

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
09008365.	494 W WINCHESTER	11/5/2024	\$ 15,000	PTA	03-ARM'S LENGTH	\$ 15,000	\$ 30,148	\$ 2,043	\$ 12,957	\$ 28,105	0.461	921	\$	16.29 301A
09025174.	20205 FAYETTE	11/3/2023	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 44,107	\$ 2,103	\$ 12,897	\$ 42,004	0.307	706	\$	21.25 301A
		Totals:	\$ 30,000			\$ 30,000	\$ 74,255		\$ 25,854	\$ 70,109			\$	18.77
										WM ECF =>	0.369			
										Median ECF	0.384			
										Mean ECF =>	0.384			

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09023396.	20475 IRVINGTON	6/23/2023	\$ 13,600	WD	03-ARM'S LENGTH	\$ 13,600	\$ 77,192	\$ 1,485	\$ 12,115	\$ 75,707	0.160	917	\$	14.83 301B
09023664.	20522 ANDOVER	8/25/2023	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 50,766	\$ 1,492	\$ 10,508	\$ 49,274	0.213	806	\$	14.89 301B
09023924.	20244 KEATING	7/10/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 78,749	\$ 851	\$ 47,149	\$ 139,919	0.337	1447	\$	33.17 301B
09024243.	20409 COVENTRY	10/1/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 111,324	\$ 1,528	\$ 48,472	\$ 109,796	0.441	1248	\$	40.06 301B
09023627.	20130 ANDOVER	3/17/2025	\$ 38,000	QC	03-ARM'S LENGTH	\$ 38,000	\$ 57,388	\$ 1,485	\$ 36,515	\$ 55,903	0.653	1004	\$	37.85 301B
Totals:			\$ 161,600			\$ 161,600	\$ 375,419		\$ 154,759	\$ 430,599			\$	28.16
WM ECF =>											0.359			
Median ECF											0.337			
Mean ECF =>											0.361			

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09024157.	19726 COVENTRY	10/3/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 80,628	\$ 824	\$ 24,176	\$ 79,804	0.303	1403	\$	17.82 301C
09022746.	19344 OMIRA	8/21/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 95,351	\$ 1,528	\$ 36,472	\$ 93,823	0.389	1696	\$	22.41 301C
09022766.	19612 OMIRA	10/11/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 94,426	\$ 823	\$ 39,177	\$ 93,603	0.419	1200	\$	33.33 301C
09022956.	19345 OMIRA	6/5/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 127,227	\$ 1,457	\$ 58,543	\$ 125,770	0.465	1305	\$	45.98 301C
Totals:			\$ 163,000			\$ 163,000	\$ 397,632		\$ 158,368	\$ 393,000			\$	29.88
WM ECF =>											0.403			
Median ECF											0.404			
Mean ECF =>											0.394			

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01004520-1	175 EDGEVALE	9/16/2023	\$ 28,000	QC	03-ARM'S LENGTH	\$ 28,000	\$ 46,524	\$ 2,656	\$ 25,344	\$ 46,586	0.544	696	\$	40.23 302A
01008444.	17421 OAKLAND	2/3/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 38,202	\$ 1,085	\$ 28,915	\$ 66,928	0.432	1269	\$	23.64 302A
01008590.	17419 WANDA	6/24/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 40,024	\$ 1,014	\$ 51,486	\$ 67,550	0.762	777	\$	67.57 302A
Totals:			\$ 110,500			\$ 110,500	\$ 124,750		\$ 105,745	\$ 181,064			\$	43.81
WM ECF =>											0.584			
Median ECF											0.544			
Mean ECF =>											0.579			

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01005175.	106 E MONTANA	8/24/2023	\$ 154,000	MLC	03-ARM'S LENGTH	\$ 154,000	\$ 127,429	\$ 1,671	\$ 152,329	\$ 166,749	0.914	1344	\$	114.58 302A
01005533-4	180 E SAVANNAH	11/21/2024	\$ 180,000	PTA	03-ARM'S LENGTH	\$ 180,000	\$ 145,647	\$ 2,502	\$ 189,172	\$ 189,173	1.000	1344	\$	133.93 302A
01005682.	183 E SAVANNAH	4/12/2024	\$ 177,500	PTA	03-ARM'S LENGTH	\$ 177,500	\$ 183,599	\$ 1,825	\$ 175,675	\$ 192,016	0.915	1344	\$	132.07 302A
Totals:			\$ 511,500			\$ 511,500	\$ 456,675		\$ 517,176	\$ 547,938			\$	126.86
WM ECF =>											0.944			
Median ECF											0.915			
Mean ECF =>											0.943			

