

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

10:54 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
Analysis for Area > ARH ARBOR HEIGHTS													
ARH	L-12-12-226-046	407	0.00 Ac	MULTI HOMES	C	58 %	08/02/2021	\$125,000	03-ARM'S LENG	768	162.76	50,600	
ARH	L-12-12-226-002	407	0.00 Ac	MULTI HOMES	C	58 %	07/21/2021	\$102,250	03-ARM'S LENG	768	133.14	50,700	
ARH	L-12-12-226-007	407	0.00 Ac	MULTI HOMES	C	58 %	06/25/2021	\$100,000	03-ARM'S LENG	768	130.21	50,000	
ARH	L-12-12-226-024	407	0.00 Ac	MULTI HOMES	C	58 %	12/29/2020	\$84,500	03-ARM'S LENG	768	110.03	49,400	
ARH	L-12-12-226-047	407	0.00 Ac	MULTI HOMES	C	58 %	09/30/2020	\$97,000	03-ARM'S LENG	768	126.30	50,600	
ARH	L-12-12-226-043	407	0.00 Ac	MULTI HOMES	C	58 %	09/21/2020	\$93,000	03-ARM'S LENG	768	121.09	49,300	
								\$601,750		4,608	\$130.59	300,600	

Total No. of Sales 6

Avg. Sale Price > \$100,292

Analysis for Area > BHP BLUE HERON POINTE

BHP	L-12-26-235-062	407	0.00 Ac	MULTI HOMES	C	10	83 %	12/15/2021	\$218,000	03-ARM'S LENG	1,414	154.17	106,100	
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BHP	L -12-26-235-032	407	0.00 Ac	MULTI HOMES	C	10	83 % 11/11/2021	\$210,000	03-ARM'S LENG	1,414	148.51	106,100		
BHP	L -12-26-235-113	407	0.00 Ac	MULTI HOMES	C	10	84 % 09/10/2021	\$224,200	03-ARM'S LENG	1,455	154.09	114,300		
BHP	L -12-26-235-029	407	0.00 Ac	MULTI HOMES	C	10	83 % 08/13/2021	\$236,000	03-ARM'S LENG	1,455	162.20	114,500		
BHP	L -12-26-235-024	407	0.00 Ac	MULTI HOMES	C	10	82 % 07/29/2021	\$225,000	03-ARM'S LENG	1,455	154.64	113,400		
BHP	L -12-26-235-006	407	0.00 Ac	MULTI HOMES	C	10	82 % 07/21/2021	\$224,000	03-ARM'S LENG	1,461	153.32	112,500		
BHP	L -12-26-235-067	407	0.00 Ac	MULTI HOMES	C	10	83 % 04/23/2021	\$224,500	03-ARM'S LENG	1,414	158.77	106,400		
BHP	L -12-26-235-030	407	0.00 Ac	MULTI HOMES	C	10	83 % 03/30/2021	\$209,500	03-ARM'S LENG	1,455	143.99	112,600		
BHP	L -12-26-235-005	407	0.00 Ac	MULTI HOMES	C	10	82 % 11/11/2020	\$195,000	03-ARM'S LENG	1,455	134.02	112,200	OUTLIER	
BHP	L -12-26-235-059	407	0.00 Ac	MULTI HOMES	C	10	83 % 06/24/2020	\$203,750	03-ARM'S LENG	1,455	140.03	113,000		
Total No. of Sales 10								\$2,169,950		14,433	\$150.35	1,111,100		
								Avg. Sale Price >	\$216,995					

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Analysis for Area > BVV				BELLA VISTA VILLAS									
BVV	L -12-07-215-026	407	0.00 Ac	DUPLEX	BC	97 %	03/14/2022	\$495,000	03-ARM'S LENG	1,706	290.15	231,100	
BVV	L -12-07-215-010	407	0.00 Ac	DUPLEX	BC	98 %	01/31/2022	\$570,915	25-PARTIAL CO	2,617	218.16	292,700	
BVV	L -12-07-215-009	407	0.00 Ac	DUPLEX	BC	98 %	01/27/2022	\$567,815	25-PARTIAL CO	2,571	220.85	290,500	
BVV	L -12-07-215-005	407	0.00 Ac	DUPLEX	BC	98 %	12/30/2021	\$623,902	25-PARTIAL CO	2,622	237.95	300,100	
BVV	L -12-07-215-006	407	0.00 Ac	DUPLEX	BC	98 %	12/29/2021	\$563,385	25-PARTIAL CO	1,925	292.67	257,600	
BVV	L -12-07-215-008	407	0.00 Ac	DUPLEX	BC	96 %	11/30/2021	\$575,000	25-PARTIAL CO	1,932	297.62	256,300	
BVV	L -12-07-215-056	407	0.00 Ac	DUPLEX	BC	98 %	11/30/2021	\$529,380	25-PARTIAL CO	1,852	285.84	249,300	
BVV	L -12-07-215-011	407	0.00 Ac	DUPLEX	BC	98 %	11/30/2021	\$529,465	25-PARTIAL CO	2,606	203.17	293,900	
BVV	L -12-07-215-012	407	0.00 Ac	DUPLEX	BC	98 %	11/24/2021	\$523,715	25-PARTIAL CO	2,622	199.74	291,600	
BVV	L -12-07-215-055	407	0.00 Ac	DUPLEX	BC	98 %	11/19/2021	\$531,507	25-PARTIAL CO	1,836	289.49	244,700	
BVV	L -12-07-215-007	407	0.00 Ac	DUPLEX	BC	96 %	10/29/2021	\$615,000	03-ARM'S LENG	2,581	238.28	294,900	PRIOR MODEL

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BVV	L -12-07-215-013	407	0.00 Ac	DUPLEX	BC	98 %	10/15/2021	\$528,917	25-PARTIAL CO	1,850	285.90	251,100	
BVV	L -12-07-215-014	407	0.00 Ac	DUPLEX	BC	98 %	10/15/2021	\$503,300	25-PARTIAL CO	1,850	272.05	246,500	
BVV	L -12-07-215-047	407	0.00 Ac	DUPLEX	BC	98 %	09/30/2021	\$575,836	25-PARTIAL CO	2,571	223.97	287,700	
BVV	L -12-07-215-003	407	0.00 Ac	DUPLEX	BC	98 %	09/30/2021	\$559,320	25-PARTIAL CO	1,852	302.01	248,200	
BVV	L -12-07-215-048	407	0.00 Ac	DUPLEX	BC	98 %	09/30/2021	\$496,700	25-PARTIAL CO	1,875	264.91	247,500	
BVV	L -12-07-215-004	407	0.00 Ac	DUPLEX	BC	98 %	09/28/2021	\$505,835	25-PARTIAL CO	1,852	273.13	245,800	
BVV	L -12-07-215-058	407	0.00 Ac	DUPLEX	BC	98 %	08/19/2021	\$592,486	25-PARTIAL CO	2,622	225.97	297,700	
BVV	L -12-07-215-057	407	0.00 Ac	DUPLEX	BC	98 %	08/12/2021	\$566,096	25-PARTIAL CO	2,606	217.23	290,300	
BVV	L -12-07-215-015	407	0.00 Ac	DUPLEX	BC	98 %	07/12/2021	\$456,110	25-PARTIAL CO	1,880	242.61	247,700	
BVV	L -12-07-215-016	407	0.00 Ac	DUPLEX	BC	98 %	07/09/2021	\$451,986	25-PARTIAL CO	1,880	240.42	251,200	
BVV	L -12-07-215-060	407	0.00 Ac	DUPLEX	BC	98 %	06/30/2021	\$589,160	25-PARTIAL CO	2,622	224.70	295,300	
BVV	L -12-07-215-001	407	0.00 Ac	DUPLEX	BC	97 %	06/23/2021	\$454,270	25-PARTIAL CO	1,722	263.80	243,400	

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BVV	L -12-07-215-059	407	0.00 Ac	DUPLEX	BC	98 %	06/21/2021	\$572,935	25-PARTIAL CO	2,606	219.85	296,100	
BVV	L -12-07-215-002	407	0.00 Ac	DUPLEX	BC	97 %	06/21/2021	\$450,060	25-PARTIAL CO	1,706	263.81	232,500	
BVV	L -12-07-215-022	407	0.00 Ac	DUPLEX	BC	97 %	05/27/2021	\$445,985	25-PARTIAL CO	1,854	240.55	242,300	
BVV	L -12-07-215-046	407	0.00 Ac	DUPLEX	BC	97 %	05/06/2021	\$587,876	25-PARTIAL CO	2,565	229.19	295,400	
BVV	L -12-07-215-045	407	0.00 Ac	DUPLEX	BC	97 %	05/03/2021	\$612,815	03-ARM'S LENG	2,581	237.43	297,800	
BVV	L -12-07-215-044	407	0.00 Ac	DUPLEX	BC	97 %	04/27/2021	\$536,447	25-PARTIAL CO	2,581	207.84	295,700	
BVV	L -12-07-215-043	407	0.00 Ac	DUPLEX	BC	97 %	04/26/2021	\$535,805	25-PARTIAL CO	1,925	278.34	257,000	
BVV	L -12-07-215-018	407	0.00 Ac	DUPLEX	BC	97 %	03/26/2021	\$474,285	25-PARTIAL CO	2,458	192.96	277,100	
BVV	L -12-07-215-017	407	0.00 Ac	DUPLEX	BC	97 %	03/25/2021	\$385,655	25-PARTIAL CO	1,682	229.28	228,300	
BVV	L -12-07-215-042	407	0.00 Ac	DUPLEX	BC	97 %	03/12/2021	\$524,240	25-PARTIAL CO	1,890	277.38	253,900	
BVV	L -12-07-215-041	407	0.00 Ac	DUPLEX	BC	97 %	03/04/2021	\$534,175	25-PARTIAL CO	1,890	282.63	252,500	
BVV	L -12-07-215-034	407	0.00 Ac	DUPLEX	BC	97 %	02/19/2021	\$470,165	25-PARTIAL CO	1,880	250.09	243,700	

