 Ac	TWO-STORY	BC	76 %	07/02/2021	\$535,000	03-ARM'S LENG	2,452	218.19	263,700	
ARC	L -12-06-310-061	401	0.23 Ac	TWO-STORY	BC	77 %	12/02/2020	\$415,100	03-ARM'S LENG	2,298	180.64	239,700	
ARC	L -12-06-310-154	401	0.29 Ac	TWO-STORY	BC	78 %	10/02/2020	\$455,000	03-ARM'S LENG	2,416	188.33	263,700	
ARC	L -12-06-310-032	401	0.32 Ac	TWO-STORY	BC	82 %	09/28/2020	\$395,000	03-ARM'S LENG	2,001	197.40	235,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARC	L -12-06-310-171	401	0.25 Ac	TWO-STORY	BC	77 %	07/16/2020	\$411,800	03-ARM'S LENG	2,450	168.08	261,200	OUTLIER
ARC	L -12-06-310-141	401	0.23 Ac	TWO-STORY	BC	76 %	07/09/2020	\$450,000	03-ARM'S LENG	2,727	165.02	293,200	OUTLIER
ARC	L -12-06-310-005	401	0.27 Ac	TWO-STORY	BC	78 %	04/22/2020	\$386,800	03-ARM'S LENG	2,040	189.61	235,000	OUTLIER
ARC	L -12-06-310-018	401	0.32 Ac	TWO-STORY	BC	81 %	04/09/2020	\$436,000	03-ARM'S LENG	2,346	185.85	258,100	
								<b>\$8,810,300</b>		<b>44,046</b>	<b>\$200.02</b>	<b>4,692,100</b>	
<b>Total No. of Sales 19</b>													
								<b>Avg. Sale Price &gt;</b>		<b>\$463,700</b>			

Analysis for Area > ARF

**ARBOR FARMS**

ARF	L -12-26-240-073	401	0.23 Ac	TWO-STORY	BC	97 %	02/22/2022	\$460,000	03-ARM'S LENG	2,362	194.75	229,900	
ARF	L -12-26-240-014	401	0.18 Ac	TWO-STORY	BC	96 %	02/18/2022	\$450,000	03-ARM'S LENG	2,342	192.14	221,200	
ARF	L -12-26-240-067	401	0.18 Ac	TWO-STORY	BC	98 %	12/23/2021	\$458,591	25-PARTIAL CO	2,375	193.09	236,700	
ARF	L -12-26-240-027	401	0.20 Ac	TWO-STORY	BC	98 %	12/22/2021	\$425,000	03-ARM'S LENG	2,375	178.95	228,400	
ARF	L -12-26-240-057	401	0.19 Ac	TWO-STORY	BC	97 %	11/16/2021	\$520,447	25-PARTIAL CO	2,580	201.72	245,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARF	L -12-26-240-079	401	0.20 Ac	TWO-STORY	BC	97 %	10/08/2021	\$466,715	25-PARTIAL CO	2,366	197.26	223,100	
ARF	L -12-26-240-027	401	0.20 Ac	TWO-STORY	BC	98 %	09/30/2021	\$387,953	25-PARTIAL CO	2,375	163.35	228,400	
ARF	L -12-26-240-023	401	0.20 Ac	TWO-STORY	BC	96 %	06/18/2021	\$445,000	03-ARM'S LENG	2,375	187.37	233,200	
ARF	L -12-26-240-019	401	0.19 Ac	TWO-STORY	BC	96 %	06/04/2021	\$450,000	03-ARM'S LENG	2,564	175.51	241,800	
ARF	L -12-26-240-068	401	0.18 Ac	TWO-STORY	BC	0 %	03/12/2021	\$92,500	03-ARM'S LENG	2,328	.00	218,200	
ARF	L -12-26-240-028	401	0.29 Ac	TWO-STORY	BC	97 %	02/11/2021	\$389,990	25-PARTIAL CO	2,375	164.21	230,300	
ARF	L -12-26-240-080	401	0.20 Ac	TWO-STORY	BC	0 %	01/26/2021	\$92,500	03-ARM'S LENG	2,564	38.95	236,200	
ARF	L -12-26-240-078	401	0.20 Ac	TWO-STORY	BC	0 %	12/18/2020	\$92,500	03-ARM'S LENG	2,548	.00	250,000	
ARF	L -12-26-240-069	401	0.18 Ac	TWO-STORY	BC	99 %	12/17/2020	\$92,500	03-ARM'S LENG	2,548	36.30	248,500	
ARF	L -12-26-240-073	401	0.23 Ac	TWO-STORY	BC	0 %	12/11/2020	\$92,500	03-ARM'S LENG	2,362	39.16	229,900	
ARF	L -12-26-240-053	401	0.19 Ac	TWO-STORY	BC	99 %	12/08/2020	\$92,500	03-ARM'S LENG	2,375	38.95	231,700	
ARF	L -12-26-240-034	401	0.20 Ac	TWO-STORY	BC	0 %	12/04/2020	\$92,500	03-ARM'S LENG	2,375	.00	222,100	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARF	L -12-26-240-073	401	0.23 Ac	TWO-STORY	BC	97 %	12/03/2020	\$0	03-ARM'S LENG	2,362	.00	229,900	
ARF	L -12-26-240-051	401	0.42 Ac	TWO-STORY	BC	0 %	11/18/2020	\$92,500	03-ARM'S LENG	2,362	.00	218,800	
ARF	L -12-26-240-054	401	0.33 Ac	TWO-STORY	BC	0 %	11/16/2020	\$92,500	03-ARM'S LENG	2,580	.00	244,500	
ARF	L -12-26-240-072	401	0.20 Ac	TWO-STORY	BC	0 %	10/28/2020	\$92,500	03-ARM'S LENG	2,362	.00	223,500	
ARF	L -12-26-240-071	401	0.18 Ac	TWO-STORY	BC	0 %	10/05/2020	\$92,500	03-ARM'S LENG	2,375	.00	223,800	
ARF	L -12-26-240-033	401	0.20 Ac	TWO-STORY	BC	0 %	09/29/2020	\$92,500	03-ARM'S LENG	2,564	.00	248,200	
ARF	L -12-26-240-009	401	0.26 Ac	TWO-STORY	BC	98 %	08/28/2020	\$75,000	03-ARM'S LENG	2,548	29.43	251,900	
ARF	L -12-26-240-055	401	0.19 Ac	TWO-STORY	BC	0 %	08/14/2020	\$92,500	03-ARM'S LENG	2,375	.00	219,700	
ARF	L -12-26-240-008	401	0.26 Ac	TWO-STORY	BC	96 %	07/24/2020	\$366,045	25-PARTIAL CO	2,375	154.12	233,200	
								<b>\$6,097,241</b>		<b>41,034</b>	<b>\$148.59</b>	<b>6,048,300</b>	
<b>Total No. of Sales</b>		<b>26</b>											
								<b>Avg. Sale Price &gt;</b>	<b>\$234,509</b>				

Analysis for Area > ARW

ARBOR WOODS

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARW	L -12-12-230-141	401	0.20 Ac	TWO-STORY	BC	82 %	09/20/2021	\$329,000	03-ARM'S LENG	2,106	156.22	191,700	
ARW	L -12-12-230-137	401	0.20 Ac	TWO-STORY	BC	81 %	08/02/2021	\$425,000	03-ARM'S LENG	2,632	161.47	196,700	POSSIBLE SHORT SALE
ARW	L -12-12-230-134	401	0.20 Ac	TWO-STORY	BC	84 %	07/26/2021	\$405,000	03-ARM'S LENG	2,106	192.31	204,300	
ARW	L -12-12-120-021	401	0.25 Ac	TWO-STORY	BC	76 %	07/07/2021	\$401,000	03-ARM'S LENG	1,895	211.61	164,000	
ARW	L -12-12-121-077	401	0.26 Ac	TWO-STORY	BC	80 %	05/21/2021	\$363,000	03-ARM'S LENG	2,131	170.34	176,500	
ARW	L -12-12-230-192	401	0.19 Ac	TWO-STORY	BC	84 %	04/16/2021	\$360,000	03-ARM'S LENG	2,020	178.22	183,000	
ARW	L -12-12-230-168	401	0.22 Ac	TWO-STORY	BC	84 %	04/06/2021	\$480,700	03-ARM'S LENG	3,108	154.67	254,100	
ARW	L -12-12-230-140	401	0.19 Ac	TWO-STORY	BC	81 %	01/07/2021	\$385,000	03-ARM'S LENG	2,416	159.35	204,800	
ARW	L -12-12-230-166	401	0.23 Ac	TWO-STORY	BC	82 %	12/31/2020	\$385,000	03-ARM'S LENG	2,633	146.22	215,700	
ARW	L -12-12-230-201	401	0.33 Ac	TWO-STORY	BC	82 %	12/21/2020	\$346,000	03-ARM'S LENG	2,106	164.29	181,100	
ARW	L -12-12-121-100	401	0.32 Ac	ONE-STORY	BC	79 %	12/21/2020	\$350,000	03-ARM'S LENG	1,610	217.39	176,100	
ARW	L -12-12-121-118	401	0.26 Ac	TWO-STORY	BC	79 %	11/30/2020	\$339,900	03-ARM'S LENG	2,147	158.31	176,500	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARW	L -12-12-230-219	401	0.19 Ac	TWO-STORY	BC	88 %	10/08/2020	\$290,000	03-ARM'S LENG	1,668	173.86	158,600	
ARW	L -12-12-230-156	401	0.21 Ac	ONE-STORY	BC	85 %	09/02/2020	\$309,000	03-ARM'S LENG	1,641	188.30	166,200	
ARW	L -12-12-230-161	401	0.30 Ac	TWO-STORY	BC	81 %	07/22/2020	\$337,500	03-ARM'S LENG	2,660	126.88	201,800	OUTLIER-TERMS UNCERTAIN
ARW	L -12-12-120-001	401	0.55 Ac	TWO-STORY	BC	76 %	04/08/2020	\$256,000	03-ARM'S LENG	1,660	154.22	129,400	
								<b>\$5,762,100</b>		<b>34,539</b>	<b>\$166.83</b>	<b>2,980,500</b>	
<b>Total No. of Sales 16</b>													
								<b>Avg. Sale Price &gt;</b>	<b>\$360,131</b>				

Analysis for Area > **ASH**

**ASHFORD VILLAGE**

ASH	L -12-24-415-015	401	0.26 Ac	TWO-STORY	BC	71 %	02/23/2022	\$390,000	03-ARM'S LENG	2,132	182.93	165,600	
ASH	L -12-24-440-072	401	0.29 Ac	TWO-STORY	BC	71 %	02/15/2022	\$210,000	03-ARM'S LENG	2,141	98.09	162,300	
ASH	L -12-24-410-003	401	0.26 Ac	TWO-STORY	BC	71 %	02/08/2022	\$397,500	03-ARM'S LENG	2,119	187.59	164,200	
ASH	L -12-24-425-169	401	0.23 Ac	TWO-STORY	BC	73 %	01/19/2022	\$365,000	03-ARM'S LENG	2,142	170.40	169,700	
ASH	L -12-24-435-039	401	0.23 Ac	TWO-STORY	BC	71 %	10/08/2021	\$340,000	03-ARM'S LENG	2,120	160.38	165,000	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ASH	L -12-24-455-129	401	0.25 Ac	ONE-STORY	BC	73 %	09/13/2021	\$347,616	03-ARM'S LENG	1,731	200.82	172,500	
ASH	L -12-24-445-102	401	0.32 Ac	TWO-STORY	BC	71 %	08/30/2021	\$305,000	03-ARM'S LENG	2,208	138.13	165,700	
ASH	L -12-24-400-023	401	0.56 Ac	TWO-STORY	BC	81 %	08/27/2021	\$380,000	03-ARM'S LENG	2,244	169.34	196,500	
ASH	L -12-24-415-018	401	0.26 Ac	TWO-STORY	BC	71 %	08/13/2021	\$378,000	03-ARM'S LENG	2,120	178.30	168,100	
ASH	L -12-24-470-310	401	0.25 Ac	TWO-STORY	BC	79 %	07/12/2021	\$435,000	03-ARM'S LENG	2,328	186.86	200,400	
ASH	L -12-24-415-011	401	0.25 Ac	TWO-STORY	BC	70 %	07/09/2021	\$325,000	03-ARM'S LENG	2,120	153.30	167,400	
ASH	L -12-24-415-019	401	0.26 Ac	TWO-STORY	BC	71 %	06/30/2021	\$417,000	03-ARM'S LENG	2,393	174.26	184,400	
ASH	L -12-24-400-024	401	0.47 Ac	TWO-STORY	BC	78 %	04/23/2021	\$320,000	03-ARM'S LENG	2,224	143.88	179,100	
ASH	L -12-24-465-286	401	0.33 Ac	TWO-STORY	BC	79 %	03/08/2021	\$300,000	03-ARM'S LENG	2,319	129.37	203,600	OUTLIER
ASH	L -12-24-425-029	401	0.29 Ac	TWO-STORY	BC	77 %	12/29/2020	\$320,000	03-ARM'S LENG	2,128	150.38	184,600	
ASH	L -12-24-445-103	401	0.24 Ac	TWO-STORY	BC	77 %	10/09/2020	\$325,000	03-ARM'S LENG	2,120	153.30	184,300	
ASH	L -12-24-415-022	401	0.24 Ac	TWO-STORY	BC	77 %	09/11/2020	\$314,000	03-ARM'S LENG	2,120	148.11	183,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ASH	L -12-24-425-209	401	0.23 Ac	ONE-STORY	BC	79 %	07/24/2020	\$338,000	03-ARM'S LENG	1,671	202.27	189,300	
ASH	L -12-24-455-132	401	0.23 Ac	TWO-STORY	BC	81 %	07/10/2020	\$330,000	03-ARM'S LENG	2,120	155.66	183,900	
								<b>\$6,537,116</b>		<b>40,500</b>	<b>\$161.41</b>	<b>3,390,400</b>	
<b>Total No. of Sales 19</b>													
<b>Avg. Sale Price &gt; \$344,059</b>													

Analysis for Area > **BOR BOULDER RIDGE**

<b>BOR</b>	L -12-06-305-118	401	0.30 Ac	TWO-STORY	C	10	79 %	12/10/2021	\$443,000	03-ARM'S LENG	1,806	245.29	206,700
<b>BOR</b>	L -12-06-305-042	401	0.23 Ac	TWO-STORY	C	10	77 %	09/09/2021	\$415,000	03-ARM'S LENG	2,198	188.81	225,400
<b>BOR</b>	L -12-06-305-009	401	0.24 Ac	TWO-STORY	C	10	77 %	06/28/2021	\$439,000	03-ARM'S LENG	1,706	257.33	212,400
<b>BOR</b>	L -12-06-305-108	401	0.23 Ac	TWO-STORY	C	10	73 %	05/07/2021	\$410,000	03-ARM'S LENG	1,834	223.56	194,600
<b>BOR</b>	L -12-06-305-112	401	0.24 Ac	TWO-STORY	C	10	74 %	04/15/2021	\$406,500	03-ARM'S LENG	1,695	239.82	188,600
<b>BOR</b>	L -12-06-305-077	401	0.23 Ac	TWO-STORY	C	10	78 %	03/25/2021	\$390,000	03-ARM'S LENG	1,799	216.79	192,100
<b>BOR</b>	L -12-06-305-054	401	0.27 Ac	TWO-STORY	C	10	78 %	02/24/2021	\$451,000	03-ARM'S LENG	2,186	206.31	236,400

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
BOR	L -12-06-305-079	401	0.26 Ac	TWO-STORY	C	10	73 %	01/26/2021	\$360,000	03-ARM'S LENG	1,799	200.11	180,400	
BOR	L -12-06-305-131	401	0.23 Ac	TWO-STORY	C	10	75 %	12/22/2020	\$439,000	03-ARM'S LENG	2,270	193.39	223,800	
BOR	L -12-06-305-090	401	0.30 Ac	TWO-STORY	C	10	78 %	11/30/2020	\$439,300	03-ARM'S LENG	2,251	195.16	227,600	
BOR	L -12-06-305-051	401	0.26 Ac	TWO-STORY	C	10	76 %	10/05/2020	\$415,000	03-ARM'S LENG	1,826	227.27	215,000	OUTLIER
BOR	L -12-06-305-055	401	0.27 Ac	TWO-STORY	C	10	83 %	08/27/2020	\$397,000	03-ARM'S LENG	1,694	234.36	209,200	

\$5,004,800      23,064      \$217.00      2,512,200

**Total No. of Sales 12**

**Avg. Sale Price > \$417,067**

Analysis for Area > **BOR-S BOULDER RIDGE < 1600 SF**

BOR-S	L -12-06-305-029	401	0.23 Ac	ONE-STORY	C	10	72 %	11/24/2021	\$400,000	03-ARM'S LENG	1,463	273.41	205,300
BOR-S	L -12-06-305-004	401	0.27 Ac	TWO-STORY	C	10	72 %	10/29/2021	\$350,000	03-ARM'S LENG	1,482	236.17	162,600
BOR-S	L -12-06-305-007	401	0.27 Ac	ONE-STORY	C	10	72 %	08/10/2021	\$350,000	03-ARM'S LENG	1,463	239.23	184,700

\$1,100,000      4,408      \$249.55      552,600

**Total No. of Sales 3**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$366,667**

Analysis for Area > **BRB**

**BRIAR HILL& BURNHAM & DEERFIELD**

BRB	L -12-07-407-121	401	0.38 Ac	TWO-STORY	B	5	71 %	03/28/2022	\$736,000	03-ARM'S LENG	3,556	206.97	331,000	
BRB	L -12-07-407-122	401	0.23 Ac	TWO-STORY	B	5	71 %	02/08/2022	\$640,000	03-ARM'S LENG	2,836	225.67	276,600	
BRB	L -12-07-407-089	401	0.39 Ac	TWO-STORY	B		81 %	05/19/2021	\$569,500	03-ARM'S LENG	2,470	230.57	282,400	
BRB	L -12-07-410-010	401	0.23 Ac	TWO-STORY	B	-5	79 %	05/10/2021	\$524,000	03-ARM'S LENG	2,084	251.44	241,900	
BRB	L -12-07-407-133	401	0.23 Ac	TWO-STORY	B		75 %	03/09/2021	\$535,000	03-ARM'S LENG	3,212	166.56	278,000	
BRB	L -12-07-408-159	401	0.26 Ac	TWO-STORY	B	-5	82 %	02/19/2021	\$583,250	03-ARM'S LENG	2,810	207.56	291,000	
BRB	L -12-07-407-123	401	0.24 Ac	TWO-STORY	B	-5	77 %	02/16/2021	\$484,000	03-ARM'S LENG	2,661	181.89	259,600	
BRB	L -12-07-408-175	401	0.30 Ac	TWO-STORY	B		79 %	02/16/2021	\$590,000	03-ARM'S LENG	3,050	193.44	321,300	
BRB	L -12-07-404-025	401	0.23 Ac	ONE-STORY	BC		79 %	12/09/2020	\$465,625	03-ARM'S LENG	1,620	287.42	210,100	WC-EXCLUDED \$
BRB	L -12-07-410-002	401	0.23 Ac	TWO-STORY	B		76 %	11/20/2020	\$504,400	03-ARM'S LENG	2,592	194.60	255,300	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
BRB	L -12-07-407-093	401	0.33 Ac	TWO-STORY	B	84 %	10/23/2020	\$585,000	03-ARM'S LENG	2,809	208.26	306,700		
BRB	L -12-07-403-069	401	0.29 Ac	TWO-STORY	B	-5	69 %	07/29/2020	\$482,188	03-ARM'S LENG	2,761	174.64	257,500	WC - EXCLUDED
BRB	L -12-07-408-147	401	0.36 Ac	TWO-STORY	B	5	77 %	07/09/2020	\$600,000	03-ARM'S LENG	2,947	203.60	315,900	
BRB	L -12-07-403-065	401	0.23 Ac	TWO-STORY	B	-5	72 %	05/29/2020	\$435,000	03-ARM'S LENG	2,608	166.79	229,600	
BRB	L -12-07-405-046	401	0.31 Ac	TWO-STORY	B	5	74 %	04/20/2020	\$610,000	03-ARM'S LENG	3,097	196.96	318,500	
								<b>\$8,343,963</b>		<b>41,113</b>	<b>\$202.95</b>	<b>4,175,400</b>		