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09018011.	20053 ORLEANS	1/7/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 129,690	\$ 2,399	\$ 32,601	\$ 127,291	0.256	1191	\$	29.39 303A
09021904.	20130 CAMERON	10/17/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 90,881	\$ 1,987	\$ 23,013	\$ 88,894	0.259	960	\$	26.04 303A
09019911.	20172 HULL	3/20/2025	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 152,721	\$ 1,987	\$ 42,013	\$ 150,734	0.279	1637	\$	26.88 303A
09020858.	20215 RUSSELL	2/28/2025	\$ 28,500	WD	03-ARM'S LENGTH	\$ 28,500	\$ 84,025	\$ 1,944	\$ 26,556	\$ 82,081	0.324	825	\$	34.55 303A
09018648.	20036 RIOPELLE	1/3/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 125,768	\$ 2,399	\$ 42,601	\$ 123,369	0.345	1268	\$	35.49 303A
09016637-8	20255 DEQUINDRE	1/29/2024	\$ 33,000	QC	03-ARM'S LENGTH	\$ 33,000	\$ 86,750	\$ 2,356	\$ 30,644	\$ 84,394	0.363	1024	\$	32.23 303A
09017317.	20118 MARX	7/3/2023	\$ 41,000	QC	03-ARM'S LENGTH	\$ 41,000	\$ 107,746	\$ 2,399	\$ 38,601	\$ 105,347	0.366	993	\$	41.29 303A
09018652.	20100 RIOPELLE	12/30/2024	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 135,134	\$ 2,399	\$ 50,101	\$ 132,735	0.377	1246	\$	42.13 303A
09020314.	20134 HANNA	4/27/2023	\$ 20,500	WD	03-ARM'S LENGTH	\$ 20,500	\$ 50,826	\$ 2,109	\$ 18,391	\$ 48,717	0.378	814	\$	25.18 303A
09018660.	20166 RIOPELLE	1/21/2025	\$ 45,100	WD	03-ARM'S LENGTH	\$ 45,100	\$ 110,594	\$ 2,399	\$ 42,701	\$ 108,195	0.395	1036	\$	43.53 303A
09020301.	20000 HANNA	6/29/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 131,669	\$ 2,152	\$ 52,848	\$ 129,517	0.408	1156	\$	47.58 303A
09020796.	20164 RUSSELL	6/28/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 56,853	\$ 1,987	\$ 23,013	\$ 54,866	0.419	968	\$	25.83 303A
09018637.	19950 RIOPELLE	12/13/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 153,161	\$ 2,399	\$ 65,601	\$ 150,762	0.435	1496	\$	45.45 303A
09019385.	20486 GREELEY	10/3/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 122,701	\$ 2,426	\$ 52,574	\$ 120,275	0.437	1106	\$	49.73 303A
09019926.	20410 HULL	7/3/2024	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 128,548	\$ 1,987	\$ 55,513	\$ 126,561	0.439	1326	\$	43.36 303A
09019401.	20451 GREELEY	11/9/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 131,764	\$ 1,987	\$ 58,013	\$ 129,777	0.447	1336	\$	44.91 303A
09019935.	20472 HULL	9/22/2024	\$ 39,900	WD	03-ARM'S LENGTH	\$ 39,900	\$ 85,127	\$ 1,944	\$ 37,956	\$ 83,183	0.456	788	\$	50.63 303A
09020405.	19995 HANNA	7/24/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 133,577	\$ 1,987	\$ 63,013	\$ 131,590	0.479	1449	\$	44.86 303A
09019368.	20214 GREELEY	7/27/2023	\$ 45,200	OTH	03-ARM'S LENGTH	\$ 45,200	\$ 121,304	\$ 2,399	\$ 42,801	\$ 118,905	0.360	1085	\$	41.66 303A
09015316.	19979 LUMPKIN	5/19/2023	\$ 16,000	WD	03-ARM'S LENGTH	\$ 16,000	\$ 50,014	\$ 1,598	\$ 14,402	\$ 48,416	0.297	500	\$	32.00 303A
09018664.	20200 RIOPELLE	10/10/2023	\$ 59,000	WD	03-ARM'S LENGTH	\$ 59,000	\$ 101,299	\$ 2,399	\$ 56,601	\$ 98,900	0.572	993	\$	59.42 303A
09019982.	20145 HULL	3/18/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 120,872	\$ 1,987	\$ 70,013	\$ 118,885	0.589	1249	\$	57.65 303A
09019399.	20465 GREELEY	11/21/2023	\$ 47,800	WD	03-ARM'S LENGTH	\$ 47,800	\$ 78,857	\$ 1,987	\$ 45,813	\$ 76,870	0.596	1332	\$	35.89 303A
09017932.	19990 ORLEANS	4/19/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 139,711	\$ 3,045	\$ 83,955	\$ 136,666	0.614	1320	\$	65.91 303A
09020800.	20194 RUSSELL	10/21/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 107,662	\$ 1,987	\$ 68,013	\$ 105,675	0.644	1057	\$	66.23 303A
09017396.	19967 MARX	6/20/2024	\$ 72,500	WD	03-ARM'S LENGTH	\$ 72,500	\$ 107,850	\$ 2,439	\$ 70,061	\$ 105,411	0.665	1001	\$	72.43 303A
09020311.	20112 HANNA	7/24/2023	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 114,070	\$ 2,152	\$ 74,848	\$ 111,918	0.669	1130	\$	68.14 303A
09020790.	20124 RUSSELL	9/24/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 57,653	\$ 2,545	\$ 37,455	\$ 55,108	0.680	968	\$	41.32 303A
09015316.	19979 LUMPKIN	7/25/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 50,014	\$ 1,598	\$ 33,402	\$ 48,416	0.690	500	\$	70.00 303A
09019368.	20214 GREELEY	1/30/2024	\$ 84,500	WD	03-ARM'S LENGTH	\$ 84,500	\$ 121,304	\$ 2,399	\$ 82,101	\$ 118,905	0.690	1085	\$	77.88 303A
09018698.	20421 RIOPELLE	5/10/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 100,103	\$ 2,439	\$ 67,561	\$ 97,664	0.692	954	\$	73.38 303A
09020845.	20441 RUSSELL	2/13/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 96,204	\$ 1,987	\$ 68,013	\$ 94,217	0.722	900	\$	77.78 303A
09021975.	20187 CAMERON	11/27/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 61,073	\$ 1,093	\$ 43,907	\$ 59,980	0.732	1152	\$	39.06 303A
09020344.	20490 HANNA	2/7/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 77,863	\$ 2,152	\$ 55,848	\$ 75,711	0.738	1408	\$	41.19 303A
09021231.	20445 CARDONI	10/21/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 34,247	\$ 2,545	\$ 23,455	\$ 31,702	0.740	912	\$	28.51 303A
09018641.	19980 RIOPELLE	5/17/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 107,133	\$ 2,286	\$ 77,714	\$ 104,847	0.741	1085	\$	73.73 303A
09020323.	20206 HANNA	5/29/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 63,417	\$ 2,152	\$ 45,848	\$ 61,265	0.748	1119	\$	42.90 303A
09018026.	19935 ORLEANS	8/9/2023	\$ 120,000	PTA	03-ARM'S LENGTH	\$ 120,000	\$ 155,002	\$ 2,399	\$ 117,601	\$ 152,603	0.771	1588	\$	75.57 303A
09018642.	19990 RIOPELLE	7/2/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 132,737	\$ 2,357	\$ 102,643	\$ 130,380	0.787	1339	\$	78.42 303A
09015902.	19969 ST AUBIN	11/8/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 75,086	\$ 2,163	\$ 62,837	\$ 72,923	0.862	825	\$	78.79 303A
09020797.	20172 RUSSELL	7/9/2024	\$ 100,000	qc	03-ARM'S LENGTH	\$ 100,000	\$ 115,363	\$ 1,987	\$ 98,013	\$ 113,376	0.864	1161	\$	86.13 303A
09018672.	20264 RIOPELLE	2/2/2024	\$ 97,000	PTA	03-ARM'S LENGTH	\$ 97,000	\$ 111,364	\$ 1,793	\$ 95,207	\$ 109,571	0.869	988	\$	98.18 303A
09015316.	19979 LUMPKIN	11/8/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 50,014	\$ 1,598	\$ 43,402	\$ 48,416	0.896	500	\$	90.00 303A
09019941.	20514 HULL	9/29/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 130,795	\$ 1,916	\$ 118,084	\$ 128,879	0.916	1552	\$	77.32 303A
09020346.	20506 HANNA	11/26/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 58,804	\$ 2,109	\$ 52,891	\$ 56,695	0.933	1091	\$	50.41 303A
09017967.	20444 ORLEANS	5/12/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 129,209	\$ 2,439	\$ 122,561	\$ 126,770	0.967	1284	\$	97.35 303A
09020847.	20425 RUSSELL	6/9/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 102,193	\$ 1,987	\$ 98,013	\$ 100,206	0.978	930	\$	107.53 303A
09018659.	20158 RIOPELLE	6/23/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 94,530	\$ 2,399	\$ 90,601	\$ 92,131	0.983	929	\$	100.11 303A
09018702.	20255 RIOPELLE	1/26/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 136,307	\$ 3,005	\$ 131,995	\$ 133,302	0.990	1248	\$	108.17 303A

09018732.	19981 RIOPELLE	10/30/2023	\$	29,000	WD	03-ARM'S LENGTH	\$	29,000	\$	28,806	\$	2,357	\$	26,643	\$	26,449	1.007	728	\$	39.84	303A
09016639-40	20247 DEQUIINDRE	5/17/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	88,217	\$	2,356	\$	87,644	\$	85,861	1.021	1024	\$	87.89	303A
Totals:			\$	3,177,000			\$	3,177,000	\$	5,136,612		\$		3,065,699	\$	5,025,311		\$		57.45	
																	WM ECF =>	0.610			
																	Median ECF	0.665			
																	Mean ECF =>	0.625			

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09014142-3	19623 GODDARD	2/14/2025	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 76,885	\$ 3,074	\$ 13,926	\$ 73,811	0.189	672	\$ 25.30	303B
09015247.	19254 LUMPKIN	9/8/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 90,835	\$ 1,792	\$ 28,208	\$ 89,043	0.317	1132	\$ 26.50	303B
09017900.	19432 ORLEANS	10/19/2023	\$ 34,000	OTH	03-ARM'S LENGTH	\$ 34,000	\$ 98,875	\$ 2,303	\$ 31,697	\$ 96,572	0.328	939	\$ 36.21	303B
09018606.	19416 RIOPELLE	8/24/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 104,244	\$ 2,584	\$ 37,416	\$ 101,660	0.368	906	\$ 44.15	303B
09020919.	19171 RUSSELL	2/12/2025	\$ 26,500	WD	03-ARM'S LENGTH	\$ 26,500	\$ 65,318	\$ 2,480	\$ 24,020	\$ 62,838	0.382	936	\$ 28.31	303B
09019871-2	19674 HULL	8/1/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 122,943	\$ 2,610	\$ 49,390	\$ 120,333	0.410	1212	\$ 42.90	303B
09017244.002L	19240 MARX	3/28/2024	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 78,013	\$ 2,480	\$ 32,520	\$ 75,533	0.431	1296	\$ 27.01	303B
09017233.	19174 MARX	6/23/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 96,864	\$ 1,422	\$ 43,578	\$ 95,442	0.457	981	\$ 45.87	303B
09018630.	19708 RIOPELLE	7/22/2024	\$ 78,500	WD	03-ARM'S LENGTH	\$ 78,500	\$ 159,635	\$ 1,422	\$ 77,078	\$ 158,213	0.487	1646	\$ 47.69	303B
09013179.	19212 MACKAY	5/21/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 112,563	\$ 2,723	\$ 57,277	\$ 109,840	0.521	1267	\$ 47.36	303B
09021792-3	19269 HAWTHORNE	9/26/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 116,080	\$ 1,633	\$ 60,367	\$ 114,447	0.527	1144	\$ 54.20	303B
09018615.	19608 RIOPELLE	10/23/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 100,890	\$ 2,028	\$ 52,972	\$ 98,862	0.536	984	\$ 55.89	303B
09019505.	19255 GREELEY	6/13/2023	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 101,095	\$ 1,230	\$ 56,270	\$ 99,865	0.563	1129	\$ 50.93	303B
09020762.	19716 RUSSELL	3/3/2025	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 88,870	\$ 2,109	\$ 50,391	\$ 86,761	0.581	925	\$ 56.76	303B
09014654-5	19208 FLEMING	10/25/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 104,648	\$ 3,074	\$ 59,426	\$ 101,574	0.585	1102	\$ 56.72	303B
09014760-1	19225 FLEMING	10/31/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 77,117	\$ 3,105	\$ 46,895	\$ 74,012	0.634	742	\$ 67.39	303B
09018580-1	19222 RIOPELLE	10/18/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 69,274	\$ 2,541	\$ 42,459	\$ 66,733	0.636	708	\$ 63.56	303B
09016482.	19380 DEQUINDRE	6/7/2023	\$ 68,500	WD	03-ARM'S LENGTH	\$ 68,500	\$ 105,729	\$ 2,541	\$ 65,959	\$ 103,188	0.639	993	\$ 68.98	303B
09016527-8	19696 DEQUINDRE	9/18/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 104,204	\$ 2,580	\$ 67,420	\$ 101,624	0.663	993	\$ 70.49	303B
09015980.	19131 ST AUBIN	4/21/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 110,133	\$ 2,403	\$ 72,597	\$ 107,730	0.674	1011	\$ 74.18	303B
09017892-3	19380 ORLEANS	9/24/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 75,860	\$ 2,471	\$ 49,529	\$ 73,389	0.675	708	\$ 73.45	303B
09015292-3	19706 LUMPKIN	9/27/2023	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 86,949	\$ 2,541	\$ 57,459	\$ 84,408	0.681	914	\$ 65.65	303B
09014680-1	19394 FLEMING	9/20/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 99,623	\$ 3,286	\$ 66,714	\$ 96,337	0.693	1183	\$ 59.17	303B
09014651-2	19186 FLEMING	9/15/2023	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 88,373	\$ 2,541	\$ 60,459	\$ 85,832	0.704	925	\$ 68.11	303B
09015806.	19316 ST AUBIN	8/29/2023	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 88,864	\$ 2,356	\$ 61,644	\$ 86,508	0.713	898	\$ 71.27	303B
09016733.	19441 DEQUINDRE	4/28/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 105,729	\$ 2,541	\$ 82,459	\$ 103,188	0.799	993	\$ 85.60	303B
09022025.	19645 CAMERON	4/18/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 78,500	\$ 1,145	\$ 61,855	\$ 77,355	0.800	1338	\$ 47.09	303B
09015284.	19650 LUMPKIN	2/27/2024	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 90,038	\$ 2,287	\$ 70,713	\$ 87,751	0.806	817	\$ 89.35	303B
09015801.	19252 ST AUBIN	9/11/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 92,409	\$ 2,356	\$ 75,644	\$ 90,053	0.840	938	\$ 83.16	303B
09015977.	19151 ST AUBIN	7/11/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 72,012	\$ 1,985	\$ 66,015	\$ 70,027	0.943	810	\$ 83.95	303B
09019273.	19176 GREELEY	1/24/2024	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 79,051	\$ 1,971	\$ 74,029	\$ 77,080	0.960	794	\$ 95.72	303B
09019285-6	19250 GREELEY	1/22/2025	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 75,260	\$ 2,328	\$ 70,672	\$ 72,932	0.969	865	\$ 84.39	303B
Totals:			\$ 1,841,000			\$ 1,841,000	\$ 3,016,883		\$ 1,767,058	\$ 2,942,941			\$ 59.29	