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BVV	L -12-07-215-033	407	0.00 Ac	DUPLEX	BC	97 %	02/19/2021	\$454,315	25-PARTIAL CO	1,880	241.66	247,400	
BVV	L -12-07-215-040	407	0.00 Ac	DUPLEX	BC	97 %	02/18/2021	\$523,965	25-PARTIAL CO	1,858	282.00	247,700	
BVV	L -12-07-215-039	407	0.00 Ac	DUPLEX	BC	97 %	02/17/2021	\$502,340	25-PARTIAL CO	1,858	270.37	245,700	
BVV	L -12-07-215-021	407	0.00 Ac	DUPLEX	BC	97 %	02/16/2021	\$474,075	25-PARTIAL CO	2,227	212.88	264,200	
BVV	L -12-07-215-019	407	0.00 Ac	DUPLEX	BC	97 %	01/26/2021	\$461,105	25-PARTIAL CO	1,864	247.37	246,400	
BVV	L -12-07-215-020	407	0.00 Ac	DUPLEX	BC	97 %	01/21/2021	\$435,215	25-PARTIAL CO	1,864	233.48	247,800	
BVV	L -12-07-215-035	407	0.00 Ac	DUPLEX	BC	97 %	12/30/2020	\$490,145	25-PARTIAL CO	1,909	256.75	249,900	
BVV	L -12-07-215-036	407	0.00 Ac	DUPLEX	BC	97 %	12/30/2020	\$525,155	25-PARTIAL CO	2,275	230.84	268,500	
BVV	L -12-07-215-038	407	0.00 Ac	DUPLEX	BC	97 %	12/28/2020	\$538,336	25-PARTIAL CO	2,515	214.05	288,900	
BVV	L -12-07-215-037	407	0.00 Ac	DUPLEX	BC	97 %	12/28/2020	\$561,320	25-PARTIAL CO	2,515	223.19	292,700	
BVV	L -12-07-215-053	407	0.00 Ac	DUPLEX	BC	97 %	11/23/2020	\$504,530	25-PARTIAL CO	1,896	266.10	250,100	
BVV	L -12-07-215-024	407	0.00 Ac	DUPLEX	BC	97 %	11/19/2020	\$453,295	25-PARTIAL CO	1,925	235.48	249,900	

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BVV	L -12-07-215-023	407	0.00 Ac	DUPLEX	BC	97 %	11/18/2020	\$441,690	25-PARTIAL CO	1,919	230.17	251,800	
BVV	L -12-07-215-032	407	0.00 Ac	DUPLEX	BC	97 %	11/17/2020	\$443,390	25-PARTIAL CO	1,874	236.60	265,000	
BVV	L -12-07-215-031	407	0.00 Ac	DUPLEX	BC	97 %	11/16/2020	\$442,855	25-PARTIAL CO	1,890	234.31	243,200	
BVV	L -12-07-215-054	407	0.00 Ac	DUPLEX	BC	97 %	11/13/2020	\$506,070	25-PARTIAL CO	1,880	269.19	264,500	
BVV	L -12-07-215-050	407	0.00 Ac	DUPLEX	BC	97 %	11/10/2020	\$528,195	25-PARTIAL CO	2,665	198.20	289,600	
BVV	L -12-07-215-049	407	0.00 Ac	DUPLEX	BC	97 %	11/09/2020	\$461,180	25-PARTIAL CO	1,925	239.57	246,400	
BVV	L -12-07-215-051	407	0.00 Ac	DUPLEX	BC	97 %	10/21/2020	\$464,350	25-PARTIAL CO	1,904	243.88	246,900	
BVV	L -12-07-215-052	407	0.00 Ac	DUPLEX	BC	97 %	10/19/2020	\$452,490	25-PARTIAL CO	1,902	237.90	247,300	
BVV	L -12-07-215-026	407	0.00 Ac	DUPLEX	BC	97 %	09/24/2020	\$403,315	25-PARTIAL CO	1,706	236.41	231,100	
BVV	L -12-07-215-025	407	0.00 Ac	DUPLEX	BC	97 %	09/21/2020	\$435,045	25-PARTIAL CO	1,706	255.01	232,300	
BVV	L -12-07-215-028	407	0.00 Ac	DUPLEX	BC	97 %	09/18/2020	\$437,690	25-PARTIAL CO	1,934	226.31	249,600	
BVV	L -12-07-215-027	407	0.00 Ac	DUPLEX	BC	97 %	09/17/2020	\$470,060	25-PARTIAL CO	2,451	191.78	279,400	

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BVV	L -12-07-215-029	407	0.00 Ac	DUPLEX	BC	97 %	09/14/2020	\$414,400	25-PARTIAL CO	1,712	242.06	245,900	
BVV	L -12-07-215-030	407	0.00 Ac	DUPLEX	BC	97 %	09/10/2020	\$432,690	25-PARTIAL CO	1,712	252.74	235,400	
								\$30,792,759		127,436	\$241.63	15,955,000	

Total No. of Sales 61

Avg. Sale Price > \$504,799

Analysis for Area > **GPT GALLERY POINTE**

GPT	L -12-32-201-001	407	0.00 Ac	DUPLEX	BC	97 %	02/02/2022	\$464,821	25-PARTIAL CO	1,502	309.47	214,200	
GPT	L -12-32-201-002	407	0.00 Ac	DUPLEX	BC	97 %	01/05/2022	\$609,375	25-PARTIAL CO	2,906	209.70	334,700	
								\$1,074,196		4,408	\$243.69	548,900	

Total No. of Sales 2

Avg. Sale Price > \$537,098

Analysis for Area > **HEF HERITAGE FALLS**

HEF	L -12-07-220-005	407	0.00 Ac	DUPLEX	B 10	81 %	06/11/2021	\$460,000	03-ARM'S LENG	2,190	210.05	237,000	
HEF	L -12-07-220-009	407	0.00 Ac	DUPLEX	B 10	84 %	04/14/2021	\$539,100	03-ARM'S LENG	2,190	246.16	261,600	

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\$999,100 4,380 \$228.11 498,600

Total No. of Sales 2

Avg. Sale Price > \$499,550

Analysis for Area > **HER**

HEATHERWOOD/FOX PT

HER	L -12-08-260-178	407	0.00 Ac	MULTI HOMES	C	10	75 %	03/04/2022	\$260,000	03-ARM'S LENG	1,252	207.67	104,800	
HER	L -12-08-260-153	407	0.00 Ac	MULTI HOMES	C	10	75 %	01/21/2022	\$220,000	03-ARM'S LENG	1,222	180.03	101,600	
HER	L -12-08-260-166	407	0.00 Ac	MULTI HOMES	C	10	75 %	12/17/2021	\$200,000	03-ARM'S LENG	1,101	181.65	97,200	
HER	L -12-08-270-074	407	0.00 Ac	MULTI HOMES	C	10	76 %	12/17/2021	\$232,000	03-ARM'S LENG	1,409	164.66	121,100	
HER	L -12-08-260-064	407	0.00 Ac	MULTI HOMES	C	10	74 %	12/03/2021	\$208,000	03-ARM'S LENG	1,101	188.92	95,000	
HER	L -12-08-260-062	407	0.00 Ac	MULTI HOMES	C	10	74 %	10/08/2021	\$170,000	03-ARM'S LENG	1,103	154.13	95,000	
HER	L -12-08-260-106	407	0.00 Ac	MULTI HOMES	C	10	75 %	09/02/2021	\$160,000	03-ARM'S LENG	1,101	145.32	96,600	OUTLIER-CONDITION UNKNOWN
HER	L -12-08-260-099	407	0.00 Ac	MULTI HOMES	C	10	74 %	08/13/2021	\$231,100	03-ARM'S LENG	1,376	167.95	111,500	
HER	L -12-08-260-029	407	0.00 Ac	MULTI HOMES	C	10	74 %	08/09/2021	\$200,000	03-ARM'S LENG	1,101	181.65	95,100	

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HER	L -12-08-260-016	407	0.00 Ac	MULTI HOMES	C	10	73 %	07/09/2021	\$236,000	03-ARM'S LENG	1,376	171.51	112,500	
HER	L -12-08-270-044	407	0.00 Ac	MULTI HOMES	C	10	76 %	06/16/2021	\$237,000	03-ARM'S LENG	1,409	168.20	119,900	
HER	L -12-08-260-013	407	0.00 Ac	MULTI HOMES	C	10	73 %	05/13/2021	\$225,000	03-ARM'S LENG	1,376	163.52	113,500	
HER	L -12-08-260-054	407	0.00 Ac	MULTI HOMES	C	10	73 %	04/06/2021	\$190,000	03-ARM'S LENG	1,252	151.76	103,500	
HER	L -12-08-270-035	407	0.00 Ac	MULTI HOMES	C	10	76 %	03/26/2021	\$236,000	03-ARM'S LENG	1,409	167.49	120,400	
HER	L -12-08-270-008	407	0.00 Ac	MULTI HOMES	C	10	76 %	03/15/2021	\$228,000	03-ARM'S LENG	1,409	161.82	120,500	
HER	L -12-08-260-045	407	0.00 Ac	MULTI HOMES	C	10	73 %	03/08/2021	\$227,500	03-ARM'S LENG	1,376	165.33	109,400	
HER	L -12-08-270-047	407	0.00 Ac	MULTI HOMES	C	10	76 %	01/29/2021	\$220,000	03-ARM'S LENG	1,409	156.14	118,300	
HER	L -12-08-270-030	407	0.00 Ac	MULTI HOMES	C	10	76 %	01/22/2021	\$225,000	03-ARM'S LENG	1,409	159.69	118,600	
HER	L -12-08-260-181	407	0.00 Ac	MULTI HOMES	C	10	75 %	01/04/2021	\$205,000	03-ARM'S LENG	1,376	148.98	112,800	
HER	L -12-08-260-093	407	0.00 Ac	MULTI HOMES	C	10	79 %	11/25/2020	\$220,000	03-ARM'S LENG	1,252	175.72	113,300	
HER	L -12-08-270-012	407	0.00 Ac	MULTI HOMES	C	10	76 %	11/11/2020	\$232,000	03-ARM'S LENG	1,409	164.66	120,400	