Total No. of Sales 15

Avg. Sale Price > \$556,264

Analysis for Area > BRDG BEMIS RIDGE ESTATES

BRDG	L -12-32-301-005	401	0.88 Ac	TWO-STORY	BC	98 %	03/17/2022	\$568,173	25-PARTIAL CO	3,530	160.96	290,700	
BRDG	L -12-32-301-004	401	0.86 Ac	TWO-STORY	BC	98 %	01/28/2022	\$439,295	25-PARTIAL CO	2,152	204.13	210,400	
BRDG	L -12-32-301-009	401	0.74 Ac	TWO-STORY	BC	98 %	12/17/2021	\$533,160	25-PARTIAL CO	3,076	173.33	273,000	
BRDG	L -12-32-301-009	401	0.74 Ac	TWO-STORY	BC	98 %	12/03/2021	\$35,000	03-ARM'S LENG	3,076	11.38	273,000	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 4**

\$1,575,628      11,834      \$133.14      1,047,100

**Avg. Sale Price > \$393,907**

Analysis for Area > **BRE**

**BRIDGEFIELD ESTATES**

BRE	L -12-23-210-041	401	0.25 Ac	TWO-STORY	BC	79 %	03/17/2022	\$470,000	03-ARM'S LENG	2,086	225.31	197,300	
BRE	L -12-23-210-005	401	0.23 Ac	TWO-STORY	BC	77 %	09/21/2021	\$455,000	03-ARM'S LENG	2,223	204.68	216,900	
BRE	L -12-23-210-006	401	0.23 Ac	TWO-STORY	BC	78 %	09/17/2021	\$400,000	03-ARM'S LENG	1,960	204.08	194,200	
BRE	L -12-23-210-050	401	0.27 Ac	TWO-STORY	BC	79 %	07/28/2021	\$483,250	03-ARM'S LENG	2,530	191.01	225,700	
BRE	L -12-23-210-010	401	0.35 Ac	TWO-STORY	BC	84 %	09/21/2020	\$310,000	03-ARM'S LENG	1,568	197.70	185,500	
BRE	L -12-23-210-036	401	0.30 Ac	ONE-STORY	BC	80 %	08/24/2020	\$340,000	03-ARM'S LENG	1,738	195.63	209,500	
BRE	L -12-23-210-022	401	0.21 Ac	TWO-STORY	BC	77 %	06/22/2020	\$350,000	03-ARM'S LENG	2,223	157.44	213,300	

**Total No. of Sales 7**

\$2,808,250      14,328      \$196.00      1,442,400

**Avg. Sale Price > \$401,179**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; BVE</b>				<b>BELLA VISTA ESTATES</b>									
BVE	L -12-07-314-002	401	0.17 Ac	TWO-STORY	B	98 %	11/12/2021	\$564,575	25-PARTIAL CO	2,994	188.57	277,600	
BVE	L -12-07-314-015	401	0.20 Ac	TWO-STORY	B	10 98 %	11/12/2021	\$664,975	25-PARTIAL CO	3,158	210.57	310,300	
BVE	L -12-07-314-051	401	0.17 Ac	TWO-STORY	B	98 %	10/26/2021	\$624,440	25-PARTIAL CO	3,336	187.18	301,800	
BVE	L -12-07-314-012	401	0.21 Ac	TWO-STORY	B	98 %	10/25/2021	\$611,010	25-PARTIAL CO	3,359	181.90	305,400	
BVE	L -12-07-314-050	401	0.15 Ac	TWO-STORY	B	5 98 %	10/22/2021	\$539,575	25-PARTIAL CO	2,542	212.26	264,500	
BVE	L -12-07-314-052	401	0.19 Ac	TWO-STORY	B	-5 98 %	09/30/2021	\$587,875	25-PARTIAL CO	3,299	178.20	289,600	
BVE	L -12-07-314-003	401	0.17 Ac	TWO-STORY	B	-5 98 %	09/30/2021	\$586,380	25-PARTIAL CO	3,342	175.46	286,300	
BVE	L -12-07-314-006	401	0.15 Ac	TWO-STORY	B	5 97 %	09/25/2021	\$599,900	03-ARM'S LENG	3,032	197.86	284,800	SALE 3 MONTHS PRIOR (6/22/21)
BVE	L -12-07-314-049	401	0.15 Ac	TWO-STORY	B	10 98 %	09/14/2021	\$664,665	25-PARTIAL CO	3,356	198.05	325,300	
BVE	L -12-07-314-011	401	0.20 Ac	TWO-STORY	B	-5 98 %	08/31/2021	\$588,590	25-PARTIAL CO	3,182	184.97	287,800	
BVE	L -12-07-314-008	401	0.22 Ac	TWO-STORY	B	-5 98 %	08/31/2021	\$499,281	25-PARTIAL CO	2,515	198.52	241,300	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
BVE	L -12-07-314-017	401	0.23 Ac	TWO-STORY	B	10	98 %	08/27/2021	\$678,730	25-PARTIAL CO	3,375	201.11	325,000	
BVE	L -12-07-314-004	401	0.17 Ac	TWO-STORY	B		98 %	08/25/2021	\$526,051	25-PARTIAL CO	2,645	198.89	259,500	
BVE	L -12-07-314-013	401	0.22 Ac	TWO-STORY	B	5	98 %	08/06/2021	\$643,335	25-PARTIAL CO	3,356	191.70	316,900	
BVE	L -12-07-314-007	401	0.15 Ac	TWO-STORY	B	-5	98 %	07/14/2021	\$516,565	25-PARTIAL CO	3,185	162.19	273,400	
BVE	L -12-07-314-001	401	0.17 Ac	TWO-STORY	B	5	96 %	06/30/2021	\$638,600	03-ARM'S LENG	3,272	195.17	302,500	
BVE	L -12-07-314-026	401	0.34 Ac	TWO-STORY	B	5	97 %	06/29/2021	\$617,210	25-PARTIAL CO	3,375	182.88	305,700	
BVE	L -12-07-314-005	401	0.15 Ac	TWO-STORY	B	-5	98 %	06/25/2021	\$547,945	25-PARTIAL CO	3,068	178.60	272,900	
BVE	L -12-07-314-006	401	0.15 Ac	TWO-STORY	B	5	97 %	06/22/2021	\$493,790	25-PARTIAL CO	3,032	162.86	284,800	
BVE	L -12-07-314-023	401	0.15 Ac	TWO-STORY	B	-5	97 %	05/24/2021	\$552,015	25-PARTIAL CO	3,308	166.87	282,300	
BVE	L -12-07-314-014	401	0.27 Ac	TWO-STORY	B	5	97 %	05/14/2021	\$636,745	25-PARTIAL CO	3,336	190.87	327,200	
BVE	L -12-07-314-029	401	0.15 Ac	TWO-STORY	B	-5	97 %	05/05/2021	\$482,830	25-PARTIAL CO	2,804	172.19	252,100	
BVE	L -12-07-314-041	401	0.17 Ac	TWO-STORY	B	-5	97 %	04/16/2021	\$584,890	25-PARTIAL CO	3,322	176.07	286,700	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
BVE	L -12-07-314-028	401	0.15 Ac	TWO-STORY	B	97 %	04/16/2021	\$511,740	25-PARTIAL CO	2,562	199.74	253,100		
BVE	L -12-07-314-022	401	0.15 Ac	TWO-STORY	B	-5	97 %	04/09/2021	\$532,595	25-PARTIAL CO	2,990	178.13	265,100	NOT USED BY EQ - NEW CONSTRUCT
BVE	L -12-07-314-016	401	0.22 Ac	TWO-STORY	B	97 %	04/09/2021	\$613,125	25-PARTIAL CO	3,372	181.83	303,200		
BVE	L -12-07-314-024	401	0.15 Ac	TWO-STORY	B	97 %	03/19/2021	\$523,830	25-PARTIAL CO	2,672	196.04	254,100		
BVE	L -12-07-314-019	401	0.23 Ac	TWO-STORY	B	97 %	03/12/2021	\$604,160	25-PARTIAL CO	3,372	179.17	297,600		
BVE	L -12-07-314-018	401	0.23 Ac	TWO-STORY	B	-5	97 %	02/25/2021	\$545,965	25-PARTIAL CO	3,022	180.66	276,700	
BVE	L -12-07-314-035	401	0.23 Ac	TWO-STORY	B	10	97 %	12/31/2020	\$646,195	25-PARTIAL CO	3,330	194.05	314,500	
BVE	L -12-07-314-020	401	0.22 Ac	TWO-STORY	B	10	97 %	12/30/2020	\$650,887	25-PARTIAL CO	3,368	193.26	319,400	
BVE	L -12-07-314-021	401	0.21 Ac	TWO-STORY	B	5	97 %	12/29/2020	\$513,955	25-PARTIAL CO	2,619	196.24	258,800	
BVE	L -12-07-314-030	401	0.15 Ac	TWO-STORY	B	-5	97 %	12/28/2020	\$562,441	25-PARTIAL CO	3,336	168.60	284,200	
BVE	L -12-07-314-042	401	0.17 Ac	TWO-STORY	B	5	97 %	11/25/2020	\$531,036	25-PARTIAL CO	2,551	208.17	258,200	
BVE	L -12-07-314-034	401	0.22 Ac	TWO-STORY	B	10	97 %	11/25/2020	\$550,133	25-PARTIAL CO	2,538	216.76	266,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
BVE	L -12-07-314-040	401	0.15 Ac	TWO-STORY	B	97 %	11/23/2020	\$573,949	25-PARTIAL CO	3,312	173.29	295,300	
BVE	L -12-07-314-025	401	0.18 Ac	TWO-STORY	B	97 %	11/20/2020	\$597,069	25-PARTIAL CO	3,316	180.06	294,800	
BVE	L -12-07-314-027	401	0.31 Ac	TWO-STORY	B	-5	97 %	11/19/2020	\$557,940	25-PARTIAL CO	3,368	165.66	283,500
BVE	L -12-07-314-010	401	0.18 Ac	TWO-STORY	B	97 %	11/16/2020	\$495,775	25-PARTIAL CO	2,551	194.35	253,900	
BVE	L -12-07-314-009	401	0.23 Ac	TWO-STORY	B	97 %	11/11/2020	\$534,205	25-PARTIAL CO	2,741	194.89	282,300	
BVE	L -12-07-314-038	401	0.15 Ac	TWO-STORY	B	-5	97 %	10/30/2020	\$509,790	25-PARTIAL CO	2,741	185.99	258,100
BVE	L -12-07-314-039	401	0.15 Ac	TWO-STORY	B	97 %	10/28/2020	\$557,375	25-PARTIAL CO	2,994	186.16	278,700	
BVE	L -12-07-314-047	401	0.16 Ac	TWO-STORY	B	-5	97 %	10/27/2020	\$507,275	25-PARTIAL CO	3,187	159.17	279,500
BVE	L -12-07-314-048	401	0.16 Ac	TWO-STORY	B	97 %	10/23/2020	\$578,855	25-PARTIAL CO	3,250	178.11	309,700	
BVE	L -12-07-314-044	401	0.16 Ac	TWO-STORY	B	-5	97 %	09/29/2020	\$481,160	25-PARTIAL CO	2,681	179.47	247,100
BVE	L -12-07-314-045	401	0.21 Ac	TWO-STORY	B	-5	97 %	09/11/2020	\$472,595	25-PARTIAL CO	3,172	148.99	270,100
BVE	L -12-07-314-046	401	0.22 Ac	TWO-STORY	B	-5	97 %	09/08/2020	\$520,860	25-PARTIAL CO	3,172	164.21	274,600

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
BVE	L -12-07-314-043	401	0.16 Ac	TWO-STORY	B	-5	97 % 08/26/2020	\$540,385	25-PARTIAL CO	3,262	165.66	279,800	
BVE	L -12-07-314-037	401	0.15 Ac	TWO-STORY	B		97 % 08/26/2020	\$494,815	25-PARTIAL CO	2,551	193.97	257,400	
BVE	L -12-07-314-031	401	0.17 Ac	TWO-STORY	B	-5	97 % 08/20/2020	\$518,710	25-PARTIAL CO	3,068	169.07	271,500	
BVE	L -12-07-314-033	401	0.19 Ac	TWO-STORY	B	-5	97 % 08/18/2020	\$540,505	25-PARTIAL CO	3,316	163.00	286,900	
BVE	L -12-07-314-032	401	0.17 Ac	TWO-STORY	B	-5	97 % 08/14/2020	\$523,240	25-PARTIAL CO	3,184	164.33	271,000	
BVE	L -12-07-314-036	401	0.17 Ac	TWO-STORY	B		97 % 07/29/2020	\$597,926	25-PARTIAL CO	3,372	177.32	301,500	

\$29,838,463      163,163      \$182.88      15,011,100

**Total No. of Sales 53**

**Avg. Sale Price > \$562,990**

Analysis for Area > **BVH**

**BROOKVIEW HIGHLANDS**

BVH	L -12-30-220-101	401	1.00 Ac	TWO-STORY	B	10	79 % 11/05/2021	\$740,000	03-ARM'S LENG	3,747	197.49	365,100	
BVH	L -12-30-220-106	401	1.21 Ac	TWO-STORY	B	10	76 % 11/03/2020	\$825,000	03-ARM'S LENG	5,109	161.48	440,800	OUTLIER OVERBUILT
BVH	L -12-30-215-043	401	1.01 Ac	TWO-STORY	B		75 % 09/18/2020	\$558,000	03-ARM'S LENG	3,187	175.09	277,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>BVH</b>	L -12-30-210-036	401	1.30 Ac	TWO-STORY	B	71 %	09/04/2020	\$599,000	03-ARM'S LENG	3,690	162.33	325,300	
<b>BVH</b>	L -12-30-215-114	401	1.01 Ac	TWO-STORY	B	80 %	05/21/2020	\$631,000	03-ARM'S LENG	3,407	185.21	317,900	
								<b>\$3,353,000</b>		<b>19,140</b>	<b>\$175.18</b>	<b>1,726,300</b>	
<b>Total No. of Sales 5</b>													
<b>Avg. Sale Price &gt; \$670,600</b>													

Analysis for Area > **CEF**

**CENTENNIAL FARMS**

<b>CEF</b>	L -12-29-135-107	401	0.37 Ac	TWO-STORY	B	10	81 %	09/30/2021	\$665,000	03-ARM'S LENG	3,076	216.19	314,400	
<b>CEF</b>	L -12-29-125-058	401	0.32 Ac	TWO-STORY	B	-5	77 %	07/22/2021	\$520,000	03-ARM'S LENG	2,532	205.37	258,500	
<b>CEF</b>	L -12-29-145-161	401	0.50 Ac	TWO-STORY	B		90 %	07/21/2021	\$675,000	03-ARM'S LENG	3,962	170.37	352,000	SEE COMMENTS
<b>CEF</b>	L -12-29-130-149	401	0.30 Ac	TWO-STORY	B		88 %	06/11/2021	\$641,000	03-ARM'S LENG	2,710	236.53	314,300	
<b>CEF</b>	L -12-29-130-150	401	0.30 Ac	TWO-STORY	B	-5	82 %	06/10/2021	\$586,500	03-ARM'S LENG	2,850	205.79	280,500	
<b>CEF</b>	L -12-29-135-099	401	0.34 Ac	TWO-STORY	B		80 %	05/07/2021	\$505,000	03-ARM'S LENG	2,425	208.25	259,800	
<b>CEF</b>	L -12-29-130-077	401	0.28 Ac	TWO-STORY	B	-5	78 %	05/07/2021	\$515,000	03-ARM'S LENG	2,388	215.66	251,700	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
CEF	L -12-29-145-172	401	0.31 Ac	TWO-STORY	B -5	82 %	01/19/2021	\$535,000	03-ARM'S LENG	2,464	217.13	254,100	
CEF	L -12-29-140-108	401	0.58 Ac	TWO-STORY	B -5	84 %	11/18/2020	\$510,000	03-ARM'S LENG	3,010	169.44	291,300	SEE SALE HISTORY
CEF	L -12-29-130-153	401	0.29 Ac	TWO-STORY	B 10	90 %	09/25/2020	\$725,000	03-ARM'S LENG	3,187	227.49	376,400	
CEF	L -12-29-145-177	401	0.31 Ac	TWO-STORY	B	82 %	09/24/2020	\$549,000	03-ARM'S LENG	2,743	200.15	299,100	
CEF	L -12-29-135-084	401	0.32 Ac	TWO-STORY	B	82 %	07/22/2020	\$465,000	03-ARM'S LENG	2,526	184.09	245,500	
CEF	L -12-29-130-145	401	0.29 Ac	TWO-STORY	B 10	92 %	07/07/2020	\$710,000	03-ARM'S LENG	3,358	211.44	355,000	
								\$7,601,500		37,231	\$204.17	3,852,600	

**Total No. of Sales 13**

**Avg. Sale Price > \$584,731**

Analysis for Area > **CEP**

**CENTENNIAL PARK**

CEP	L -12-29-145-183	401	0.29 Ac	TWO-STORY	B 10	82 %	03/25/2022	\$863,000	03-ARM'S LENG	3,270	263.91	395,900	
CEP	L -12-29-110-014	401	0.29 Ac	TWO-STORY	B 10	78 %	03/16/2022	\$677,500	03-ARM'S LENG	3,605	187.93	354,300	
CEP	L -12-29-115-204	401	0.36 Ac	TWO-STORY	B 10	81 %	06/01/2021	\$770,000	03-ARM'S LENG	2,786	276.38	380,600	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
CEP	L-12-29-120-052	401	0.30 Ac	TWO-STORY	B	10	78 % 05/28/2021	\$600,000	03-ARM'S LENG	3,930	152.67	386,200	
CEP	L-12-29-105-004	401	0.59 Ac	TWO-STORY	B	10	76 % 02/25/2021	\$675,000	03-ARM'S LENG	4,312	156.54	432,700	OUTLIER
CEP	L-12-29-120-046	401	0.30 Ac	TWO-STORY	B	10	82 % 08/31/2020	\$705,000	03-ARM'S LENG	3,281	214.87	398,400	
CEP	L-12-29-145-183	401	0.29 Ac	TWO-STORY	B	10	82 % 06/08/2020	\$744,900	03-ARM'S LENG	3,270	227.80	395,900	
								<b>\$5,035,400</b>		<b>24,454</b>	<b>\$205.91</b>	<b>2,744,000</b>	

**Total No. of Sales 7**

**Avg. Sale Price > \$719,343**

Analysis for Area > **COC**

**COUNTRY CREEK ESTATES**

COC	L-12-33-210-032	401	0.00 Ac	TWO-STORY	BC		75 % 09/03/2021	\$411,000	03-ARM'S LENG	2,315	177.54	205,400	
								<b>\$411,000</b>		<b>2,315</b>	<b>\$177.54</b>	<b>205,400</b>	