WM ECF =>

0.600

Median ECF

0.635

Mean ECF =>

0.610

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
09015781.	18938 ST AUBIN	4/24/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 131,098	\$ 1,809	\$ 13,191	\$ 129,289	0.102	1200	\$ 12.50	303C
09021400.	18079 CARDONI	2/23/2024	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 93,704	\$ 1,491	\$ 15,509	\$ 92,213	0.168	929	\$ 18.30	303C
09015433.	18531 LUMPKIN	11/5/2024	\$ 20,000	CD	03-ARM'S LENGTH	\$ 20,000	\$ 103,370	\$ 1,255	\$ 18,745	\$ 102,115	0.184	1050	\$ 19.05	303C
09011508-9	18135 JOSEPH CAMPAU	7/24/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 141,924	\$ 2,532	\$ 27,468	\$ 139,392	0.197	1152	\$ 26.04	303C
09018109.	18859 ORLEANS	5/10/2023	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 59,287	\$ 1,422	\$ 13,578	\$ 57,865	0.235	1156	\$ 12.98	303C
09017147.	18030 MARX	4/9/2024	\$ 32,000	LC	03-ARM'S LENGTH	\$ 32,000	\$ 123,290	\$ 2,258	\$ 29,742	\$ 121,032	0.246	2022	\$ 15.83	303C
09018858.	18149 RIOPELLE	10/9/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 94,202	\$ 2,206	\$ 22,794	\$ 91,996	0.248	750	\$ 33.33	303C
09018167.	18045 ORLEANS	6/2/2023	\$ 21,000	QC	03-ARM'S LENGTH	\$ 21,000	\$ 75,662	\$ 1,421	\$ 19,579	\$ 74,241	0.264	912	\$ 23.03	303C
09014796.	18817 FLEMING	6/6/2024	\$ 13,500	WD	03-ARM'S LENGTH	\$ 13,500	\$ 43,149	\$ 1,325	\$ 12,175	\$ 41,824	0.291	836	\$ 16.15	303C
09012514-5	18044 MAINE	10/16/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 76,208	\$ 3,724	\$ 21,276	\$ 72,484	0.294	714	\$ 35.01	303C
09014632-4	18888 FLEMING	3/11/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 146,774	\$ 2,453	\$ 42,547	\$ 144,321	0.295	1626	\$ 27.68	303C
09013250-1	18633 MACKAY	1/23/2024	\$ 44,800	WD	03-ARM'S LENGTH	\$ 44,800	\$ 143,052	\$ 3,091	\$ 41,709	\$ 139,961	0.298	1449	\$ 30.92	303C
09019264.	18936 GREELEY	5/25/2023	\$ 23,800	WD	11-FROM LENDING INSTITUTION EXPOSED	\$ 23,800	\$ 71,598	\$ 2,399	\$ 21,401	\$ 69,199	0.309	968	\$ 24.59	303C
09013096-7	18036 MACKAY	11/22/2024	\$ 13,000	PTA	03-ARM'S LENGTH	\$ 13,000	\$ 37,410	\$ 1,776	\$ 11,224	\$ 35,634	0.315	716	\$ 18.16	303C
09018118.	18803 ORLEANS	10/3/2023	\$ 42,500	QC	03-ARM'S LENGTH	\$ 42,500	\$ 126,632	\$ 2,399	\$ 40,101	\$ 124,233	0.323	904	\$ 47.01	303C
09014569-70	18026 FLEMING	8/30/2023	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 235,447	\$ 17,424	\$ 70,576	\$ 218,023	0.324	2259	\$ 38.96	303C
09016041-2	18089 ST AUBIN	10/10/2024	\$ 36,000	QC	03-ARM'S LENGTH	\$ 36,000	\$ 102,305	\$ 3,232	\$ 32,768	\$ 99,073	0.331	2024	\$ 17.79	303C
09015220.	18898 LUMPKIN	2/26/2025	\$ 21,000	WD	03-ARM'S LENGTH	\$ 21,000	\$ 56,952	\$ 2,246	\$ 18,754	\$ 54,706	0.343	960	\$ 21.88	303C
09018111.	18847 ORLEANS	2/21/2025	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 105,394	\$ 1,422	\$ 36,578	\$ 103,972	0.352	1155	\$ 32.90	303C
09007165.	984 E GOLDEN GATE	11/17/2023	\$ 33,900	OTH	03-ARM'S LENGTH	\$ 33,900	\$ 92,314	\$ 2,177	\$ 31,723	\$ 90,137	0.352	960	\$ 35.31	303C
09006895.	1225 E NEVADA	2/5/2024	\$ 25,000	LC	03-ARM'S LENGTH	\$ 25,000	\$ 66,596	\$ 1,957	\$ 23,043	\$ 64,639	0.356	754	\$ 33.16	303C
09018520.	18184 RIOPELLE	9/11/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 91,667	\$ 2,163	\$ 32,837	\$ 89,504	0.367	960	\$ 36.46	303C
09021143.	18604 CARDONI	4/10/2023	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 121,192	\$ 1,324	\$ 45,176	\$ 119,868	0.377	1234	\$ 37.68	303C
09012543.	18560 MAINE	2/29/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 47,022	\$ 1,270	\$ 18,730	\$ 45,752	0.409	982	\$ 20.37	303C
09016391-3	18634 DEQUINDRE	7/11/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 69,345	\$ 2,584	\$ 27,416	\$ 66,761	0.411	993	\$ 30.21	303C
09007273.	984 E HOLLYWOOD	10/30/2023	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 62,543	\$ 2,124	\$ 25,876	\$ 60,419	0.428	1150	\$ 24.35	303C
09016871-2	18137 DEQUINDRE	10/4/2023	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 73,610	\$ 2,584	\$ 31,416	\$ 71,026	0.442	993	\$ 34.24	303C
09013238-9	18857 MACKAY	11/28/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 91,888	\$ 1,779	\$ 41,221	\$ 90,109	0.457	975	\$ 44.10	303C
09006949.	3126 BERRY	1/21/2024	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 65,259	\$ 1,271	\$ 29,729	\$ 63,988	0.465	968	\$ 32.02	303C
09021389.	18145 CARDONI	10/16/2023	\$ 54,000	LC	03-ARM'S LENGTH	\$ 54,000	\$ 113,911	\$ 1,477	\$ 52,523	\$ 112,434	0.467	1378	\$ 39.19	303C
09016340-1	18134 DEQUINDRE	12/27/2024	\$ 62,000	PTA	03-ARM'S LENGTH	\$ 62,000	\$ 121,710	\$ 2,584	\$ 59,416	\$ 119,126	0.499	993	\$ 62.44	303C
09021159.	18858 CARDONI	2/16/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 85,782	\$ 1,395	\$ 43,605	\$ 84,387	0.517	929	\$ 48.44	303C
09007212.	965 E GOLDEN GATE	8/22/2023	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 78,985	\$ 2,053	\$ 40,447	\$ 76,932	0.526	864	\$ 49.19	303C
09013272.	18167 MACKAY	11/1/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 64,783	\$ 1,931	\$ 33,069	\$ 62,852	0.526	985	\$ 35.53	303C
09013144.	18800 MACKAY	12/18/2024	\$ 51,500	WD	03-ARM'S LENGTH	\$ 51,500	\$ 95,952	\$ 1,805	\$ 49,695	\$ 94,147	0.528	940	\$ 54.79	303C
09020619.	18042 RUSSELL	11/12/2024	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 43,301	\$ 2,093	\$ 21,907	\$ 41,208	0.532	851	\$ 28.20	303C
09015218-19	18890 LUMPKIN	8/15/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 68,366	\$ 2,246	\$ 35,254	\$ 66,120	0.533	692	\$ 54.19	303C
09015213.	18858 LUMPKIN	10/31/2024	\$ 26,500	WD	03-ARM'S LENGTH	\$ 26,500	\$ 48,368	\$ 1,255	\$ 25,245	\$ 47,113	0.536	864	\$ 30.67	303C
09014787.	18871 FLEMING	8/10/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 88,156	\$ 1,889	\$ 48,111	\$ 86,267	0.558	870	\$ 57.47	303C
09017194.	18604 MARX	7/12/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 56,530	\$ 1,422	\$ 31,578	\$ 55,108	0.573	974	\$ 33.88	303C
09020086.	18911 HULL	9/12/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 61,969	\$ 2,206	\$ 34,794	\$ 59,763	0.582	1118	\$ 33.09	303C
09017167.	18150 MARX	6/20/2023	\$ 31,200	WD	03-ARM'S LENGTH	\$ 31,200	\$ 52,053	\$ 1,722	\$ 29,478	\$ 50,331	0.586	919	\$ 33.95	303C
09012559.	18820 MAINE	12/6/2024	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 123,056	\$ 2,371	\$ 74,629	\$ 120,685	0.618	1109	\$ 69.43	303C
09021563.	18906 HAWTHORNE	12/19/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 71,129	\$ 2,206	\$ 42,794	\$ 68,923	0.621	1152	\$ 39.06	303C
09016790-2	18911 DEQUINDRE	1/22/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 115,577	\$ 2,766	\$ 71,234	\$ 112,811	0.631	983	\$ 75.28	303C
09019258.	18894 GREELEY	8/8/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 53,944	\$ 2,206	\$ 33,794	\$ 51,738	0.653	964	\$ 37.34	303C
09014841-2	18063 FLEMING	4/18/2023	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 163,359	\$ 2,959	\$ 107,041	\$ 160,400	0.667	1250	\$ 88.00	303C
09017173.	18184 MARX	6/21/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 106,132	\$ 2,584	\$ 69,416	\$ 103,548	0.670	960	\$ 75.00	303C
09007218.	988 E ROBINWOOD	3/29/2024	\$ 61,800	WD	03-ARM'S LENGTH	\$ 61,800	\$ 90,975	\$ 2,081	\$ 59,719	\$ 88,894	0.672	812	\$ 76.11	303C
09020147.	18039 HULL	6/12/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 110,247	\$ 1,529	\$ 73,471	\$ 108,718	0.676	1008	\$ 74.40	303C
09007111.	974 E HILDALE	9/3/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 47,474	\$ 1,916	\$ 31,084	\$ 45,558	0.682	1437	\$ 22.96	303C
09007011-2	949 E MARGARET	1/17/2024	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 105,943	\$ 2,910	\$ 73,090	\$ 103,033	0.709	994	\$ 76.46	303C
09006900.	1311 E NEVADA	6/13/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 55,315	\$ 1,416	\$ 38,584	\$ 53,899	0.716	830	\$ 48.19	303C
09011461-2	18630 JOSEPH CAMPAU	2/28/2025	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 109,643	\$ 2,911	\$ 78,089	\$ 106,732	0.732	2048	\$ 39.55	303C
09012113.	18613 ANGLIN	9/26/2024	\$ 39,000	QC	03-ARM'S LENGTH	\$ 39,000	\$ 50,244	\$ 2,163	\$ 36,837	\$ 48,081	0.766	894	\$ 43.62	303C
09012534.	18164 MAINE	2/21/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 86,399	\$ 2,318	\$ 67,682	\$ 84,081	0.805	990	\$ 70.71	303C
09020992.	18077 RUSSELL	1/24/2025	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 71,541	\$ 2,179	\$ 57,821	\$ 69,362	0.834	1248	\$ 48.08	303C

