

2025 Land Value Analysis R-1E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-25-228-010	2726 DOVER	01/09/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$141,300	55.41
88-20-25-427-034	2051 STRATFORD	01/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$135,200	55.18
88-20-25-180-024	2369 PARIS	09/13/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$142,110	54.87
88-20-22-401-038	921 VANDERPOOL	08/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,880	55.06
88-20-35-354-014	202 LYONS	04/27/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$159,550	52.83
88-20-25-476-002	2762 CHESTERFIELD	03/03/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,950	52.96
88-20-24-352-058	3045 DOMINIQUE	12/22/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$245,710	51.73
88-20-27-155-025	168 STARR	12/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$138,100	53.12
88-20-25-155-008	2028 ISABELL	06/14/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,330	55.05
88-20-25-182-006	2288 PARIS	12/28/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$167,550	52.38
88-20-36-178-010	916 MILVERTON	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,570	53.03
88-20-25-430-003	1932 HEMPSTEAD	09/26/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,940	52.71
88-20-25-279-025	2759 SARATOGA	03/20/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,280	52.51
88-20-25-202-011	2743 SPARTA	09/22/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$138,280	52.78
88-20-35-353-011	248 KENYON	07/07/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,030	53.35
88-20-35-353-011	248 KENYON	08/24/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,030	53.35
88-20-36-277-095	2984 DASHWOOD	03/30/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,500	52.98
88-20-27-403-006	718 ROBINWOOD	12/27/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,370	53.05
88-20-25-401-081	1736 LANGFORD	11/29/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,700	52.23
88-20-27-451-122	2098 ENTERPRISE	06/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,510	51.86
88-20-27-351-007	98 WOODSLEE	09/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,640	52.45
88-20-28-428-034	260 REGENTS	01/27/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$220,150	51.20
88-20-25-426-046	2005 HEMPSTEAD	02/16/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,630	52.01
88-20-25-402-017	2115 ATLAS	08/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,970	52.07
88-20-36-226-061	2755 IOWA	06/23/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$101,450	52.56
88-20-27-451-024	1996 VAN COURTLAND	02/07/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,280	52.40
88-20-25-280-002	2834 SARATOGA	09/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,660	51.55
88-20-25-477-008	2888 CHESTERFIELD	09/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,150	51.75
88-20-22-426-018	884 VANDERPOOL	05/31/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,330	51.73
88-20-35-304-008	702 JAMAICA	01/19/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$130,310	51.71
88-20-24-477-004	3147 HERITAGE	07/26/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,820	51.02
88-20-35-304-010	656 JAMAICA	05/24/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$129,150	51.25

88-20-25-452-003	2722 CHESTERFIELD	09/16/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$125,350	51.16
88-20-23-351-006	1063 BOYD	08/31/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$290,300	50.49
88-20-22-376-013	3313 TALBOT	06/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$142,510	50.90
88-20-25-476-022	1749 HEMPSTEAD	09/06/22	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$122,680	51.01
88-20-25-426-033	2197 HEMPSTEAD	09/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$142,320	50.83