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HER	L -12-08-260-008	407	0.00 Ac	MULTI HOMES	C	10	73 %	10/27/2020	\$210,000	03-ARM'S LENG	1,376	152.62	110,400	
HER	L -12-08-270-004	407	0.00 Ac	MULTI HOMES	C	10	80 %	10/15/2020	\$240,000	03-ARM'S LENG	1,409	170.33	123,600	
HER	L -12-08-260-168	407	0.00 Ac	MULTI HOMES	C	10	75 %	10/13/2020	\$175,000	03-ARM'S LENG	1,101	158.95	95,900	
HER	L -12-08-270-019	407	0.00 Ac	MULTI HOMES	C	10	76 %	09/30/2020	\$237,000	03-ARM'S LENG	1,409	168.20	120,400	
HER	L -12-08-260-038	407	0.00 Ac	MULTI HOMES	C	10	74 %	09/29/2020	\$185,000	03-ARM'S LENG	1,101	168.03	95,800	
HER	L -12-08-260-063	407	0.00 Ac	MULTI HOMES	C	10	74 %	09/28/2020	\$185,000	03-ARM'S LENG	1,212	152.64	102,200	
HER	L -12-08-270-059	407	0.00 Ac	MULTI HOMES	C	10	84 %	08/28/2020	\$259,000	03-ARM'S LENG	1,409	183.82	131,900	
HER	L -12-08-260-184	407	0.00 Ac	MULTI HOMES	C	10	75 %	08/28/2020	\$220,000	03-ARM'S LENG	1,376	159.88	113,400	
HER	L -12-08-260-060	407	0.00 Ac	MULTI HOMES	C	10	73 %	08/25/2020	\$210,000	03-ARM'S LENG	1,376	152.62	112,900	
HER	L -12-08-270-016	407	0.00 Ac	MULTI HOMES	C	10	85 %	08/12/2020	\$263,000	03-ARM'S LENG	1,409	186.66	131,200	
HER	L -12-08-260-083	407	0.00 Ac	MULTI HOMES	C	10	74 %	08/10/2020	\$217,000	03-ARM'S LENG	1,376	157.70	111,600	
HER	L -12-08-270-026	407	0.00 Ac	MULTI HOMES	C	10	80 %	07/21/2020	\$240,000	03-ARM'S LENG	1,409	170.33	125,500	

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
HER	L -12-08-260-052	407	0.00 Ac	MULTI HOMES	C	10	73 %	06/02/2020					

\$7,418,600 44,567 \$166.46 3,786,200

Total No. of Sales 34

Avg. Sale Price > \$218,194

Analysis for Area > **IPV**

VILLAS AT INGLEWOOD PARK

IPV	L -12-21-316-003	407	0.00 Ac	DUPLEX	BC		95 %	02/23/2021					
IPV	L -12-21-316-054	407	0.00 Ac	DUPLEX	BC		97 %	08/25/2020					
IPV	L -12-21-316-055	407	0.00 Ac	DUPLEX	BC		96 %	08/17/2020					
IPV	L -12-21-316-053	407	0.00 Ac	DUPLEX	BC		97 %	08/04/2020					
IPV	L -12-21-316-045	407	0.00 Ac	DUPLEX	BC		95 %	07/17/2020					
IPV	L -12-21-316-037	407	0.00 Ac	DUPLEX	BC		95 %	05/05/2020					
IPV	L -12-21-316-049	407	0.00 Ac	DUPLEX	BC		96 %	05/04/2020					

\$2,753,325 13,061 \$210.81 1,397,700

Total No. of Sales 7

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 > \$393,332

Analysis for Area > **MAD**

MADISON PLACE

MAD	L -12-12-210-026	407	0.00 Ac	MULTI HOMES	C	10	79 %	03/25/2022	\$264,086	03-ARM'S LENG	1,242	212.63	116,600	
MAD	L -12-12-210-032	407	0.00 Ac	MULTI HOMES	C	10	77 %	12/08/2021	\$224,700	03-ARM'S LENG	1,242	180.92	110,400	
MAD	L -12-12-210-029	407	0.00 Ac	MULTI HOMES	C	10	79 %	09/27/2021	\$235,000	03-ARM'S LENG	1,242	189.21	116,400	
MAD	L -12-12-210-046	407	0.00 Ac	MULTI HOMES	C	10	77 %	06/04/2021	\$233,000	03-ARM'S LENG	1,242	187.60	113,100	
MAD	L -12-12-210-008	407	0.00 Ac	MULTI HOMES	C	10	79 %	03/10/2021	\$230,000	03-ARM'S LENG	1,260	182.54	118,200	
MAD	L -12-12-210-021	407	0.00 Ac	MULTI HOMES	C	10	79 %	11/02/2020	\$223,000	03-ARM'S LENG	1,281	174.08	117,500	
MAD	L -12-12-210-002	407	0.00 Ac	MULTI HOMES	C	10	77 %	10/16/2020	\$160,000	03-ARM'S LENG	1,242	128.82	110,600	OUTLIER
MAD	L -12-12-210-050	407	0.00 Ac	MULTI HOMES	C	10	83 %	07/30/2020	\$226,000	03-ARM'S LENG	1,242	181.96	118,600	
MAD	L -12-12-210-058	407	0.00 Ac	MULTI HOMES	C	10	79 %	07/24/2020	\$220,000	03-ARM'S LENG	1,243	176.99	114,900	
MAD	L -12-12-210-019	407	0.00 Ac	MULTI HOMES	C	10	79 %	07/10/2020	\$221,000	03-ARM'S LENG	1,283	172.25	113,400	

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
MAD	L -12-12-210-016	407	0.00 Ac	MULTI HOMES	C	10	83 %	05/26/2020					
								\$232,500	03-ARM'S LENG	1,242	187.20	121,300	

\$2,469,286 13,761 \$179.44 1,271,000

Total No. of Sales 11

Avg. Sale Price > \$224,481

Analysis for Area > **MEC**

MEADOWVIEW / CLUSTERS

MEC	L -12-24-375-025	407	0.00 Ac	MULTI HOMES	C	10	60 %	09/20/2021					
								\$250,000	03-ARM'S LENG	1,164	214.78	129,100	
MEC	L -12-24-375-032	407	0.00 Ac	MULTI HOMES	C	10	60 %	07/19/2021					
								\$245,000	03-ARM'S LENG	1,204	203.49	123,600	
MEC	L -12-24-375-017	407	0.00 Ac	MULTI HOMES	C	10	64 %	11/06/2020					
								\$235,000	03-ARM'S LENG	1,164	201.89	141,400	
MEC	L -12-24-375-010	407	0.00 Ac	MULTI HOMES	C	10	73 %	06/17/2020					
								\$220,000	03-ARM'S LENG	1,408	156.25	144,300	
MEC	L -12-24-375-034	407	0.00 Ac	MULTI HOMES	C	10	60 %	04/30/2020					OUTLIER
								\$190,000	03-ARM'S LENG	1,524	124.67	134,100	

\$1,140,000 6,464 \$176.36 672,500

Total No. of Sales 5

Avg. Sale Price > \$228,000

Analysis for Area > **OAM**

OAK MEADOWS/MEADOW GROVE

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
OAM	L -12-07-280-070	407	0.00 Ac	MULTI HOMES	BC	72 %	03/11/2022	\$356,000	03-ARM'S LENG	1,612	220.84	160,600	
OAM	L -12-07-280-134	407	0.00 Ac	MULTI HOMES	BC	82 %	02/22/2022	\$405,000	03-ARM'S LENG	1,491	271.63	177,800	
OAM	L -12-07-280-143	407	0.00 Ac	MULTI HOMES	BC	69 %	02/14/2022	\$358,000	03-ARM'S LENG	1,923	186.17	188,100	
OAM	L -12-07-280-106	407	0.00 Ac	MULTI HOMES	BC	72 %	02/11/2022	\$369,000	03-ARM'S LENG	1,965	187.79	189,800	
OAM	L -12-07-280-036	407	0.00 Ac	MULTI HOMES	BC	72 %	12/23/2021	\$317,000	03-ARM'S LENG	1,612	196.65	162,100	
OAM	L -12-07-415-043	407	0.00 Ac	MULTI HOMES	BC	73 %	12/22/2021	\$308,000	03-ARM'S LENG	1,491	206.57	160,000	
OAM	L -12-07-280-004	407	0.00 Ac	MULTI HOMES	BC	72 %	11/12/2021	\$260,000	03-ARM'S LENG	1,378	188.68	128,100	
OAM	L -12-07-280-086	407	0.00 Ac	MULTI HOMES	BC	72 %	11/09/2021	\$272,000	03-ARM'S LENG	1,364	199.41	150,300	
OAM	L -12-07-415-018	407	0.00 Ac	MULTI HOMES	BC	74 %	09/27/2021	\$247,900	03-ARM'S LENG	1,199	206.76	147,500	
OAM	L -12-07-415-023	407	0.00 Ac	MULTI HOMES	BC	73 %	09/23/2021	\$340,000	03-ARM'S LENG	1,491	228.03	169,200	
OAM	L -12-07-350-058	407	0.00 Ac	MULTI HOMES	BC	75 %	09/17/2021	\$339,900	03-ARM'S LENG	1,666	204.02	168,200	
OAM	L -12-07-415-028	407	0.00 Ac	MULTI HOMES	BC	79 %	07/01/2021	\$350,000	03-ARM'S LENG	1,622	215.78	190,300	

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
OAM	L -12-07-280-075	407	0.00 Ac	MULTI HOMES	BC	72 %	06/30/2021	\$268,800	03-ARM'S LENG	1,364	197.07	140,300	
OAM	L -12-07-280-077	407	0.00 Ac	MULTI HOMES	BC	72 %	05/27/2021	\$340,000	03-ARM'S LENG	1,612	210.92	164,500	
OAM	L -12-07-280-011	407	0.00 Ac	MULTI HOMES	BC	78 %	05/14/2021	\$305,000	03-ARM'S LENG	1,408	216.62	142,200	
OAM	L -12-07-280-125	407	0.00 Ac	MULTI HOMES	BC	72 %	05/10/2021	\$384,000	03-ARM'S LENG	1,965	195.42	183,900	
OAM	L -12-07-280-152	407	0.00 Ac	MULTI HOMES	BC	76 %	04/22/2021	\$355,000	03-ARM'S LENG	1,622	218.87	175,400	
OAM	L -12-07-280-056	407	0.00 Ac	MULTI HOMES	BC	78 %	03/26/2021	\$281,000	03-ARM'S LENG	1,364	206.01	158,900	
OAM	L -12-07-280-127	407	0.00 Ac	MULTI HOMES	BC	72 %	03/12/2021	\$273,000	03-ARM'S LENG	1,612	169.35	155,800	
OAM	L -12-07-280-115	407	0.00 Ac	MULTI HOMES	BC	72 %	02/24/2021	\$333,300	03-ARM'S LENG	1,568	212.56	159,400	
OAM	L -12-07-350-045	407	0.00 Ac	MULTI HOMES	BC	79 %	02/22/2021	\$356,000	03-ARM'S LENG	1,491	238.77	185,200	
OAM	L -12-07-280-102	407	0.00 Ac	MULTI HOMES	BC	80 %	02/16/2021	\$320,000	03-ARM'S LENG	1,491	214.62	163,600	LAST SALE 6/1/2020
OAM	L -12-07-280-080	407	0.00 Ac	MULTI HOMES	BC	72 %	12/08/2020	\$265,000	03-ARM'S LENG	1,364	194.28	149,400	
OAM	L -12-07-350-051	407	0.00 Ac	MULTI HOMES	BC	80 %	11/05/2020	\$302,000	03-ARM'S LENG	1,123	268.92	158,600	