09015773.	18886 ST AUBIN	10/29/2024	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	47,411	\$	2,478	\$	37,522	\$	44,933	0.835	752	\$	53.19	303C
09015430.	18555 LUMPKIN	10/17/2024	\$	40,000	PTA	03-ARM'S LENGTH	\$	40,000	\$	46,294	\$	2,413	\$	37,587	\$	43,881	0.857	744	\$	53.76	303C
09016361-2	18512 DEQUIINDRE	11/3/2023	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	62,976	\$	2,584	\$	52,416	\$	60,392	0.868	1000	\$	55.00	303C
09016396.	18800 DEQUIINDRE	3/28/2024	\$	107,000	PTA	03-ARM'S LENGTH	\$	107,000	\$	121,678	\$	3,151	\$	103,849	\$	118,527	0.876	991	\$	107.97	303C
09007270.	999 E ROBINWOOD	1/9/2025	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	56,376	\$	1,570	\$	48,430	\$	54,806	0.884	960	\$	52.08	303C
09014049.	18534 GODDARD	2/28/2025	\$	36,000	WD	03-ARM'S LENGTH	\$	36,000	\$	40,246	\$	2,522	\$	33,478	\$	37,724	0.887	712	\$	50.56	303C
09014202.	18907 GODDARD	9/20/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	74,413	\$	1,408	\$	68,592	\$	73,005	0.940	1159	\$	60.40	303C
09013153.	18856 MACKAY	1/27/2025	\$	67,500	WD	03-ARM'S LENGTH	\$	67,500	\$	70,914	\$	2,649	\$	64,851	\$	68,265	0.950	1218	\$	55.42	303C
09014088-9	18924 GODDARD	12/8/2023	\$	102,000	WD	03-ARM'S LENGTH	\$	102,000	\$	105,372	\$	2,527	\$	99,473	\$	102,845	0.967	991	\$	102.93	303C
09012647.	18025 MAINE	8/23/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	61,459	\$	1,271	\$	68,729	\$	60,188	1.142	1038	\$	67.44	303C
Totals:			\$	3,008,500			\$	3,008,500	\$	5,776,877	\$		\$	2,852,216	\$	5,620,593		\$		43.34	
																		WM ECF =>			0.507
																		Median ECF			0.526
																		Mean ECF =>			0.534

