

3RD 4TH LAKE ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
13-25-198-001	3515 S RAMSHORN DR	06/11/21	\$265,000	\$265,000	\$119,400	45.06	\$238,869	\$33,381	\$231,619	\$285,400	0.812	2,410	\$96.11	17.0182	\$30,984	
13-25-199-001	3508 S RAMSHORN DR	05/20/22	\$365,000	\$365,000	\$152,000	41.64	\$303,941	\$62,277	\$302,723	\$335,644	0.902	1,836	\$164.88	7.9826	\$53,163	
13-25-199-004	3532 S RAMSHORN DR	10/05/23	\$295,000	\$295,000	\$130,200	44.14	\$260,529	\$75,836	\$219,164	\$256,518	0.854	1,410	\$155.44	12.7361	\$70,737	13-25-327-001
13-25-300-019	3883 W HARMON DR	06/10/22	\$700,000	\$700,000	\$265,000	37.86	\$530,004	\$59,368	\$640,632	\$653,661	0.980	5,256	\$121.89	0.1674	\$45,715	13-25-300-018
13-25-300-021	3942 S HARMON DR	12/21/22	\$400,000	\$400,000	\$132,100	33.03	\$264,167	\$58,295	\$341,705	\$285,933	1.195	1,216	\$281.01	21.3310	\$56,793	
13-25-328-012	5387 S ROLLING ACRES DRIVE	06/14/21	\$400,000	\$400,000	\$241,600	60.40	\$483,205	\$109,273	\$290,727	\$519,350	0.560	2,536	\$114.64	42.1951	\$89,715	13-25-328-011, 13-25-328-013
13-25-376-007	3877 S SHOREWOOD DR	06/26/23	\$465,000	\$465,000	\$170,800	36.73	\$341,578	\$49,970	\$415,030	\$405,011	1.025	2,314	\$179.36	4.2996	\$31,118	
13-25-380-002	3895 S ROLLING ACRES DR	06/19/22	\$350,000	\$350,000	\$120,400	34.40	\$240,710	\$45,525	\$304,475	\$271,090	1.123	1,454	\$209.41	14.1408	\$29,701	
13-36-126-015	1150 SHOREWOOD DR	01/20/23	\$430,000	\$430,000	\$106,300	24.72	\$212,622	\$41,688	\$388,312	\$237,408	1.636	1,748	\$222.15	65.3888	\$41,688	
13-36-126-016	1140 SHOREWOOD DR	06/10/22	\$271,010	\$271,010	\$139,500	51.47	\$278,915	\$63,695	\$207,315	\$298,917	0.694	1,972	\$105.13	28.8187	\$54,882	
13-36-236-013	4177 S HIGHLAND DR	05/06/22	\$279,900	\$279,900	\$109,800	39.23	\$219,577	\$54,158	\$225,742	\$206,774	1.092	1,284	\$175.81	10.9993	\$54,158	
13-36-236-014	4199 S HIGHLAND DR	06/16/23	\$314,000	\$314,000	\$142,100	45.25	\$284,197	\$52,421	\$261,579	\$289,720	0.903	1,551	\$168.65	7.8873	\$51,799	
13-36-236-015	4183 S HIGHLAND DRIVE	08/22/22	\$405,000	\$405,000	\$169,200	41.78	\$338,444	\$55,532	\$349,468	\$353,640	0.988	1,663	\$210.14	0.6461	\$47,285	
Totals:			\$4,939,910	\$4,939,910	\$1,998,400		\$3,996,758		\$4,178,491	\$4,399,067			\$169.58		3.1883	