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
OAM	L -12-07-280-073	407	0.00 Ac	MULTI HOMES	BC	70 %	10/23/2020	\$267,500	03-ARM'S LENG	1,364	196.11	149,500	
OAM	L -12-07-415-035	407	0.00 Ac	MULTI HOMES	BC	73 %	10/21/2020	\$307,500	03-ARM'S LENG	1,491	206.24	165,900	
OAM	L -12-07-280-119	407	0.00 Ac	MULTI HOMES	BC	68 %	10/02/2020	\$325,000	03-ARM'S LENG	2,074	156.70	188,800	
OAM	L -12-07-280-025	407	0.00 Ac	MULTI HOMES	BC	78 %	09/09/2020	\$324,900	03-ARM'S LENG	1,612	201.55	177,800	
OAM	L -12-07-280-078	407	0.00 Ac	MULTI HOMES	BC	78 %	08/31/2020	\$269,000	03-ARM'S LENG	1,296	207.56	152,700	
OAM	L -12-07-280-045	407	0.00 Ac	MULTI HOMES	BC	72 %	08/21/2020	\$269,000	03-ARM'S LENG	1,296	207.56	144,600	
OAM	L -12-07-280-068	407	0.00 Ac	MULTI HOMES	BC	66 %	08/04/2020	\$252,500	03-ARM'S LENG	1,364	185.12	139,600	
OAM	L -12-07-280-047	407	0.00 Ac	MULTI HOMES	BC	66 %	07/30/2020	\$260,000	03-ARM'S LENG	1,612	161.29	146,300	
OAM	L -12-07-280-074	407	0.00 Ac	MULTI HOMES	BC	66 %	07/17/2020	\$249,000	03-ARM'S LENG	1,296	192.13	141,300	
OAM	L -12-07-280-116	407	0.00 Ac	MULTI HOMES	BC	78 %	07/08/2020	\$305,000	03-ARM'S LENG	1,568	194.52	174,700	
OAM	L -12-07-280-083	407	0.00 Ac	MULTI HOMES	BC	73 %	06/24/2020	\$307,000	03-ARM'S LENG	1,612	190.45	169,200	
OAM	L -12-07-280-052	407	0.00 Ac	MULTI HOMES	BC	72 %	06/22/2020	\$297,500	03-ARM'S LENG	1,612	184.55	162,000	

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	
OAM	L -12-07-280-076	407	0.00 Ac	MULTI HOMES	BC	71 %	06/11/2020	\$283,500	03-ARM'S LENG	1,612	175.87	161,900		
OAM	L -12-07-280-118	407	0.00 Ac	MULTI HOMES	BC	78 %	06/11/2020	\$325,000	03-ARM'S LENG	1,612	201.61	176,700		
OAM	L -12-07-280-102	407	0.00 Ac	MULTI HOMES	BC	80 %	06/01/2020	\$305,000	03-ARM'S LENG	1,491	204.56	163,600	PRIOR SALE	
										\$12,053,300	59,710	\$201.86	6,343,800	

Total No. of Sales 39

Avg. Sale Price > \$309,059

Analysis for Area > **PIGV**

PITTSFIELD GLEN VILLAS

PIGV	L -12-22-402-058	407	0.00 Ac	TOWNHOUSE	BC	98 %	03/25/2022	\$406,865	25-PARTIAL CO	2,180	186.64	195,600	
PIGV	L -12-22-402-059	407	0.00 Ac	TOWNHOUSE	BC	98 %	03/23/2022	\$399,555	25-PARTIAL CO	2,250	177.58	200,100	
PIGV	L -12-22-402-057	407	0.00 Ac	TOWNHOUSE	BC	98 %	03/21/2022	\$410,510	25-PARTIAL CO	2,180	188.31	196,900	
PIGV	L -12-22-402-056	407	0.00 Ac	TOWNHOUSE	BC	98 %	03/21/2022	\$414,065	25-PARTIAL CO	2,250	184.03	200,100	
PIGV	L -12-22-402-004	407	0.00 Ac	DUPLEX	BC	97 %	03/01/2022	\$425,000	03-ARM'S LENG	2,152	197.49	193,800	SEE PRIOR SALE
PIGV	L -12-22-402-045	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/28/2022	\$365,215	25-PARTIAL CO	1,964	185.95	184,600	

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
PIGV	L -12-22-402-044	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/28/2022	\$412,140	25-PARTIAL CO	2,250	183.17	203,500	
PIGV	L -12-22-402-047	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/28/2022	\$391,125	25-PARTIAL CO	2,250	173.83	200,800	
PIGV	L -12-22-402-046	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/28/2022	\$392,670	25-PARTIAL CO	2,164	181.46	190,600	
PIGV	L -12-22-402-052	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/25/2022	\$425,215	25-PARTIAL CO	2,250	188.98	200,000	
PIGV	L -12-22-402-053	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/25/2022	\$398,795	25-PARTIAL CO	2,180	182.93	196,100	
PIGV	L -12-22-402-055	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/25/2022	\$389,805	25-PARTIAL CO	1,952	199.70	183,300	
PIGV	L -12-22-402-054	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/24/2022	\$414,305	25-PARTIAL CO	2,184	189.70	198,000	
PIGV	L -12-22-402-050	407	0.00 Ac	TOWNHOUSE	BC	98 %	02/10/2022	\$397,815	25-PARTIAL CO	2,164	183.83	195,100	
PIGV	L -12-22-402-048	407	0.00 Ac	TOWNHOUSE	BC	98 %	01/31/2022	\$409,985	25-PARTIAL CO	2,250	182.22	201,800	
PIGV	L -12-22-402-049	407	0.00 Ac	TOWNHOUSE	BC	98 %	01/31/2022	\$375,555	25-PARTIAL CO	1,964	191.22	183,900	
PIGV	L -12-22-402-051	407	0.00 Ac	TOWNHOUSE	BC	98 %	01/31/2022	\$408,965	25-PARTIAL CO	2,250	181.76	203,200	
PIGV	L -12-22-402-025	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/31/2021	\$379,805	25-PARTIAL CO	2,250	168.80	201,800	

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
PIGV	L -12-22-402-024	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/28/2021	\$361,305	25-PARTIAL CO	1,964	183.96	184,200	
PIGV	L -12-22-402-023	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/22/2021	\$379,845	25-PARTIAL CO	2,164	175.53	195,400	
PIGV	L -12-22-402-022	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/22/2021	\$370,465	25-PARTIAL CO	2,152	172.15	194,700	
PIGV	L -12-22-402-020	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/17/2021	\$369,565	25-PARTIAL CO	2,150	171.89	195,400	
PIGV	L -12-22-402-021	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/08/2021	\$386,715	25-PARTIAL CO	2,265	170.74	199,700	
PIGV	L -12-22-402-019	407	0.00 Ac	TOWNHOUSE	BC	98 %	12/03/2021	\$408,691	25-PARTIAL CO	2,165	188.77	196,500	
PIGV	L -12-22-402-026	407	0.00 Ac	DUPLEX	BC	98 %	10/28/2021	\$414,740	25-PARTIAL CO	2,250	184.33	201,300	
PIGV	L -12-22-402-027	407	0.00 Ac	DUPLEX	BC	98 %	10/27/2021	\$394,880	25-PARTIAL CO	2,250	175.50	202,800	
PIGV	L -12-22-402-028	407	0.00 Ac	DUPLEX	BC	98 %	10/26/2021	\$377,140	25-PARTIAL CO	2,044	184.51	186,500	
PIGV	L -12-22-402-029	407	0.00 Ac	DUPLEX	BC	98 %	10/21/2021	\$378,215	25-PARTIAL CO	2,250	168.10	197,400	
PIGV	L -12-22-402-030	407	0.00 Ac	TOWNHOUSE	BC	98 %	09/28/2021	\$376,340	25-PARTIAL CO	2,264	166.23	199,800	
PIGV	L -12-22-402-032	407	0.00 Ac	TOWNHOUSE	BC	98 %	09/17/2021	\$403,345	25-PARTIAL CO	2,264	178.16	211,900	

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
PIGV	L -12-22-402-031	407	0.00 Ac	TOWNHOUSE	BC	98 %	09/16/2021	\$355,915	25-PARTIAL CO	1,872	190.13	177,200	
PIGV	L -12-22-402-043	407	0.00 Ac	TOWNHOUSE	BC	96 %	09/15/2021	\$430,990	25-PARTIAL CO	2,264	190.37	198,800	
PIGV	L -12-22-402-017	407	0.00 Ac	TOWNHOUSE	BC	97 %	08/18/2021	\$358,765	25-PARTIAL CO	2,180	164.57	195,100	
PIGV	L -12-22-402-016	407	0.00 Ac	TOWNHOUSE	BC	97 %	08/13/2021	\$364,340	25-PARTIAL CO	2,098	173.66	188,200	
PIGV	L -12-22-402-018	407	0.00 Ac	TOWNHOUSE	BC	97 %	08/13/2021	\$370,205	25-PARTIAL CO	2,250	164.54	199,400	
PIGV	L -12-22-402-015	407	0.00 Ac	TOWNHOUSE	BC	97 %	08/13/2021	\$366,315	25-PARTIAL CO	2,152	170.22	193,100	
PIGV	L -12-22-402-010	407	0.00 Ac	DUPLEX	BC	97 %	07/28/2021	\$351,460	25-PARTIAL CO	1,952	180.05	182,700	
PIGV	L -12-22-402-009	407	0.00 Ac	DUPLEX	BC	97 %	07/14/2021	\$379,050	25-PARTIAL CO	2,165	175.08	194,500	
PIGV	L -12-22-402-008	407	0.00 Ac	DUPLEX	BC	97 %	05/27/2021	\$345,365	25-PARTIAL CO	1,952	176.93	183,500	
PIGV	L -12-22-402-007	407	0.00 Ac	DUPLEX	BC	97 %	05/27/2021	\$337,815	25-PARTIAL CO	1,964	172.00	184,000	
PIGV	L -12-22-402-012	407	0.00 Ac	TOWNHOUSE	BC	97 %	04/01/2021	\$376,175	25-PARTIAL CO	2,093	179.73	188,400	
PIGV	L -12-22-402-006	407	0.00 Ac	DUPLEX	BC	97 %	03/26/2021	\$388,665	25-PARTIAL CO	2,152	180.61	193,900	