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
09013015.	17130 MACKAY	6/2/2023	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 133,571	\$ 909	\$ 14,091	\$ 132,662	0.106	1524	\$ 9.84	304A
09011383.	17510 JOSEPH CAMPAU	2/26/2025	\$ 10,000	QC	03-ARM'S LENGTH	\$ 10,000	\$ 61,291	\$ 974	\$ 9,026	\$ 60,317	0.150	1072	\$ 9.33	304A
09015465.	17551 LUMPKIN	11/21/2023	\$ 17,500	WD	03-ARM'S LENGTH	\$ 17,500	\$ 106,843	\$ 1,459	\$ 16,041	\$ 105,384	0.152	961	\$ 18.21	304A
09021410.	17881 CARDONI	12/30/2024	\$ 16,000	WD	03-ARM'S LENGTH	\$ 16,000	\$ 79,721	\$ 1,011	\$ 14,989	\$ 78,710	0.190	1596	\$ 10.03	304A
09010595.	17801 MCDOUGALL	2/27/2025	\$ 22,500	WD	03-ARM'S LENGTH	\$ 22,500	\$ 108,963	\$ 1,459	\$ 21,041	\$ 107,504	0.196	934	\$ 24.09	304A
09016077.	17821 ST AUBIN	4/27/2024	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 83,002	\$ 852	\$ 16,148	\$ 82,150	0.197	966	\$ 17.60	304A
09010190.	17337 CHAREST	11/19/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 97,707	\$ 852	\$ 19,148	\$ 96,855	0.198	1125	\$ 17.78	304A
09010516-7	17540 MCDOUGALL	12/2/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 117,688	\$ 2,079	\$ 22,921	\$ 115,609	0.198	975	\$ 25.64	304A
09014896.	17449 FLEMING	5/18/2024	\$ 10,000	QC	03-ARM'S LENGTH	\$ 10,000	\$ 46,359	\$ 921	\$ 9,079	\$ 45,438	0.200	1288	\$ 7.76	304A
09012212.	17261 ANGLIN	3/28/2025	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 217,544	\$ 2,232	\$ 44,768	\$ 215,312	0.208	1995	\$ 23.56	304A
09020587.	17532 RUSSELL	10/28/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 62,229	\$ 940	\$ 14,060	\$ 61,289	0.229	1152	\$ 13.02	304A
09019623.	17533 GREELEY	1/29/2025	\$ 10,000	WD	03-ARM'S LENGTH	\$ 10,000	\$ 39,796	\$ 1,011	\$ 8,989	\$ 38,785	0.232	1296	\$ 7.72	304A
09011406.	17886 JOSEPH CAMPAU	1/19/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 141,423	\$ 992	\$ 34,008	\$ 140,431	0.242	1053	\$ 33.24	304A
09011049.	17541 MITCHELL	1/22/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 103,189	\$ 853	\$ 26,147	\$ 102,336	0.256	960	\$ 28.13	304A
09013789.	17215 ARLINGTON	8/19/2024	\$ 25,000	qc	03-ARM'S LENGTH	\$ 25,000	\$ 87,236	\$ 1,570	\$ 23,430	\$ 85,666	0.274	912	\$ 27.41	304A
09013721-2	17896 ARLINGTON	10/16/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 96,362	\$ 2,053	\$ 27,947	\$ 94,309	0.296	849	\$ 35.34	304A
09012178.	17843 ANGLIN	6/21/2024	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 126,064	\$ 1,783	\$ 38,217	\$ 124,281	0.308	1310	\$ 30.53	304A
09013788.	17223 ARLINGTON	8/19/2024	\$ 25,000	qc	03-ARM'S LENGTH	\$ 25,000	\$ 76,454	\$ 1,457	\$ 23,543	\$ 74,997	0.314	912	\$ 27.41	304A
09012687.	17505 MAINE	12/23/2023	\$ 10,000	QC	03-ARM'S LENGTH	\$ 10,000	\$ 25,788	\$ 852	\$ 9,148	\$ 24,936	0.367	770	\$ 12.99	304A
09009742.	17947 GALLAGHER	8/24/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 105,362	\$ 1,703	\$ 38,297	\$ 103,659	0.369	960	\$ 41.67	304A
09017565.	17801 MARX	5/31/2023	\$ 10,000	WD	03-ARM'S LENGTH	\$ 10,000	\$ 25,406	\$ 912	\$ 9,088	\$ 24,494	0.371	749	\$ 13.35	304A
09014274-5	17957 GODDARD	8/14/2024	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 41,098	\$ 1,724	\$ 15,276	\$ 39,374	0.388	1088	\$ 15.63	304A
09009704.	17390 GALLAGHER	4/12/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 101,693	\$ 1,672	\$ 40,328	\$ 100,021	0.403	960	\$ 43.75	304A
09009352.	3601 MINNESOTA	9/4/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 219,594	\$ 958	\$ 89,042	\$ 218,636	0.407	2689	\$ 33.47	304A
09015439.	17947 LUMPKIN	6/9/2023	\$ 28,500	WD	03-ARM'S LENGTH	\$ 28,500	\$ 66,418	\$ 853	\$ 27,647	\$ 65,565	0.422	1149	\$ 24.80	304A
09015487.	17421 LUMPKIN	1/15/2025	\$ 38,500	WD	03-ARM'S LENGTH	\$ 38,500	\$ 89,961	\$ 853	\$ 37,647	\$ 89,108	0.422	1852	\$ 20.79	304A
09010593.	17815 MCDOUGALL	4/20/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 122,241	\$ 1,459	\$ 53,541	\$ 120,782	0.443	1377	\$ 39.94	304A
09020585.	17520 RUSSELL	5/24/2023	\$ 24,500	OTH	03-ARM'S LENGTH	\$ 24,500	\$ 51,822	\$ 1,010	\$ 23,490	\$ 50,812	0.462	818	\$ 29.95	304A
09010188.	17349 CHAREST	10/18/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 92,694	\$ 863	\$ 44,137	\$ 91,831	0.481	923	\$ 48.75	304A
09011567.	17511 JOSEPH CAMPAU	10/10/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 58,480	\$ 955	\$ 29,045	\$ 57,525	0.505	938	\$ 31.98	304A
09013993.	17840 GODDARD	12/11/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 55,994	\$ 784	\$ 29,216	\$ 55,210	0.529	923	\$ 32.50	304A
09013941.	17126 GODDARD	2/29/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 159,061	\$ 835	\$ 84,165	\$ 158,226	0.532	1618	\$ 52.53	304A
09015096.	17400 LUMPKIN	6/12/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 90,137	\$ 852	\$ 49,148	\$ 89,285	0.550	922	\$ 54.23	304A
09013089.	17956 MACKAY	2/7/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 70,007	\$ 1,672	\$ 38,328	\$ 68,335	0.561	1084	\$ 36.90	304A
09009755.	17869 GALLAGHER	6/10/2024	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 124,494	\$ 782	\$ 73,218	\$ 123,712	0.592	1381	\$ 53.58	304A
09014337-8	17183 GODDARD	9/7/2023	\$ 53,500	WD	03-ARM'S LENGTH	\$ 53,500	\$ 84,909	\$ 1,638	\$ 51,862	\$ 83,271	0.623	768	\$ 69.66	304A
09013042.	17432 MACKAY	8/30/2024	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 90,932	\$ 1,629	\$ 56,371	\$ 89,303	0.631	839	\$ 69.13	304A
09010144-5	17955 CHAREST	11/2/2023	\$ 33,500	WD	03-ARM'S LENGTH	\$ 33,500	\$ 50,053	\$ 1,420	\$ 32,080	\$ 48,633	0.660	880	\$ 38.07	304A
Totals:			\$ 1,261,500			\$ 1,261,500	\$ 3,511,586		\$ 1,214,667	\$ 3,464,753			\$ 29.75	
WM ECF =>												0.351		
Median ECF												0.368		
Mean ECF =>												0.360		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area	
09009534.	13463 NEWBERN	9/27/2024	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 95,869	\$ 698	\$ 24,302	\$ 95,171	0.255	1020	\$	24.51	305A
09009528.	13499 NEWBERN	7/24/2024	\$ 32,000	QC	03-ARM'S LENGTH	\$ 32,000	\$ 113,061	\$ 2,080	\$ 29,920	\$ 110,981	0.270	1296	\$	24.69	305A
09010466.	13940 MCDUGALL	3/18/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 65,459	\$ 593	\$ 19,407	\$ 64,866	0.299	1242	\$	16.10	305A
09005706.	1990 MCLEAN	3/13/2025	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 85,329	\$ 1,925	\$ 28,075	\$ 83,404	0.337	886	\$	33.86	305A
09012398.	13874 MAINE	11/8/2024	\$ 17,000	QC	03-ARM'S LENGTH	\$ 17,000	\$ 46,433	\$ 522	\$ 16,478	\$ 45,911	0.359	827	\$	20.56	305A
09005927.	2098 CODY	2/28/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 146,265	\$ 1,855	\$ 88,145	\$ 144,410	0.610	1634	\$	55.08	305A
09005499.	2457 BURNSIDE	4/7/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 112,118	\$ 1,855	\$ 88,145	\$ 110,263	0.799	1170	\$	76.92	305A
09013635.	13934 ARLINGTON	2/2/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 55,809	\$ 593	\$ 44,407	\$ 55,216	0.804	836	\$	53.83	305A
09012933.	13192 MACKAY	3/10/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 68,911	\$ 1,925	\$ 58,075	\$ 66,986	0.867	660	\$	90.91	305A
09005310.	1978 MCPHERSON	2/13/2025	\$ 55,000	QC	03-ARM'S LENGTH	\$ 55,000	\$ 62,557	\$ 1,926	\$ 53,074	\$ 60,631	0.875	1115	\$	49.33	305A
09012315.	12284 MAINE	7/19/2024	\$ 73,100	WD	03-ARM'S LENGTH	\$ 73,100	\$ 66,403	\$ 1,876	\$ 71,224	\$ 64,527	1.104	2400	\$	30.46	305A
Totals:			\$ 537,100			\$ 537,100	\$ 918,214		\$ 521,252	\$ 902,366			\$	43.30	
											WM ECF =>	0.578			
											Median ECF	0.610			
											Mean ECF =>	0.598			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
09008947.	13178 MORAN	1/14/2025	\$ 38,000	QCD	03-ARM'S LENGTH	\$ 38,000	\$ 101,578	\$ 1,855	\$ 36,145	\$ 99,723	0.362	990	\$	38.38 306A
09009411.	12915 KLINGER	4/19/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 51,181	\$ 1,925	\$ 18,075	\$ 49,256	0.367	926	\$	21.60 306A
09009959.	12320 CHAREST	9/12/2023	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 59,637	\$ 1,925	\$ 23,075	\$ 57,712	0.400	1100	\$	22.73 306A
09009161.	12567 MORAN	2/23/2024	\$ 11,000	WD	03-ARM'S LENGTH	\$ 11,000	\$ 22,667	\$ 2,188	\$ 8,812	\$ 20,479	0.430	711	\$	15.47 306A
09009881.	13145 GALLAGHER	8/8/2024	\$ 45,000	qc	03-ARM'S LENGTH	\$ 45,000	\$ 101,757	\$ 1,837	\$ 43,163	\$ 99,920	0.432	1055	\$	42.65 306A
09010276.	13195 CHAREST	7/3/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 78,116	\$ 1,855	\$ 35,145	\$ 76,261	0.461	1622	\$	22.81 306A
09008939.	13130 MORAN	10/14/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 43,444	\$ 1,924	\$ 23,076	\$ 41,520	0.556	720	\$	34.72 306A
09009925.	12327 GALLAGHER	6/25/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 92,657	\$ 1,925	\$ 58,075	\$ 90,732	0.640	1122	\$	53.48 306A
Totals:			\$ 261,000			\$ 261,000	\$ 551,037		\$ 245,566	\$ 535,603			\$	31.48
WM ECF =>											0.458			
Median ECF											0.431			
Mean ECF =>											0.456			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
09010718.	13121 MCDOUGALL	7/7/2023	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 158,134	\$ 2,532	\$ 172,468	\$ 155,602	1.108	1506	\$	116.20 306A
09005244.	3407 CARPENTER	8/8/2024	\$ 186,000	WD	03-ARM'S LENGTH	\$ 186,000	\$ 157,241	\$ 1,926	\$ 184,074	\$ 155,315	1.185	1599	\$	116.32 306A