Sale. Ratio => 40.45

E.C.F. => 0.950

Std. Deviation=> 0.262349772

Std. Dev. => 8.82

Ave. E.C.F. => 0.982

Ave. Variance=> 17.9701

Coefficient of Var=> 18.30428795

2023 USED .72

2024 USE .80

AG ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
13-05-200-001	8366 W BASELINE RD	08/13/21	\$365,000	\$365,000	\$126,200	34.58	\$398,043	\$95,940	\$269,060	\$275,390	0.977	2,043	\$131.70	13	9.2763	\$74,530
13-20-100-010	2675 S FITZGERALD AVE	08/02/21	\$149,900	\$149,900	\$59,600	39.76	\$176,140	\$15,954	\$133,946	\$146,022	0.917	1,472	\$91.00	13	15.2476	\$11,500
13-24-100-009	5240 W 24TH ST	04/28/21	\$225,000	\$225,000	\$99,000	44.00	\$274,812	\$35,082	\$189,918	\$218,532	0.869	1,950	\$97.39	13	20.0716	\$19,000
13-26-400-003	3858 S OSBORN AVE	12/21/21	\$198,000	\$198,000	\$70,300	35.51	\$247,160	\$22,694	\$175,306	\$204,618	0.857	1,950	\$89.90	13	21.3030	\$19,200
13-31-300-016	4682 S MAPLE ISLAND RD	02/28/23	\$237,400	\$237,400	\$98,800	41.62	\$227,885	\$40,896	\$196,504	\$170,455	1.153	1,512	\$129.96	13	8.3044	\$18,880
13-34-200-013	6545 W 44TH ST	06/06/22	\$270,000	\$270,000	\$93,700	34.70	\$260,307	\$17,425	\$252,575	\$221,406	1.141	1,380	\$183.03	13	7.1002	\$13,024
14-09-200-011	1147 S BINGHAM AVE	05/23/22	\$158,000	\$158,000	\$49,600	31.39	\$181,033	\$13,912	\$144,088	\$152,344	0.946	1,152	\$125.08	14	12.3968	\$13,912
17-09-100-035	7661 W 60TH ST	08/15/22	\$187,000	\$187,000	\$56,900	30.43	\$210,982	\$62,585	\$124,415	\$135,275	0.920	1,008	\$123.43	17	15.0060	\$17,424
17-21-200-009	7411 S GREEN AVE	09/07/22	\$217,000	\$217,000	\$59,000	27.19	\$190,974	\$29,331	\$187,669	\$147,350	1.274	1,404	\$133.67	17	20.3850	\$16,240
18-02-100-021	4922 S BROOKSIDE LN	05/06/22	\$329,000	\$329,000	\$163,300	49.64	\$405,841	\$24,027	\$304,973	\$348,053	0.876	2,668	\$114.31	18	19.3551	\$19,120
18-03-200-003	1800 W 48TH ST	04/25/22	\$195,000	\$195,000	\$56,500	28.97	\$169,115	\$24,756	\$170,244	\$131,594	1.294	1,065	\$159.85	18	22.3926	\$19,120
18-05-200-004	4941 S BALDWIN AVE	03/23/23	\$134,000	\$134,000	\$80,100	59.78	\$173,435	\$21,162	\$112,838	\$138,809	0.813	1,581	\$71.37	18	25.6874	\$13,320
18-15-300-013	2190 W 68TH ST	08/18/21	\$299,900	\$299,900	\$66,700	22.24	\$267,254	\$52,718	\$247,182	\$195,566	1.264	1,560	\$158.45	18	19.4153	\$45,375
18-15-300-035	2097 W 72ND ST	08/27/21	\$175,600	\$175,600	\$44,300	25.23	\$143,795	\$18,468	\$157,132	\$114,245	1.375	915	\$171.73	18	30.5615	\$13,616
18-19-200-031	7353 S CROSWELL AVE	09/09/22	\$205,000	\$205,000	\$88,200	43.02	\$233,805	\$86,643	\$118,357	\$134,150	0.882	1,930	\$61.32	18	18.7500	\$59,200
18-27-300-011	8546 S BINGHAM AVE	08/22/22	\$335,000	\$335,000	\$109,400	32.66	\$319,386	\$19,004	\$315,996	\$273,821	1.154	1,512	\$208.99	18	8.4245	\$16,720
18-33-100-019	9149 S WISNER AVE	12/16/22	\$385,000	\$385,000	\$147,200	38.23	\$398,080	\$119,619	\$265,381	\$253,839	1.045	1,804	\$147.11	18	2.4306	\$85,660
18-36-200-019	9100 S MUNDY AVE	02/07/22	\$185,000	\$185,000	\$68,000	36.76	\$217,480	\$24,302	\$160,698	\$176,097	0.913	1,400	\$114.78	18	15.7221	\$19,400
21-03-200-004	6587 W 100TH ST	03/02/22	\$395,000	\$395,000	\$97,200	24.61	\$376,446	\$123,089	\$271,911	\$230,954	1.177	1,400	\$194.22	21	10.7559	\$118,500
21-05-300-016	10045 S ALLENS LN	10/25/21	\$246,000	\$246,000	\$90,300	36.71	\$253,746	\$28,076	\$217,924	\$205,716	1.059	1,232	\$176.89	21	1.0431	\$25,759
21-13-200-057	4855 W 112TH ST	09/30/22	\$185,000	\$185,000	\$69,400	37.51	\$165,760	\$40,697	\$144,303	\$114,005	1.266	916	\$157.54	21	19.5988	\$38,625
21-15-200-003	11396 S LEISURE DR	10/26/21	\$185,000	\$185,000	\$59,800	32.32	\$189,542	\$57,250	\$127,750	\$120,594	1.059	1,056	\$120.98	21	1.0441	\$57,250
21-17-400-002	8190 W 116TH ST	06/16/22	\$140,000	\$140,000	\$40,600	29.00	\$122,789	\$28,963	\$111,037	\$85,530	1.298	672	\$165.23	21	22.8451	\$28,963
21-19-200-036	12136 S PIKE AVE	04/21/21	\$175,000	\$175,000	\$71,100	40.63	\$168,640	\$24,140	\$150,860	\$131,723	1.145	1,584	\$95.24	21	7.5506	\$15,862
Totals:			\$5,576,800	\$5,576,800	\$1,965,200		\$5,772,450		\$4,550,067	\$4,326,087			\$134.30		1.8003	
						Sale. Ratio =>	35.24				E.C.F. =>	1.052	Std. Deviation=>		0.170579378	
						Std. Dev. =>	8.42				Ave. E.C.F. =>	1.070	Ave. Variance=>		14.7778	