88-20-25-251-010	2615 ATHENA	11/09/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$157,300	50.74
88-20-27-451-016	2100 VAN COURTLAND	08/09/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$115,050	50.91
88-20-27-155-003	133 HICKORY	05/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$114,550	50.91
88-20-24-481-001	3082 HERITAGE	11/23/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$144,880	50.66
88-20-23-303-018	3468 ARDMORE	04/25/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$151,160	50.56
88-20-36-129-002	1346 SHAKER	07/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$171,540	50.45
88-20-25-452-012	1770 CASTLETON	12/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$156,330	50.43
88-20-25-253-021	2623 RHODES	08/31/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,790	50.44
88-20-22-327-042	3432 TALBOT	10/26/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$215,780	50.18
88-20-24-451-056	3256 CEDAR CREST	09/01/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$215,090	50.02
88-20-27-351-006	90 WOODSLEE	11/11/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$92,220	49.85
88-20-25-302-013	2287 BRINSTON	08/15/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,540	49.88
88-20-35-305-025	611 BURTMAN	10/02/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,930	49.78
88-20-25-453-010	1768 HILLMAN	05/10/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$181,780	49.80
88-20-25-206-013	2845 TRUFFLE	07/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$211,430	49.75
88-20-28-477-027	1814 SHEPHERDS	09/16/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,360	49.73
88-20-27-182-019	484 HICKORY	10/05/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$137,210	49.53
88-20-25-230-025	2972 PARLIAMENT	03/04/24	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$135,190	49.43
88-20-27-403-041	1717 VAN COURTLAND	06/03/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$130,430	49.41
88-20-25-279-034	2855 SARATOGA	08/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,910	49.44
88-20-35-352-030	271 KENYON	04/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,660	49.18
88-20-35-306-001	1412 KEY WEST	06/10/22	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$153,310	49.38
88-20-35-304-026	509 KENYON	04/01/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$128,780	49.15
88-20-25-207-014	2579 PARASOL	09/13/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,640	49.36
88-20-35-352-037	151 KENYON	06/09/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,110	48.98
88-20-36-277-042	2752 DASHWOOD	09/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,480	48.94
88-20-22-353-018	3213 FRANKTON	08/18/23	\$297,200	WD	03-ARM'S LENGTH	\$297,200	\$145,430	48.93
88-20-27-452-018	1875 KOHLI	10/11/23	\$654,900	WD	03-ARM'S LENGTH	\$654,900	\$324,100	49.49
88-20-22-327-033	3415 KILMER	06/13/22	\$677,000	WD	03-ARM'S LENGTH	\$677,000	\$335,100	49.50

88-20-36-129-004	1318 SHAKER	01/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,560	49.02
88-20-27-182-011	419 CHERRY	10/24/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$141,000	48.64
88-20-25-202-007	2821 SPARTA	06/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,030	48.58
88-20-25-280-019	2851 BERKSHIRE	08/24/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$151,450	48.70
88-20-25-178-018	2257 ISABELL	06/08/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$143,230	48.55
88-20-23-377-033	1418 BOYD	05/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,630	48.25
88-20-25-428-003	2170 STRATFORD	01/17/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$185,220	48.75
88-20-22-376-001	3316 HELENA	05/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,140	48.06
88-20-25-428-007	2074 STRATFORD	04/08/22	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$137,540	48.24