09010756.	12238 MITCHELL	9/15/2023	\$ 151,000	WD	03-ARM'S LENGTH	\$ 151,000	\$ 118,095	\$ 1,925	\$ 149,075	\$ 116,170	1.283	1542	\$	97.92 306A
09005785.	3346 MEADE	6/14/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 98,612	\$ 1,969	\$ 133,031	\$ 96,643	1.377	1099	\$	122.84 306A
09009939.	12243 GALLAGHER	8/15/2023	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 93,838	\$ 1,925	\$ 143,075	\$ 91,913	1.557	899	\$	161.29 306A
09005395.	2938 BURNSIDE	8/29/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 103,518	\$ 1,925	\$ 163,075	\$ 101,593	1.605	1046	\$	157.74 306A
09006108.	3323 LAWLEY	9/20/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 94,136	\$ 1,925	\$ 148,075	\$ 94,222	1.572	920	\$	163.04 306A
09006110.	3341 LAWLEY	8/12/2024	\$ 152,000	WD	03-ARM'S LENGTH	\$ 152,000	\$ 87,389	\$ 3,799	\$ 148,201	\$ 83,590	1.773	758	\$	200.53 306A
09009904.	12605 GALLAGHER	10/18/2023	\$ 180,000	PTA	03-ARM'S LENGTH	\$ 180,000	\$ 100,734	\$ 2,489	\$ 177,511	\$ 98,245	1.807	1005	\$	179.10 306A
09005901.	2950 CODY	4/19/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 94,137	\$ 1,727	\$ 173,273	\$ 92,410	1.875	990	\$	176.77 306A
Totals:			\$ 1,614,000			\$ 1,614,000	\$ 1,105,834		\$ 1,591,858	\$ 1,085,703			\$	149.18
WM ECF =>											1.466			
Median ECF											1.564			
Mean ECF =>											1.514			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13023212-3	19704 GALLAGHER	10/27/2023	\$ 39,000	PTA	03-ARM'S LENGTH	\$ 39,000	\$ 164,965	\$ 3,392	\$ 35,608	\$ 161,573	0.220	1703	\$	22.90 307A
13023380.	19263 GALLAGHER	2/27/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 110,072	\$ 1,525	\$ 28,475	\$ 108,547	0.262	1139	\$	26.34 307A
13022330.	19255 NORWOOD	11/1/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 147,787	\$ 1,507	\$ 41,493	\$ 146,280	0.284	1533	\$	28.05 307A
13021216.	19690 BINDER	5/6/2023	\$ 21,000	WD	03-ARM'S LENGTH	\$ 21,000	\$ 66,844	\$ 2,747	\$ 18,253	\$ 64,097	0.285	594	\$	35.35 307A
13022856-7	19616 KLINGER	6/27/2023	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 139,404	\$ 3,392	\$ 39,108	\$ 136,012	0.288	1244	\$	34.16 307A
13021180.	19264 BINDER	3/31/2025	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 74,642	\$ 2,370	\$ 21,130	\$ 72,272	0.292	708	\$	33.19 307A
13020267.	19359 DEAN	10/10/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 90,136	\$ 2,551	\$ 27,449	\$ 87,585	0.313	862	\$	34.80 307A
13022019-20	19251 YONKA	10/30/2024	\$ 49,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$ 49,000	\$ 145,386	\$ 4,434	\$ 44,566	\$ 140,952	0.316	1308	\$	37.46 307A
13023824.	19662 MITCHELL	11/22/2024	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 93,729	\$ 1,595	\$ 29,405	\$ 92,134	0.319	864	\$	35.88 307A
13023830-1	19700 MITCHELL	9/19/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 103,055	\$ 2,499	\$ 32,501	\$ 100,556	0.323	958	\$	36.53 307A
13024041.	19384 HARNED	7/9/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 97,734	\$ 3,248	\$ 32,752	\$ 94,486	0.347	928	\$	38.79 307A
13021723.	19275 WEXFORD	9/19/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 100,790	\$ 2,872	\$ 37,128	\$ 97,918	0.379	1071	\$	37.35 307A
13020571-2	19126 RYAN	1/8/2025	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 120,111	\$ 2,326	\$ 46,174	\$ 117,785	0.392	1303	\$	37.22 307A
13023955.	19409 MITCHELL	9/20/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 100,962	\$ 2,622	\$ 39,378	\$ 98,340	0.400	1038	\$	40.46 307A
13020092-3	19624 DEAN	8/7/2023	\$ 31,200	QC	03-ARM'S LENGTH	\$ 31,200	\$ 72,519	\$ 2,824	\$ 28,376	\$ 69,695	0.407	780	\$	40.00 307A
13024404.	19403 ANGLIN	7/15/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 45,449	\$ 2,041	\$ 17,959	\$ 43,408	0.414	892	\$	22.42 307A
13020844-5	2400 E OUTER	3/29/2024	\$ 61,000	PTA	03-ARM'S LENGTH	\$ 61,000	\$ 139,986	\$ 2,790	\$ 58,210	\$ 137,196	0.424	1165	\$	52.36 307A
13022680.	19233 REVERE	2/16/2024	\$ 47,500	PTA	03-ARM'S LENGTH	\$ 47,500	\$ 105,267	\$ 2,337	\$ 45,163	\$ 102,930	0.439	1145	\$	41.48 307A
13022671.	19309 REVERE	8/31/2023	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 138,659	\$ 2,184	\$ 60,316	\$ 136,475	0.442	1436	\$	43.52 307A
13021214-5	19680 BINDER	10/24/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 85,261	\$ 3,147	\$ 36,853	\$ 82,114	0.449	776	\$	51.55 307A
13022984.	19697 KLINGER	9/19/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 118,308	\$ 2,826	\$ 52,174	\$ 115,482	0.452	940	\$	58.51 307A
13008746.	2176 E OUTER	11/19/2024	\$ 58,500	PTA	03-ARM'S LENGTH	\$ 58,500	\$ 123,517	\$ 2,622	\$ 55,878	\$ 120,895	0.462	1248	\$	46.88 307A
13008743.	2210 E OUTER	4/16/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 120,641	\$ 2,622	\$ 57,378	\$ 118,019	0.486	1248	\$	48.08 307A
13020880.	19399 RYAN	10/31/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 107,254	\$ 3,311	\$ 51,689	\$ 103,943	0.497	1115	\$	49.33 307A
13020629-30	19666 RYAN	6/5/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 63,152	\$ 2,551	\$ 32,449	\$ 60,601	0.535	1161	\$	30.15 307A
13023801-2	19370 MITCHELL	5/10/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 62,597	\$ 2,569	\$ 32,431	\$ 60,028	0.540	1142	\$	30.65 307A
13024433-4	19636 MACKAY	12/27/2024	\$ 62,000	PTA	03-ARM'S LENGTH	\$ 62,000	\$ 109,561	\$ 3,806	\$ 58,194	\$ 105,755	0.550	1128	\$	54.96 307A
13021532-3	19184 WEXFORD	10/11/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 59,947	\$ 2,551	\$ 32,449	\$ 57,396	0.565	1181	\$	29.64 307A
13020090.	19606 DEAN	4/18/2024	\$ 26,900	PTA	03-ARM'S LENGTH	\$ 26,900	\$ 44,365	\$ 2,971	\$ 23,929	\$ 41,394	0.578	757	\$	35.54 307A
13022339.	19203 NORWOOD	3/5/2024	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 143,797	\$ 1,507	\$ 83,493	\$ 142,290	0.587	1735	\$	48.99 307A
13022806.	19136 KLINGER	11/3/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 115,078	\$ 2,141	\$ 67,859	\$ 112,937	0.601	1068	\$	65.54 307A
13024230.	19330 ANGLIN	10/17/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 80,354	\$ 2,622	\$ 47,378	\$ 77,732	0.610	732	\$	68.31 307A
13023977-8	19251 MITCHELL	12/21/2023	\$ 72,000	OTH	03-ARM'S LENGTH	\$ 72,000	\$ 116,268	\$ 2,836	\$ 69,164	\$ 113,432	0.610	1187	\$	60.66 307A
13022870.	19712 KLINGER	12/11/2023	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 80,475	\$ 1,578	\$ 49,422	\$ 78,897	0.626	1416	\$	36.02 307A
13020888.	19351 RYAN	12/8/2023	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 103,482	\$ 3,079	\$ 62,921	\$ 100,403	0.627	1036	\$	63.71 307A
13022981.	19715 KLINGER	3/19/2025	\$ 60,000	QC	03-ARM'S LENGTH	\$ 60,000	\$ 90,966	\$ 2,569	\$ 57,431	\$ 88,397	0.650	1050	\$	57.14 307A
13022025.	19219 YONKA	1/27/2025	\$ 34,900	WD	03-ARM'S LENGTH	\$ 34,900	\$ 52,353	\$ 2,089	\$ 32,811	\$ 50,264	0.653	938	\$	37.21 307A
13022304.	19439 NORWOOD	3/14/2025	\$ 119,900	WD	03-ARM'S LENGTH	\$ 119,900	\$ 177,107	\$ 2,113	\$ 117,787	\$ 174,994	0.673	1976	\$	60.68 307A
13021174-5	19234 BINDER	10/2/2023	\$ 82,000	PTA	03-ARM'S LENGTH	\$ 82,000	\$ 119,796	\$ 3,668	\$ 78,332	\$ 116,128	0.675	1354	\$	60.56 307A
13024195.	19359 HARNED	12/8/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 86,472	\$ 2,872	\$ 57,128	\$ 83,600	0.683	916	\$	65.50 307A
13023331.	19721 GALLAGHER	11/21/2023	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 114,116	\$ 2,713	\$ 80,287	\$ 111,403	0.721	1157	\$	71.74 307A
13021851-2	19250 YONKA	7/10/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 152,415	\$ 3,338	\$ 111,662	\$ 149,077	0.749	1412	\$	81.44 307A
13022028.	19203 YONKA	4/20/2023	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 94,729	\$ 2,765	\$ 70,235	\$ 91,964	0.764	875	\$	83.43 307A
13021895.	19694 YONKA	4/8/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 78,628	\$ 2,398	\$ 62,602	\$ 76,230	0.821	1464	\$	44.40 307A
13021891.	19664 YONKA	9/8/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 85,210	\$ 2,327	\$ 69,673	\$ 82,883	0.841	1474	\$	48.85 307A
13023346.	19625 GALLAGHER	3/25/2025	\$ 77,500	WD	03-ARM'S LENGTH	\$ 77,500	\$ 86,547	\$ 3,223	\$ 74,277	\$ 83,324	0.891	1388	\$	55.84 307A
13024568-9	19469 MACKAY	6/21/2023	\$ 79,500	WD	03-ARM'S LENGTH	\$ 79,500	\$ 86,656	\$ 3,124	\$ 76,376	\$ 83,532	0.914	899	\$	88.43 307A
13022177.	19630 NORWOOD	7/27/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 92,416	\$ 2,765	\$ 82,235	\$ 89,651	0.917	854	\$	99.53 307A
13020861.	19649 RYAN	12/10/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 56,142	\$ 2,141	\$ 49,859	\$ 54,001	0.923	950	\$	54.74 307A
13022646-7	19455 REVERE	11/20/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 91,007	\$ 3,279	\$ 81,721	\$ 87,728	0.932	1025	\$	82.93 307A
13023667-8	19665 CHAREST	3/4/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 114,893	\$ 3,096	\$ 106,904	\$ 111,797	0.956	1133	\$	97.09 307A
13020627.	19650 RYAN	1/17/2025	\$ 77,500	WD	03-ARM'S LENGTH	\$ 77,500	\$ 80,167	\$ 2,551	\$ 74,949	\$ 77,616	0.966	812	\$	95.44 307A
13024193.	19373 HARNED	8/20/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 91,208	\$ 2,872	\$ 92,128	\$ 88,336	1.043	1042	\$	91.17 307A
Totals:			\$ 3,015,400			\$ 3,015,400	\$ 5,342,382	\$	2,873,502	\$ 5,200,484		\$	51.56	
											WM ECF =>		0.553	

