

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
015-430-003-00	3857 WINDING PINE DR	11/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,700
015-430-004-00	3841 WINDING PINE DR	12/07/22	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$201,300
015-430-007-00	3807 WINDING PINE DR	08/30/22	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$118,500
015-430-012-00	376 HELEN CT	07/06/22	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$153,000
015-430-017-00	3844 WINDING PINE DR	10/07/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$140,000
015-430-022-00	439 HELEN CT	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,100
015-430-035-00	3786 WINDING PINE DR	02/06/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$135,500
015-430-044-00	3655 WINDING PINE DR	07/30/21	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$128,800
015-430-057-00	3640 WINDING PINE DR	09/09/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$175,700
015-450-002-00	4196 CREEKSEDGE DR	12/07/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$140,400
015-470-002-00	5933 SARATOGA DR	06/17/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$246,300
015-470-005-00	5903 SARATOGA DR	05/06/22	\$705,000	PTA	03-ARM'S LENGTH	\$705,000	\$247,400
015-470-009-00	1713 MEADOWLANDS CT	12/20/21	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$245,000
Totals:			\$5,996,500			\$5,996,500	\$2,219,700
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
37.03	\$328,321	\$79,369	\$300,631	\$383,003	0.785	1,994	\$150.77	00068
44.14	\$468,165	\$69,938	\$386,062	\$612,657	0.630	3,474	\$111.13	00068
38.98	\$276,038	\$77,914	\$226,086	\$304,806	0.742	1,652	\$136.86	00068
34.58	\$387,447	\$88,501	\$353,999	\$459,917	0.770	3,268	\$108.32	00068
34.15	\$318,059	\$69,588	\$340,412	\$382,263	0.891	1,707	\$199.42	00068
45.26	\$322,879	\$71,107	\$253,893	\$387,342	0.655	2,290	\$110.87	00068
34.30	\$326,695	\$71,315	\$323,685	\$392,892	0.824	1,789	\$180.93	00068
39.15	\$327,046	\$74,026	\$254,974	\$389,262	0.655	2,217	\$115.01	00068
42.85	\$376,156	\$83,523	\$326,477	\$450,205	0.725	2,675	\$122.05	00068
31.20	\$449,476	\$57,310	\$392,690	\$568,357	0.691	2,215	\$177.29	00070
42.83	\$535,536	\$84,486	\$490,514	\$653,696	0.750	2,790	\$175.81	71
35.09	\$644,489	\$77,679	\$627,321	\$821,464	0.764	3,099	\$202.43	71
30.06	\$772,514	\$105,050	\$709,950	\$967,339	0.734	3,052	\$232.62	71
	\$5,532,821		\$4,986,694	\$6,773,201			\$155.65	
37.02				E.C.F. =>	0.736		Std. Deviation=>	0.072085773
4.98				Ave. E.C.F. =>	0.740		Ave. Variance=>	5.3421

Dev. by Mean (%)	Building Style	Land Table
4.5283	BC	BRECHTWOOD ESTATES
10.9505	B	BRECHTWOOD ESTATES
0.2089	BC	BRECHTWOOD ESTATES
3.0054	BC	BRECHTWOOD ESTATES
15.0869	BC	BRECHTWOOD ESTATES
8.4173	BC	BRECHTWOOD ESTATES
8.4203	BC	BRECHTWOOD ESTATES
8.4629	C	BRECHTWOOD ESTATES
1.4474	BC	BRECHTWOOD ESTATES
4.8726	B	CREEKSEDGE ESTATES
1.0722	B	MOUNT CHRISTIE
2.4014	B	MOUNT CHRISTIE
0.5728	B	MOUNT CHRISTIE
0.3410		

Coefficient of Var=> 7.22242868