1.165

- org ecf 1.069
- org st dev 0.260
- min ecf 0.679
- max ecf 1.459

MARTIN LAKE ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value
13-19-400-002	9081 W 32ND ST	06/29/21	\$350,000	\$350,000	\$195,300	55.80	\$390,614	\$131,526	\$218,474	\$272,724	0.801	1,404	\$155.61	27.4873	\$128,899
13-19-400-014	8975 W 32ND ST	01/09/23	\$535,000	\$535,000	\$287,200	53.68	\$574,325	\$89,697	\$445,303	\$510,135	0.873	3,561	\$125.05	20.3040	\$72,097
13-19-420-015	2945 S MARTIN DR	08/05/22	\$320,000	\$320,000	\$120,900	37.78	\$241,846	\$39,117	\$280,883	\$213,399	1.316	1,724	\$162.93	24.0281	\$39,117
13-19-426-011	2921 S SPRING ST	08/11/22	\$180,000	\$180,000	\$91,300	50.72	\$182,664	\$56,222	\$123,778	\$133,097	0.930	1,452	\$85.25	14.5968	\$56,222
13-19-480-006	3053 S SPRING ST	09/02/21	\$200,000	\$200,000	\$92,200	46.10	\$184,412	\$62,500	\$137,500	\$128,328	1.071	1,056	\$130.21	0.4483	\$62,500
13-19-481-008	3038 S SPRING ST	11/12/21	\$160,500	\$160,500	\$58,900	36.70	\$117,829	\$38,968	\$121,532	\$83,012	1.464	810	\$150.04	38.8084	\$35,106
Totals:			\$1,745,500	\$1,745,500	\$845,800		\$1,691,690		\$1,327,470	\$1,340,695			\$134.85		8.5817
						Sale. Ratio =>	48.46				E.C.F. =>	0.990	Std. Deviation=>	0.263230467	
						Std. Dev. =>	8.09				Ave. E.C.F. =>	1.076	Ave. Variance=>	20.9455	