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
PIGV	L -12-22-402-005	407	0.00 Ac	DUPLEX	BC	97 %	03/26/2021	\$388,165	25-PARTIAL CO	2,165	179.29	194,300	
PIGV	L -12-22-402-013	407	0.00 Ac	TOWNHOUSE	BC	97 %	03/25/2021	\$351,290	25-PARTIAL CO	2,192	160.26	195,500	
PIGV	L -12-22-402-014	407	0.00 Ac	TOWNHOUSE	BC	97 %	03/25/2021	\$377,615	25-PARTIAL CO	2,250	167.83	198,800	
PIGV	L -12-22-402-011	407	0.00 Ac	TOWNHOUSE	BC	97 %	03/23/2021	\$372,275	25-PARTIAL CO	2,152	172.99	192,100	
PIGV	L -12-22-402-038	407	0.00 Ac	TOWNHOUSE	BC	97 %	02/26/2021	\$325,495	25-PARTIAL CO	1,964	165.73	178,100	
PIGV	L -12-22-402-040	407	0.00 Ac	TOWNHOUSE	BC	97 %	02/26/2021	\$372,465	25-PARTIAL CO	2,250	165.54	198,900	
PIGV	L -12-22-402-037	407	0.00 Ac	TOWNHOUSE	BC	97 %	02/26/2021	\$372,765	25-PARTIAL CO	2,250	165.67	197,300	
PIGV	L -12-22-402-039	407	0.00 Ac	TOWNHOUSE	BC	97 %	02/26/2021	\$362,090	25-PARTIAL CO	2,181	166.02	194,800	
PIGV	L -12-22-402-003	407	0.00 Ac	DUPLEX	BC	97 %	01/28/2021	\$379,473	25-PARTIAL CO	2,181	173.99	194,600	
PIGV	L -12-22-402-002	407	0.00 Ac	DUPLEX	BC	97 %	01/28/2021	\$373,845	25-PARTIAL CO	2,152	173.72	193,000	
PIGV	L -12-22-402-001	407	0.00 Ac	DUPLEX	BC	97 %	01/28/2021	\$359,565	25-PARTIAL CO	2,165	166.08	193,300	
PIGV	L -12-22-402-004	407	0.00 Ac	DUPLEX	BC	97 %	01/28/2021	\$366,665	25-PARTIAL CO	2,152	170.38	193,800	

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
PIGV	L -12-22-402-035	407	0.00 Ac	TOWNHOUSE	BC	97 %	01/05/2021	\$341,455	25-PARTIAL CO	2,180	156.63	193,600	
PIGV	L -12-22-402-034	407	0.00 Ac	TOWNHOUSE	BC	97 %	12/31/2020	\$333,315	25-PARTIAL CO	2,180	152.90	194,500	
PIGV	L -12-22-402-033	407	0.00 Ac	TOWNHOUSE	BC	97 %	12/30/2020	\$365,965	25-PARTIAL CO	2,250	162.65	199,200	
PIGV	L -12-22-402-036	407	0.00 Ac	TOWNHOUSE	BC	97 %	12/30/2020	\$362,990	25-PARTIAL CO	2,250	161.33	197,600	
PIGV	L -12-22-402-042	407	0.00 Ac	TOWNHOUSE	BC	96 %	06/12/2020	\$358,290	25-PARTIAL CO	2,167	165.34	197,600	
PIGV	L -12-22-402-041	407	0.00 Ac	TOWNHOUSE	BC	96 %	06/11/2020	\$371,490	25-PARTIAL CO	2,250	165.11	198,200	
								\$22,798,909		129,691	\$175.79	11,678,800	

Total No. of Sales 60

Avg. Sale Price > \$379,982

Analysis for Area > **ROV-A ROSEWOOD VILLAGE - A**

ROV-A	L -12-26-230-099	407	0.00 Ac	MULTI HOMES	C	10	81 %	02/25/2022	\$234,900	03-ARM'S LENG	1,492	157.44	106,700
ROV-A	L -12-26-230-034	407	0.00 Ac	MULTI HOMES	C	10	79 %	09/08/2021	\$226,000	03-ARM'S LENG	1,492	151.47	102,100
ROV-A	L -12-26-230-130	407	0.00 Ac	MULTI HOMES	C	10	80 %	04/08/2021	\$185,000	03-ARM'S LENG	1,492	123.99	103,400

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
ROV-A	L -12-26-230-147	407	0.00 Ac	MULTI HOMES	C	10	80 % 02/25/2021	\$200,500	03-ARM'S LENG	1,492	134.38	103,600	
ROV-A	L -12-26-230-117	407	0.00 Ac	MULTI HOMES	C	10	80 % 01/18/2021	\$199,000	03-ARM'S LENG	1,492	133.38	103,200	
ROV-A	L -12-26-230-069	407	0.00 Ac	MULTI HOMES	C	10	81 % 12/07/2020	\$200,000	03-ARM'S LENG	1,492	134.05	104,700	LAST SALE 10/29/2019
ROV-A	L -12-26-230-070	407	0.00 Ac	MULTI HOMES	C	10	81 % 10/09/2020	\$199,000	03-ARM'S LENG	1,492	133.38	104,600	
ROV-A	L -12-26-230-003	407	0.00 Ac	MULTI HOMES	C	10	79 % 08/21/2020	\$196,500	03-ARM'S LENG	1,492	131.70	102,000	
ROV-A	L -12-26-230-063	407	0.00 Ac	MULTI HOMES	C	10	81 % 08/04/2020	\$197,000	03-ARM'S LENG	1,492	132.04	104,700	
ROV-A	L -12-26-230-099	407	0.00 Ac	MULTI HOMES	C	10	81 % 05/01/2020	\$205,000	03-ARM'S LENG	1,492	137.40	106,700	
								\$2,042,900		14,920	\$136.92	1,041,700	
Total No. of Sales 10													
								Avg. Sale Price >	\$204,290				

Analysis for Area > **ROV-B ROSEWOOD VILLAGE - B**

ROV-B	L -12-26-230-095	407	0.00 Ac	MULTI HOMES	C	10	81 % 03/01/2022	\$256,500	03-ARM'S LENG	1,608	159.51	111,600	
ROV-B	L -12-26-230-065	407	0.00 Ac	MULTI HOMES	C	10	81 % 11/05/2021	\$222,000	03-ARM'S LENG	1,608	138.06	111,300	

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
ROV-B	L -12-26-230-059	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/25/2021	\$228,600	03-ARM'S LENG	1,608	142.16	111,300	
ROV-B	L -12-26-230-134	407	0.00 Ac	MULTI HOMES	C	10	80 %	06/01/2021	\$219,000	03-ARM'S LENG	1,608	136.19	109,900	
ROV-B	L -12-26-230-170	407	0.00 Ac	MULTI HOMES	C	10	80 %	04/28/2021	\$221,000	03-ARM'S LENG	1,608	137.44	110,500	
ROV-B	L -12-26-230-107	407	0.00 Ac	MULTI HOMES	C	10	81 %	04/09/2021	\$215,000	03-ARM'S LENG	1,608	133.71	111,900	
ROV-B	L -12-26-230-014	407	0.00 Ac	MULTI HOMES	C	10	79 %	04/08/2021	\$215,000	03-ARM'S LENG	1,608	133.71	110,500	
ROV-B	L -12-26-230-062	407	0.00 Ac	MULTI HOMES	C	10	81 %	03/17/2021	\$217,000	03-ARM'S LENG	1,608	134.95	111,300	
ROV-B	L -12-26-230-155	407	0.00 Ac	MULTI HOMES	C	10	80 %	02/10/2021	\$215,000	03-ARM'S LENG	1,608	133.71	110,200	
ROV-B	L -12-26-230-116	407	0.00 Ac	MULTI HOMES	C	10	80 %	01/08/2021	\$197,000	03-ARM'S LENG	1,608	122.51	110,400	
ROV-B	L -12-26-230-080	407	0.00 Ac	MULTI HOMES	C	10	81 %	11/30/2020	\$192,000	03-ARM'S LENG	1,608	119.40	111,800	OUTLIER
ROV-B	L -12-26-230-005	407	0.00 Ac	MULTI HOMES	C	10	79 %	11/20/2020	\$190,000	03-ARM'S LENG	1,608	118.16	110,800	OUTLIER
ROV-B	L -12-26-230-110	407	0.00 Ac	MULTI HOMES	C	10	80 %	11/02/2020	\$200,000	03-ARM'S LENG	1,608	124.38	110,400	LAST SALE 7/27/18
ROV-B	L -12-26-230-146	407	0.00 Ac	MULTI HOMES	C	10	80 %	09/25/2020	\$211,750	03-ARM'S LENG	1,608	131.69	112,800	

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
ROV-B	L -12-26-230-098	407	0.00 Ac	MULTI HOMES	C	10	81 % 07/23/2020	\$204,000	03-ARM'S LENG	1,608	126.87	111,800	
ROV-B	L -12-26-230-113	407	0.00 Ac	MULTI HOMES	C	10	80 % 07/23/2020	\$209,000	03-ARM'S LENG	1,608	129.98	110,600	
ROV-B	L -12-26-230-032	407	0.00 Ac	MULTI HOMES	C	10	79 % 04/01/2020	\$213,500	03-ARM'S LENG	1,608	132.77	109,000	
								\$3,626,350		27,336	\$132.66	1,886,100	

Total No. of Sales 17

Avg. Sale Price > \$213,315

Analysis for Area > **ROV-C ROSEWOOD VILLAGE - C**

ROV-C	L -12-26-230-144	407	0.00 Ac	MULTI HOMES	C	10	80 % 02/25/2022	\$216,500	03-ARM'S LENG	1,193	181.48	97,200	
ROV-C	L -12-26-230-067	407	0.00 Ac	MULTI HOMES	C	10	81 % 01/21/2022	\$199,000	03-ARM'S LENG	1,193	166.81	98,100	
ROV-C	L -12-26-230-174	407	0.00 Ac	MULTI HOMES	C	10	80 % 11/22/2021	\$199,900	03-ARM'S LENG	1,193	167.56	96,100	
ROV-C	L -12-26-230-156	407	0.00 Ac	MULTI HOMES	C	10	80 % 11/05/2021	\$195,000	03-ARM'S LENG	1,193	163.45	97,200	
ROV-C	L -12-26-230-018	407	0.00 Ac	MULTI HOMES	C	10	79 % 09/28/2021	\$215,000	03-ARM'S LENG	1,193	180.22	95,500	
ROV-C	L -12-26-230-031	407	0.00 Ac	MULTI HOMES	C	10	79 % 07/30/2021	\$194,800	03-ARM'S LENG	1,193	163.29	94,300	