88-20-25-376-038	1704 MILVERTON	08/21/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$170,480	48.43
88-20-27-355-024	95 CHOPIN	02/01/24	\$204,400	WD	03-ARM'S LENGTH	\$204,400	\$96,680	47.30
88-20-36-276-078	2790 WISCONSIN	09/29/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,470	47.09
88-20-22-327-031	380 TROMBLEY	12/08/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$168,960	48.41
88-20-25-454-017	1679 HILLMAN	12/20/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$174,260	48.41
88-20-27-452-009	2001 KOHLI	10/05/23	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$394,140	49.27
88-20-25-401-059	1769 CASTLETON	12/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,590	47.85
88-20-27-452-013	1945 KOHLI	02/29/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$396,540	49.26
88-20-27-452-006	2043 KOHLI	11/21/23	\$797,900	WD	03-ARM'S LENGTH	\$797,900	\$392,690	49.22
88-20-25-153-040	2067 ISABELL	01/22/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$125,440	47.52
88-20-25-401-073	1832 LANGFORD	05/31/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$180,760	48.22
88-20-24-480-009	3043 HERITAGE	12/22/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$130,790	47.56
88-20-25-402-006	2070 ALEXANDER	08/05/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,370	47.50
88-20-23-351-007	1075 BOYD	08/18/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$292,640	48.78
88-20-25-154-042	2181 ISABELL	03/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,600	47.04
88-20-27-157-027	233 CHERRY	07/21/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$94,100	46.13
88-20-25-180-015	2261 PARIS	02/08/24	\$264,710	WD	03-ARM'S LENGTH	\$264,710	\$124,380	46.99
88-20-35-352-013	222 SHEFFIELD	10/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,500	46.86
88-20-25-326-011	2041 MILVERTON	07/07/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,960	47.49
88-20-24-454-003	2594 ARROWHEAD	09/02/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,340	47.56
88-20-25-427-033	2063 STRATFORD	12/14/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,240	47.00
88-20-22-378-030	425 HARTLAND	07/12/22	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$216,020	48.11
88-20-35-305-013	600 KENYON	12/09/22	\$269,500	WD	03-ARM'S LENGTH	\$269,500	\$126,200	46.83
88-20-25-279-010	2810 RHODES	11/22/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$166,120	47.48
88-20-25-309-024	2074 GABRIEL CT	06/09/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$201,040	47.87

88-20-28-476-050	215 BILTMORE	07/10/23	\$496,500	WD	03-ARM'S LENGTH	\$496,500	\$239,130	48.16
88-20-25-304-013	2177 PRESCOTT	02/28/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$183,140	47.57
88-20-25-254-018	2349 ATLAS	06/01/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$150,470	47.02
88-20-25-152-019	2135 GARRY	07/17/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$118,260	46.20
88-20-25-279-035	2867 SARATOGA	05/27/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$156,220	47.05
88-20-25-209-021	2660 MARCUS	06/22/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$212,640	47.78
88-20-25-310-022	2168 CAMELOT	05/25/22	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$183,810	47.43
88-20-35-353-012	236 KENYON	12/04/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$107,420	45.23
88-20-28-428-029	200 REGENTS	03/23/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$216,030	47.48
88-20-36-176-003	1047 MILVERTON	04/27/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,820	46.41
88-20-24-377-074	3115 CEDAR CREST	07/07/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$343,150	48.33
88-20-25-428-004	2158 STRATFORD	08/07/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$122,490	45.54
88-20-25-427-007	2222 HEMPSTEAD	04/26/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$152,460	46.20