**Total No. of Sales 1**

**Avg. Sale Price > \$411,000**

Analysis for Area > **CRC**

**CRYSTAL CREEK**

CRC	L-12-13-210-078	401	0.23 Ac	TWO-STORY	BC		74 % 03/04/2022	\$335,000	03-ARM'S LENG	2,125	157.65	160,500	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
CRC	L -12-13-225-127	401	0.26 Ac	TWO-STORY	BC	75 %	11/08/2021	\$315,000	03-ARM'S LENG	1,708	184.43	146,400	
CRC	L -12-13-215-158	401	0.23 Ac	TWO-STORY	BC	75 %	07/22/2021	\$399,800	03-ARM'S LENG	2,202	181.56	188,200	
CRC	L -12-13-215-146	401	0.32 Ac	TWO-STORY	BC	75 %	07/20/2021	\$260,000	03-ARM'S LENG	1,700	152.94	140,500	
CRC	L -12-13-215-043	401	0.36 Ac	TWO-STORY	BC	79 %	04/12/2021	\$345,000	03-ARM'S LENG	1,734	198.96	159,000	
CRC	L -12-13-215-155	401	0.31 Ac	TWO-STORY	BC	75 %	11/02/2020	\$345,000	03-ARM'S LENG	2,504	137.78	182,900	
CRC	L -12-13-215-144	401	0.37 Ac	TWO-STORY	BC	75 %	10/27/2020	\$338,000	03-ARM'S LENG	2,352	143.71	189,200	
CRC	L -12-13-205-083	401	0.29 Ac	ONE-STORY	BC	74 %	06/30/2020	\$320,000	03-ARM'S LENG	1,692	189.13	170,600	
CRC	L -12-13-205-001	401	0.36 Ac	TWO-STORY	BC	80 %	06/18/2020	\$325,500	03-ARM'S LENG	2,202	147.82	176,500	
								<b>\$2,983,300</b>		<b>18,219</b>	<b>\$163.75</b>	<b>1,513,800</b>	

**Total No. of Sales 9**

**Avg. Sale Price > \$331,478**

Analysis for Area > **FOG**

**FOX GLEN**

FOG	L -12-08-320-031	401	0.00 Ac	ONE-STORY	BC	76 %	12/16/2021	\$369,000	03-ARM'S LENG	1,493	247.15	176,700	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
FOG	L -12-08-320-021	401	0.00 Ac	ONE-STORY	BC	78 %	10/19/2020	\$320,000	03-ARM'S LENG	1,484	215.63	163,500	
FOG	L -12-08-320-046	401	0.00 Ac	ONE-STORY	BC	77 %	09/18/2020	\$330,000	03-ARM'S LENG	1,493	221.03	181,800	OUTLIER
FOG	L -12-08-320-026	401	0.00 Ac	ONE-STORY	BC	77 %	07/14/2020	\$365,000	03-ARM'S LENG	1,484	245.96	186,600	
								<b>\$1,384,000</b>		<b>5,954</b>	<b>\$232.45</b>	<b>708,600</b>	

**Total No. of Sales 4**

**Avg. Sale Price > \$346,000**

Analysis for Area > **GPT**

**GALLERY POINTE**

GPT	L -12-32-201-004	407	0.00 Ac	TOWNHOUSE	BC	97 %	01/06/2022	\$85,000	03-ARM'S LENG	2,030	41.87	281,500	
GPT	L -12-32-201-005	407	0.00 Ac	TOWNHOUSE	BC	97 %	01/06/2022	\$85,000	03-ARM'S LENG	1,558	54.56	239,100	
								<b>\$170,000</b>		<b>3,588</b>	<b>\$47.38</b>	<b>520,600</b>	

**Total No. of Sales 2**

**Avg. Sale Price > \$85,000**

Analysis for Area > **HAF**

**HARWOOD FARMS**

HAF	L -12-27-305-021	401	0.26 Ac	ONE-STORY	BC	89 %	09/10/2021	\$377,500	03-ARM'S LENG	1,774	212.80	192,700	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HAF	L -12-27-305-104	401	0.29 Ac	TWO-STORY	BC	82 %	05/12/2021	\$424,600	03-ARM'S LENG	2,210	192.13	192,200	
HAF	L -12-27-305-101	401	0.23 Ac	TWO-STORY	BC	90 %	04/26/2021	\$445,000	03-ARM'S LENG	2,544	174.92	238,900	IMP AFTER SALE
HAF	L -12-27-305-063	401	0.31 Ac	ONE-STORY	BC	82 %	03/30/2021	\$334,900	03-ARM'S LENG	1,408	237.86	154,500	
HAF	L -12-27-305-095	401	0.39 Ac	TWO-STORY	BC	92 %	02/16/2021	\$399,000	03-ARM'S LENG	2,226	179.25	208,900	
HAF	L -12-27-305-029	401	0.26 Ac	TWO-STORY	BC	90 %	09/16/2020	\$419,000	03-ARM'S LENG	2,544	164.70	248,200	OUTLIER
HAF	L -12-27-305-030	401	0.32 Ac	ONE-STORY	BC	90 %	06/26/2020	\$350,500	03-ARM'S LENG	1,426	245.79	170,000	
HAF	L -12-27-305-055	401	0.28 Ac	ONE-STORY	BC	93 %	05/27/2020	\$355,000	03-ARM'S LENG	1,773	200.23	196,800	
								<b>\$3,105,500</b>		<b>15,905</b>	<b>\$195.25</b>	<b>1,602,200</b>	
<p><b>Total No. of Sales 8</b></p> <p><b>Avg. Sale Price &gt; \$388,188</b></p>													

Analysis for Area > **HAR HAWTHORNE RIDGE**

HAR	L -12-07-210-046	401	0.27 Ac	TWO-STORY	BC	78 %	03/25/2022	\$503,000	03-ARM'S LENG	2,280	220.61	218,000	
HAR	L -12-07-210-036	401	0.34 Ac	TWO-STORY	BC	72 %	03/10/2022	\$500,000	03-ARM'S LENG	2,472	202.27	222,500	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HAR	L -12-07-210-021	401	0.25 Ac	TWO-STORY	BC	72 %	01/07/2022	\$482,500	03-ARM'S LENG	2,470	195.34	216,800	
HAR	L -12-07-210-100	401	0.24 Ac	TWO-STORY	BC	80 %	10/19/2021	\$535,000	03-ARM'S LENG	2,466	216.95	271,600	
HAR	L -12-07-210-117	401	0.23 Ac	TWO-STORY	BC	80 %	07/29/2021	\$555,500	03-ARM'S LENG	2,606	213.16	284,400	
HAR	L -12-07-210-139	401	0.24 Ac	TWO-STORY	BC	81 %	05/28/2021	\$537,500	03-ARM'S LENG	2,710	198.34	289,700	
HAR	L -12-07-210-160	401	0.24 Ac	TWO-STORY	BC	82 %	04/09/2021	\$495,000	03-ARM'S LENG	2,594	190.82	264,600	
HAR	L -12-07-210-157	401	0.23 Ac	TWO-STORY	BC	75 %	02/08/2021	\$505,000	03-ARM'S LENG	2,694	187.45	278,700	
HAR	L -12-07-210-034	401	0.27 Ac	TWO-STORY	BC	76 %	07/07/2020	\$374,900	03-ARM'S LENG	2,201	170.33	211,600	VERY OUTDARED
HAR	L -12-07-210-043	401	0.24 Ac	TWO-STORY	BC	82 %	04/07/2020	\$420,000	03-ARM'S LENG	2,484	169.08	237,000	
								<b>\$4,908,400</b>		<b>24,977</b>	<b>\$196.52</b>	<b>2,494,900</b>	

**Total No. of Sales 10**

**Avg. Sale Price > \$490,840**

Analysis for Area > **HEG**

**HETHRS/FRWYS/WOODS/DORAL/TWIN/CROOK**

HEG	L -12-18-425-046	401	0.00 Ac	ONE-STORY	B	69 %	03/18/2022	\$475,000	03-ARM'S LENG	1,727	275.04	241,500	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HEG	L -12-18-425-045	401	0.00 Ac	ONE-STORY	B	70 %	03/01/2022	\$587,500	03-ARM'S LENG	2,104	279.23	264,300	
HEG	L -12-19-220-014	401	0.00 Ac	ONE-STORY	B	76 %	01/20/2022	\$620,000	03-ARM'S LENG	2,104	294.68	287,500	
HEG	L -12-18-325-064	401	0.00 Ac	TWO-STORY	B	72 %	12/10/2021	\$536,500	03-ARM'S LENG	2,083	257.56	253,700	
HEG	L -12-19-135-001	401	0.00 Ac	ONE-STORY	B	79 %	11/01/2021	\$579,000	03-ARM'S LENG	2,104	275.19	285,100	
HEG	L -12-18-425-046	401	0.00 Ac	ONE-STORY	B	69 %	10/31/2021	\$0	03-ARM'S LENG	1,727	.00	241,500	
HEG	L -12-18-310-004	401	0.00 Ac	ONE-STORY	B	74 %	10/15/2021	\$479,000	03-ARM'S LENG	1,727	277.36	234,000	
HEG	L -12-19-220-006	401	0.00 Ac	ONE-STORY	B	77 %	08/30/2021	\$527,000	03-ARM'S LENG	2,104	250.48	280,000	
HEG	L -12-19-115-012	401	0.00 Ac	ONE-STORY	B	75 %	08/09/2021	\$543,640	03-ARM'S LENG	2,104	258.38	271,300	
HEG	L -12-19-135-003	401	0.00 Ac	ONE-STORY	B	79 %	07/29/2021	\$550,000	03-ARM'S LENG	2,104	261.41	288,700	
HEG	L -12-18-305-003	401	0.00 Ac	ONE-STORY	B	78 %	07/20/2021	\$515,000	03-ARM'S LENG	1,727	298.20	250,700	
HEG	L -12-18-425-044	401	0.00 Ac	TWO-STORY	B	79 %	06/30/2021	\$499,900	03-ARM'S LENG	1,740	287.30	252,300	
HEG	L -12-19-115-004	401	0.00 Ac	ONE-STORY	B	76 %	06/29/2021	\$525,000	03-ARM'S LENG	2,104	249.52	275,300	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
HEG	L -12-18-305-008	401	0.00 Ac	ONE-STORY	B	73 %	06/23/2021	\$495,000	03-ARM'S LENG	2,104	235.27	259,600		
HEG	L -12-19-220-017	401	0.00 Ac	ONE-STORY	B	76 %	05/18/2021	\$541,000	03-ARM'S LENG	2,104	257.13	281,600		
HEG	L -12-19-220-011	401	0.00 Ac	TWO-STORY	B	76 %	04/22/2021	\$549,900	03-ARM'S LENG	2,307	238.36	297,100		
HEG	L -12-19-220-012	401	0.00 Ac	ONE-STORY	B	81 %	04/21/2021	\$587,500	03-ARM'S LENG	2,104	279.23	305,200		
HEG	L -12-18-305-017	401	0.00 Ac	TWO-STORY	B	80 %	04/16/2021	\$520,000	03-ARM'S LENG	2,296	226.48	264,600		
HEG	L -12-19-115-015	401	0.00 Ac	ONE-STORY	B	-5	75 %	12/14/2020	\$445,000	03-ARM'S LENG	1,881	236.58	250,300	
HEG	L -12-18-305-019	401	0.00 Ac	ONE-STORY	B	81 %	11/20/2020	\$548,900	03-ARM'S LENG	2,258	243.09	293,600		
HEG	L -12-18-310-010	401	0.00 Ac	TWO-STORY	B	-5	75 %	09/15/2020	\$460,000	03-ARM'S LENG	2,308	199.31	266,800	OUTLIER-TERMS
HEG	L -12-18-325-056	401	0.00 Ac	ONE-STORY	B	78 %	09/08/2020	\$539,000	03-ARM'S LENG	2,104	256.18	302,400	AV DID NOT REF IMP	
HEG	L -12-18-305-010	401	0.00 Ac	ONE-STORY	B	77 %	07/31/2020	\$445,000	03-ARM'S LENG	1,727	257.67	248,200		
HEG	L -12-18-425-019	401	0.00 Ac	ONE-STORY	B	69 %	07/24/2020	\$450,000	03-ARM'S LENG	2,104	213.88	256,000	TRUSTEE DEED	
HEG	L -12-19-115-002	401	0.00 Ac	ONE-STORY	B	78 %	07/15/2020	\$527,000	03-ARM'S LENG	2,110	249.76	289,400		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 25**

**\$12,545,840      50,866      \$246.64      6,740,700**

**Avg. Sale Price > \$501,834**

Analysis for Area > **HIG**

**HICKORY GROVE**

HIG	L -12-23-350-031	401	0.00 Ac	TWO-STORY	BC	73 %	12/20/2021	\$401,000	03-ARM'S LENG	2,022	198.32	180,100	
HIG	L -12-23-350-007	401	0.00 Ac	TWO-STORY	BC	71 %	09/10/2021	\$350,000	03-ARM'S LENG	1,719	203.61	158,000	
HIG	L -12-23-350-023	401	0.00 Ac	TWO-STORY	BC	70 %	05/06/2021	\$413,000	03-ARM'S LENG	1,979	208.69	184,900	
HIG	L -12-23-350-029	401	0.00 Ac	TWO-STORY	BC	73 %	04/06/2021	\$451,500	03-ARM'S LENG	2,494	181.03	230,500	
HIG	L -12-23-350-017	401	0.00 Ac	TWO-STORY	BC	72 %	12/30/2020	\$380,000	03-ARM'S LENG	1,992	190.76	205,700	
HIG	L -12-23-350-034	401	0.00 Ac	TWO-STORY	BC	76 %	12/15/2020	\$382,000	03-ARM'S LENG	2,585	147.78	208,500	
HIG	L -12-23-350-015	401	0.00 Ac	TWO-STORY	BC	81 %	08/18/2020	\$336,000	03-ARM'S LENG	1,690	198.82	180,200	
HIG	L -12-23-350-005	401	0.00 Ac	TWO-STORY	BC	72 %	08/06/2020	\$359,700	03-ARM'S LENG	1,979	181.76	192,300	

**Total No. of Sales 8**

**\$3,073,200      16,460      \$186.71      1,540,200**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$384,150**

Analysis for Area > **HHH HICKORY HOLLOW**

HHH	L-12-26-481-012	401	0.74 Ac	TWO-STORY	BC	73 %	12/16/2021	\$310,000	03-ARM'S LENG	1,952	158.81	154,100	
HHH	L-12-26-480-007	401	0.80 Ac	ONE-STORY	C 10	83 %	12/06/2021	\$402,000	03-ARM'S LENG	1,856	216.59	191,700	
HHH	L-12-26-481-014	401	0.68 Ac	ONE-STORY	C 10	67 %	07/03/2020	\$285,000	03-ARM'S LENG	1,833	155.48	151,200	
HHH	L-12-26-480-007	401	0.80 Ac	ONE-STORY	C 10	83 %	06/19/2020	\$330,000	03-ARM'S LENG	1,856	177.80	191,700	IMP ADDED AFTER SALE

**\$1,327,000 7,497 \$177.00 688,700**

**Total No. of Sales 4**

**Avg. Sale Price > \$331,750**

Analysis for Area > **HIP HICKORY POINTE**

HIP	L-12-24-116-253	401	0.23 Ac	TWO-STORY	BC	90 %	12/29/2021	\$414,990	03-ARM'S LENG	2,268	182.98	191,000	
HIP	L-12-24-114-087	401	0.23 Ac	TWO-STORY	BC	77 %	10/27/2021	\$400,000	03-ARM'S LENG	2,044	195.69	184,600	
HIP	L-12-24-115-187	401	0.24 Ac	TWO-STORY	BC	77 %	10/11/2021	\$400,000	03-ARM'S LENG	3,024	132.28	209,600	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HIP	L -12-24-113-126	401	0.23 Ac	TWO-STORY	BC	76 %	09/20/2021	\$419,900	03-ARM'S LENG	2,248	186.79	193,700	
HIP	L -12-24-114-089	401	0.23 Ac	TWO-STORY	BC	77 %	08/30/2021	\$400,000	03-ARM'S LENG	2,016	198.41	178,900	
HIP	L -12-24-112-043	401	0.23 Ac	TWO-STORY	BC	75 %	06/14/2021	\$385,000	03-ARM'S LENG	2,236	172.18	195,600	
HIP	L -12-24-114-088	401	0.23 Ac	TWO-STORY	BC	77 %	06/10/2021	\$450,000	03-ARM'S LENG	2,028	221.89	206,000	
HIP	L -12-24-110-004	401	0.31 Ac	TWO-STORY	BC	76 %	04/30/2021	\$262,000	03-ARM'S LENG	2,209	118.61	149,300	
HIP	L -12-24-112-045	401	0.23 Ac	TWO-STORY	BC	75 %	04/23/2021	\$325,000	03-ARM'S LENG	2,197	147.93	156,100	
HIP	L -12-24-113-124	401	0.23 Ac	TWO-STORY	BC	81 %	04/19/2021	\$375,000	03-ARM'S LENG	2,236	167.71	191,400	
HIP	L -12-24-112-214	401	0.23 Ac	TWO-STORY	BC	82 %	02/16/2021	\$360,000	03-ARM'S LENG	2,496	144.23	198,900	
HIP	L -12-24-114-201	401	0.25 Ac	ONE-STORY	BC	91 %	01/21/2021	\$398,900	03-ARM'S LENG	2,288	174.34	218,300	
HIP	L -12-24-111-034	401	0.22 Ac	TWO-STORY	BC	80 %	12/29/2020	\$307,900	03-ARM'S LENG	2,016	152.73	179,300	
HIP	L -12-24-111-039	401	0.23 Ac	BI-LEVEL	BC	83 %	11/19/2020	\$299,000	03-ARM'S LENG	2,209	135.36	175,500	
HIP	L -12-24-110-007	401	0.29 Ac	TWO-STORY	BC	75 %	10/16/2020	\$255,000	03-ARM'S LENG	2,209	115.44	155,100	OUTLIER

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HIP	L -12-24-110-016	401	0.31 Ac	TWO-STORY	BC	80 %	09/16/2020	\$299,000	03-ARM'S LENG	2,236	133.72	175,000	
HIP	L -12-24-111-100	401	0.27 Ac	TWO-STORY	BC	81 %	08/21/2020	\$350,000	03-ARM'S LENG	2,297	152.37	219,000	OUTLIER
HIP	L -12-24-112-053	401	0.23 Ac	TWO-STORY	BC	84 %	06/12/2020	\$316,000	03-ARM'S LENG	1,848	171.00	189,100	
HIP	L -12-24-110-008	401	0.31 Ac	TWO-STORY	BC	82 %	04/13/2020	\$298,000	03-ARM'S LENG	1,946	153.13	171,800	
HIP	L -12-24-110-069	401	0.23 Ac	TWO-STORY	BC	81 %	04/01/2020	\$300,000	03-ARM'S LENG	1,848	162.34	178,000	

\$7,015,690      43,899      \$159.81      3,716,200

**Total No. of Sales 20**

**Avg. Sale Price > \$350,785**

Analysis for Area > **HIR**

**HIDDEN CREEK**

HIR	L -12-27-110-003	401	0.22 Ac	TWO-STORY	C	10	70 %	11/22/2021	\$368,000	03-ARM'S LENG	2,228	165.17	151,900	
HIR	L -12-27-115-035	401	0.21 Ac	ONE-STORY	C	10	79 %	09/11/2020	\$359,000	03-ARM'S LENG	1,779	201.80	169,700	LAST SALE 5/31/2019 - PP INCLU
HIR	L -12-27-112-013	401	0.23 Ac	TWO-STORY	C	10	73 %	08/17/2020	\$305,000	03-ARM'S LENG	2,020	150.99	157,900	
HIR	L -12-27-111-008	401	0.21 Ac	ONE-STORY	C	10	76 %	05/07/2020	\$322,000	03-ARM'S LENG	1,733	185.80	165,000	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 4**