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
ROV-C	L -12-26-230-060	407	0.00 Ac	MULTI HOMES	C	10	81 % 06/24/2021	\$196,000	03-ARM'S LENG	1,193	164.29	98,100	
ROV-C	L -12-26-230-054	407	0.00 Ac	MULTI HOMES	C	10	81 % 06/18/2021	\$185,000	03-ARM'S LENG	1,193	155.07	98,100	
ROV-C	L -12-26-230-072	407	0.00 Ac	MULTI HOMES	C	10	81 % 03/05/2021	\$185,000	03-ARM'S LENG	1,193	155.07	94,600	ESTATE SALE
ROV-C	L -12-26-230-061	407	0.00 Ac	MULTI HOMES	C	10	81 % 02/23/2021	\$187,500	03-ARM'S LENG	1,309	143.24	100,200	
ROV-C	L -12-26-230-091	407	0.00 Ac	MULTI HOMES	C	10	81 % 10/23/2020	\$180,000	03-ARM'S LENG	1,193	150.88	98,300	
ROV-C	L -12-26-230-037	407	0.00 Ac	MULTI HOMES	C	10	79 % 09/24/2020	\$185,000	03-ARM'S LENG	1,193	155.07	95,000	
ROV-C	L -12-26-230-030	407	0.00 Ac	MULTI HOMES	C	10	79 % 08/06/2020	\$199,000	03-ARM'S LENG	1,193	166.81	95,400	OUTLIER
ROV-C	L -12-26-230-078	407	0.00 Ac	MULTI HOMES	C	10	81 % 07/31/2020	\$182,500	03-ARM'S LENG	1,193	152.98	98,300	
ROV-C	L -12-26-230-121	407	0.00 Ac	MULTI HOMES	C	10	80 % 07/31/2020	\$183,000	03-ARM'S LENG	1,193	153.39	97,400	
ROV-C	L -12-26-230-043	407	0.00 Ac	MULTI HOMES	C	10	79 % 06/11/2020	\$187,000	03-ARM'S LENG	1,193	156.75	95,100	
ROV-C	L -12-26-230-097	407	0.00 Ac	MULTI HOMES	C	10	81 % 05/19/2020	\$185,000	03-ARM'S LENG	1,193	155.07	98,300	
								\$3,275,200		20,397	\$160.57	1,647,200	

Total No. of Sales 17

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 > \$192,659

Analysis for Area > **STO** **STONEBRIDGE / LONE OAK**

STO	L-12-18-450-023	407	0.00 Ac	DUPLEX	BC	71 %	08/10/2021	\$400,000	03-ARM'S LENG	1,448	276.24	197,000	
STO	L-12-18-450-025	407	0.00 Ac	DUPLEX	BC	76 %	09/22/2020	\$415,000	03-ARM'S LENG	1,270	326.77	210,900	
								\$815,000		2,718	\$299.85	407,900	

Total No. of Sales 2

Avg. Sale Price > \$407,500

Analysis for Area > **VAR** **VALLEY RANCH**

VAR	L-12-08-315-013	407	0.00 Ac	DUPLEX	B	72 %	10/25/2021	\$410,000	03-ARM'S LENG	1,669	245.66	209,600	
VAR	L-12-08-315-021	407	0.00 Ac	DUPLEX	B	73 %	10/18/2021	\$445,000	03-ARM'S LENG	1,669	266.63	217,300	
VAR	L-12-08-315-004	407	0.00 Ac	MULTI HOMES	B	70 %	08/17/2021	\$403,450	03-ARM'S LENG	2,133	189.15	226,500	
VAR	L-12-08-315-038	407	0.00 Ac	DUPLEX	B	74 %	08/11/2021	\$449,000	03-ARM'S LENG	1,868	240.36	217,600	
VAR	L-12-08-315-028	407	0.00 Ac	DUPLEX	B	75 %	12/03/2020	\$395,000	03-ARM'S LENG	1,868	211.46	204,300	

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
VAR	L -12-08-315-031	407	0.00 Ac	DUPLEX	B	78 %	11/17/2020	\$468,000	03-ARM'S LENG	1,868	250.54	249,500	
VAR	L -12-08-315-037	407	0.00 Ac	DUPLEX	B	74 %	07/14/2020	\$439,000	03-ARM'S LENG	1,868	235.01	238,400	
VAR	L -12-08-315-015	407	0.00 Ac	DUPLEX	B	73 %	04/22/2020	\$396,000	03-ARM'S LENG	1,669	237.27	213,900	
								\$3,405,450		14,612	\$233.06	1,777,100	

Total No. of Sales 8

Avg. Sale Price > \$425,681

Analysis for Area > **WEA**

WEATHERSTONE

WEA	L -12-07-105-288	407	0.00 Ac	MULTI HOMES	C	10	76 %	03/25/2022	\$225,000	03-ARM'S LENG	1,190	189.08	113,000
WEA	L -12-07-105-223	407	0.00 Ac	MULTI HOMES	C	10	72 %	03/21/2022	\$209,900	03-ARM'S LENG	1,212	173.18	110,400
WEA	L -12-07-105-118	407	0.00 Ac	MULTI HOMES	C	10	70 %	03/01/2022	\$250,000	03-ARM'S LENG	1,101	227.07	101,400
WEA	L -12-07-105-034	407	0.00 Ac	MULTI HOMES	BC		72 %	01/31/2022	\$254,900	03-ARM'S LENG	1,052	242.30	123,400
WEA	L -12-07-105-041	407	0.00 Ac	MULTI HOMES	BC		74 %	01/28/2022	\$253,000	03-ARM'S LENG	1,052	240.49	115,600
WEA	L -12-07-105-189	407	0.00 Ac	MULTI HOMES	C	10	71 %	01/07/2022	\$255,000	03-ARM'S LENG	1,376	185.32	125,600

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
WEA	L -12-07-105-253	407	0.00 Ac	MULTI HOMES	C	10	73 %	12/20/2021	\$240,000	03-ARM'S LENG	1,212	198.02	113,100	
WEA	L -12-07-105-208	407	0.00 Ac	MULTI HOMES	C	10	81 %	11/09/2021	\$229,000	03-ARM'S LENG	1,190	192.44	120,300	
WEA	L -12-07-105-090	407	0.00 Ac	MULTI HOMES	C	10	70 %	10/13/2021	\$233,500	03-ARM'S LENG	1,126	207.37	104,900	
WEA	L -12-07-105-254	407	0.00 Ac	MULTI HOMES	C	10	73 %	09/22/2021	\$235,000	03-ARM'S LENG	1,190	197.48	109,800	
WEA	L -12-07-105-273	407	0.00 Ac	MULTI HOMES	C	10	78 %	09/15/2021	\$235,000	03-ARM'S LENG	1,212	193.89	119,900	
WEA	L -12-07-105-199	407	0.00 Ac	MULTI HOMES	C	10	71 %	09/09/2021	\$240,000	03-ARM'S LENG	1,266	189.57	117,900	
WEA	L -12-07-105-027	407	0.00 Ac	MULTI HOMES	BC		72 %	09/07/2021	\$273,000	03-ARM'S LENG	1,422	191.98	143,900	
WEA	L -12-07-105-290	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/11/2021	\$228,500	03-ARM'S LENG	1,190	192.02	119,700	
WEA	L -12-07-105-033	407	0.00 Ac	MULTI HOMES	BC		72 %	07/30/2021	\$276,000	03-ARM'S LENG	1,422	194.09	140,600	
WEA	L -12-07-105-103	407	0.00 Ac	MULTI HOMES	C	10	70 %	06/30/2021	\$222,000	03-ARM'S LENG	1,126	197.16	108,900	
WEA	L -12-07-105-149	407	0.00 Ac	MULTI HOMES	C	10	71 %	06/18/2021	\$265,000	03-ARM'S LENG	1,376	192.59	123,100	
WEA	L -12-07-105-193	407	0.00 Ac	MULTI HOMES	C	10	71 %	06/11/2021	\$256,000	03-ARM'S LENG	1,376	186.05	121,700	