88-20-27-401-008	753 ROBINWOOD	12/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,090	44.39
88-20-27-181-026	391 CHERRY	02/17/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$148,080	45.99
88-20-24-377-073	2458 ORPINGTON	04/18/22	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$349,880	48.19
88-20-22-378-025	3241 ELLENBORO	05/13/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$139,350	45.69
88-20-35-351-006	209 SHEFFIELD	09/01/23	\$237,501	WD	03-ARM'S LENGTH	\$237,501	\$105,470	44.41
88-20-24-453-006	2628 TRAILWOOD	04/13/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$154,190	46.03
88-20-22-426-048	820 VANDERPOOL	03/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,160	45.04
88-20-25-255-047	2105 CASTLETON	11/30/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$141,660	45.70
88-20-27-452-015	1917 KOHLI	10/20/23	\$674,000	WD	03-ARM'S LENGTH	\$674,000	\$323,190	47.95
88-20-25-476-005	1880 COVENTRY	04/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$151,050	45.77
88-20-35-305-016	520 KENYON	09/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,210	44.44
88-20-25-226-016	2721 CLAYTON	04/05/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$134,660	44.90
88-20-35-305-011	624 KENYON	08/25/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$123,250	44.33
88-20-25-253-007	2626 ATHENA	10/19/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$135,580	44.75
88-20-24-377-052	2409 CEDAR KNOLL	05/05/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$246,480	46.95
88-20-25-401-011	2069 ALEXANDER	01/11/24	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$152,720	45.25
88-20-25-226-011	2847 CLAYTON	02/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,740	44.58
88-20-27-452-010	1987 KOHLI	07/24/23	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$393,550	47.99
88-20-27-402-030	1687 WESTWOOD	02/17/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$215,890	46.43
88-20-23-409-003	1514 BOYD	09/02/22	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$258,530	46.92
88-20-25-180-004	2310 CAMILLA	04/12/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$127,910	43.96

88-20-24-481-012	3063 ALBANY	04/20/22	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$203,290	45.99
88-20-23-410-008	1624 BOYD	05/06/22	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$349,760	47.59
88-20-27-351-019	66 WOODSLEE	05/15/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$141,220	44.41
88-20-22-380-040	348 HARTLAND	10/31/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$176,700	45.42
88-20-25-279-014	2842 RHODES	06/24/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$144,500	44.46
88-20-27-401-036	937 ROBINWOOD	08/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,710	45.43
88-20-25-228-023	2875 BORDEN	07/20/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$148,700	44.52
88-20-27-451-137	1858 ENTERPRISE	05/05/23	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$215,480	46.04
88-20-36-276-002	1064 MINNESOTA	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$188,860	45.51
88-20-25-426-038	2137 HEMPSTEAD	06/03/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$136,310	43.97
88-20-35-352-036	201 KENYON	09/14/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$107,050	42.48
88-20-27-451-105	1847 ENTERPRISE	06/17/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,030	45.78
88-20-36-128-005	2225 ZENIA	07/07/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$156,530	44.60
88-20-35-353-023	26 KENYON	09/06/23	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$106,530	42.44
88-20-27-403-020	1760 WESTWOOD	02/01/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$103,520	42.25
88-20-25-254-026	2178 EVA	02/29/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,850	43.82