Median ECF	0.550
Mean ECF =>	0.568

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13019687-8	20107 SUNSET	3/25/2024	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 84,244	\$ 2,818	\$ 20,182	\$ 81,426	0.248	974	\$	23.61 307B
13022530-1	20008 REVERE	11/19/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 87,717	\$ 2,640	\$ 22,360	\$ 85,077	0.263	838	\$	29.83 307B
13024636.004	20441 GODDARD	9/30/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 112,656	\$ 3,240	\$ 28,760	\$ 109,416	0.263	1096	\$	29.20 307B
13020710-1	20400 RYAN	4/18/2024	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 123,209	\$ 2,594	\$ 37,406	\$ 120,615	0.310	1161	\$	34.45 307B
13022236.	20459 NORWOOD	3/20/2024	\$ 43,000	PTA	03-ARM'S LENGTH	\$ 43,000	\$ 121,972	\$ 2,612	\$ 40,388	\$ 119,360	0.338	1064	\$	40.41 307B
13023310.	20119 GALLAGHER	2/18/2025	\$ 35,000	QC	03-ARM'S LENGTH	\$ 35,000	\$ 95,231	\$ 2,846	\$ 32,154	\$ 92,385	0.348	953	\$	36.73 307B
13022922.	20490 KLINGER	1/27/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 123,050	\$ 2,612	\$ 42,388	\$ 120,438	0.352	1090	\$	41.28 307B
13022196-7	20138 NORWOOD	2/18/2025	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 123,689	\$ 2,843	\$ 43,157	\$ 120,846	0.357	1286	\$	35.77 307B
13020221.	19943 DEAN	5/30/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 121,366	\$ 2,522	\$ 42,478	\$ 118,844	0.357	1034	\$	43.52 307B
13024530.	20021 MACKAY	10/19/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 91,535	\$ 3,113	\$ 31,887	\$ 88,422	0.361	979	\$	35.75 307B
13023841.	19948 MITCHELL	12/27/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 113,820	\$ 2,594	\$ 42,406	\$ 111,226	0.381	1112	\$	40.47 307B
13024491.004	20254 MACKAY	8/7/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 97,061	\$ 3,197	\$ 36,803	\$ 93,864	0.392	975	\$	41.03 307B
13022548.	20188 REVERE	7/6/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 81,496	\$ 3,054	\$ 31,946	\$ 78,442	0.407	796	\$	43.97 307B
13022939.	20411 KLINGER	11/20/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 161,713	\$ 2,610	\$ 67,390	\$ 159,103	0.424	1191	\$	58.77 307B
13022888.	20044 KLINGER	10/25/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 114,656	\$ 2,048	\$ 52,952	\$ 112,608	0.470	992	\$	55.44 307B
13024662-3	20009 GODDARD	1/24/2025	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 146,592	\$ 2,844	\$ 70,156	\$ 143,748	0.488	1339	\$	54.52 307B
13021264.	20418 BINDER	11/6/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 88,683	\$ 2,551	\$ 42,449	\$ 86,132	0.493	802	\$	56.11 307B
13023269.	20466 GALLAGHER	9/20/2023	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 78,557	\$ 2,482	\$ 37,518	\$ 76,075	0.493	707	\$	56.58 307B
13021672.	20157 WEXFORD	9/5/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 128,540	\$ 2,790	\$ 62,210	\$ 125,750	0.495	1068	\$	60.86 307B
13023567.	20138 CHAREST	2/13/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 75,553	\$ 2,783	\$ 37,217	\$ 72,770	0.511	840	\$	47.62 307B
13024118.01	20255 HARNED	5/8/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 103,936	\$ 3,349	\$ 51,651	\$ 100,587	0.513	975	\$	56.41 307B
13022542-3	20148 REVERE	7/30/2024	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 86,689	\$ 2,800	\$ 43,200	\$ 83,889	0.515	838	\$	54.89 307B
13019695-6	20049 SUNSET	7/6/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 93,716	\$ 2,796	\$ 49,204	\$ 90,920	0.541	976	\$	53.28 307B
13022241.	20419 NORWOOD	12/18/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 104,552	\$ 2,569	\$ 57,431	\$ 101,983	0.563	1084	\$	55.35 307B
13020191.	20253 DEAN	10/27/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 113,280	\$ 2,380	\$ 62,620	\$ 110,900	0.565	1050	\$	61.90 307B
13022966.	20027 KLINGER	1/13/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 128,591	\$ 2,612	\$ 72,388	\$ 125,979	0.575	1200	\$	62.50 307B
13024336.007	20401 ANGLIN	11/15/2024	\$ 56,500	WD	03-ARM'S LENGTH	\$ 56,500	\$ 95,294	\$ 3,280	\$ 53,220	\$ 92,014	0.578	975	\$	57.95 307B
13023616.	20245 CHAREST	1/21/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 126,722	\$ 2,754	\$ 72,246	\$ 123,968	0.583	1169	\$	64.16 307B
13023314.	20027 GALLAGHER	8/24/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 99,716	\$ 2,481	\$ 57,519	\$ 97,235	0.592	1000	\$	60.00 307B
13023246.	20156 GALLAGHER	10/14/2024	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 88,854	\$ 2,832	\$ 53,168	\$ 86,022	0.618	827	\$	67.71 307B
13024745.006	20423 FLEMING	1/17/2024	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 117,659	\$ 3,114	\$ 70,886	\$ 114,545	0.619	1096	\$	67.52 307B
13021304.	20165 BINDER	4/28/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 97,663	\$ 2,824	\$ 59,176	\$ 94,839	0.624	1000	\$	62.00 307B
13023307.	20141 GALLAGHER	2/12/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 86,070	\$ 2,850	\$ 52,150	\$ 83,220	0.627	782	\$	70.33 307B
13023585.	20410 CHAREST	7/25/2023	\$ 75,400	WD	03-ARM'S LENGTH	\$ 75,400	\$ 118,479	\$ 2,746	\$ 72,654	\$ 115,733	0.628	1094	\$	68.92 307B
13008960.	2063 E OUTER	3/28/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 117,496	\$ 3,021	\$ 71,979	\$ 114,475	0.629	1072	\$	69.96 307B
13023268.	20458 GALLAGHER	9/20/2023	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 61,008	\$ 2,499	\$ 37,501	\$ 58,509	0.641	1086	\$	36.83 307B
13024100.	20486 HARNED	9/22/2023	\$ 77,000	PTA	03-ARM'S LENGTH	\$ 77,000	\$ 117,011	\$ 3,002	\$ 73,998	\$ 114,009	0.649	1197	\$	64.33 307B
13023932.	20019 MITCHELL	8/9/2023	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 117,494	\$ 2,594	\$ 75,406	\$ 114,900	0.656	1094	\$	71.30 307B
13020769-70	20413 RYAN	6/5/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 78,022	\$ 2,551	\$ 49,949	\$ 75,471	0.662	912	\$	57.57 307B
13020188.	20275 DEAN	8/12/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 65,194	\$ 2,380	\$ 42,620	\$ 62,814	0.679	1035	\$	43.48 307B
13023550-1	19974 CHAREST	10/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 100,836	\$ 2,647	\$ 67,353	\$ 98,189	0.686	840	\$	83.33 307B
13023266.	20440 GALLAGHER	8/6/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 136,308	\$ 2,526	\$ 92,474	\$ 133,782	0.691	999	\$	95.10 307B
13022610.	20051 REVERE	12/6/2024	\$ 88,500	PTA	03-ARM'S LENGTH	\$ 88,500	\$ 124,964	\$ 2,640	\$ 85,860	\$ 122,324	0.702	1082	\$	81.79 307B
13023562.	20100 CHAREST	12/13/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 84,417	\$ 2,401	\$ 57,599	\$ 82,016	0.702	840	\$	71.43 307B
13024457-8	19966 MACKAY	11/13/2024	\$ 97,000	PTA	03-ARM'S LENGTH	\$ 97,000	\$ 133,323	\$ 3,047	\$ 93,953	\$ 130,276	0.721	976	\$	99.39 307B
13024457-8	19966 MACKAY	11/18/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 133,323	\$ 3,047	\$ 93,953	\$ 130,276	0.721	976	\$	99.39 307B
13022915.	20434 KLINGER	10/10/2024	\$ 75,000	OTH	03-ARM'S LENGTH	\$ 75,000	\$ 102,658	\$ 2,499	\$ 72,501	\$ 100,159	0.724	989	\$	75.83 307B
13023236.	20028 GALLAGHER	9/14/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 65,192	\$ 2,523	\$ 45,477	\$ 62,669	0.726	1020	\$	47.06 307B
13024468.	20030 MACKAY	7/12/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 45,979	\$ 3,004	\$ 31,996	\$ 42,975	0.745	805	\$	43.48 307B