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
WEA	L -12-07-105-171	407	0.00 Ac	MULTI HOMES	C	10	77 %	06/09/2021	\$260,000	03-ARM'S LENG	1,140	228.07	118,100	
WEA	L -12-07-105-169	407	0.00 Ac	MULTI HOMES	C	10	79 %	06/07/2021	\$275,000	03-ARM'S LENG	1,376	199.85	132,700	
WEA	L -12-07-105-096	407	0.00 Ac	MULTI HOMES	C	10	70 %	05/28/2021	\$266,000	03-ARM'S LENG	1,376	193.31	121,900	
WEA	L -12-07-105-245	407	0.00 Ac	MULTI HOMES	BC		72 %	05/28/2021	\$280,000	03-ARM'S LENG	1,422	196.91	144,700	
WEA	L -12-07-105-275	407	0.00 Ac	MULTI HOMES	C	10	73 %	05/14/2021	\$211,000	03-ARM'S LENG	1,197	176.27	112,000	
WEA	L -12-07-105-128	407	0.00 Ac	MULTI HOMES	C	10	71 %	05/07/2021	\$204,000	03-ARM'S LENG	1,101	185.29	103,200	
WEA	L -12-07-105-166	407	0.00 Ac	MULTI HOMES	C	10	79 %	05/06/2021	\$205,000	03-ARM'S LENG	1,140	179.82	120,100	
WEA	L -12-07-105-008	407	0.00 Ac	MULTI HOMES	BC		78 %	04/28/2021	\$300,000	03-ARM'S LENG	1,422	210.97	157,900	
WEA	L -12-07-105-013	407	0.00 Ac	MULTI HOMES	BC		74 %	04/19/2021	\$280,000	03-ARM'S LENG	1,422	196.91	149,200	
WEA	L -12-07-105-224	407	0.00 Ac	MULTI HOMES	C	10	78 %	04/09/2021	\$227,000	03-ARM'S LENG	1,101	206.18	111,100	
WEA	L -12-07-105-266	407	0.00 Ac	MULTI HOMES	C	10	73 %	04/05/2021	\$200,000	03-ARM'S LENG	1,101	181.65	104,700	
WEA	L -12-07-105-203	407	0.00 Ac	MULTI HOMES	C	10	71 %	03/30/2021	\$165,000	03-ARM'S LENG	1,212	136.14	108,300	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
WEA	L -12-07-105-046	407	0.00 Ac	MULTI HOMES	BC	74 %	03/11/2021	\$260,000	03-ARM'S LENG	1,400	185.71	154,100	
WEA	L -12-07-105-098	407	0.00 Ac	MULTI HOMES	C 10	70 %	02/18/2021	\$205,000	03-ARM'S LENG	1,236	165.86	111,700	
WEA	L -12-07-105-133	407	0.00 Ac	MULTI HOMES	C 10	71 %	02/01/2021	\$192,000	03-ARM'S LENG	1,212	158.42	109,800	
WEA	L -12-07-105-050	407	0.00 Ac	MULTI HOMES	BC	68 %	01/29/2021	\$250,000	03-ARM'S LENG	1,422	175.81	135,900	
WEA	L -12-07-105-051	407	0.00 Ac	MULTI HOMES	BC	73 %	12/02/2020	\$258,000	03-ARM'S LENG	1,400	184.29	146,500	
WEA	L -12-07-105-262	407	0.00 Ac	MULTI HOMES	C 10	73 %	12/01/2020	\$166,500	03-ARM'S LENG	1,101	151.23	105,500	OUTLIER
WEA	L -12-07-105-233	407	0.00 Ac	MULTI HOMES	C 10	72 %	11/20/2020	\$190,000	03-ARM'S LENG	1,212	156.77	109,900	
WEA	L -12-07-105-021	407	0.00 Ac	MULTI HOMES	BC	70 %	11/09/2020	\$250,000	03-ARM'S LENG	1,422	175.81	142,800	FIDUCIARY DEED
WEA	L -12-07-105-224	407	0.00 Ac	MULTI HOMES	C 10	78 %	10/30/2020	\$150,000	03-ARM'S LENG	1,101	136.24	111,100	ESTATE SALE
WEA	L -12-07-105-121	407	0.00 Ac	MULTI HOMES	C 10	70 %	10/26/2020	\$160,000	03-ARM'S LENG	1,212	132.01	107,000	OUTLIER
WEA	L -12-07-105-137	407	0.00 Ac	MULTI HOMES	C 10	71 %	10/23/2020	\$177,000	03-ARM'S LENG	1,212	146.04	108,700	OUTLIER
WEA	L -12-07-105-059	407	0.00 Ac	MULTI HOMES	BC	71 %	10/14/2020	\$255,500	03-ARM'S LENG	1,400	182.50	147,200	

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
WEA	L -12-07-105-208	407	0.00 Ac	MULTI HOMES	C	10	81 %	09/25/2020	\$205,000	03-ARM'S LENG	1,190	172.27	120,300	
WEA	L -12-07-105-019	407	0.00 Ac	MULTI HOMES	BC		73 %	08/28/2020	\$256,000	03-ARM'S LENG	1,342	190.76	144,800	
WEA	L -12-07-105-198	407	0.00 Ac	MULTI HOMES	C	10	71 %	08/12/2020	\$210,000	03-ARM'S LENG	1,266	165.88	115,800	
WEA	L -12-07-105-247	407	0.00 Ac	MULTI HOMES	C	10	78 %	08/07/2020	\$199,000	03-ARM'S LENG	1,222	162.85	117,700	
WEA	L -12-07-105-078	407	0.00 Ac	MULTI HOMES	C	10	75 %	08/04/2020	\$190,000	03-ARM'S LENG	1,126	168.74	111,500	
WEA	L -12-07-105-058	407	0.00 Ac	MULTI HOMES	BC		73 %	08/02/2020	\$265,000	03-ARM'S LENG	1,422	186.36	147,600	
WEA	L -12-07-105-244	407	0.00 Ac	MULTI HOMES	BC		72 %	07/24/2020	\$238,000	03-ARM'S LENG	1,400	170.00	145,600	OUTLIER
WEA	L -12-07-105-090	407	0.00 Ac	MULTI HOMES	C	10	70 %	07/22/2020	\$190,000	03-ARM'S LENG	1,126	168.74	104,900	
WEA	L -12-07-105-029	407	0.00 Ac	MULTI HOMES	BC		81 %	06/30/2020	\$255,000	03-ARM'S LENG	1,052	242.40	134,000	
WEA	L -12-07-105-285	407	0.00 Ac	MULTI HOMES	C	10	78 %	06/30/2020	\$204,900	03-ARM'S LENG	1,212	169.06	116,600	
WEA	L -12-07-105-211	407	0.00 Ac	MULTI HOMES	C	10	71 %	06/25/2020	\$182,000	03-ARM'S LENG	1,222	148.94	109,300	
WEA	L -12-07-105-063	407	0.00 Ac	MULTI HOMES	BC		68 %	06/15/2020	\$253,000	03-ARM'S LENG	1,422	177.92	140,200	

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	
WEA	L -12-07-105-180	407	0.00 Ac	MULTI HOMES	C	10	71 % 05/29/2020	\$205,000	03-ARM'S LENG	1,376	148.98	121,500		
WEA	L -12-07-105-166	407	0.00 Ac	MULTI HOMES	C	10	79 % 05/11/2020	\$191,000	03-ARM'S LENG	1,140	167.54	120,100		
WEA	L -12-07-105-195	407	0.00 Ac	MULTI HOMES	C	10	83 % 04/17/2020	\$218,000	03-ARM'S LENG	1,266	172.20	128,600		
WEA	L -12-07-105-085	407	0.00 Ac	MULTI HOMES	C	10	70 % 04/03/2020	\$202,000	03-ARM'S LENG	1,376	146.80	126,000	OUTLIER	
								\$13,231,700		72,591	\$182.28	7,111,800		
Total No. of Sales 58														
								Avg. Sale Price >	\$228,133					

Analysis for Area > **WEG**

WELLESLEY GARDENS

WEG	L -12-23-360-073	407	0.00 Ac	MULTI HOMES	BC		81 % 03/16/2022	\$256,000	03-ARM'S LENG	1,341	190.90	120,800	
WEG	L -12-23-360-192	407	0.00 Ac	MULTI HOMES	BC		81 % 03/04/2022	\$256,000	03-ARM'S LENG	1,341	190.90	120,100	
WEG	L -12-23-360-137	407	0.00 Ac	MULTI HOMES	BC		81 % 02/22/2022	\$245,000	03-ARM'S LENG	1,316	186.17	111,400	
WEG	L -12-23-360-116	407	0.00 Ac	MULTI HOMES	BC		80 % 01/31/2022	\$232,000	03-ARM'S LENG	1,316	176.29	111,600	
WEG	L -12-23-360-003	407	0.00 Ac	MULTI HOMES	BC		84 % 01/14/2022	\$235,000	03-ARM'S LENG	1,487	158.04	124,900	

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
WEG	L -12-23-360-087	407	0.00 Ac	MULTI HOMES	BC	79 %	01/03/2022	\$245,000	03-ARM'S LENG	1,508	162.47	120,900	
WEG	L -12-23-360-103	407	0.00 Ac	MULTI HOMES	BC	81 %	11/17/2021	\$235,000	03-ARM'S LENG	1,341	175.24	111,400	
WEG	L -12-23-360-133	407	0.00 Ac	MULTI HOMES	BC	81 %	11/08/2021	\$225,000	03-ARM'S LENG	1,341	167.79	121,800	
WEG	L -12-23-360-129	407	0.00 Ac	MULTI HOMES	BC	81 %	10/05/2021	\$235,000	03-ARM'S LENG	1,487	158.04	122,600	
WEG	L -12-23-360-045	407	0.00 Ac	MULTI HOMES	BC	81 %	09/30/2021	\$217,000	03-ARM'S LENG	1,487	145.93	120,100	
WEG	L -12-23-360-200	407	0.00 Ac	MULTI HOMES	BC	81 %	09/27/2021	\$235,000	03-ARM'S LENG	1,487	158.04	120,100	
WEG	L -12-23-360-026	407	0.00 Ac	MULTI HOMES	BC	81 %	09/13/2021	\$244,900	03-ARM'S LENG	1,316	186.09	110,800	
WEG	L -12-23-360-054	407	0.00 Ac	MULTI HOMES	BC	81 %	08/27/2021	\$239,000	03-ARM'S LENG	1,134	210.76	106,000	
WEG	L -12-23-360-083	407	0.00 Ac	MULTI HOMES	BC	81 %	08/05/2021	\$230,000	03-ARM'S LENG	1,316	174.77	110,600	
WEG	L -12-23-360-041	407	0.00 Ac	MULTI HOMES	BC	81 %	07/30/2021	\$215,000	03-ARM'S LENG	1,316	163.37	111,000	
WEG	L -12-23-360-102	407	0.00 Ac	MULTI HOMES	BC	81 %	07/30/2021	\$225,000	03-ARM'S LENG	1,341	167.79	115,400	
WEG	L -12-23-360-100	407	0.00 Ac	MULTI HOMES	BC	81 %	07/14/2021	\$235,000	03-ARM'S LENG	1,487	158.04	121,700	

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
WEG	L -12-23-360-147	407	0.00 Ac	MULTI HOMES	BC	81 %	06/29/2021	\$225,000	03-ARM'S LENG	1,487	151.31	121,700	
WEG	L -12-23-360-090	407	0.00 Ac	MULTI HOMES	BC	80 %	06/24/2021	\$218,500	03-ARM'S LENG	1,341	162.94	116,500	
WEG	L -12-23-360-150	407	0.00 Ac	MULTI HOMES	BC	81 %	06/17/2021	\$245,500	03-ARM'S LENG	1,341	183.07	118,800	
WEG	L -12-23-360-018	407	0.00 Ac	MULTI HOMES	BC	80 %	06/07/2021	\$222,500	03-ARM'S LENG	1,341	165.92	113,500	
WEG	L -12-23-360-006	407	0.00 Ac	MULTI HOMES	BC	80 %	06/01/2021	\$237,000	03-ARM'S LENG	1,341	176.73	113,600	
WEG	L -12-23-360-171	407	0.00 Ac	MULTI HOMES	BC	81 %	05/21/2021	\$245,000	03-ARM'S LENG	1,487	164.76	121,800	
WEG	L -12-23-360-086	407	0.00 Ac	MULTI HOMES	BC	80 %	05/14/2021	\$231,000	03-ARM'S LENG	1,479	156.19	120,300	
WEG	L -12-23-360-121	407	0.00 Ac	MULTI HOMES	BC	81 %	03/05/2021	\$215,000	03-ARM'S LENG	1,395	154.12	125,100	OUTLIER
WEG	L -12-23-360-208	407	0.00 Ac	MULTI HOMES	BC	81 %	02/04/2021	\$240,000	03-ARM'S LENG	1,414	169.73	125,400	
WEG	L -12-23-360-130	407	0.00 Ac	MULTI HOMES	BC	81 %	11/12/2020	\$227,000	03-ARM'S LENG	1,487	152.66	120,900	
WEG	L -12-23-360-191	407	0.00 Ac	MULTI HOMES	BC	81 %	10/29/2020	\$213,500	03-ARM'S LENG	1,341	159.21	115,800	LAST SALE 5/16/2019
WEG	L -12-23-360-001	407	0.00 Ac	MULTI HOMES	BC	80 %	10/27/2020	\$200,000	03-ARM'S LENG	1,341	149.14	112,100	OUTLIER