**\$1,354,000**

**7,760**

**\$174.48**

**644,500**

**Avg. Sale Price > \$338,500**

Analysis for Area > **HUT**

**HUNTERS RIDGE/TAMARACK/HUNTERS POND**

HUT	L -12-33-103-057	401	0.94 Ac	TWO-STORY	B	-5	69 %	03/15/2022	\$530,000	03-ARM'S LENG	3,460	153.18	297,700
HUT	L -12-33-110-001	401	1.12 Ac	TWO-STORY	B	-5	77 %	03/01/2022	\$800,000	03-ARM'S LENG	4,410	181.41	440,900
HUT	L -12-28-461-006	401	1.08 Ac	ONE-STORY	C	10	52 %	12/02/2021	\$410,000	03-ARM'S LENG	1,642	249.70	137,700
HUT	L -12-33-102-036	401	1.02 Ac	TWO-STORY	BC		71 %	06/30/2021	\$590,000	03-ARM'S LENG	2,898	203.59	251,200
HUT	L -12-33-103-060	401	0.96 Ac	TWO-STORY	B	-5	69 %	06/24/2021	\$585,000	03-ARM'S LENG	3,344	174.94	307,200
HUT	L -12-33-104-072	401	1.10 Ac	TWO-STORY	B	-5	68 %	04/07/2021	\$475,000	03-ARM'S LENG	2,835	167.55	247,700
HUT	L -12-33-101-004	401	1.05 Ac	TWO-STORY	B		76 %	04/07/2021	\$495,000	03-ARM'S LENG	2,526	196.58	258,400
HUT	L -12-33-101-017	401	1.14 Ac	TWO-STORY	B	5	68 %	03/19/2021	\$515,000	03-ARM'S LENG	2,902	177.46	294,900
HUT	L -12-33-102-038	401	1.05 Ac	ONE-STORY	B	-5	67 %	03/10/2021	\$450,000	03-ARM'S LENG	2,338	192.47	248,700

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
HUT	L -12-33-102-046	401	1.01 Ac	TWO-STORY	B -5	67 %	03/09/2021	\$430,000	03-ARM'S LENG	2,490	172.69	231,500	
HUT	L -12-28-461-010	401	1.11 Ac	ONE& HALF ST	BC	65 %	08/19/2020	\$385,000	03-ARM'S LENG	2,876	133.87	206,400	
								<b>\$5,665,000</b>		<b>31,713</b>	<b>\$178.63</b>	<b>2,922,300</b>	

**Total No. of Sales 11**

**Avg. Sale Price > \$515,000**

Analysis for Area > **IPE**

**INGLEWOOD PARK ESTATES**

IPE	L -12-21-315-010	401	0.19 Ac	TWO-STORY	B 10	98 %	12/29/2021	\$517,330	25-PARTIAL CO	2,681	192.96	254,400	
IPE	L -12-21-315-012	401	0.19 Ac	TWO-STORY	B -5	98 %	12/27/2021	\$469,180	25-PARTIAL CO	3,146	149.14	251,600	
IPE	L -12-20-401-085	401	0.14 Ac	TWO-STORY	B 10	98 %	12/21/2021	\$536,700	25-PARTIAL CO	3,122	171.91	277,000	
IPE	L -12-20-401-056	401	0.14 Ac	TWO-STORY	B 5	98 %	12/17/2021	\$510,430	25-PARTIAL CO	3,167	161.17	270,500	
IPE	L -12-20-401-058	401	0.14 Ac	TWO-STORY	B	98 %	12/10/2021	\$489,690	25-PARTIAL CO	3,172	154.38	260,300	
IPE	L -12-20-401-084	401	0.14 Ac	TWO-STORY	B -5	98 %	11/30/2021	\$432,230	25-PARTIAL CO	2,804	154.15	231,100	
IPE	L -12-21-315-001	401	0.14 Ac	TWO-STORY	B	98 %	11/02/2021	\$418,040	25-PARTIAL CO	2,551	163.87	226,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
IPE	L -12-20-401-083	401	0.17 Ac	TWO-STORY	B	10	98 %	10/29/2021	\$478,490	25-PARTIAL CO	2,681	178.47	253,000	
IPE	L -12-20-401-086	401	0.14 Ac	TWO-STORY	B		98 %	10/27/2021	\$431,770	25-PARTIAL CO	2,542	169.85	232,400	
IPE	L -12-20-401-057	401	0.14 Ac	TWO-STORY	B	5	98 %	10/15/2021	\$469,315	25-PARTIAL CO	2,681	175.05	242,800	
IPE	L -12-20-401-055	401	0.14 Ac	TWO-STORY	B	10	98 %	10/15/2021	\$590,970	25-PARTIAL CO	3,142	188.09	279,100	
IPE	L -12-21-315-013	401	0.14 Ac	TWO-STORY	B	-5	98 %	10/11/2021	\$469,795	25-PARTIAL CO	3,152	149.05	251,200	
IPE	L -12-20-401-088	401	0.14 Ac	TWO-STORY	B	10	98 %	09/30/2021	\$472,260	25-PARTIAL CO	2,541	185.86	245,600	
IPE	L -12-20-401-081	401	0.14 Ac	TWO-STORY	B	5	98 %	09/29/2021	\$507,260	25-PARTIAL CO	3,158	160.63	269,400	
IPE	L -12-21-315-011	401	0.22 Ac	TWO-STORY	B	10	94 %	09/10/2021	\$599,990	03-ARM'S LENG	2,742	218.81	253,500	OUTLIER
IPE	L -12-21-315-004	401	0.14 Ac	TWO-STORY	B		95 %	09/01/2021	\$475,000	03-ARM'S LENG	2,552	186.13	223,900	
IPE	L -12-20-401-091	401	0.21 Ac	TWO-STORY	B	10	98 %	08/31/2021	\$489,405	25-PARTIAL CO	2,542	192.53	248,900	
IPE	L -12-20-401-087	401	0.14 Ac	TWO-STORY	B		98 %	08/31/2021	\$486,425	25-PARTIAL CO	3,142	154.81	257,900	
IPE	L -12-20-401-078	401	0.14 Ac	TWO-STORY	B	10	97 %	08/06/2021	\$474,125	25-PARTIAL CO	2,546	186.22	243,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
IPE	L -12-20-401-059	401	0.14 Ac	TWO-STORY	B	10	98 %	07/30/2021	\$459,775	25-PARTIAL CO	2,551	180.23	242,700	
IPE	L -12-20-401-089	401	0.14 Ac	TWO-STORY	B	5	97 %	07/28/2021	\$449,150	25-PARTIAL CO	2,541	176.76	233,700	
IPE	L -12-21-315-009	401	0.19 Ac	TWO-STORY	B		98 %	07/21/2021	\$489,865	25-PARTIAL CO	3,142	155.91	261,700	
IPE	L -12-20-401-097	401	0.14 Ac	TWO-STORY	B	10	98 %	06/25/2021	\$473,390	25-PARTIAL CO	2,542	186.23	247,700	
IPE	L -12-21-315-033	401	0.18 Ac	TWO-STORY	B	5	95 %	06/15/2021	\$575,000	03-ARM'S LENG	2,974	193.34	282,900	
IPE	L -12-20-401-093	401	0.14 Ac	TWO-STORY	B		97 %	05/28/2021	\$424,140	25-PARTIAL CO	2,477	171.23	228,800	
IPE	L -12-20-401-076	401	0.26 Ac	TWO-STORY	B		97 %	05/21/2021	\$455,665	25-PARTIAL CO	2,506	181.83	225,500	
IPE	L -12-20-401-090	401	0.15 Ac	TWO-STORY	B	-5	98 %	04/29/2021	\$471,795	25-PARTIAL CO	3,166	149.02	253,900	
IPE	L -12-20-401-054	401	0.20 Ac	TWO-STORY	B	5	97 %	04/09/2021	\$454,530	25-PARTIAL CO	2,681	169.54	241,400	
IPE	L -12-20-401-043	401	0.19 Ac	TWO-STORY	B	-5	96 %	03/26/2021	\$450,000	03-ARM'S LENG	3,167	142.09	243,900	LAST SALE 7/22/2019
IPE	L -12-20-401-064	401	0.14 Ac	TWO-STORY	B	5	97 %	03/25/2021	\$455,800	25-PARTIAL CO	2,645	172.33	240,000	NOT USED BY EQ - NEW CONSTRUCT
IPE	L -12-20-401-094	401	0.18 Ac	TWO-STORY	B		97 %	03/15/2021	\$483,150	25-PARTIAL CO	3,062	157.79	242,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
IPE	L -12-20-401-077	401	0.14 Ac	TWO-STORY	B	97 %	03/12/2021	\$423,470	25-PARTIAL CO	2,551	166.00	220,400	
IPE	L -12-20-401-092	401	0.14 Ac	TWO-STORY	B	10	97 %	02/25/2021	\$490,550	25-PARTIAL CO	2,741	178.97	251,200
IPE	L -12-20-401-053	401	0.19 Ac	TWO-STORY	B	-5	97 %	02/11/2021	\$468,145	25-PARTIAL CO	3,187	146.89	249,700
IPE	L -12-20-401-079	401	0.14 Ac	TWO-STORY	B	-5	97 %	01/22/2021	\$450,700	25-PARTIAL CO	3,054	147.58	243,200
IPE	L -12-20-401-061	401	0.20 Ac	TWO-STORY	B	5	97 %	01/21/2021	\$473,955	25-PARTIAL CO	2,753	172.16	245,700
IPE	L -12-20-401-095	401	0.20 Ac	TWO-STORY	B	-5	97 %	12/23/2020	\$435,840	25-PARTIAL CO	2,541	171.52	226,900
IPE	L -12-20-401-065	401	0.14 Ac	TWO-STORY	B	-5	97 %	12/23/2020	\$400,000	25-PARTIAL CO	2,681	149.20	224,800
IPE	L -12-20-401-052	401	0.19 Ac	TWO-STORY	B	-5	97 %	11/25/2020	\$474,696	25-PARTIAL CO	3,172	149.65	248,500
IPE	L -12-20-401-049	401	0.19 Ac	TWO-STORY	B	-5	97 %	10/16/2020	\$436,400	25-PARTIAL CO	3,174	137.49	249,800
IPE	L -12-20-401-098	401	0.14 Ac	TWO-STORY	B	-5	97 %	09/28/2020	\$457,590	25-PARTIAL CO	2,762	165.67	232,300
IPE	L -12-20-401-080	401	0.14 Ac	TWO-STORY	B	-5	97 %	09/25/2020	\$428,865	25-PARTIAL CO	2,546	168.45	220,700
IPE	L -12-20-401-099	401	0.14 Ac	TWO-STORY	B	-5	97 %	09/14/2020	\$457,488	25-PARTIAL CO	3,182	143.77	253,600

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
IPE	L -12-20-401-082	401	0.19 Ac	TWO-STORY	B -5	97 %	09/11/2020	\$429,425	25-PARTIAL CO	2,616	164.15	221,500	
IPE	L -12-20-401-096	401	0.14 Ac	TWO-STORY	B -5	97 %	09/04/2020	\$438,015	25-PARTIAL CO	2,686	163.07	235,300	
IPE	L -12-20-401-062	401	0.14 Ac	TWO-STORY	B -5	97 %	08/10/2020	\$379,993	25-PARTIAL CO	2,541	149.54	218,800	
IPE	L -12-20-401-063	401	0.14 Ac	TWO-STORY	B	96 %	05/07/2020	\$457,385	25-PARTIAL CO	2,552	179.23	231,900	
IPE	L -12-20-401-106	401	0.14 Ac	TWO-STORY	B 5	95 %	04/21/2020	\$474,900	03-ARM'S LENG	2,742	173.19	258,500	

\$22,538,082      134,999      \$166.95      11,749,800

**Total No. of Sales 48**

**Avg. Sale Price > \$469,543**

Analysis for Area > **KIH**

**KIRTLAND HILLS**

KIH	L -12-07-406-044	401	0.25 Ac	TWO-STORY	B -5	90 %	02/11/2022	\$590,000	03-ARM'S LENG	2,670	220.97	291,100	
KIH	L -12-07-406-041	401	0.23 Ac	TWO-STORY	B -5	88 %	01/14/2022	\$530,000	03-ARM'S LENG	2,228	237.88	250,100	
KIH	L -12-07-406-014	401	0.23 Ac	TWO-STORY	B 5	89 %	12/08/2021	\$665,000	03-ARM'S LENG	2,710	245.39	355,500	
KIH	L -12-07-406-058	401	0.23 Ac	TWO-STORY	B	89 %	06/25/2021	\$517,500	03-ARM'S LENG	2,652	195.14	324,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
KIH	L -12-07-406-001	401	0.23 Ac	ONE-STORY	B	-5	83 % 05/26/2021	\$455,000	03-ARM'S LENG	1,788	254.47	231,700	
KIH	L -12-07-406-028	401	0.28 Ac	TWO-STORY	B	-5	86 % 05/26/2021	\$515,000	03-ARM'S LENG	2,541	202.68	289,800	
KIH	L -12-07-410-022	401	0.23 Ac	ONE-STORY	B		86 % 03/31/2021	\$491,000	03-ARM'S LENG	1,708	287.47	265,700	
										<b>\$3,763,500</b>	<b>16,297</b>	<b>\$230.93</b>	<b>2,008,100</b>

**Total No. of Sales 7**

**Avg. Sale Price > \$537,643**

Analysis for Area > **LAF**

**LAKE FOREST**

LAF	L -12-18-160-012	401	0.24 Ac	TWO-STORY	B		70 % 03/24/2022	\$510,000	03-ARM'S LENG	2,086	244.49	212,700	
LAF	L -12-18-211-126	401	0.53 Ac	TWO-STORY	B		73 % 09/15/2021	\$575,000	03-ARM'S LENG	2,586	222.35	275,800	
LAF	L -12-18-162-035	401	0.33 Ac	TWO-STORY	B	-5	70 % 09/14/2021	\$505,000	03-ARM'S LENG	2,426	208.16	243,600	
LAF	L -12-18-217-248	401	0.46 Ac	TWO-STORY	B		81 % 08/05/2021	\$716,500	03-ARM'S LENG	3,707	193.28	383,800	
LAF	L -12-18-160-013	401	0.24 Ac	TWO-STORY	B	-5	79 % 06/01/2021	\$605,100	03-ARM'S LENG	2,181	277.44	255,600	
LAF	L -12-18-217-249	401	0.38 Ac	TWO-STORY	B	-5	76 % 05/07/2021	\$530,000	03-ARM'S LENG	2,622	202.14	297,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
LAF	L -12-18-160-023	401	0.24 Ac	TWO-STORY	B	-5	80 % 02/24/2021	\$479,900	03-ARM'S LENG	2,191	219.03	246,800	
LAF	L -12-18-217-246	401	0.45 Ac	TWO-STORY	B	5	77 % 12/04/2020	\$779,000	03-ARM'S LENG	4,014	194.07	435,500	
LAF	L -12-18-166-064	401	0.40 Ac	TWO-STORY	B	-5	76 % 10/14/2020	\$430,000	03-ARM'S LENG	2,091	205.64	228,000	
LAF	L -12-18-172-097	401	0.50 Ac	TWO-STORY	B	-5	79 % 10/09/2020	\$505,000	03-ARM'S LENG	2,516	200.72	274,700	
LAF	L -12-18-174-101	401	0.47 Ac	TWO-STORY	B	-5	81 % 08/19/2020	\$535,000	03-ARM'S LENG	2,691	198.81	313,200	
LAF	L -12-18-181-168	401	0.47 Ac	TWO-STORY	B	-5	73 % 07/09/2020	\$520,000	03-ARM'S LENG	2,418	215.05	296,400	
LAF	L -12-18-215-214	401	0.45 Ac	TWO-STORY	B	10	84 % 04/23/2020	\$750,000	03-ARM'S LENG	3,214	233.35	419,100	
								<b>\$7,440,500</b>		<b>34,743</b>	<b>\$214.16</b>	<b>3,882,600</b>	
<b>Total No. of Sales</b>		<b>13</b>											
								<b>Avg. Sale Price &gt;</b>	<b>\$572,346</b>				

Analysis for Area > LAH

LAKE FOREST HIGHLANDS

LAH	L -12-07-305-054	401	0.26 Ac	TWO-STORY	BC		78 % 07/24/2021	\$450,000	03-ARM'S LENG	2,018	222.99	215,300	
LAH	L -12-07-303-024	401	0.32 Ac	TWO-STORY	BC		79 % 07/13/2021	\$505,000	03-ARM'S LENG	1,807	279.47	230,900	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
LAH	L -12-07-305-051	401	0.29 Ac	TWO-STORY	BC	79 %	03/10/2021	\$489,000	03-ARM'S LENG	2,306	212.06	250,200	
LAH	L -12-07-309-077	401	0.29 Ac	TWO-STORY	BC	73 %	12/30/2020	\$490,000	03-ARM'S LENG	2,559	191.48	256,400	
LAH	L -12-07-303-020	401	0.27 Ac	TWO-STORY	BC	79 %	12/16/2020	\$475,000	03-ARM'S LENG	1,986	239.17	247,300	
LAH	L -12-07-313-128	401	0.29 Ac	TWO-STORY	BC	80 %	10/30/2020	\$525,000	03-ARM'S LENG	2,280	230.26	272,500	LAST SALE 8/20/2019
LAH	L -12-07-311-094	401	0.27 Ac	TWO-STORY	BC	73 %	09/04/2020	\$500,000	03-ARM'S LENG	2,763	180.96	275,000	OUTLIER

**Total No. of Sales 7**

**Avg. Sale Price > \$490,571**

**\$3,434,000      15,719      \$218.46      1,747,600**

Analysis for Area > **LAP LAKE FOREST PINES**

LAP	L -12-18-226-068	401	0.51 Ac	TWO-STORY	B	10	90 %	09/09/2021	\$850,000	03-ARM'S LENG	3,943	215.57	437,200	
LAP	L -12-18-223-033	401	1.24 Ac	TWO-STORY	B	10	84 %	05/19/2021	\$990,000	03-ARM'S LENG	4,733	209.17	502,800	
LAP	L -12-18-225-046	401	0.48 Ac	TWO-STORY	B	10	89 %	01/19/2021	\$760,000	03-ARM'S LENG	3,531	215.24	392,000	
LAP	L -12-18-220-009	401	0.50 Ac	TWO-STORY	B	10	81 %	11/17/2020	\$840,000	03-ARM'S LENG	4,074	206.19	453,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
LAP	L -12-18-225-059	401	0.45 Ac	TWO-STORY	B	10	90 %	07/10/2020					
								\$970,000	03-ARM'S LENG	4,896	198.12	565,200	

\$4,410,000      21,177      \$208.24      2,351,000

**Total No. of Sales 5**

**Avg. Sale Price > \$882,000**

Analysis for Area > **LEG**

**LEGACY HEIGHTS**

LEG	L -12-30-225-043	401	0.73 Ac	TWO-STORY	B	5	91 %	02/10/2022					
								\$615,000	03-ARM'S LENG	2,953	208.26	294,800	
LEG	L -12-30-225-010	401	0.81 Ac	TWO-STORY	B	-5	82 %	01/26/2021					
								\$560,000	03-ARM'S LENG	2,960	189.19	281,300	
LEG	L -12-30-225-005	401	0.70 Ac	TWO-STORY	B	-5	92 %	09/15/2020					
								\$445,000	03-ARM'S LENG	2,368	187.92	247,400	
LEG	L -12-30-225-028	401	0.79 Ac	TWO-STORY	B		89 %	08/10/2020					
								\$500,000	03-ARM'S LENG	2,914	171.59	260,000	