2023 USED .95

2024 NO CHANGE

COUNTRYSIDE ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	
13-14-326-022	6330 W PAT ST	08/10/21	\$330,000	\$330,000	\$185,500	56.21	\$371,027	\$54,973	\$275,027	\$421,405	0.653	1,932	\$142.35	22.0690	\$28,840	
13-14-326-022	6330 W PAT ST	09/26/22	\$380,000	\$380,000	\$185,500	48.82	\$371,027	\$54,973	\$325,027	\$421,405	0.771	1,932	\$168.23	10.2040	\$28,840	
13-14-326-034	6155 W PAT ST	05/09/23	\$305,000	\$305,000	\$100,300	32.89	\$200,613	\$25,099	\$279,901	\$234,019	1.196	1,486	\$188.36	32.2730	\$25,099	
Totals:			\$1,015,000	\$1,015,000	\$471,300		\$942,667		\$879,955	\$1,076,829			\$166.32		5.6161	
						Sale. Ratio =>	46.43				E.C.F. =>	0.817	Std. Deviation=>	0.285719206		
						Std. Dev. =>	11.92				Ave. E.C.F. =>	0.873	Ave. Variance=>	21.5153	Coefficient of Var=>	24.6358926

2023 USED .75
 2024 USE .8

MEADOWBROOK ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
13-34-330-010	4435 S MEADOW BROOK DR	07/27/22	\$206,000	\$206,000	\$54,000	26.21	\$108,059	\$8,400	\$197,600	\$153,322	1.289	1,440	\$137.22	MEDBR	8.7194	\$8,400
13-34-330-018	4447 S MEADOW BROOK DR	08/30/22	\$95,000	\$95,000	\$33,700	35.47	\$67,395	\$28,758	\$66,242	\$59,442	1.114	1,223	\$54.16	MEDBR	8.7194	\$17,190
Totals:			\$301,000	\$301,000	\$87,700		\$175,454		\$263,842	\$212,763			\$95.69		3.8474	
						Sale. Ratio =>	29.14			E.C.F. =>	1.240	Std. Deviation=>		0.123311632		
						Std. Dev. =>	6.55			Ave. E.C.F. =>	1.202	Ave. Variance=>		8.7194	Coefficient of Var=>	7.256530023

2023 USED .65

2024 USE .70

OTTAWA HILLS ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
13-36-236-013	4177 S HIGHLAND DR	05/06/22	\$279,900	\$279,900	\$109,800	39.23	\$219,577	\$54,158	\$225,742	\$206,774	1.092	1,284	\$175.81	OTTAW	9.7466	1 STORY
13-36-236-014	4199 S HIGHLAND DR	06/16/23	\$314,000	\$314,000	\$142,100	45.25	\$284,197	\$52,421	\$261,579	\$289,720	0.903	1,551	\$168.65	OTTAW	9.1400	1 STORY
13-36-236-015	4183 S HIGHLAND DRIVE	08/22/22	\$405,000	\$405,000	\$169,200	41.78	\$338,444	\$55,532	\$349,468	\$353,640	0.988	1,663	\$210.14	OTTAW	0.6066	1 STORY
Totals:			\$998,900	\$998,900	\$421,100		\$842,218		\$836,789	\$850,134			\$184.87		0.9966	
						Sale. Ratio =>	42.16			E.C.F. =>	0.984	Std. Deviation=>		0.094579014		
						Std. Dev. =>	3.03			Ave. E.C.F. =>	0.994	Ave. Variance=>		6.4977	Coefficient of Var=>	6.53518278