88-20-25-252-006	2383 ALEXANDER	06/02/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$157,500	44.37
88-20-27-327-025	2183 KIRKTON	05/12/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$321,670	46.96
88-20-22-401-004	596 TROMBLEY	05/09/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,150	42.61
88-20-25-255-020	2224 ATLAS	06/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$131,550	43.13
88-20-24-351-024	3219 RHODE ISLAND	09/21/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$263,900	46.30
88-20-27-451-046	1799 ENTERPRISE	01/09/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$156,300	44.03
88-20-25-454-007	1773 HILLMAN	09/18/23	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$177,770	44.67
88-20-25-226-013	2805 CLAYTON	05/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$148,390	43.64
88-20-35-352-041	103 KENYON	10/16/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$102,570	41.03
88-20-25-376-020	1734 MILVERTON	08/04/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,450	42.95
88-20-36-176-004	1041 MILVERTON	12/13/23	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$124,140	42.30
88-20-27-304-041	186 ALGANSEE	06/17/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$166,750	44.00
88-20-25-253-013	2698 ATHENA	06/24/23	\$340,711	WD	03-ARM'S LENGTH	\$340,711	\$146,980	43.14
88-20-27-304-042	198 ALGANSEE	03/15/23	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$157,650	43.43
88-20-25-179-004	2248 ISABELL	02/29/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$141,970	42.38
88-20-22-377-020	3325 KILMER	05/31/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,910	42.58
88-20-36-276-072	2923 DASHWOOD	06/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,100	40.04
88-20-23-353-022	3103 DALEY	06/05/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$259,580	45.14

88-20-22-328-030	3443 ELLENBORO	03/12/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$156,570	42.32
88-20-27-452-011	1973 KOHLI	02/27/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$316,020	45.80
88-20-25-303-041	2083 PRESCOTT	07/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,270	43.17
88-20-24-351-025	3201 RHODE ISLAND	01/19/24	\$595,101	WD	03-ARM'S LENGTH	\$595,101	\$265,930	44.69
88-20-22-401-093	675 VANDERPOOL	07/01/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$277,700	44.43
88-20-24-377-046	2337 CEDAR KNOLL	09/01/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$232,320	43.42
88-20-24-352-051	2030 ORPINGTON	02/21/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$89,010	35.62
Totals:			\$61,185,123			\$61,185,123	\$29,213,650	
							Sale. Ratio =>	47.75
							Std. Dev. =>	3.38

Cur. Appraisal	Land Residual	Est. Land Value	Base Rate	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
\$282,607	\$76,294	\$103,901	1.0	25A	59115/042	R-1E	401	R-1E BASE RATE
\$270,399	\$78,502	\$103,901	1.0	25A	58371/191	R-1E	401	R-1E BASE RATE
\$284,212	\$78,689	\$103,901	1.0	25A	58886/405	R-1E	401	R-1E BASE RATE
\$225,752	\$83,149	\$103,901	1.0	22B	58133/491	R-1E	401	R-1E BASE RATE
\$319,097	\$86,804	\$103,901	1.0	35A	57754/176	R-1E	401	R-1E BASE RATE
\$301,909	\$86,992	\$103,901	1.0	25A	58464/569	R-1E	401	R-1E BASE RATE
\$491,411	\$87,490	\$103,901	1.0	24R	58358/585	R-1E	401	R-1E BASE RATE
\$276,199	\$87,702	\$103,901	1.0	27B	58360/264	R-1E	401	R-1E BASE RATE
\$170,651	\$88,250	\$103,901	1.0	25J	58684/238	R-1E	401	R-1E BASE RATE
\$335,107	\$88,694	\$103,901	1.0	25A		R-1E	401	R-1E BASE RATE
\$265,147	\$88,754	\$103,901	1.0	36B	57921/529	R-1E	401	R-1E BASE RATE
\$289,871	\$89,030	\$103,901	1.0	25A	58157/619	R-1E	401	R-1E BASE RATE
\$304,568	\$89,333	\$103,901	1.0	25A	59245/872	R-1E	401	R-1E BASE RATE
\$276,555	\$89,346	\$103,901	1.0	25A	58153/115	R-1E	401	R-1E BASE RATE
\$224,058	\$89,843	\$103,901	1.0	35A	58863/023	R-1E	401	R-1E BASE RATE
\$224,058	\$89,843	\$103,901	1.0	35A	58892/829	R-1E	401	R-1E BASE RATE