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
WEG	L -12-23-360-022	407	0.00 Ac	MULTI HOMES	BC	80 %	10/23/2020	\$220,000	03-ARM'S LENG	1,487	147.95	118,500	LAST SALE 11/28/2018
WEG	L -12-23-360-103	407	0.00 Ac	MULTI HOMES	BC	81 %	10/16/2020	\$217,000	03-ARM'S LENG	1,341	161.82	111,400	
WEG	L -12-23-360-089	407	0.00 Ac	MULTI HOMES	BC	80 %	10/08/2020	\$213,000	03-ARM'S LENG	1,359	156.73	115,700	
WEG	L -12-23-360-156	407	0.00 Ac	MULTI HOMES	BC	81 %	09/30/2020	\$215,500	03-ARM'S LENG	1,341	160.70	116,600	
WEG	L -12-23-360-154	407	0.00 Ac	MULTI HOMES	BC	81 %	09/03/2020	\$230,000	03-ARM'S LENG	1,487	154.67	122,000	
WEG	L -12-23-360-134	407	0.00 Ac	MULTI HOMES	BC	80 %	09/02/2020	\$221,000	03-ARM'S LENG	1,316	167.93	111,100	
WEG	L -12-23-360-202	407	0.00 Ac	MULTI HOMES	BC	81 %	08/24/2020	\$218,000	03-ARM'S LENG	1,316	165.65	113,000	
WEG	L -12-23-360-195	407	0.00 Ac	MULTI HOMES	BC	81 %	08/19/2020	\$229,000	03-ARM'S LENG	1,487	154.00	122,300	
WEG	L -12-23-360-003	407	0.00 Ac	MULTI HOMES	BC	84 %	08/05/2020	\$227,000	03-ARM'S LENG	1,487	152.66	124,900	
WEG	L -12-23-360-204	407	0.00 Ac	MULTI HOMES	BC	81 %	07/29/2020	\$227,000	03-ARM'S LENG	1,395	162.72	123,700	
WEG	L -12-23-360-005	407	0.00 Ac	MULTI HOMES	BC	80 %	07/29/2020	\$215,000	03-ARM'S LENG	1,316	163.37	109,900	
WEG	L -12-23-360-038	407	0.00 Ac	MULTI HOMES	BC	81 %	07/10/2020	\$219,000	03-ARM'S LENG	1,316	166.41	117,500	

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
WEG	L -12-23-360-018	407	0.00 Ac	MULTI HOMES	BC	80 %	07/08/2020	\$214,900	03-ARM'S LENG	1,341	160.25	113,500	OUTLIER
WEG	L -12-23-360-179	407	0.00 Ac	MULTI HOMES	BC	81 %	07/02/2020	\$219,000	03-ARM'S LENG	1,341	163.31	117,900	
WEG	L -12-23-360-040	407	0.00 Ac	MULTI HOMES	BC	81 %	06/26/2020	\$220,000	03-ARM'S LENG	1,487	147.95	120,100	
WEG	L -12-23-360-027	407	0.00 Ac	MULTI HOMES	BC	81 %	06/24/2020	\$217,500	03-ARM'S LENG	1,487	146.27	119,900	
WEG	L -12-23-360-178	407	0.00 Ac	MULTI HOMES	BC	81 %	05/07/2020	\$213,000	03-ARM'S LENG	1,316	161.85	116,000	RELOCATION CO SALE
WEG	L -12-23-360-067	407	0.00 Ac	MULTI HOMES	BC	81 %	05/06/2020	\$220,000	03-ARM'S LENG	1,341	164.06	119,200	

\$10,680,800 65,118 \$164.02 5,519,900

Total No. of Sales 47

Avg. Sale Price > \$227,251

Analysis for Area > **WOM**

WOODSIDE MEADOWS

WOM	L -12-16-405-060	407	0.00 Ac	MULTI HOMES	C	10	81 %	03/07/2022	\$288,000	03-ARM'S LENG	1,712	168.22	139,900	
WOM	L -12-16-405-037	407	0.00 Ac	MULTI HOMES	C	10	80 %	01/31/2022	\$215,000	03-ARM'S LENG	1,299	165.51	112,900	
WOM	L -12-16-405-131	407	0.00 Ac	MULTI HOMES	C	10	81 %	01/20/2022	\$237,500	03-ARM'S LENG	1,217	195.15	114,000	PTA DATED 1/21/22

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
WOM	L -12-16-405-072	407	0.00 Ac	MULTI HOMES	C	10	81 %	11/05/2021	\$218,000	03-ARM'S LENG	1,299	167.82	114,100	
WOM	L -12-16-405-179	407	0.00 Ac	MULTI HOMES	C	10	81 %	10/29/2021	\$226,000	03-ARM'S LENG	1,335	169.29	115,600	
WOM	L -12-16-405-064	407	0.00 Ac	MULTI HOMES	C	10	81 %	10/14/2021	\$219,000	03-ARM'S LENG	1,335	164.04	116,000	
WOM	L -12-16-405-164	407	0.00 Ac	MULTI HOMES	C	10	81 %	10/04/2021	\$240,000	03-ARM'S LENG	1,335	179.78	115,600	
WOM	L -12-16-405-043	407	0.00 Ac	MULTI HOMES	C	10	80 %	09/03/2021	\$235,000	03-ARM'S LENG	1,427	164.68	124,600	
WOM	L -12-16-405-171	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/26/2021	\$223,600	03-ARM'S LENG	1,217	183.73	114,300	
WOM	L -12-16-405-076	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/26/2021	\$226,000	03-ARM'S LENG	1,217	185.70	114,700	
WOM	L -12-16-405-086	407	0.00 Ac	MULTI HOMES	C	10	81 %	07/15/2021	\$236,500	03-ARM'S LENG	1,217	194.33	114,000	
WOM	L -12-16-405-039	407	0.00 Ac	MULTI HOMES	C	10	80 %	06/22/2021	\$222,500	03-ARM'S LENG	1,335	166.67	115,600	
WOM	L -12-16-405-135	407	0.00 Ac	MULTI HOMES	C	10	81 %	06/04/2021	\$260,000	03-ARM'S LENG	1,712	151.87	138,900	
WOM	L -12-16-405-051	407	0.00 Ac	MULTI HOMES	C	10	81 %	05/26/2021	\$220,000	03-ARM'S LENG	1,217	180.77	114,400	
WOM	L -12-16-405-059	407	0.00 Ac	MULTI HOMES	C	10	81 %	05/21/2021	\$214,000	03-ARM'S LENG	1,335	160.30	115,600	

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
WOM	L -12-16-405-093	407	0.00 Ac	MULTI HOMES	C	10	81 %	05/07/2021	\$220,000	03-ARM'S LENG	1,427	154.17	126,300	
WOM	L -12-16-405-120	407	0.00 Ac	MULTI HOMES	C	10	81 %	04/23/2021	\$260,000	03-ARM'S LENG	1,712	151.87	139,300	
WOM	L -12-16-405-169	407	0.00 Ac	MULTI HOMES	C	10	81 %	04/09/2021	\$220,000	03-ARM'S LENG	1,335	164.79	115,600	
WOM	L -12-16-405-084	407	0.00 Ac	MULTI HOMES	C	10	81 %	01/29/2021	\$204,500	03-ARM'S LENG	1,335	153.18	115,900	
WOM	L -12-16-405-162	407	0.00 Ac	MULTI HOMES	C	10	81 %	01/06/2021	\$202,000	03-ARM'S LENG	1,299	155.50	114,500	
WOM	L -12-16-405-027	407	0.00 Ac	MULTI HOMES	C	10	80 %	10/19/2020	\$224,900	03-ARM'S LENG	1,299	173.13	113,300	
WOM	L -12-16-405-103	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/17/2020	\$202,500	03-ARM'S LENG	1,427	141.91	122,700	OUTLIER
WOM	L -12-16-405-006	407	0.00 Ac	MULTI HOMES	C	10	80 %	08/14/2020	\$208,000	03-ARM'S LENG	1,217	170.91	113,300	
WOM	L -12-16-405-162	407	0.00 Ac	MULTI HOMES	C	10	81 %	08/12/2020	\$202,000	03-ARM'S LENG	1,299	155.50	114,500	PRIOR SALE
WOM	L -12-16-405-026	407	0.00 Ac	MULTI HOMES	C	10	80 %	07/29/2020	\$206,500	03-ARM'S LENG	1,217	169.68	113,300	
WOM	L -12-16-405-115	407	0.00 Ac	MULTI HOMES	C	10	81 %	07/24/2020	\$235,199	03-ARM'S LENG	1,712	137.38	139,300	WC-EXCLUDED
WOM	L -12-16-405-175	407	0.00 Ac	MULTI HOMES	C	10	81 %	07/16/2020	\$234,900	03-ARM'S LENG	1,712	137.21	139,300	

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
WOM	L -12-16-405-161	407	0.00 Ac	MULTI HOMES	C	10	81 % 06/26/2020	\$197,850	03-ARM'S LENG	1,217	162.57	114,400	
WOM	L -12-16-405-020	407	0.00 Ac	MULTI HOMES	C	10	80 % 06/11/2020	\$235,000	03-ARM'S LENG	1,712	137.27	137,900	
WOM	L -12-16-405-014	407	0.00 Ac	MULTI HOMES	C	10	80 % 06/03/2020	\$190,000	03-ARM'S LENG	1,335	142.32	114,800	OUTLIER
								\$6,724,449		41,464	\$162.18	3,614,600	

Total No. of Sales 30

Avg. Sale Price > \$224,148