2023 USED .80

2024 USE .85

RURAL RES ECF STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Appr. by Eq.
13-04-200-003	340 S BRUCKER AVE	09/27/22	\$175,596	\$175,596	\$60,200	34.28	\$120,412	\$19,600	\$155,996	\$124,459	1.253	1,420	\$109.86	30.9585	\$19,600	No
13-05-200-001	8366 W BASELINE RD	08/13/21	\$365,000	\$365,000	\$170,900	46.82	\$341,725	\$82,320	\$282,680	\$320,253	0.883	2,100	\$134.61	6.1128	\$82,320	No
13-06-100-002	9500 W BASELINE RD	07/25/22	\$187,870	\$187,870	\$86,200	45.88	\$172,443	\$22,912	\$164,958	\$184,606	0.894	1,622	\$101.70	5.0238	\$22,912	No
13-07-200-016	9070 W 8TH ST	07/01/21	\$247,000	\$247,000	\$152,400	61.70	\$304,807	\$112,000	\$135,000	\$238,033	0.567	1,404	\$96.15	37.6657	\$112,000	No
13-08-300-013	8745 W 16TH ST	06/21/21	\$235,000	\$235,000	\$110,800	47.15	\$221,644	\$54,096	\$180,904	\$206,849	0.875	1,968	\$91.92	6.9236	\$54,096	No
13-12-200-015	981 S LUCE AVE	11/24/21	\$163,000	\$163,000	\$82,300	50.49	\$164,626	\$37,025	\$125,975	\$157,532	0.800	1,872	\$67.29	14.4126	\$37,025	No
13-13-300-005	2299 S RICH AVE	07/16/21	\$210,000	\$210,000	\$80,300	38.24	\$160,501	\$67,500	\$142,500	\$129,168	1.103	1,092	\$130.49	15.9409	\$67,500	
13-13-300-011	2299 S RICH AVE	07/16/21	\$210,000	\$210,000	\$103,400	49.24	\$206,786	\$79,699	\$130,301	\$156,898	0.830	3,255	\$40.03	11.3320	\$79,699	No
13-14-400-010	2311 S WARNER AVE	08/10/21	\$120,000	\$120,000	\$64,300	53.58	\$128,572	\$28,000	\$92,000	\$124,163	0.741	2,080	\$44.23	20.2843	\$28,000	No
13-16-200-007	7514 W 16TH ST	11/03/21	\$242,000	\$242,000	\$82,800	34.21	\$165,622	\$59,094	\$182,906	\$131,516	1.391	1,120	\$163.31	44.6946	\$49,325	No
13-20-100-010	2675 S FITZGERALD AVE	08/02/21	\$149,900	\$149,900	\$82,200	54.84	\$164,345	\$23,646	\$126,254	\$173,702	0.727	1,620	\$77.93	21.6964	\$20,750	No
13-21-100-004	2606 S COMSTOCK AVE	11/04/21	\$120,000	\$120,000	\$41,700	34.75	\$83,405	\$19,600	\$100,400	\$78,772	1.275	864	\$116.20	33.0766	\$19,600	No
13-22-400-009	6555 W 32ND ST	09/20/21	\$362,000	\$362,000	\$148,600	41.05	\$297,277	\$90,862	\$271,138	\$254,833	1.064	1,928	\$140.63	12.0177	\$84,000	No
13-23-300-008	2893 S OSBORN AVE	06/16/21	\$285,000	\$285,000	\$121,700	42.70	\$243,368	\$80,893	\$204,107	\$200,586	1.018	1,348	\$151.41	7.3747	\$78,893	No