\$2,120,000      11,195      \$189.37      1,083,500

**Total No. of Sales 4**

**Avg. Sale Price > \$530,000**

Analysis for Area > **LOV**

**LOHR LAKE VILLAGE**

LOV	L -12-19-415-020	401	0.69 Ac	TWO-STORY	B		76 %	06/04/2021					
								\$575,000	03-ARM'S LENG	2,901	198.21	298,200	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
LOV	L -12-19-425-061	401	0.46 Ac	TWO-STORY	B	-5	72 % 09/24/2020	\$450,000	03-ARM'S LENG	2,952	152.44	258,700	
LOV	L -12-19-435-076	401	0.54 Ac	TWO-STORY	B		78 % 06/05/2020	\$535,000	03-ARM'S LENG	2,652	201.73	293,500	
								<b>\$1,560,000</b>		<b>8,505</b>	<b>\$183.42</b>	<b>850,400</b>	

**Total No. of Sales 3**

**Avg. Sale Price > \$520,000**

Analysis for Area > **LWD LOHR WOODS**

LWD	L -12-20-211-021	401	0.46 Ac	TWO-STORY	B		90 % 03/15/2022	\$830,000	03-ARM'S LENG	3,210	258.57	413,900	
LWD	L -12-20-211-026	401	0.38 Ac	ONE-STORY	B		94 % 03/08/2022	\$801,800	03-ARM'S LENG	2,334	343.53	392,300	
LWD	L -12-20-211-010	401	0.46 Ac	ONE-STORY	BC		96 % 01/14/2022	\$330,813	25-PARTIAL CO	2,224	148.75	285,100	SEE PRIOR SALE
LWD	L -12-20-211-010	401	0.46 Ac	ONE-STORY	B	-5	97 % 01/12/2022	\$95,000	03-ARM'S LENG	2,224	42.72	285,100	TERMS UNCERTAIN
LWD	L -12-20-211-042	401	0.46 Ac	TWO-STORY	B		96 % 09/30/2021	\$116,000	03-ARM'S LENG	3,123	38.21	449,700	
LWD	L -12-20-211-044	401	0.51 Ac	TWO-STORY	B	10	93 % 06/15/2021	\$925,000	03-ARM'S LENG	3,574	258.81	461,300	
LWD	L -12-20-211-049	401	0.42 Ac	TWO-STORY	B		92 % 04/16/2021	\$649,000	03-ARM'S LENG	3,341	194.25	390,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
LWD	L -12-20-211-014	401	0.46 Ac	TWO-STORY	B	95 %	10/01/2020	\$116,500	03-ARM'S LENG	3,230	36.07	391,900	PARTIAL CONSTRUCTION
LWD	L -12-20-211-027	401	0.30 Ac	TWO-STORY	B	93 %	06/04/2020	\$772,000	03-ARM'S LENG	3,363	229.56	409,100	
								<b>\$4,636,113</b>		<b>26,536</b>	<b>\$174.71</b>	<b>3,479,200</b>	
<b>Total No. of Sales 9</b>													
<b>Avg. Sale Price &gt; \$515,124</b>													

Analysis for Area > **MAH**      **MAPLE CR/E HORIZONS**

MAH	L -12-19-410-021	401	0.70 Ac	TWO-STORY	B	71 %	12/29/2021	\$462,000	03-ARM'S LENG	2,470	187.04	244,900	
MAH	L -12-19-410-031	401	0.75 Ac	TWO-STORY	B -5	79 %	09/28/2021	\$595,000	03-ARM'S LENG	2,619	227.19	272,400	
MAH	L -12-19-383-038	401	0.81 Ac	TWO-STORY	BC	79 %	08/03/2021	\$378,312	03-ARM'S LENG	1,908	198.28	166,200	
MAH	L -12-19-411-052	401	0.71 Ac	TWO-STORY	B -5	80 %	06/17/2021	\$495,000	03-ARM'S LENG	2,336	211.90	242,300	
MAH	L -12-19-411-055	401	0.74 Ac	TWO-STORY	B -5	72 %	09/01/2020	\$495,000	03-ARM'S LENG	2,554	193.81	264,300	
MAH	L -12-19-380-004	401	0.83 Ac	TWO-STORY	BC	79 %	08/13/2020	\$365,000	03-ARM'S LENG	2,266	161.08	185,100	
MAH	L -12-19-410-020	401	0.76 Ac	TWO-STORY	B	75 %	08/06/2020	\$615,000	03-ARM'S LENG	3,280	187.50	351,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments		
MAH	L -12-19-410-034	401	0.75 Ac	TWO-STORY	B	-5	74 %	05/28/2020		\$510,000	03-ARM'S LENG	2,524	202.06	270,300	

**Total No. of Sales 8**

**\$3,915,312      19,957      \$196.19      1,996,900**

**Avg. Sale Price > \$489,414**

Analysis for Area > **MAL      MALLARD COVE**

MAL	L -12-30-102-031	401	0.77 Ac	TWO-STORY	BC		66 %	10/25/2021		\$420,000	03-ARM'S LENG	2,274	184.70	215,600	
MAL	L -12-30-101-005	401	1.66 Ac	ONE-STORY	BC		66 %	07/26/2021		\$425,000	03-ARM'S LENG	2,165	196.30	186,500	
MAL	L -12-30-103-049	401	0.80 Ac	ONE-STORY	BC		70 %	10/19/2020		\$419,101	03-ARM'S LENG	2,188	191.55	218,800	WC-EXCLUDED \$
MAL	L -12-30-102-018	401	0.70 Ac	TWO-STORY	BC		73 %	08/07/2020		\$425,000	03-ARM'S LENG	2,470	172.06	222,300	
MAL	L -12-30-102-026	401	0.85 Ac	TWO-STORY	BC		73 %	06/22/2020		\$395,900	03-ARM'S LENG	2,349	168.54	203,000	

**Total No. of Sales 5**

**\$2,085,001      11,446      \$182.16      1,046,200**

**Avg. Sale Price > \$417,000**

Analysis for Area > **MCC      MCCORMICK PLACE SUB**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
MCC	L -12-30-201-012	401	1.15 Ac	TWO-STORY	BC	75 %	07/03/2020	\$435,000	03-ARM'S LENG	2,666	163.17	217,600	

\$435,000      2,666      \$163.17      217,600

**Total No. of Sales 1**

**Avg. Sale Price > \$435,000**

Analysis for Area > **MEC**

**MEADOWVIEW / CLUSTERS**

MEC	L -12-24-304-005	401	0.26 Ac	TWO-STORY	C	10	55 %	01/06/2022	\$339,900	03-ARM'S LENG	1,884	180.41	156,200
MEC	L -12-24-381-014	401	0.23 Ac	TWO-STORY	C	10	56 %	11/12/2021	\$329,000	03-ARM'S LENG	1,940	169.59	151,600
MEC	L -12-24-301-006	401	0.27 Ac	TWO-STORY	C	10	60 %	10/27/2021	\$352,100	03-ARM'S LENG	2,092	168.31	173,400
MEC	L -12-24-303-010	401	0.23 Ac	ONE-STORY	C	10	63 %	05/26/2021	\$352,000	03-ARM'S LENG	1,563	225.21	182,600
MEC	L -12-24-380-013	401	0.23 Ac	TWO-STORY	C	10	65 %	07/28/2020	\$305,000	03-ARM'S LENG	2,332	130.79	190,900

\$1,678,000      9,811      \$171.03      854,700

**Total No. of Sales 5**

**Avg. Sale Price > \$335,600**

Analysis for Area > **MSD**

**MILAN SCHOOL DIST**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
MSD	L -12-36-200-002	401	2.75 Ac	ONE-STORY	C	54 %	03/28/2022	\$255,000	03-ARM'S LENG	1,840	138.59	145,400		
MSD	L -12-36-100-034	401	4.93 Ac	ONE-STORY	C	10	73 %	03/28/2022	\$0	19-MULTI PARC	2,889	.00	230,000	INCL2 PARCELS IN YPSI, AA TWP
MSD	L -12-25-300-042	401	1.97 Ac	TWO-STORY	C	10	55 %	12/30/2021	\$500,000	03-ARM'S LENG	3,148	158.83	253,200	
MSD	L -12-36-300-046	401	3.42 Ac	ONE-STORY	C	10	71 %	10/14/2021	\$425,000	03-ARM'S LENG	2,112	201.23	212,400	
MSD	L -12-26-300-008	401	2.65 Ac	ONE-STORY	C	5	67 %	08/27/2021	\$370,000	03-ARM'S LENG	1,820	203.30	157,800	
MSD	L -12-36-400-039	401	2.87 Ac	TWO-STORY	C	10	66 %	08/16/2021	\$360,000	03-ARM'S LENG	1,701	211.64	152,100	
MSD	L -12-36-100-019	401	6.94 Ac	ONE-STORY	C	10	54 %	06/07/2021	\$476,000	03-ARM'S LENG	2,978	159.84	211,400	
MSD	L -12-36-100-031	401	5.71 Ac	TWO-STORY	C	5	54 %	04/23/2021	\$395,000	03-ARM'S LENG	1,922	205.52	180,900	
MSD	L -12-35-200-001	401	5.00 Ac	ONE-STORY	C		48 %	03/22/2021	\$238,500	03-ARM'S LENG	1,290	184.88	117,300	
MSD	L -12-35-400-025	401	7.96 Ac	ONE-STORY	C	10	68 %	03/15/2021	\$122,000	03-ARM'S LENG	1,080	112.96	138,300	OUTLIER
MSD	L -12-25-300-018	401	1.27 Ac	ONE-STORY	C	10	66 %	02/24/2021	\$325,000	03-ARM'S LENG	1,872	173.61	163,400	
MSD	L -12-25-400-033	401	1.00 Ac	ONE-STORY	C		48 %	02/16/2021	\$190,000	03-ARM'S LENG	1,296	146.60	97,300	

### SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments		
MSD	L -12-35-400-060	401	1.02 Ac	TWO-STORY	C	10	70 %	01/04/2021	\$279,900	03-ARM'S LENG	2,184	128.16	162,200	OUTLIER	
MSD	L -12-25-400-018	401	10.17 Ac	ONE-STORY	C	10	67 %	10/21/2020	\$429,900	03-ARM'S LENG	2,131	201.74	221,700		
MSD	L -12-36-400-015	401	1.21 Ac	ONE-STORY	C		63 %	09/28/2020	\$185,000	03-ARM'S LENG	945	195.77	98,800		
MSD	L -12-36-400-033	401	5.01 Ac	ONE-STORY	C		67 %	09/21/2020	\$300,000	03-ARM'S LENG	2,160	138.89	219,500	NOT A FAMILY SALE-OUTLIER	
MSD	L -12-36-300-060	401	6.00 Ac	TWO-STORY	BC		98 %	08/06/2020	\$100,000	03-ARM'S LENG	2,536	39.43	327,400		
MSD	L -12-25-300-023	401	2.54 Ac	ONE-STORY	C	10	64 %	07/31/2020	\$325,000	03-ARM'S LENG	1,711	189.95	175,700		
MSD	L -12-25-300-048	401	5.00 Ac	ONE& HALF ST	C	10	63 %	06/23/2020	\$425,000	03-ARM'S LENG	1,998	212.71	225,600		
MSD	L -12-25-400-026	401	3.32 Ac	TWO-STORY	C	10	58 %	04/20/2020	\$410,000	03-ARM'S LENG	2,526	162.31	224,400		
									<b>\$6,111,300</b>		<b>40,139</b>	<b>\$152.25</b>	<b>3,714,800</b>		
<b>Total No. of Sales</b>				<b>20</b>											
									<b>Avg. Sale Price &gt;</b>	<b>\$305,565</b>					
Analysis for Area > <b>OAH</b>				<b>OAK HILL</b>											
OAH	L -12-25-355-005	401	0.62 Ac	ONE-STORY	C	-5	48 %	09/13/2021	\$312,000	03-ARM'S LENG	1,278	244.13	123,500		



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
OAH	L -12-25-357-024	401	0.80 Ac	ONE-STORY	C	10	59 % 07/30/2021	\$379,900	03-ARM'S LENG	1,854	204.91	180,500	
OAH	L -12-25-356-011	401	0.70 Ac	ONE-STORY	C		57 % 07/20/2021	\$260,000	03-ARM'S LENG	1,308	198.78	126,100	
OAH	L -12-25-355-006	401	0.31 Ac	TWO-STORY	BC		53 % 07/01/2021	\$310,000	03-ARM'S LENG	1,659	186.86	151,400	
OAH	L -12-25-356-005	401	0.46 Ac	BI-LEVEL	C	10	62 % 01/08/2021	\$255,000	03-ARM'S LENG	1,614	157.99	139,400	LAST SALE 2/24/2020
OAH	L -12-25-357-022	401	0.34 Ac	ONE-STORY	C	5	73 % 05/11/2020	\$225,000	03-ARM'S LENG	1,004	224.10	129,400	

\$1,741,900      8,717      \$199.83      850,300

**Total No. of Sales 6**

**Avg. Sale Price > \$290,317**

Analysis for Area > **OAP**

**OAK PARK & WASHTENAW GARDENS**

OAP	L -12-01-377-025	401	0.27 Ac	ONE-STORY	C	10	49 % 03/17/2022	\$375,000	03-ARM'S LENG	1,504	249.34	133,600	
OAP	L -12-01-301-005	401	0.29 Ac	ONE-STORY	C	10	49 % 02/25/2022	\$306,000	03-ARM'S LENG	1,440	212.50	140,800	
OAP	L -12-01-329-011	401	0.27 Ac	ONE-STORY	C	10	49 % 01/14/2022	\$214,000	03-ARM'S LENG	1,185	180.59	113,800	
OAP	L -12-01-326-015	401	0.27 Ac	ONE-STORY	C	10	49 % 01/07/2022	\$346,500	03-ARM'S LENG	1,356	255.53	130,000	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
OAP	L -12-01-303-004	401	0.23 Ac	TWO-STORY	C	5	49 %	12/22/2021	\$309,900	03-ARM'S LENG	1,641	188.85	116,400	
OAP	L -12-01-378-024	401	0.25 Ac	ONE-STORY	C	10	49 %	12/09/2021	\$340,000	03-ARM'S LENG	1,549	219.50	136,700	
OAP	L -12-01-352-031	401	0.31 Ac	ONE-STORY	C	10	49 %	11/30/2021	\$330,000	03-ARM'S LENG	1,897	173.96	167,400	
OAP	L -12-01-353-030	401	0.27 Ac	ONE-STORY	C	10	49 %	11/16/2021	\$265,000	03-ARM'S LENG	1,212	218.65	108,700	
OAP	L -12-01-376-009	401	0.29 Ac	ONE-STORY	C	10	49 %	11/08/2021	\$288,000	03-ARM'S LENG	1,226	234.91	122,900	
OAP	L -12-01-328-021	401	0.27 Ac	ONE-STORY	C	10	49 %	10/12/2021	\$216,100	03-ARM'S LENG	2,056	105.11	127,000	
OAP	L -12-01-378-031	401	0.25 Ac	ONE-STORY	C	10	49 %	09/21/2021	\$280,000	03-ARM'S LENG	1,286	217.73	121,900	
OAP	L -12-01-353-028	401	0.27 Ac	ONE-STORY	C	10	49 %	09/02/2021	\$269,500	03-ARM'S LENG	1,108	243.23	120,200	
OAP	L -12-01-353-031	401	0.40 Ac	ONE-STORY	C	10	49 %	09/01/2021	\$270,000	03-ARM'S LENG	1,177	229.40	125,800	
OAP	L -12-01-302-024	401	0.33 Ac	TWO-STORY	C	10	51 %	08/26/2021	\$330,000	03-ARM'S LENG	1,864	177.04	148,100	
OAP	L -12-01-326-013	401	0.27 Ac	ONE-STORY	C	10	49 %	07/01/2021	\$140,000	03-ARM'S LENG	1,416	98.87	123,700	OUTLIER - CONDITION
OAP	L -12-01-377-001	401	0.27 Ac	ONE-STORY	C	10	49 %	05/14/2021	\$295,000	03-ARM'S LENG	1,206	244.61	132,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
OAP	L -12-01-377-032	401	0.27 Ac	ONE-STORY	C	10	49 %	04/30/2021	\$285,000	03-ARM'S LENG	1,170	243.59	123,100	
OAP	L -12-01-377-035	401	0.00 Ac	ONE-STORY	C	10	49 %	04/06/2021	\$250,000	03-ARM'S LENG	1,026	243.66	122,500	
OAP	L -12-01-302-020	401	0.27 Ac	TWO-STORY	C	10	62 %	03/04/2021	\$380,000	03-ARM'S LENG	2,280	166.67	188,800	
OAP	L -12-01-352-014	401	0.28 Ac	ONE-STORY	C	10	57 %	02/23/2021	\$319,000	03-ARM'S LENG	1,724	185.03	165,000	SOLD 12/2018 \$228,000
OAP	L -12-01-376-004	401	0.29 Ac	TWO-STORY	C	10	58 %	01/20/2021	\$308,000	03-ARM'S LENG	1,897	162.36	159,400	
OAP	L -12-01-377-002	401	0.27 Ac	ONE-STORY	C	10	49 %	12/10/2020	\$275,000	03-ARM'S LENG	1,561	176.17	157,100	OUTLIER
OAP	L -12-01-378-004	401	0.27 Ac	ONE-STORY	C	10	58 %	11/30/2020	\$270,000	03-ARM'S LENG	1,445	186.85	136,200	
OAP	L -12-01-351-019	401	0.27 Ac	ONE-STORY	C	10	94 %	11/03/2020	\$300,000	03-ARM'S LENG	1,400	214.29	150,000	
OAP	L -12-01-327-017	401	0.53 Ac	ONE-STORY	C	10	51 %	10/21/2020	\$280,000	03-ARM'S LENG	1,516	184.70	142,400	
OAP	L -12-01-379-010	401	0.27 Ac	TRI-LEVEL	C	10	49 %	10/09/2020	\$243,100	03-ARM'S LENG	1,832	132.70	133,400	
OAP	L -12-01-302-013	401	0.27 Ac	ONE-STORY	C	10	55 %	10/06/2020	\$280,000	03-ARM'S LENG	1,584	176.77	143,400	
OAP	L -12-01-378-009	401	0.27 Ac	ONE-STORY	C	10	61 %	07/15/2020	\$279,900	03-ARM'S LENG	1,196	234.03	140,700	OUTLIER AV DID NOT REF IMP

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
OAP	L -12-01-379-009	401	0.23 Ac	ONE-STORY	C	10	49 %	06/30/2020	\$240,000	03-ARM'S LENG	1,308	183.49	129,300
OAP	L -12-01-378-033	401	0.53 Ac	TWO-STORY	C	10	49 %	06/08/2020	\$278,000	03-ARM'S LENG	1,750	158.86	152,300
									<b>\$8,563,000</b>	<b>44,812</b>	<b>\$191.09</b>	<b>4,113,400</b>	