\$248,994	\$89,907	\$103,901	1.0	36C	58513/545	R-1E	401	R-1E BASE RATE
\$238,744	\$90,157	\$103,901	1.0	27A	58349/760	R-1E	401	R-1E BASE RATE
\$313,394	\$90,507	\$103,901	1.0	25F	59040/063	R-1E	401	R-1E BASE RATE
\$363,018	\$90,883	\$103,901	1.0	27J	57930/828	R-1E	401	R-1E BASE RATE
\$241,284	\$92,617	\$103,901	1.0	27A	58996/530	R-1E	401	R-1E BASE RATE
\$440,290	\$93,611	\$103,901	1.0	28D	58410/071	R-1E	401	R-1E BASE RATE
\$265,269	\$93,632	\$103,901	1.0	25A	59178/852	R-1E	401	R-1E BASE RATE
\$249,942	\$93,959	\$103,901	1.0	25A	58078/899	R-1E	401	R-1E BASE RATE
\$202,901	\$94,000	\$103,901	1.0	36C	58726/456	R-1E	401	R-1E BASE RATE
\$208,551	\$94,350	\$103,901	1.0	27A	58415/382	R-1E	401	R-1E BASE RATE
\$309,311	\$94,590	\$103,901	1.0	25A	58138/698	R-1E	401	R-1E BASE RATE
\$274,304	\$94,597	\$103,901	1.0	25A	58871/377	R-1E	401	R-1E BASE RATE
\$258,657	\$95,244	\$103,901	1.0	22B	57841/278	R-1E	401	R-1E BASE RATE
\$260,614	\$95,287	\$103,901	1.0	35A	58396/268	R-1E	401	R-1E BASE RATE
\$331,636	\$97,265	\$103,901	1.0	24E	58003/727	R-1E	401	R-1E BASE RATE
\$258,299	\$97,602	\$103,901	1.0	35A	58655/894	R-1E	401	R-1E BASE RATE

\$250,702	\$98,199	\$103,901	1.0	25A 58131/032	R-1E	401	R-1E BASE RATE
\$580,596	\$98,305	\$103,901	1.0	23E 58869/458	R-1E	401	R-1E BASE RATE
\$285,019	\$98,882	\$103,901	1.0	22EB 57880/552	R-1E	401	R-1E BASE RATE
\$245,360	\$99,041	\$103,901	1.0	25A 58106/679	R-1E	401	R-1E BASE RATE
\$284,643	\$99,258	\$103,901	1.0	25A 58900/865	R-1E	401	R-1E BASE RATE
\$314,600	\$99,301	\$103,901	1.0	25A 59003/567	R-1E	401	R-1E BASE RATE
\$230,104	\$99,797	\$103,901	1.0	27A 58035/385	R-1E	401	R-1E BASE RATE
\$229,101	\$99,800	\$103,901	1.0	27A 57831/618	R-1E	401	R-1E BASE RATE
\$289,757	\$100,144	\$103,901	1.0	24E 58287/219	R-1E	401	R-1E BASE RATE
\$302,322	\$100,579	\$103,901	1.0	23D 57733/495	R-1E	401	R-1E BASE RATE
\$343,070	\$100,831	\$103,901	1.0	36A 57956/472	R-1E	401	R-1E BASE RATE
\$312,654	\$101,247	\$103,901	1.0	25A 59098/317	R-1E	401	R-1E BASE RATE
\$297,577	\$101,324	\$103,901	1.0	25A 58107/014	R-1E	401	R-1E BASE RATE
\$431,564	\$102,337	\$103,901	1.0	22EA 58223/078	R-1E	401	R-1E BASE RATE
\$430,174	\$103,727	\$103,901	1.0	24M 58115/855	R-1E	401	R-1E BASE RATE
\$184,430	\$104,471	\$103,901	1.0	27A 58258/432	R-1E	401	R-1E BASE RATE
\$369,079	\$104,822	\$103,901	1.0	25H 58816/110	R-1E	401	R-1E BASE RATE
\$263,864	\$105,037	\$103,901	1.0	35A 58943/426	R-1E	401	R-1E BASE RATE
\$363,564	\$105,337	\$103,901	1.0	25F 58604/179	R-1E	401	R-1E BASE RATE
\$422,855	\$106,046	\$103,901	1.0	25G 57958/312	R-1E	401	R-1E BASE RATE
\$412,718	\$106,183	\$103,901	1.0	28D 58127/311	R-1E	401	R-1E BASE RATE
\$274,410	\$106,491	\$103,901	1.0	27A 58933/747	R-1E	401	R-1E BASE RATE
\$270,376	\$107,025	\$103,901	1.0	25A 59233/188	R-1E	401	R-1E BASE RATE
\$260,861	\$107,040	\$103,901	1.0	27A 57842/717	R-1E	401	R-1E BASE RATE
\$281,822	\$107,079	\$103,901	1.0	25A 58044/533	R-1E	401	R-1E BASE RATE
\$221,314	\$107,587	\$103,901	1.0	35A 57708/353	R-1E	401	R-1E BASE RATE
\$306,625	\$107,776	\$103,901	1.0	35A 57861/875	R-1E	401	R-1E BASE RATE
\$257,567	\$108,334	\$103,901	1.0	35A 57737/232	R-1E	401	R-1E BASE RATE
\$365,280	\$108,621	\$103,901	1.0	25G 58143/131	R-1E	401	R-1E BASE RATE
\$230,223	\$108,678	\$103,901	1.0	35A 57944/451	R-1E	401	R-1E BASE RATE
\$278,965	\$109,936	\$103,901	1.0	36C 58124/525	R-1E	401	R-1E BASE RATE
\$290,857	\$110,244	\$103,901	1.0	22EB 58831/788	R-1E	401	R-1E BASE RATE
\$648,192	\$110,609	\$103,901	1.0	27M 58954/445	R-1E	401	R-1E BASE RATE
\$670,191	\$110,710	\$103,901	1.0	22N-E 57877/065	R-1E	401	R-1E BASE RATE

\$343,126	\$110,775	\$103,901	1.0	36A 58371/070	R-1E	401	R-1E BASE RATE
\$282,009	\$111,792	\$103,901	1.0	27A 58972/328	R-1E	401	R-1E BASE RATE
\$272,064	\$111,837	\$103,901	1.0	25A 58683/370	R-1E	401	R-1E BASE RATE
\$302,907	\$111,994	\$103,901	1.0	25A 58080/110	R-1E	401	R-1E BASE RATE