13-24-100-009	5240 W 24TH ST	04/28/21	\$225,000	\$225,000	\$138,400	61.51	\$276,777	\$20,750	\$204,250	\$316,083	0.646	1,596	\$127.98	29.7613	\$20,750	No
13-24-300-004	3012 S RAMSHORN DR	09/15/22	\$459,000	\$459,000	\$150,500	32.79	\$300,921	\$81,631	\$377,369	\$270,728	1.394	2,292	\$164.65	45.0098	\$50,400	No
13-26-400-003	3858 S OSBORN AVE	12/21/21	\$198,000	\$198,000	\$97,400	49.19	\$194,832	\$20,750	\$177,250	\$214,916	0.825	1,560	\$113.62	11.9064	\$20,750	No
13-27-400-005	3903 S STONE RD	06/21/21	\$220,000	\$220,000	\$74,900	34.05	\$149,723	\$36,318	\$183,682	\$140,006	1.312	1,836	\$100.04	36.8152	\$24,424	No
13-28-100-004	7644 W 32ND ST	08/30/21	\$76,000	\$76,000	\$35,400	46.58	\$70,762	\$22,051	\$53,949	\$60,137	0.897	893	\$60.41	4.6704	\$21,210	No
13-31-300-016	4682 S MAPLE ISL RD	02/28/23	\$237,400	\$237,400	\$114,400	48.19	\$228,769	\$23,340	\$214,060	\$253,616	0.844	2,158	\$99.19	9.9773	\$20,589	No
13-31-400-006	8981 W 48TH ST	10/22/21	\$175,000	\$175,000	\$102,000	58.29	\$204,017	\$9,250	\$165,750	\$240,453	0.689	1,808	\$91.68	25.4481	\$9,250	No
13-32-300-007	8567 W 48TH ST	04/13/21	\$148,700	\$148,700	\$81,500	54.81	\$162,953	\$19,600	\$129,100	\$176,979	0.729	1,196	\$107.94	21.4340	\$19,600	No
13-34-200-013	6545 W 44TH ST	06/06/22	\$270,000	\$270,000	\$108,600	40.22	\$217,103	\$19,600	\$250,400	\$243,831	1.027	1,380	\$181.45	8.3137	\$19,600	No
13-34-299-003	4375 S STONE RD	04/28/22	\$170,000	\$170,000	\$85,500	50.29	\$170,906	\$8,880	\$161,120	\$200,032	0.805	1,500	\$107.41	13.8334	\$8,880	No
13-35-100-006	4209 S OSBORN AVE	09/15/22	\$242,000	\$242,000	\$112,700	46.57	\$225,437	\$21,724	\$220,276	\$251,498	0.876	1,632	\$134.97	6.7947	\$18,500	No
13-36-200-002	4045 S LUCE AVE	06/10/22	\$271,010	\$271,010	\$105,000	38.74	\$210,073	\$23,500	\$247,510	\$230,337	1.075	2,800	\$88.40	13.0751	\$22,230	No
Totals:			\$5,764,476	\$5,764,476	\$2,594,100		\$5,187,806		\$4,679,835	\$5,079,988			\$109.37		2.2575	
						Sale. Ratio =>	45.00			E.C.F. =>	0.921		Std. Deviation=>	0.231216938		
						Std. Dev. =>	8.53			Ave. E.C.F. =>	0.944		Ave. Variance=>	19.0213	Coefficient of Var=>	20.15384145