**Total No. of Sales 30**

**Avg. Sale Price > \$285,433**

Analysis for Area > **PIGE** **PITTSFIELD GLEN ESTATES**

PIGE	L -12-22-403-057	401	0.23 Ac	TWO-STORY	B	10	98 %	03/29/2022	\$741,420	25-PARTIAL CO	3,477	213.24	330,900
PIGE	L -12-22-403-078	401	0.47 Ac	TWO-STORY	B	10	98 %	03/29/2022	\$709,960	25-PARTIAL CO	3,484	203.78	335,300
PIGE	L -12-22-403-052	401	0.32 Ac	TWO-STORY	B	5	98 %	03/28/2022	\$668,740	25-PARTIAL CO	3,484	191.95	323,100
PIGE	L -12-22-403-051	401	0.35 Ac	TWO-STORY	B	10	98 %	03/17/2022	\$791,551	25-PARTIAL CO	3,407	232.33	334,400
PIGE	L -12-22-403-054	401	0.27 Ac	TWO-STORY	B	10	98 %	03/07/2022	\$783,418	25-PARTIAL CO	3,792	206.60	354,300
PIGE	L -12-22-403-055	401	0.31 Ac	ONE-STORY	B	10	98 %	01/25/2022	\$659,540	25-PARTIAL CO	2,521	261.62	282,600
PIGE	L -12-22-403-049	401	0.55 Ac	TWO-STORY	B	10	98 %	12/31/2021	\$667,375	25-PARTIAL CO	3,484	191.55	330,300

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-403-059	401	0.24 Ac	TWO-STORY	B	10	98 %	12/30/2021	\$637,695	25-PARTIAL CO	3,495	182.46	342,800	
PIGE	L -12-22-401-010	401	0.26 Ac	TWO-STORY	B	5	98 %	12/30/2021	\$600,600	25-PARTIAL CO	3,484	172.39	318,000	
PIGE	L -12-22-403-047	401	0.43 Ac	TWO-STORY	B	10	98 %	12/22/2021	\$726,690	25-PARTIAL CO	3,481	208.76	335,700	
PIGE	L -12-22-403-058	401	0.23 Ac	TWO-STORY	B	10	98 %	12/21/2021	\$684,327	25-PARTIAL CO	3,477	196.82	330,700	
PIGE	L -12-22-403-048	401	0.37 Ac	TWO-STORY	B	10	98 %	12/10/2021	\$632,560	25-PARTIAL CO	3,236	195.48	319,100	
PIGE	L -12-22-403-063	401	0.26 Ac	TWO-STORY	B	10	98 %	12/10/2021	\$587,792	25-PARTIAL CO	2,872	204.66	282,400	
PIGE	L -12-22-403-046	401	0.35 Ac	TWO-STORY	B	10	98 %	11/29/2021	\$570,160	25-PARTIAL CO	3,039	187.61	290,100	
PIGE	L -12-22-403-061	401	0.24 Ac	TWO-STORY	B	10	98 %	11/29/2021	\$528,490	25-PARTIAL CO	2,917	181.18	279,200	
PIGE	L -12-22-403-045	401	0.31 Ac	TWO-STORY	B	10	98 %	11/22/2021	\$629,050	25-PARTIAL CO	3,484	180.55	334,900	
PIGE	L -12-22-403-044	401	0.26 Ac	TWO-STORY	B	5	98 %	11/19/2021	\$611,180	25-PARTIAL CO	3,484	175.42	318,500	
PIGE	L -12-22-403-042	401	0.26 Ac	TWO-STORY	B	10	98 %	11/12/2021	\$608,405	25-PARTIAL CO	3,372	180.43	303,900	
PIGE	L -12-22-403-041	401	0.25 Ac	TWO-STORY	B	-5	98 %	10/28/2021	\$535,125	25-PARTIAL CO	3,484	153.60	291,000	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-401-009	401	0.26 Ac	TWO-STORY	B 5	98 %	10/28/2021	\$528,045	25-PARTIAL CO	3,039	173.76	278,700	
PIGE	L -12-22-403-043	401	0.29 Ac	TWO-STORY	B 10	98 %	10/27/2021	\$550,355	25-PARTIAL CO	2,859	192.50	279,400	
PIGE	L -12-22-403-039	401	0.26 Ac	TWO-STORY	B	98 %	10/01/2021	\$600,715	25-PARTIAL CO	3,488	172.22	310,800	
PIGE	L -12-22-401-004	401	0.26 Ac	TWO-STORY	B	98 %	09/30/2021	\$507,050	25-PARTIAL CO	2,956	171.53	264,900	
PIGE	L -12-22-401-008	401	0.27 Ac	TWO-STORY	B 5	98 %	09/29/2021	\$568,630	25-PARTIAL CO	3,359	169.29	296,200	
PIGE	L -12-22-403-062	401	0.23 Ac	TWO-STORY	B 5	98 %	09/28/2021	\$539,165	25-PARTIAL CO	3,039	177.42	280,200	
PIGE	L -12-22-401-007	401	0.26 Ac	TWO-STORY	B	98 %	09/28/2021	\$582,510	25-PARTIAL CO	3,495	166.67	310,100	
PIGE	L -12-22-403-038	401	0.26 Ac	TWO-STORY	B 10	97 %	08/27/2021	\$616,617	25-PARTIAL CO	3,488	176.78	325,500	
PIGE	L -12-22-403-040	401	0.25 Ac	TWO-STORY	B 10	97 %	08/24/2021	\$682,050	25-PARTIAL CO	3,477	196.16	331,300	
PIGE	L -12-22-401-024	401	0.28 Ac	TWO-STORY	B 5	98 %	08/20/2021	\$515,115	25-PARTIAL CO	2,856	180.36	266,600	
PIGE	L -12-22-401-016	401	0.26 Ac	TWO-STORY	B 10	97 %	08/20/2021	\$615,200	25-PARTIAL CO	3,484	176.58	326,100	
PIGE	L -12-22-401-021	401	0.25 Ac	TWO-STORY	B 10	97 %	08/11/2021	\$583,965	25-PARTIAL CO	2,936	198.90	285,000	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-401-005	401	0.26 Ac	TWO-STORY	B -5	97 %	07/30/2021	\$528,065	25-PARTIAL CO	3,495	151.09	294,700	
PIGE	L -12-22-401-020	401	0.25 Ac	TWO-STORY	B	97 %	07/28/2021	\$577,015	25-PARTIAL CO	3,495	165.10	300,100	
PIGE	L -12-22-401-018	401	0.23 Ac	TWO-STORY	B 5	97 %	07/22/2021	\$516,640	25-PARTIAL CO	3,039	170.00	272,400	
PIGE	L -12-22-401-006	401	0.25 Ac	TWO-STORY	B -5	97 %	06/28/2021	\$550,240	25-PARTIAL CO	3,464	158.85	288,500	
PIGE	L -12-22-401-019	401	0.32 Ac	TWO-STORY	B 10	97 %	06/24/2021	\$624,175	25-PARTIAL CO	3,359	185.82	319,500	
PIGE	L -12-22-401-017	401	0.26 Ac	TWO-STORY	B	97 %	06/02/2021	\$578,780	25-PARTIAL CO	3,477	166.46	306,900	
PIGE	L -12-22-401-037	401	0.32 Ac	TWO-STORY	B 5	97 %	05/28/2021	\$526,376	25-PARTIAL CO	3,036	173.38	277,200	
PIGE	L -12-22-401-015	401	0.24 Ac	TWO-STORY	B 10	97 %	05/18/2021	\$631,092	25-PARTIAL CO	3,734	169.01	325,200	
PIGE	L -12-22-401-029	401	0.23 Ac	TWO-STORY	B	97 %	03/02/2021	\$599,275	25-PARTIAL CO	3,477	172.35	309,000	
PIGE	L -12-22-401-022	401	0.40 Ac	TWO-STORY	B -5	97 %	02/24/2021	\$565,065	25-PARTIAL CO	3,484	162.19	301,800	
PIGE	L -12-22-401-023	401	0.25 Ac	TWO-STORY	B 10	97 %	02/17/2021	\$633,600	25-PARTIAL CO	3,836	165.17	328,900	
PIGE	L -12-22-401-027	401	0.34 Ac	TWO-STORY	B -5	97 %	12/22/2020	\$536,385	25-PARTIAL CO	3,495	153.47	312,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-401-035	401	0.35 Ac	TWO-STORY	B	97 %	12/22/2020	\$587,365	25-PARTIAL CO	3,488	168.40	308,800	
PIGE	L -12-22-401-030	401	0.23 Ac	TWO-STORY	B	5	97 %	12/18/2020	\$550,385	25-PARTIAL CO	3,122	176.29	283,800
PIGE	L -12-22-401-036	401	0.25 Ac	TWO-STORY	B	-5	97 %	12/17/2020	\$489,735	25-PARTIAL CO	3,495	140.12	291,800
PIGE	L -12-22-401-034	401	0.46 Ac	TWO-STORY	B		97 %	12/15/2020	\$591,345	25-PARTIAL CO	3,468	170.51	316,300
PIGE	L -12-22-401-026	401	0.30 Ac	TWO-STORY	B	10	97 %	11/20/2020	\$663,789	25-PARTIAL CO	3,512	189.01	338,300
PIGE	L -12-22-401-033	401	0.24 Ac	TWO-STORY	B		97 %	11/05/2020	\$544,305	25-PARTIAL CO	3,082	176.61	279,300
PIGE	L -12-22-401-031	401	0.38 Ac	TWO-STORY	B	-5	97 %	10/23/2020	\$600,275	25-PARTIAL CO	3,758	159.73	312,600
PIGE	L -12-22-401-028	401	0.23 Ac	TWO-STORY	B	-5	97 %	09/09/2020	\$562,440	25-PARTIAL CO	3,495	160.93	298,700
PIGE	L -12-22-401-025	401	0.33 Ac	TWO-STORY	B	-5	97 %	08/26/2020	\$494,870	25-PARTIAL CO	3,489	141.84	290,100
PIGE	L -12-22-403-038	401	0.26 Ac	TWO-STORY	B	10	97 %	08/26/2020	\$51,724	19-MULTI PARC	3,488	14.83	325,500
PIGE	L -12-22-403-039	401	0.26 Ac	TWO-STORY	B		98 %	08/26/2020	\$51,724	03-ARM'S LENG	3,488	14.83	310,800
PIGE	L -12-22-403-040	401	0.25 Ac	TWO-STORY	B	10	97 %	08/26/2020	\$51,724	19-MULTI PARC	3,477	14.88	331,300



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-403-041	401	0.25 Ac	TWO-STORY	B -5	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,484	14.85	291,000	
PIGE	L -12-22-403-042	401	0.26 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,372	15.34	303,900	
PIGE	L -12-22-403-043	401	0.29 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	2,859	18.09	279,400	
PIGE	L -12-22-403-044	401	0.26 Ac	TWO-STORY	B 5	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,484	14.85	318,500	
PIGE	L -12-22-403-045	401	0.31 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,484	14.85	334,900	
PIGE	L -12-22-403-046	401	0.35 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,039	17.02	290,100	
PIGE	L -12-22-403-047	401	0.43 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,481	14.86	335,700	
PIGE	L -12-22-403-048	401	0.37 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,236	15.98	319,100	
PIGE	L -12-22-403-049	401	0.55 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,728	19-MULTI PARC	3,484	14.85	330,300	
PIGE	L -12-22-403-050	401	0.42 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,500	14.78	329,500	
PIGE	L -12-22-403-051	401	0.35 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,407	15.18	334,400	
PIGE	L -12-22-403-052	401	0.32 Ac	TWO-STORY	B 5	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,484	14.85	323,100	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
PIGE	L -12-22-403-053	401	0.23 Ac	TWO-STORY	B 5	99 %	08/26/2020	\$51,724	19-MULTI PARC	3,039	17.02	301,800	
PIGE	L -12-22-403-054	401	0.27 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,792	13.64	354,300	
PIGE	L -12-22-403-055	401	0.31 Ac	ONE-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	2,521	20.52	282,600	
PIGE	L -12-22-403-056	401	0.24 Ac	TWO-STORY	B 10	99 %	08/26/2020	\$51,724	19-MULTI PARC	3,558	14.54	329,100	
PIGE	L -12-22-403-057	401	0.23 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,477	14.88	330,900	
PIGE	L -12-22-403-058	401	0.23 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,477	14.88	330,700	
PIGE	L -12-22-403-059	401	0.24 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,495	14.80	342,800	
PIGE	L -12-22-403-060	401	0.26 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,036	17.04	298,900	
PIGE	L -12-22-403-061	401	0.24 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	2,917	17.73	279,200	
PIGE	L -12-22-403-062	401	0.23 Ac	TWO-STORY	B 5	98 %	08/26/2020	\$51,724	19-MULTI PARC	3,039	17.02	280,200	
PIGE	L -12-22-403-063	401	0.26 Ac	TWO-STORY	B 10	98 %	08/26/2020	\$51,724	19-MULTI PARC	2,872	18.01	282,400	
PIGE	L -12-22-401-032	401	0.23 Ac	TWO-STORY	B 5	97 %	08/13/2020	\$643,029	25-PARTIAL CO	3,622	177.53	323,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 79**

**\$33,202,569      263,862      \$125.83      24,442,500**

**Avg. Sale Price > \$420,286**

Analysis for Area > **REG**

**REGENTS PARK**

REG	L-12-20-210-011	401	0.47 Ac	TWO-STORY	B	10	78 %	11/05/2021		\$632,000	03-ARM'S LENG	3,368	187.65	308,100	SOLD 6/23/21
REG	L-12-20-210-006	401	1.30 Ac	TWO-STORY	B	10	79 %	08/19/2021		\$810,000	03-ARM'S LENG	3,825	211.76	410,200	
REG	L-12-20-210-008	401	0.49 Ac	TWO-STORY	B	10	78 %	06/30/2021		\$650,000	03-ARM'S LENG	3,354	193.80	330,600	
REG	L-12-20-210-011	401	0.47 Ac	TWO-STORY	B	10	78 %	06/23/2021		\$564,000	03-ARM'S LENG	3,368	167.46	308,100	

**\$2,656,000      13,915      \$190.87      1,357,000**

**Total No. of Sales 4**

**Avg. Sale Price > \$664,000**

Analysis for Area > **ROH**

**ROLLING HILLS ESTATES**

ROH	L-12-32-110-017	401	0.41 Ac	TWO-STORY	B		76 %	08/18/2021		\$455,000	03-ARM'S LENG	2,783	163.49	224,500	
ROH	L-12-32-110-025	401	0.45 Ac	TWO-STORY	B	-5	73 %	06/14/2021		\$430,000	03-ARM'S LENG	2,839	151.46	243,900	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
ROH	L -12-29-410-036	401	0.47 Ac	TWO-STORY	B	-5	73 % 03/15/2021	\$424,500	03-ARM'S LENG	2,830	150.00	212,000		
ROH	L -12-32-110-014	401	0.47 Ac	TWO-STORY	B	-5	74 % 12/29/2020	\$445,000	03-ARM'S LENG	2,829	157.30	221,100		
ROH	L -12-32-110-015	401	0.41 Ac	TWO-STORY	B	-5	73 % 11/30/2020	\$484,000	03-ARM'S LENG	3,143	153.99	242,700		
ROH	L -12-32-110-017	401	0.41 Ac	TWO-STORY	B		76 % 05/19/2020	\$440,000	03-ARM'S LENG	2,783	158.10	224,500		
ROH	L -12-32-110-002	401	0.67 Ac	TWO-STORY	B	-5	82 % 04/03/2020	\$440,000	03-ARM'S LENG	3,273	134.43	283,100	OUTLIER VERY LOW ORIG BUILD	
								<b>\$3,118,500</b>		<b>20,480</b>	<b>\$152.27</b>	<b>1,651,800</b>		
<b>Total No. of Sales 7</b>														
								<b>Avg. Sale Price &gt;</b>	<b>\$445,500</b>					

Analysis for Area > **ROM**

**ROLLING MEADOW**

ROM	L -12-26-210-041	401	0.18 Ac	TWO-STORY	C	10	71 % 02/18/2022	\$403,100	03-ARM'S LENG	1,891	213.17	172,100	
ROM	L -12-26-205-007	401	0.22 Ac	TWO-STORY	C	10	71 % 01/14/2022	\$349,000	03-ARM'S LENG	1,936	180.27	174,600	
ROM	L -12-26-210-008	401	0.25 Ac	TWO-STORY	C	10	73 % 08/19/2021	\$380,000	03-ARM'S LENG	2,534	149.96	209,400	
ROM	L -12-26-205-058	401	0.18 Ac	TWO-STORY	C	10	80 % 11/06/2020	\$315,000	03-ARM'S LENG	1,679	187.61	171,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
ARF	L -12-26-240-082	401	0.19 Ac	TWO-STORY	BC	99 %	08/21/2020	\$92,500	03-ARM'S LENG	2,580	36.30	252,400	
ARF	L -12-26-240-026	401	0.22 Ac		D	0 %	06/24/2020	\$92,500	03-ARM'S LENG	2,564	.00	245,700	
								<b>\$1,632,100</b>		<b>10,588</b>	<b>\$154.15</b>	<b>1,226,000</b>	
<b>Total No. of Sales 6</b>													
<b>Avg. Sale Price &gt; \$272,017</b>													

Analysis for Area > **SAL33 SALINE M & B SEC 33**

SAL33	L -12-33-400-042	401	6.41 Ac	TWO-STORY	C 10	71 %	10/04/2021	\$465,750	19-MULTI PARC	1,910	243.85	262,800	INCLUDES VACANT LOT
SAL33	L -12-33-400-031	401	2.50 Ac	ONE-STORY	B	93 %	07/16/2021	\$725,000	03-ARM'S LENG	2,787	260.14	362,400	
SAL33	L -12-33-490-004	401	1.01 Ac	TWO-STORY	C 10	66 %	05/05/2021	\$395,000	03-ARM'S LENG	1,962	201.33	197,500	
SAL33	L -12-33-400-011	401	2.50 Ac	TWO-STORY	C 10	49 %	03/30/2021	\$430,000	03-ARM'S LENG	3,572	120.38	215,200	
SAL33	L -12-33-100-014	401	1.17 Ac	ONE-STORY	C 10	73 %	12/01/2020	\$410,000	03-ARM'S LENG	2,200	186.36	196,100	
SAL33	L -12-33-300-006	401	5.01 Ac	ONE-STORY	C 10	51 %	09/30/2020	\$475,000	03-ARM'S LENG	3,424	138.73	237,300	
								<b>\$2,900,750</b>		<b>15,855</b>	<b>\$182.95</b>	<b>1,471,300</b>	
<b>Total No. of Sales 6</b>													

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$483,458**

Analysis for Area > **SHA**

**SHA ESTATES**

SHA	L-12-30-110-030	401	0.72 Ac	TWO-STORY	B	-5	77 %	11/12/2021	\$515,000	03-ARM'S LENG	2,329	221.12	246,700
SHA	L-12-30-110-009	401	0.78 Ac	TWO-STORY	B		86 %	06/10/2020	\$559,900	03-ARM'S LENG	3,160	177.18	292,700
									<b>\$1,074,900</b>	<b>5,489</b>	<b>\$195.83</b>	<b>539,400</b>	

**Total No. of Sales 2**

**Avg. Sale Price > \$537,450**

Analysis for Area > **SIL**

**SILO RIDGE**

SIL	L-12-20-400-009	401	10.01 Ac	TRI-LEVEL	C	10	74 %	03/18/2022	\$642,000	03-ARM'S LENG	3,004	213.72	311,400
SIL	L-12-20-320-112	401	0.81 Ac	TWO-STORY	C	10	70 %	09/21/2021	\$460,000	03-ARM'S LENG	2,025	227.16	214,700
SIL	L-12-20-324-106	401	1.23 Ac	TWO-STORY	C	10	70 %	09/09/2021	\$442,000	03-ARM'S LENG	2,380	185.71	230,200
SIL	L-12-20-322-077	401	0.79 Ac	ONE-STORY	C	10	62 %	08/12/2021	\$383,748	03-ARM'S LENG	1,496	256.52	191,200
SIL	L-12-20-322-073	401	0.78 Ac	ONE-STORY	C	10	63 %	04/30/2021	\$360,000	03-ARM'S LENG	1,435	250.87	186,600