\$286,454	\$112,447	\$103,901	1.0	25A 57983/393	R-1E	401	R-1E BASE RATE
\$241,260	\$112,641	\$103,901	1.0	23E 57923/158	R-1E	401	R-1E BASE RATE
\$370,431	\$113,370	\$103,901	1.0	25A 59135/036	R-1E	401	R-1E BASE RATE
\$240,287	\$113,614	\$103,901	1.0	22EB 58605/838	R-1E	401	R-1E BASE RATE
\$275,071	\$113,930	\$103,901	1.0	25A 57686/669	R-1E	401	R-1E BASE RATE
\$340,968	\$114,933	\$103,901	1.0	25H 58847/309	R-1E	401	R-1E BASE RATE
\$193,360	\$114,941	\$103,901	1.0	27A 59155/338	R-1E	401	R-1E BASE RATE
\$178,941	\$114,960	\$103,901	1.0	36C 58922/823	R-1E	401	R-1E BASE RATE
\$337,919	\$114,982	\$103,901	1.0	22EB 59063/615	R-1E	401	R-1E BASE RATE
\$348,524	\$115,377	\$103,901	1.0	25F 58338/574	R-1E	401	R-1E BASE RATE
\$788,281	\$115,520	\$103,901	1.0	27M 58944/065	R-1E	401	R-1E BASE RATE
\$263,177	\$115,724	\$103,901	1.0	25A 59053/786	R-1E	401	R-1E BASE RATE
\$793,075	\$115,826	\$103,901	1.0	27M 59207/346	R-1E	401	R-1E BASE RATE
\$785,377	\$116,424	\$103,901	1.0	27M 59038/733	R-1E	401	R-1E BASE RATE
\$250,877	\$117,024	\$103,901	1.0	25J 59131/667	R-1E	401	R-1E BASE RATE
\$361,510	\$117,291	\$103,901	1.0	25F 58656/370	R-1E	401	R-1E BASE RATE
\$261,581	\$117,320	\$103,901	1.0	24E 59101/017	R-1E	401	R-1E BASE RATE
\$270,738	\$118,163	\$103,901	1.0	25A 58063/348	R-1E	401	R-1E BASE RATE
\$585,288	\$118,513	\$103,901	1.0	23E 58837/447	R-1E	401	R-1E BASE RATE
\$235,208	\$118,693	\$103,901	1.0	25J 58502/498	R-1E	401	R-1E BASE RATE
\$188,190	\$119,711	\$103,901	1.0	27A 58865/538	R-1E	401	R-1E BASE RATE
\$248,751	\$119,860	\$103,901	1.0	25A 59164/626	R-1E	401	R-1E BASE RATE
\$238,996	\$119,905	\$103,901	1.0	35A 58989/052	R-1E	401	R-1E BASE RATE
\$303,914	\$119,987	\$103,901	1.0	25A 58745/473	R-1E	401	R-1E BASE RATE
\$318,680	\$120,221	\$103,901	1.0	24A 58128/751	R-1E	401	R-1E BASE RATE
\$258,485	\$120,416	\$103,901	1.0	25A 59077/755	R-1E	401	R-1E BASE RATE
\$432,031	\$120,870	\$103,901	1.0	22EA 57964/358	R-1E	401	R-1E BASE RATE
\$252,397	\$121,004	\$103,901	1.0	35A 58317/220	R-1E	401	R-1E BASE RATE
\$332,242	\$121,559	\$103,901	1.0	25A 59031/194	R-1E	401	R-1E BASE RATE
\$402,081	\$121,820	\$103,901	1.0	25H 57887/895	R-1E	401	R-1E BASE RATE

\$478,254	\$122,147	\$103,901	1.0	28D 58755/460	R-1E	401	R-1E BASE RATE
\$366,277	\$122,624	\$103,901	1.0	25H 58452/093	R-1E	401	R-1E BASE RATE
\$300,942	\$122,959	\$103,901	1.0	25A 58666/882	R-1E	401	R-1E BASE RATE
\$236,515	\$123,386	\$103,901	1.0	25J 58753/171	R-1E	401	R-1E BASE RATE
\$312,436	\$123,465	\$103,901	1.0	25A 57829/837	R-1E	401	R-1E BASE RATE
\$425,280	\$123,621	\$103,901	1.0	25G 57902/419	R-1E	401	R-1E BASE RATE
\$367,620	\$123,781	\$103,901	1.0	25H 57830/003	R-1E	401	R-1E BASE RATE
\$214,833	\$126,568	\$103,901	1.0	35A 59082/876	R-1E	401	R-1E BASE RATE
\$432,055	\$126,846	\$103,901	1.0	28D 58498/774	R-1E	401	R-1E BASE RATE
\$301,637	\$127,264	\$103,901	1.0	36B 57742/121	R-1E	401	R-1E BASE RATE
\$686,295	\$127,606	\$103,901	1.0	24M 58727/394	R-1E	401	R-1E BASE RATE
\$244,988	\$127,913	\$103,901	1.0	25A 58816/115	R-1E	401	R-1E BASE RATE
\$304,922	\$128,979	\$103,901	1.0	25A 58607/191	R-1E	401	R-1E BASE RATE
\$204,173	\$129,728	\$103,901	1.0	27A 59052/623	R-1E	401	R-1E BASE RATE
\$296,158	\$129,743	\$103,901	1.0	27B 58436/268	R-1E	401	R-1E BASE RATE
\$699,755	\$130,146	\$103,901	1.0	24M 57715/201	R-1E	401	R-1E BASE RATE
\$278,696	\$130,205	\$103,901	1.0	22B 57801/505	R-1E	401	R-1E BASE RATE
\$210,932	\$130,470	\$103,901	1.0	35A 58863/729	R-1E	401	R-1E BASE RATE
\$308,374	\$130,527	\$103,901	1.0	24A 58542/843	R-1E	401	R-1E BASE RATE
\$242,327	\$130,574	\$103,901	1.0	22B 58542/186	R-1E	401	R-1E BASE RATE
\$283,312	\$130,589	\$103,901	1.0	25A 59039/690	R-1E	401	R-1E BASE RATE
\$646,387	\$131,514	\$103,901	1.0	27M 58996/891	R-1E	401	R-1E BASE RATE
\$302,108	\$131,793	\$103,901	1.0	25A 57671/227	R-1E	401	R-1E BASE RATE