2023 Used .81

2024 USE .83

2023-2024 TV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
02-22-400-008	11208 N WOODBRIDGE DR	06/30/22	\$400,000	\$400,000	\$0	0.00	\$394,341	\$52,412	\$347,588	\$427,946	0.812	16,632
04-30-400-021	5555 E 13 MILE RD	08/23/21	\$184,900	\$184,900	\$0	0.00	\$170,041	\$57,020	\$127,880	\$141,453	0.904	3,768
06-13-300-043	7528 N WOODBRIDGE DR	11/19/21	\$55,000	\$55,000	\$17,800	32.36	\$59,782	\$21,176	\$33,824	\$48,318	0.700	1,085
06-24-100-017	7132 N WOODBRIDGE DR	06/16/21	\$175,000	\$175,000	\$40,800	23.31	\$180,789	\$65,631	\$109,369	\$144,128	0.759	2,270
09-30-100-008	1216 N MAPLE ISLAND RD	09/13/22	\$52,000	\$52,000	\$24,200	46.54	\$58,129	\$26,428	\$25,572	\$39,676	0.645	1,512
10-13-400-033	2795 N MUNDY AVE	03/17/22	\$857,000	\$857,000	\$212,400	24.78	\$764,163	\$396,605	\$460,395	\$460,023	1.001	5,612
11-20-401-001	1970 N EVERGREEN DR	05/13/22	\$175,000	\$175,000	\$32,800	18.74	\$154,253	\$21,344	\$153,656	\$166,344	0.924	4,064
12-33-400-008	6977 E BASELINE	06/07/21	\$134,000	\$134,000	\$0	0.00	\$132,904	\$39,064	\$94,936	\$117,447	0.808	3,888
14-34-331-001	4424 S PARSON AVE	05/28/21	\$90,000	\$90,000	\$52,200	58.00	\$70,295	\$35,282	\$54,718	\$43,821	1.249	196
15-29-300-006	3821 S EVERGREEN DR	12/28/22	\$119,000	\$119,000	\$93,500	78.57	\$226,570	\$44,449	\$74,551	\$227,936	0.327	3,265
15-32-100-004	4023 S EVERGREEN DR	02/21/23	\$109,967	\$109,967	\$46,600	42.38	\$122,850	\$18,969	\$90,998	\$130,014	0.700	1,565
16-27-255-014	7633 E 36TH ST	05/20/22	\$60,000	\$60,000	\$39,900	66.50	\$62,497	\$16,132	\$43,868	\$58,029	0.756	1,008
16-27-256-022	3551 S DENNIS AVE	06/29/22	\$75,000	\$75,000	\$58,600	78.13	\$68,994	\$19,227	\$55,773	\$62,287	0.895	2,560
17-01-300-029	5594 S WARNER AVE	06/29/21	\$185,000	\$185,000	\$70,700	38.22	\$190,384	\$21,514	\$163,486	\$211,352	0.774	3,744
18-14-300-018	1363 W 72ND ST	03/14/22	\$165,000	\$165,000	\$92,700	56.18	\$222,436	\$105,994	\$59,006	\$85,961	0.686	2,448
18-25-278-013	8379 S MASON DR	06/09/21	\$160,000	\$160,000	\$67,500	42.19	\$126,755	\$38,204	\$121,796	\$110,827	1.099	840
18-25-400-022	8669 S MASON DR	04/23/21	\$460,000	\$460,000	\$122,000	26.52	\$466,622	\$168,762	\$291,238	\$267,745	1.088	7,200
18-36-200-040	16 W VARIE LANE	04/18/22	\$240,000	\$240,000	\$100,600	41.92	\$308,874	\$47,686	\$192,314	\$299,785	0.642	4,928
20-04-100-013	5797 S CROTON-HARDY DR	04/02/21	\$410,000	\$410,000	\$201,600	49.17	\$409,533	\$275,624	\$134,376	\$167,596	0.802	3,284
20-08-183-001	7641 S CROTON-HARDY DR	03/31/23	\$200,000	\$200,000	\$74,000	37.00	\$162,478	\$81,519	\$118,481	\$101,325	1.169	836
20-17-101-013	8249 S CROTON-HARDY DR	10/21/22	\$325,000	\$325,000	\$141,300	43.48	\$349,129	\$143,265	\$181,735	\$257,652	0.705	3,097
22-36-300-006	14185 S MASON DR	11/03/22	\$446,000	\$446,000	\$106,900	23.97	\$438,635	\$27,206	\$418,794	\$514,930	0.813	7,796
24-21-200-005	12211 S CYPRESS AVE	03/06/23	\$70,000	\$70,000	\$24,400	34.86	\$71,574	\$20,319	\$49,681	\$64,149	0.774	3,040
Totals:			\$5,147,867	\$5,147,867	\$1,620,500		\$5,212,028		\$3,404,035	\$4,148,742		
						Sale. Ratio =>	31.48			E.C.F. =>	0.820	
						Std. Dev. =>	21.89			Ave. E.C.F. =>	0.827	