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
SIL	L -12-20-310-003	401	0.76 Ac	ONE-STORY	C	10	57 %	02/19/2021	\$263,000	03-ARM'S LENG	2,115	124.35	225,500	OUTLIER
SIL	L -12-20-400-008	401	10.02 Ac	TWO-STORY	BC		76 %	07/08/2020	\$665,000	03-ARM'S LENG	2,414	275.48	343,800	
SIL	L -12-20-310-012	401	0.91 Ac	TWO-STORY	C	10	69 %	04/30/2020	\$331,000	03-ARM'S LENG	1,828	181.07	198,900	OUTLIER
										<b>\$3,546,748</b>	<b>16,697</b>	<b>\$212.42</b>	<b>1,902,300</b>	

**Total No. of Sales 8**

**Avg. Sale Price > \$443,344**

Analysis for Area > **SIR**

**SILVERLEAF & VILLAGE**

SIR	L -12-13-135-031	401	0.44 Ac	TWO-STORY	BC		74 %	10/29/2021	\$387,000	03-ARM'S LENG	1,966	196.85	169,200	
SIR	L -12-13-145-148	401	0.26 Ac	TWO-STORY	BC		87 %	10/06/2021	\$452,000	03-ARM'S LENG	2,735	165.27	215,800	
SIR	L -12-13-143-087	401	0.00 Ac	TWO-STORY	BC		91 %	10/01/2021	\$512,000	03-ARM'S LENG	3,165	161.77	239,100	
SIR	L -12-13-120-002	401	0.34 Ac	TWO-STORY	BC		72 %	08/06/2021	\$385,500	03-ARM'S LENG	1,984	194.30	164,300	
SIR	L -12-13-144-140	401	0.40 Ac	TWO-STORY	BC		89 %	07/30/2021	\$412,000	03-ARM'S LENG	2,388	172.53	197,800	
SIR	L -12-13-144-134	401	0.49 Ac	TWO-STORY	BC		89 %	07/30/2021	\$467,000	03-ARM'S LENG	3,157	147.93	236,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
SIR	L -12-13-120-017	401	0.32 Ac	TWO-STORY	BC	71 %	07/19/2021	\$344,900	03-ARM'S LENG	1,945	177.33	160,500	
SIR	L -12-13-143-085	401	0.62 Ac	TWO-STORY	BC	90 %	07/15/2021	\$446,500	03-ARM'S LENG	2,852	156.56	214,100	
SIR	L -12-13-135-040	401	0.27 Ac	TWO-STORY	BC	78 %	07/08/2021	\$379,900	03-ARM'S LENG	2,552	178.52	166,900	
SIR	L -12-13-105-029	401	0.00 Ac	TWO-STORY	BC	87 %	04/30/2021	\$455,000	03-ARM'S LENG	2,890	157.44	217,400	
SIR	L -12-13-144-129	401	0.45 Ac	TWO-STORY	BC	88 %	01/22/2021	\$479,900	03-ARM'S LENG	2,948	162.79	242,900	
SIR	L -12-13-105-026	401	0.00 Ac	ONE-STORY	BC	78 %	12/18/2020	\$280,000	03-ARM'S LENG	1,508	185.68	141,500	
SIR	L -12-13-143-079	401	0.48 Ac	TWO-STORY	BC	92 %	11/16/2020	\$425,000	03-ARM'S LENG	3,137	135.48	247,000	OUTLIER
SIR	L -12-13-135-035	401	0.27 Ac	TWO-STORY	BC	77 %	07/31/2020	\$320,000	03-ARM'S LENG	2,331	137.28	181,900	OUTLIER
SIR	L -12-13-105-012	401	0.00 Ac	TWO-STORY	BC	77 %	07/30/2020	\$335,000	03-ARM'S LENG	1,956	171.27	173,500	
SIR	L -12-13-143-114	401	0.54 Ac	TWO-STORY	BC	90 %	07/20/2020	\$424,900	03-ARM'S LENG	2,887	147.18	227,000	
SIR	L -12-13-145-181	401	0.23 Ac	TWO-STORY	BC	90 %	07/01/2020	\$399,900	03-ARM'S LENG	2,878	138.95	226,500	
SIR	L -12-13-145-171	401	0.38 Ac	TWO-STORY	BC	88 %	05/26/2020	\$450,000	03-ARM'S LENG	2,824	159.35	236,400	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 18**

**\$7,356,500      45,679      \$161.05      3,658,600**

**Avg. Sale Price > \$408,694**

Analysis for Area > **SNWMC SM&B NW-MC COMBINED**

SNWMC	L -12-28-200-005	401	1.00 Ac	ONE-STORY	C	10	54 %	12/15/2021		\$310,000	03-ARM'S LENG	1,304	237.73	129,300	
SNWMC	L -12-21-100-013	401	0.60 Ac	ONE-STORY	C	10	60 %	07/23/2021		\$275,000	03-ARM'S LENG	1,024	268.55	108,800	
SNWMC	L -12-30-200-007	401	3.00 Ac	ONE-STORY	C	10	45 %	07/10/2021		\$227,000	03-ARM'S LENG	1,400	162.14	122,000	PURCHASE FROM PARENT/IN-LAW
SNWMC	L -12-28-400-003	401	2.67 Ac	ONE-STORY	C	10	66 %	04/16/2021		\$477,000	03-ARM'S LENG	1,937	246.26	241,100	
SNWMC	L -12-21-100-026	401	1.30 Ac	TWO-STORY	C	-5	47 %	03/19/2021		\$65,000	03-ARM'S LENG	2,748	69.59	100,600	HOME IN POOR CONDITION-PSB DEM
SNWMC	L -12-29-200-003	401	3.16 Ac	ONE-STORY	C		67 %	10/20/2020		\$260,000	03-ARM'S LENG	1,137	228.67	127,700	
SNWMC	L -12-32-100-013	401	2.22 Ac	TWO-STORY	BC		63 %	10/09/2020		\$670,000	03-ARM'S LENG	3,515	190.61	355,400	
SNWMC	L -12-19-300-022	401	8.71 Ac	ONE-STORY	C	5	69 %	10/02/2020		\$520,000	03-ARM'S LENG	2,228	233.39	271,000	
SNWMC	L -12-31-200-001	401	1.50 Ac	ONE-STORY	C	10	47 %	08/19/2020		\$260,000	03-ARM'S LENG	1,568	165.82	140,900	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
SNWMC	L-12-29-200-014	401	1.30 Ac	TWO-STORY	B	58 %	08/04/2020	\$675,000	03-ARM'S LENG	3,565	189.34	390,000	OUTLIER
SNWMC	L-12-21-100-005	401	6.91 Ac	TWO-STORY	C 5	67 %	06/05/2020	\$390,000	03-ARM'S LENG	1,446	269.71	208,900	
								<b>\$4,129,000</b>		<b>20,058</b>	<b>\$205.85</b>	<b>2,195,700</b>	

**Total No. of Sales 11**

**Avg. Sale Price > \$375,364**

Analysis for Area > **SSEGH SM&B SE-GH COMBINED**

SSEGH	L-12-34-200-045	401	2.90 Ac	ONE-STORY	C 10	62 %	08/26/2021	\$375,000	03-ARM'S LENG	1,390	269.78	134,700	
SSEGH	L-12-34-400-028	401	2.50 Ac	ONE-STORY	C	66 %	01/11/2021	\$341,000	03-ARM'S LENG	1,428	238.80	0	OUTLIER
SSEGH	L-12-34-200-060	401	4.03 Ac	TWO-STORY	BC	82 %	08/19/2020	\$565,000	03-ARM'S LENG	2,596	217.64	308,700	
								<b>\$1,281,000</b>		<b>5,414</b>	<b>\$236.61</b>	<b>443,400</b>	

**Total No. of Sales 3**

**Avg. Sale Price > \$427,000**

Analysis for Area > **STE STONEBRIDGE / ESTATES**

STE	L-12-18-415-027	401	0.38 Ac	TWO-STORY	B	76 %	11/04/2021	\$645,000	03-ARM'S LENG	2,611	247.03	258,000	PRIOR SALE IN MARCH 2021
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
STE	L -12-18-430-140	401	0.49 Ac	TWO-STORY	B	5	71 %	09/07/2021	\$657,500	03-ARM'S LENG	3,017	217.93	342,900	
STE	L -12-18-106-188	401	0.48 Ac	TWO-STORY	A	-10	73 %	08/16/2021	\$1,021,000	03-ARM'S LENG	3,759	271.61	472,200	
STE	L -12-19-115-117	401	0.71 Ac	TWO-STORY	B	10	71 %	07/26/2021	\$835,000	03-ARM'S LENG	4,104	203.46	424,500	
STE	L -12-18-302-292	401	0.70 Ac	ONE-STORY	B		72 %	07/16/2021	\$592,450	03-ARM'S LENG	2,535	233.71	297,600	
STE	L -12-18-415-067	401	0.37 Ac	ONE-STORY	B		69 %	05/27/2021	\$625,000	03-ARM'S LENG	2,453	254.79	314,600	
STE	L -12-18-415-070	401	0.55 Ac	TWO-STORY	B	10	93 %	04/29/2021	\$970,000	03-ARM'S LENG	3,244	299.01	425,600	
STE	L -12-19-210-243	401	0.42 Ac	TWO-STORY	B	10	75 %	03/31/2021	\$768,000	03-ARM'S LENG	4,017	191.19	434,000	OUTLIER
STE	L -12-18-415-027	401	0.38 Ac	TWO-STORY	B		76 %	03/09/2021	\$445,000	03-ARM'S LENG	2,611	170.43	258,000	
STE	L -12-18-430-153	401	0.37 Ac	ONE-STORY	B		81 %	01/28/2021	\$645,000	03-ARM'S LENG	2,313	278.86	337,100	
STE	L -12-19-120-161	401	0.38 Ac	TWO-STORY	B		83 %	01/19/2021	\$680,000	03-ARM'S LENG	3,300	206.06	375,800	OUTLIER
STE	L -12-18-410-084	401	0.83 Ac	TWO-STORY	B	5	73 %	01/15/2021	\$605,000	03-ARM'S LENG	3,300	183.33	352,100	OUTLIER
STE	L -12-19-115-118	401	0.87 Ac	TWO-STORY	B	10	79 %	12/16/2020	\$960,000	03-ARM'S LENG	4,169	230.27	507,300	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
STE	L -12-18-415-019	401	0.45 Ac	TWO-STORY	B 5	71 %	08/27/2020	\$600,000	03-ARM'S LENG	3,228	185.87	313,900	
STE	L -12-18-106-199	401	0.59 Ac	TWO-STORY	B	77 %	07/30/2020	\$555,000	03-ARM'S LENG	3,166	175.30	303,200	
STE	L -12-18-106-194	401	0.48 Ac	TWO-STORY	B 10	84 %	07/13/2020	\$970,000	03-ARM'S LENG	4,743	204.51	517,700	
STE	L -12-19-210-316	401	0.67 Ac	TWO-STORY	B 10	84 %	07/09/2020	\$810,000	03-ARM'S LENG	3,407	237.75	404,900	
STE	L -12-18-415-075	401	0.44 Ac	TWO-STORY	B	70 %	06/30/2020	\$610,000	03-ARM'S LENG	3,270	186.54	316,000	
STE	L -12-19-201-286	401	0.66 Ac	TWO-STORY	B 10	79 %	04/21/2020	\$850,000	03-ARM'S LENG	4,155	204.57	450,800	
STE	L -12-19-210-221	401	0.64 Ac	TWO-STORY	B 10	74 %	04/20/2020	\$575,000	03-ARM'S LENG	2,858	201.19	307,600	NEW AFTER SALE
STE	L -12-19-110-123	401	0.43 Ac	TWO-STORY	B 10	76 %	04/15/2020	\$715,000	03-ARM'S LENG	3,322	215.23	371,000	
								\$15,133,950		69,582	\$217.50	7,784,800	

**Total No. of Sales 21**

**Avg. Sale Price > \$720,664**

Analysis for Area > **STH**

**STONEBRIDGE / HIGHPOINTE**

STH	L -12-19-230-042	401	0.27 Ac	TWO-STORY	B 10	76 %	02/09/2022	\$721,800	03-ARM'S LENG	2,689	268.43	335,600	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
STH	L -12-19-230-057	401	0.30 Ac	ONE-STORY	B	91 %	06/04/2021	\$574,720	03-ARM'S LENG	2,192	262.19	308,300		
STH	L -12-19-230-082	401	0.37 Ac	TWO-STORY	B	80 %	05/11/2021	\$700,000	03-ARM'S LENG	2,588	270.48	331,600		
STH	L -12-19-230-028	401	0.34 Ac	TWO-STORY	B	83 %	10/19/2020	\$451,000	03-ARM'S LENG	2,687	167.85	308,000	OUTLIER	
STH	L -12-19-230-081	401	0.49 Ac	TWO-STORY	B	-5	89 %	08/31/2020	\$675,000	03-ARM'S LENG	3,043	221.82	373,900	
STH	L -12-19-230-087	401	0.42 Ac	ONE-STORY	B	5	92 %	07/15/2020	\$685,000	03-ARM'S LENG	2,529	270.86	371,100	
STH	L -12-19-230-008	401	0.36 Ac	ONE-STORY	B	-5	78 %	07/02/2020	\$455,000	03-ARM'S LENG	2,133	213.31	277,400	FLIPPED
STH	L -12-19-230-072	401	0.27 Ac	ONE-STORY	B	5	90 %	04/20/2020	\$660,000	03-ARM'S LENG	2,282	289.22	349,900	

\$4,922,520      20,143      \$244.38      2,655,800

**Total No. of Sales 8**

**Avg. Sale Price > \$615,315**

Analysis for Area > **STL**

**STONEBRIDGE / LINKS**

STL	L -12-18-303-022	401	0.39 Ac	TWO-STORY	B	5	80 %	03/01/2022	\$580,000	03-ARM'S LENG	2,754	210.60	316,200	
STL	L -12-18-303-015	401	0.38 Ac	TWO-STORY	B	-5	74 %	11/02/2021	\$536,500	03-ARM'S LENG	2,830	189.58	263,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
STL	L -12-18-303-019	401	0.46 Ac	TWO-STORY	B -5	79 %	11/01/2021	\$560,000	03-ARM'S LENG	2,915	192.11	294,700	
STL	L -12-18-304-055	401	0.33 Ac	ONE-STORY	B	81 %	09/13/2021	\$650,000	03-ARM'S LENG	2,644	245.84	298,200	
STL	L -12-18-303-027	401	0.37 Ac	TWO-STORY	B -5	82 %	08/25/2020	\$535,000	03-ARM'S LENG	2,803	190.87	285,500	
								<b>\$2,861,500</b>		<b>13,946</b>	<b>\$205.18</b>	<b>1,458,000</b>	

**Total No. of Sales 5**

**Avg. Sale Price > \$572,300**

Analysis for Area > **STP STONEBRIDGE / PONDS**

STP	L -12-18-107-058	401	0.00 Ac	TWO-STORY	BC	78 %	07/29/2021	\$400,000	03-ARM'S LENG	1,979	202.12	201,800	
STP	L -12-18-107-037	401	0.00 Ac	TWO-STORY	BC	74 %	06/18/2021	\$409,900	03-ARM'S LENG	1,979	207.12	203,200	
								<b>\$809,900</b>		<b>3,958</b>	<b>\$204.62</b>	<b>405,000</b>	

**Total No. of Sales 2**

**Avg. Sale Price > \$404,950**

Analysis for Area > **TD-EW THISTLE DOWN FARMS EAST-WEST COMBINED**

TD-EW	L -12-33-305-067	401	0.97 Ac	TWO-STORY	B 10	86 %	12/28/2021	\$700,000	03-ARM'S LENG	3,537	197.91	370,000	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
TD-EW	L -12-33-305-061	401	0.93 Ac	TWO-STORY	B	89 %	12/21/2021	\$695,000	03-ARM'S LENG	3,066	226.68	344,300	
TD-EW	L -12-33-305-065	401	0.76 Ac	TWO-STORY	B	10 84 %	09/22/2021	\$1,020,000	03-ARM'S LENG	5,237	194.77	507,800	
TD-EW	L -12-33-305-046	401	0.85 Ac	TWO-STORY	B	82 %	08/27/2021	\$689,000	03-ARM'S LENG	3,282	209.93	332,500	
TD-EW	L -12-33-305-026	401	1.32 Ac	TWO-STORY	A	-10 82 %	08/23/2021	\$1,210,000	03-ARM'S LENG	5,447	222.14	596,200	
TD-EW	L -12-33-305-032	401	0.92 Ac	TWO-STORY	B	86 %	06/25/2021	\$629,000	03-ARM'S LENG	3,077	204.42	308,600	
TD-EW	L -12-33-305-060	401	0.97 Ac	TWO-STORY	B	87 %	05/25/2021	\$700,000	03-ARM'S LENG	2,982	234.74	364,100	
TD-EW	L -12-33-305-056	401	0.91 Ac	TWO-STORY	A	5 86 %	09/15/2020	\$1,200,000	03-ARM'S LENG	5,153	232.87	696,500	
TD-EW	L -12-32-405-087	401	0.82 Ac	ONE-STORY	B	10 91 %	09/12/2020	\$722,500	03-ARM'S LENG	2,704	267.20	361,100	
TD-EW	L -12-33-305-074	401	1.44 Ac	TWO-STORY	B	10 85 %	08/04/2020	\$825,000	03-ARM'S LENG	3,832	215.29	435,900	
TD-EW	L -12-33-305-067	401	0.97 Ac	TWO-STORY	B	10 86 %	08/04/2020	\$615,000	03-ARM'S LENG	3,537	173.88	370,000	
TD-EW	L -12-33-305-050	401	1.44 Ac	TWO-STORY	B	-5 89 %	07/13/2020	\$645,000	03-ARM'S LENG	3,510	183.76	382,900	TERMS UNCERTAIN
TD-EW	L -12-32-405-094	401	0.79 Ac	TWO-STORY	B	-5 95 %	07/02/2020	\$461,550	25-PARTIAL CO	2,574	179.31	298,800	BLDR SALE-NEW CONST

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
TD-EW	L -12-33-305-030	401	0.93 Ac	TWO-STORY	B 5	85 %	06/08/2020	\$610,000	03-ARM'S LENG	3,550	171.83	373,000	
TD-EW	L -12-33-305-060	401	0.97 Ac	TWO-STORY	B	87 %	04/20/2020	\$619,000	03-ARM'S LENG	2,982	207.58	364,100	
										<b>\$11,341,050</b>	<b>54,470</b>	<b>\$208.21</b>	<b>6,105,800</b>
<b>Total No. of Sales 15</b>													
<b>Avg. Sale Price &gt; \$756,070</b>													

Analysis for Area > UNF

**UNIVERSITY PALISADES**

UNF	L -12-12-433-023	401	0.25 Ac	TWO-STORY	BC	70 %	09/24/2021	\$388,000	03-ARM'S LENG	2,486	156.07	192,300	
UNF	L -12-12-315-031	401	0.23 Ac	TWO-STORY	BC	69 %	09/02/2021	\$315,000	03-ARM'S LENG	2,335	134.90	181,600	
UNF	L -12-12-430-117	401	0.23 Ac	TWO-STORY	BC	78 %	06/04/2021	\$375,000	03-ARM'S LENG	2,159	173.69	188,900	
UNF	L -12-12-315-036	401	0.23 Ac	TWO-STORY	BC	69 %	04/20/2021	\$385,000	03-ARM'S LENG	2,547	151.16	206,600	
UNF	L -12-12-320-060	401	0.24 Ac	TWO-STORY	BC	75 %	10/30/2020	\$341,000	03-ARM'S LENG	2,364	144.25	193,700	
UNF	L -12-12-320-094	401	0.23 Ac	TWO-STORY	BC	81 %	08/28/2020	\$325,700	03-ARM'S LENG	2,296	141.86	198,800	
UNF	L -12-12-433-007	401	0.31 Ac	TWO-STORY	BC	73 %	06/25/2020	\$267,000	03-ARM'S LENG	1,924	138.77	169,100	OUTLIER