\$244,428	\$134,473	\$103,901	1.0	35A 58172/714	R-1E	401	R-1E BASE RATE
\$269,324	\$134,477	\$103,901	1.0	25A 58543/492	R-1E	401	R-1E BASE RATE
\$246,496	\$135,405	\$103,901	1.0	35A 58088/537	R-1E	401	R-1E BASE RATE
\$271,159	\$135,742	\$103,901	1.0	25A 58965/471	R-1E	401	R-1E BASE RATE
\$492,969	\$135,932	\$103,901	1.0	24M 57793/565	R-1E	401	R-1E BASE RATE
\$305,446	\$135,955	\$103,901	1.0	25A 59118/381	R-1E	401	R-1E BASE RATE
\$267,474	\$136,427	\$103,901	1.0	25A 58444/632	R-1E	401	R-1E BASE RATE
\$787,101	\$136,800	\$103,901	1.0	27M 58780/827	R-1E	401	R-1E BASE RATE
\$431,778	\$137,123	\$103,901	1.0	27J 58445/793	R-1E	401	R-1E BASE RATE
\$517,067	\$137,834	\$103,901	1.0	23J 58108/693	R-1E	401	R-1E BASE RATE
\$255,816	\$139,085	\$103,901	1.0	25A 57691/710	R-1E	401	R-1E BASE RATE

\$406,574	\$139,327	\$103,901	1.0	23G 57724/075	R-1E	401	R-1E BASE RATE
\$699,519	\$139,382	\$103,901	1.0	22EA 57779/578	R-1E	401	R-1E BASE RATE
\$282,438	\$139,463	\$103,901	1.0	27H 58621/227	R-1E	401	R-1E BASE RATE
\$353,399	\$139,502	\$103,901	1.0	22EA 58986/300	R-1E	401	R-1E BASE RATE
\$289,005	\$139,896	\$103,901	1.0	25A 57910/861	R-1E	401	R-1E BASE RATE
\$363,427	\$140,474	\$103,901	1.0	27H 58800/448	R-1E	401	R-1E BASE RATE
\$297,396	\$140,505	\$103,901	1.0	25A 58771/176	R-1E	401	R-1E BASE RATE
\$430,962	\$140,939	\$103,901	1.0	27J 58595/571	R-1E	401	R-1E BASE RATE
\$377,728	\$141,173	\$103,901	1.0	25H 58927/688	R-1E	401	R-1E BASE RATE
\$272,610	\$141,291	\$103,901	1.0	25A 57846/800	R-1E	401	R-1E BASE RATE
\$214,098	\$141,803	\$103,901	1.0	35A 58890/419	R-1E	401	R-1E BASE RATE
\$412,060	\$141,841	\$103,901	1.0	27J 57924/525	R-1E	401	R-1E BASE RATE
\$313,055	\$141,846	\$103,901	1.0	36A 58740/760	R-1E	401	R-1E BASE RATE
\$213,053	\$141,848	\$103,901	1.0	35A 58878/418	R-1E	401	R-1E BASE RATE
\$207,033	\$141,868	\$103,901	1.0	27A 59158/278	R-1E	401	R-1E BASE RATE
\$271,695	\$142,206	\$103,901	1.0	25A 59203/621	R-1E	401	R-1E BASE RATE
\$315,007	\$143,894	\$103,901	1.0	25A 58683/291	R-1E	401	R-1E BASE RATE
\$643,343	\$145,558	\$103,901	1.0	27N 58629/878	R-1E	401	R-1E BASE RATE
\$240,307	\$145,594	\$103,901	1.0	22B 57791/307	R-1E	401	R-1E BASE RATE
\$263,101	\$145,800	\$103,901	1.0	25A 57894/811	R-1E	401	R-1E BASE RATE
\$527,793	\$146,108	\$103,901	1.0	24R 58900/387	R-1E	401	R-1E BASE RATE
\$312,609	\$146,292	\$103,901	1.0	27A 59127/623	R-1E	401	R-1E BASE RATE
\$355,545	\$146,356	\$103,901	1.0	25F 58893/291	R-1E	401	R-1E BASE RATE
\$296,776	\$147,125	\$103,901	1.0	25A 58628/690	R-1E	401	R-1E BASE RATE
\$205,149	\$148,752	\$103,901	1.0	35A 58976/024	R-1E	401	R-1E BASE RATE
\$274,895	\$149,006	\$103,901	1.0	25A 58795/754	R-1E	401	R-1E BASE RATE
\$248,274	\$149,127	\$103,901	1.0	36B 59068/832	R-1E	401	R-1E BASE RATE
\$333,493	\$149,408	\$103,901	1.0	27H 57920/454	R-1E	401	R-1E BASE RATE
\$293,954	\$150,658	\$103,901	1.0	25A 58714/532	R-1E	401	R-1E BASE RATE
\$315,300	\$151,601	\$103,901	1.0	27H 58485/370	R-1E	401	R-1E BASE RATE
\$283,938	\$154,963	\$103,901	1.0	25A 59202/521	R-1E	401	R-1E BASE RATE
\$293,828	\$155,073	\$103,901	1.0	22EB 58683/347	R-1E	401	R-1E BASE RATE
\$212,197	\$156,704	\$103,901	1.0	36C 57934/606	R-1E	401	R-1E BASE RATE
\$519,158	\$159,743	\$103,901	1.0	23J 58654/490	R-1E	401	R-1E BASE RATE

\$313,130	\$160,771	\$103,901	1.0	22B 59231/888	R-1E	401	R-1E BASE RATE
\$632,034	\$161,867	\$103,901	1.0	27M 59207/130	R-1E	401	R-1E BASE RATE
\$388,535	\$165,366	\$103,901	1.0	25H 58755/425	R-1E	401	R-1E BASE RATE
\$531,866	\$167,136	\$103,901	1.0	24R 59135/101	R-1E	401	R-1E BASE RATE
\$555,390	\$173,511	\$103,901	1.0	22N-E 57951/732	R-1E	401	R-1E BASE RATE
\$464,646	\$174,255	\$103,901	1.0	24M 58869/133	R-1E	401	R-1E BASE RATE
\$178,015	\$175,786	\$103,901	1.0	24B 59186/876	R-1E	401	R-1E BASE RATE
\$58,427,114	\$20,940,684	\$18,182,675	175.0				
				Average			
				Base Rate=>			
				\$119,661			