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
UNF	L -12-12-430-109	401	0.23 Ac	TWO-STORY	BC	77 %	06/03/2020	\$309,500	03-ARM'S LENG	2,168	142.76	188,700	

**\$2,706,200      18,279      \$148.05      1,519,700**

**Total No. of Sales   8**

**Avg. Sale Price >   \$338,275**

Analysis for Area > **WAR**

**WARNER CREEK**

WAR	L -12-27-415-200	401	0.00 Ac	TWO-STORY	C	10	74 %	03/25/2022	\$357,500	03-ARM'S LENG	1,948	183.52	169,900	
WAR	L -12-27-415-201	401	0.00 Ac	TWO-STORY	C	10	68 %	11/22/2021	\$369,900	03-ARM'S LENG	1,715	215.69	155,200	
WAR	L -12-27-185-012	401	0.00 Ac	TWO-STORY	BC		61 %	11/12/2021	\$335,000	03-ARM'S LENG	1,752	191.21	153,200	
WAR	L -12-27-411-146	401	0.00 Ac	TWO-STORY	C	10	66 %	10/15/2021	\$369,000	03-ARM'S LENG	2,164	170.52	165,600	
WAR	L -12-27-190-001	401	0.00 Ac	TWO-STORY	C	10	63 %	10/05/2021	\$369,000	03-ARM'S LENG	1,916	192.59	153,400	
WAR	L -12-27-417-214	401	0.00 Ac	TWO-STORY	C	10	70 %	08/03/2021	\$398,000	03-ARM'S LENG	2,472	161.00	197,900	SEE COMMENTS
WAR	L -12-27-185-023	401	0.00 Ac	TWO-STORY	C	10	59 %	06/25/2021	\$335,000	03-ARM'S LENG	1,773	188.95	151,600	
WAR	L -12-27-190-119	401	0.00 Ac	TWO-STORY	BC		67 %	06/10/2021	\$405,000	03-ARM'S LENG	2,130	190.14	216,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAR	L -12-27-412-079	401	0.00 Ac	TWO-STORY	C	10	65 %	06/08/2021	\$370,000	03-ARM'S LENG	1,723	214.74	141,100	
WAR	L -12-27-180-023	401	0.00 Ac	TWO-STORY	C	10	63 %	06/08/2021	\$332,500	03-ARM'S LENG	1,832	181.50	145,900	
WAR	L -12-27-412-099	401	0.00 Ac	ONE-STORY	C	10	67 %	05/21/2021	\$337,050	03-ARM'S LENG	1,300	259.27	147,700	
WAR	L -12-27-412-078	401	0.00 Ac	TWO-STORY	C	10	65 %	03/25/2021	\$350,000	03-ARM'S LENG	2,232	156.81	186,900	
WAR	L -12-27-413-115	401	0.00 Ac	TWO-STORY	BC		66 %	03/12/2021	\$400,000	03-ARM'S LENG	2,323	172.19	224,800	OUTLIER
WAR	L -12-27-414-190	401	0.00 Ac	TWO-STORY	C	10	73 %	12/22/2020	\$330,000	03-ARM'S LENG	1,898	173.87	174,100	LAST SALE 4/12/2019
WAR	L -12-27-413-110	401	0.00 Ac	TWO-STORY	C	5	66 %	12/09/2020	\$319,900	03-ARM'S LENG	2,152	148.65	163,700	LAST SALE 7/25/2019
WAR	L -12-27-185-032	401	0.00 Ac	TWO-STORY	C	10	62 %	11/30/2020	\$305,000	03-ARM'S LENG	1,818	167.77	152,500	
WAR	L -12-27-185-134	401	0.00 Ac	ONE-STORY	C	10	66 %	08/26/2020	\$260,000	03-ARM'S LENG	1,388	187.32	145,000	TERMS UNCERTAIN
WAR	L -12-27-416-231	401	0.00 Ac	TWO-STORY	C	10	76 %	08/21/2020	\$329,900	03-ARM'S LENG	1,939	170.14	174,600	
WAR	L -12-27-414-174	401	0.00 Ac	ONE-STORY	C	10	68 %	08/17/2020	\$305,000	03-ARM'S LENG	1,522	200.39	159,800	
WAR	L -12-27-414-160	401	0.00 Ac	TWO-STORY	C	10	79 %	07/27/2020	\$345,000	03-ARM'S LENG	1,722	200.35	165,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAR	L -12-27-180-015	401	0.00 Ac	TWO-STORY	C	10	73 %	06/24/2020	\$355,000	03-ARM'S LENG	2,104	168.73	175,600	
WAR	L -12-27-411-066	401	0.00 Ac	TWO-STORY	C	10	65 %	06/19/2020	\$288,500	03-ARM'S LENG	1,992	144.83	157,700	
WAR	L -12-27-412-097	401	0.00 Ac	TWO-STORY	C	10	66 %	05/08/2020	\$299,900	03-ARM'S LENG	2,088	143.63	169,900	CONDITION
WAR	L -12-27-412-087	401	0.00 Ac	TWO-STORY	C	10	65 %	04/28/2020	\$330,000	03-ARM'S LENG	2,216	148.92	174,800	
WAR	L -12-27-414-177	401	0.00 Ac	TWO-STORY	C	10	67 %	04/13/2020	\$320,000	03-ARM'S LENG	1,736	184.33	149,900	
WAR	L -12-27-410-060	401	0.00 Ac	TWO-STORY	C	10	64 %	04/03/2020	\$265,000	03-ARM'S LENG	1,930	137.31	151,300	CONDITION
									<b>\$8,781,150</b>		<b>49,785</b>	<b>\$176.38</b>	<b>4,324,300</b>	

**Total No. of Sales 26**

**Avg. Sale Price > \$337,737**

Analysis for Area > **WAS**

**WASHTENAW CLUBVIEW/ FARMVIEW**

WAS	L -12-12-426-007	401	0.23 Ac	TWO-STORY	C	10	54 %	02/11/2022	\$353,000	03-ARM'S LENG	1,548	228.04	128,600	
WAS	L -12-12-180-022	401	0.45 Ac	ONE-STORY	C	10	45 %	02/10/2022	\$326,400	03-ARM'S LENG	2,093	155.95	158,200	
WAS	L -12-12-427-016	401	0.24 Ac	TWO-STORY	C	10	54 %	12/23/2021	\$325,000	03-ARM'S LENG	1,664	195.31	134,500	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAS	L -12-12-182-002	401	0.24 Ac	BI-LEVEL	C	10	47 %	11/29/2021	\$240,000	03-ARM'S LENG	1,443	166.32	118,700	
WAS	L -12-12-427-002	401	0.24 Ac	TWO-STORY	C	10	54 %	11/24/2021	\$256,000	03-ARM'S LENG	1,573	162.75	133,400	
WAS	L -12-12-427-020	401	0.24 Ac	TWO-STORY	C	10	54 %	11/15/2021	\$275,000	03-ARM'S LENG	1,523	180.56	120,800	
WAS	L -12-12-406-018	401	0.45 Ac	BI-LEVEL	C	10	48 %	10/07/2021	\$224,500	03-ARM'S LENG	2,250	99.78	141,800	
WAS	L -12-12-183-007	401	0.45 Ac	TWO-STORY	C		49 %	08/20/2021	\$295,000	03-ARM'S LENG	2,244	131.46	121,000	
WAS	L -12-12-401-008	401	0.39 Ac	BI-LEVEL	C	10	53 %	08/06/2021	\$325,000	03-ARM'S LENG	2,416	134.52	142,600	
WAS	L -12-12-108-001	401	0.30 Ac	BI-LEVEL	C	10	54 %	07/30/2021	\$375,000	03-ARM'S LENG	2,846	131.76	158,400	
WAS	L -12-12-428-018	401	0.30 Ac	TWO-STORY	C	10	63 %	07/29/2021	\$236,900	03-ARM'S LENG	1,625	145.78	127,200	
WAS	L -12-12-429-002	401	0.26 Ac	TWO-STORY	C	10	64 %	07/19/2021	\$270,000	03-ARM'S LENG	1,637	164.94	132,000	
WAS	L -12-12-484-025	401	0.27 Ac	ONE-STORY	C	10	63 %	07/15/2021	\$275,000	03-ARM'S LENG	1,222	225.04	137,400	LAST SALE DATE 2/21/20 275,000
WAS	L -12-12-462-004	401	0.24 Ac	TWO-STORY	C	10	58 %	07/01/2021	\$304,000	03-ARM'S LENG	1,640	185.37	142,400	
WAS	L -12-12-481-005	401	0.24 Ac	TWO-STORY	C	10	53 %	06/30/2021	\$0	03-ARM'S LENG	1,781	.00	137,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAS	L -12-12-427-022	401	0.27 Ac	TWO-STORY	C	10	54 %	12/15/2020	\$315,000	03-ARM'S LENG	1,760	178.98	143,400	OUTLIER
WAS	L -12-12-427-005	401	0.24 Ac	TWO-STORY	C	10	54 %	11/13/2020	\$235,000	03-ARM'S LENG	1,523	154.30	127,100	
WAS	L -12-12-484-021	401	0.27 Ac	ONE-STORY	C	10	48 %	10/16/2020	\$229,000	03-ARM'S LENG	1,260	181.75	118,900	
WAS	L -12-12-180-017	401	0.30 Ac	ONE-STORY	C	10	53 %	08/20/2020	\$250,000	03-ARM'S LENG	1,551	161.19	136,500	
WAS	L -12-12-107-003	401	0.25 Ac	TWO-STORY	C	10	63 %	08/05/2020	\$359,000	03-ARM'S LENG	2,658	135.06	186,200	
WAS	L -12-12-426-008	401	0.23 Ac	TWO-STORY	C	10	67 %	07/31/2020	\$322,500	03-ARM'S LENG	1,783	180.87	156,400	
WAS	L -12-12-481-009	401	0.24 Ac	ONE-STORY	C	10	55 %	06/27/2020	\$279,000	03-ARM'S LENG	1,480	188.51	136,400	
WAS	L -12-12-109-005	401	0.23 Ac	TRI-LEVEL	C	10	69 %	06/23/2020	\$310,000	03-ARM'S LENG	1,826	169.77	146,900	
WAS	L -12-12-106-005	401	0.31 Ac	BI-LEVEL	C	10	73 %	06/10/2020	\$265,000	03-ARM'S LENG	1,822	145.44	132,500	
WAS	L -12-12-406-008	401	0.30 Ac	ONE-STORY	C	10	69 %	06/08/2020	\$275,000	03-ARM'S LENG	1,232	223.21	134,000	
WAS	L -12-12-180-009	401	0.30 Ac	TWO-STORY	C	10	61 %	05/10/2020	\$273,000	03-ARM'S LENG	1,893	144.22	141,800	
WAS	L -12-12-463-012	401	0.23 Ac	TRI-LEVEL	C	10	82 %	04/02/2020	\$280,000	03-ARM'S LENG	1,187	235.89	140,000	FLIPPED

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales 27**

**\$7,473,300**

**47,480**

**\$157.40**

**3,734,500**

**Avg. Sale Price > \$276,789**

Analysis for Area > **WAT**

**WASHTENAW HTS & TOWNLINE**

WAT	L -12-01-462-018	401	0.57 Ac	TWO-STORY	C	10	52 %	03/30/2022		\$425,501	03-ARM'S LENG	2,138	199.02	179,800	
WAT	L -12-01-431-015	401	0.23 Ac	TRI-LEVEL	C	10	48 %	03/25/2022		\$400,000	03-ARM'S LENG	1,834	218.10	130,800	
WAT	L -12-01-463-040	401	0.23 Ac	TWO-STORY	C	10	50 %	12/10/2021		\$310,000	03-ARM'S LENG	1,803	171.94	134,900	
WAT	L -12-01-461-016	401	0.23 Ac	TWO-STORY	C	10	50 %	11/23/2021		\$305,000	03-ARM'S LENG	1,586	192.31	130,200	
WAT	L -12-01-460-014	401	0.24 Ac	TWO-STORY	C	10	52 %	10/15/2021		\$295,000	03-ARM'S LENG	1,526	193.32	134,600	
WAT	L -12-01-432-019	401	0.23 Ac	ONE-STORY	C		48 %	09/29/2021		\$112,500	03-ARM'S LENG	800	140.63	85,100	OUTLIER - CONDITION
WAT	L -12-01-430-014	401	0.19 Ac	TRI-LEVEL	C	10	53 %	08/16/2021		\$315,000	03-ARM'S LENG	1,505	209.30	147,700	
WAT	L -12-01-463-038	401	0.23 Ac	TWO-STORY	C	10	69 %	08/12/2021		\$322,000	03-ARM'S LENG	1,560	206.41	148,300	
WAT	L -12-01-462-004	401	0.23 Ac	TWO-STORY	C	10	50 %	08/09/2021		\$215,000	03-ARM'S LENG	1,833	117.29	144,200	CONDITION

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
WAT	L -12-01-376-038	401	0.31 Ac	ONE-STORY	C	10	48 %	05/06/2021	\$285,000	03-ARM'S LENG	1,184	240.71	134,500	
WAT	L -12-01-490-002	401	0.17 Ac	ONE-STORY	C	10	54 %	03/18/2021	\$221,000	03-ARM'S LENG	960	230.21	117,500	OUTLIER
WAT	L -12-01-463-026	401	0.23 Ac	TWO-STORY	C	10	63 %	02/12/2021	\$279,900	03-ARM'S LENG	1,694	165.23	142,900	
WAT	L -12-01-432-009	401	0.23 Ac	ONE& HALF ST	C	10	61 %	02/08/2021	\$230,000	03-ARM'S LENG	1,212	189.77	114,000	
WAT	L -12-01-463-038	401	0.23 Ac	TWO-STORY	C	10	69 %	01/22/2021	\$182,000	03-ARM'S LENG	1,560	116.67	148,300	OUTLIER
WAT	L -12-01-461-019	401	0.23 Ac	TWO-STORY	C	10	73 %	10/30/2020	\$310,000	03-ARM'S LENG	1,716	180.65	174,500	
WAT	L -12-01-463-033	401	0.23 Ac	ONE-STORY	C	10	60 %	10/19/2020	\$257,000	03-ARM'S LENG	1,224	209.97	149,500	
WAT	L -12-01-376-019	401	0.31 Ac	ONE-STORY	C		49 %	06/29/2020	\$200,000	03-ARM'S LENG	1,300	153.85	125,000	CONDITION
WAT	L -12-01-462-009	401	0.23 Ac	TWO-STORY	C	10	67 %	04/13/2020	\$295,000	03-ARM'S LENG	1,762	167.42	159,700	
								<b>\$4,959,901</b>		<b>27,197</b>	<b>\$182.37</b>	<b>2,501,500</b>		
<b>Total No. of Sales</b>				<b>18</b>										
								<b>Avg. Sale Price &gt;</b>	<b>\$275,550</b>					

Analysis for Area > **WAW WATERWAYS**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAW	L -12-20-205-086	401	0.46 Ac	TWO-STORY	B	10	76 %	01/07/2022	\$640,000	03-ARM'S LENG	3,265	196.02	331,700	
WAW	L -12-20-205-083	401	0.46 Ac	TWO-STORY	B		75 %	07/16/2021	\$693,500	03-ARM'S LENG	3,548	195.46	334,500	
WAW	L -12-20-205-045	401	0.52 Ac	TWO-STORY	B		74 %	07/09/2021	\$630,000	03-ARM'S LENG	3,682	171.10	318,400	
WAW	L -12-20-205-052	401	0.76 Ac	TWO-STORY	B		79 %	06/14/2021	\$645,000	03-ARM'S LENG	3,123	206.53	313,000	
WAW	L -12-20-205-076	401	0.81 Ac	TWO-STORY	B		74 %	04/02/2021	\$522,000	03-ARM'S LENG	2,785	187.43	261,600	
WAW	L -12-20-205-038	401	0.47 Ac	TWO-STORY	B		73 %	01/15/2021	\$505,000	03-ARM'S LENG	2,724	185.39	245,700	
WAW	L -12-20-205-013	401	0.62 Ac	TWO-STORY	B		72 %	12/18/2020	\$475,000	03-ARM'S LENG	3,109	152.78	279,900	OUTLIER
WAW	L -12-20-205-064	401	0.52 Ac	TWO-STORY	B		79 %	12/11/2020	\$550,000	03-ARM'S LENG	2,571	213.92	264,400	
WAW	L -12-20-205-096	401	0.46 Ac	TWO-STORY	B		75 %	11/30/2020	\$545,200	03-ARM'S LENG	2,835	192.31	273,800	
WAW	L -12-20-205-054	401	0.63 Ac	TWO-STORY	B		74 %	10/17/2020	\$545,000	03-ARM'S LENG	3,083	176.78	278,200	
WAW	L -12-20-205-053	401	0.69 Ac	TWO-STORY	B		73 %	09/30/2020	\$565,000	03-ARM'S LENG	2,672	211.45	286,500	
WAW	L -12-20-205-025	401	0.53 Ac	TWO-STORY	B		77 %	08/28/2020	\$580,000	03-ARM'S LENG	2,809	206.48	295,000	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
WAW	L -12-20-205-084	401	0.46 Ac	TWO-STORY	B	79 %	07/31/2020	\$595,000	03-ARM'S LENG	3,214	185.13	314,300	
WAW	L -12-20-205-060	401	0.47 Ac	ONE-STORY	B	74 %	06/30/2020	\$455,000	03-ARM'S LENG	2,074	219.38	265,700	
WAW	L -12-20-205-077	401	0.57 Ac	TWO-STORY	B	73 %	06/12/2020	\$542,000	03-ARM'S LENG	2,833	191.32	292,700	
WAW	L -12-20-205-029	401	0.49 Ac	TWO-STORY	B	77 %	04/15/2020	\$475,000	03-ARM'S LENG	2,543	186.79	245,500	
								<b>\$8,962,700</b>		<b>46,870</b>	<b>\$191.22</b>	<b>4,600,900</b>	
<p><b>Total No. of Sales 16</b></p> <p><b>Avg. Sale Price &gt; \$560,169</b></p>													

Analysis for Area > **WIP**

**WILLOW POND**

WIP	L -12-24-382-017	401	0.19 Ac	TWO-STORY	BC	82 %	11/01/2021	\$372,000	03-ARM'S LENG	2,136	174.16	173,900	
WIP	L -12-24-382-015	401	0.23 Ac	TWO-STORY	BC	81 %	04/02/2021	\$349,900	03-ARM'S LENG	2,406	145.43	182,500	
WIP	L -12-24-382-039	401	0.22 Ac	TWO-STORY	BC	84 %	12/18/2020	\$355,000	03-ARM'S LENG	2,404	147.67	188,800	
WIP	L -12-24-382-034	401	0.20 Ac	TWO-STORY	BC	81 %	07/02/2020	\$349,000	03-ARM'S LENG	2,390	146.03	179,800	
								<b>\$1,425,900</b>		<b>9,336</b>	<b>\$152.73</b>	<b>725,000</b>	
<p><b>Total No. of Sales 4</b></p>													

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$356,475**