13024139-40	20045 HARNED	4/11/2023	\$	94,000	WD	03-ARM'S LENGTH	\$	94,000	\$	124,583	\$	3,856	\$	90,144	\$	120,727	0.747	1080	\$	87.04	307B
13023920.	20149 MITCHELL	4/30/2024	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	89,005	\$	2,659	\$	65,341	\$	86,346	0.757	834	\$	81.53	307B
13021652.	20451 WEXFORD	12/6/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	90,066	\$	2,562	\$	67,438	\$	87,504	0.771	785	\$	89.17	307B
13008957.	2035 E OUTER	10/10/2024	\$	132,000	PTA	03-ARM'S LENGTH	\$	132,000	\$	164,896	\$	2,693	\$	129,307	\$	162,203	0.797	1622	\$	81.38	307B
13021678.	20113 WEXFORD	3/25/2025	\$	95,000	WD	03-ARM'S LENGTH	\$	95,000	\$	117,928	\$	2,790	\$	92,210	\$	115,138	0.801	1042	\$	91.17	307B
13023612.	20411 CHAREST	6/14/2024	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	91,607	\$	2,703	\$	72,297	\$	88,904	0.813	830	\$	90.36	307B
13022523.	19958 REVERE	8/31/2023	\$	73,500	WD	03-ARM'S LENGTH	\$	73,500	\$	86,218	\$	2,659	\$	70,841	\$	83,559	0.848	841	\$	87.40	307B
13024118.006	20421 HARNED	5/12/2023	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	93,718	\$	3,197	\$	76,803	\$	90,521	0.848	975	\$	82.05	307B
13023595.	20490 CHAREST	5/14/2024	\$	112,000	WD	03-ARM'S LENGTH	\$	112,000	\$	129,348	\$	2,746	\$	109,254	\$	126,602	0.863	1169	\$	95.81	307B
13020132.	20050 DEAN	6/7/2024	\$	58,000	WD	03-ARM'S LENGTH	\$	58,000	\$	66,768	\$	2,630	\$	55,370	\$	64,138	0.863	1020	\$	56.86	307B
13020119.	19942 DEAN	11/7/2023	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	103,407	\$	2,587	\$	87,413	\$	100,820	0.867	1053	\$	85.47	307B
13021601.	20006 WEXFORD	5/14/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	95,112	\$	2,517	\$	82,483	\$	92,595	0.891	871	\$	97.59	307B
13021942.	20475 YONKA	2/5/2025	\$	97,500	WD	03-ARM'S LENGTH	\$	97,500	\$	107,939	\$	2,569	\$	94,931	\$	105,370	0.901	785	\$	124.20	307B
13022898.	20162 KLINGER	5/5/2023	\$	51,500	WD	03-ARM'S LENGTH	\$	51,500	\$	55,855	\$	2,710	\$	48,790	\$	53,145	0.918	946	\$	54.44	307B
13024603.002	20110 GODDARD	9/11/2023	\$	105,000	PTA	03-ARM'S LENGTH	\$	105,000	\$	110,136	\$	2,983	\$	102,017	\$	107,153	0.952	1022	\$	102.74	307B
13023613.	20403 CHAREST	6/20/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	121,653	\$	1,797	\$	123,203	\$	119,856	1.028	1106	\$	113.02	307B
13020697-8	20234 RYAN	8/21/2024	\$	94,500	WD	03-ARM'S LENGTH	\$	94,500	\$	91,672	\$	2,537	\$	91,963	\$	89,135	1.032	754	\$	125.33	307B
13021603-4	20022 WEXFORD	3/18/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	86,973	\$	2,587	\$	87,413	\$	84,386	1.036	871	\$	103.33	307B
13024610.013L	20454 GODDARD	7/14/2023	\$	74,500	PTA	03-ARM'S LENGTH	\$	74,500	\$	70,356	\$	4,931	\$	69,569	\$	65,425	1.063	1096	\$	67.97	307B
13020134.	20066 DEAN	4/28/2023	\$	96,000	WD	03-ARM'S LENGTH	\$	96,000	\$	90,148	\$	2,587	\$	93,413	\$	87,561	1.067	804	\$	119.40	307B
13022195.	20128 NORWOOD	11/13/2024	\$	127,000	WD	03-ARM'S LENGTH	\$	127,000	\$	116,086	\$	4,013	\$	122,987	\$	112,073	1.097	1152	\$	110.24	307B
13024491.009	20428 MACKAY	5/3/2024	\$	104,400	WD	03-ARM'S LENGTH	\$	104,400	\$	95,056	\$	3,063	\$	101,337	\$	91,993	1.102	975	\$	107.08	307B
13023633.	20115 CHAREST	3/11/2025	\$	62,500	WD	03-ARM'S LENGTH	\$	62,500	\$	56,537	\$	2,843	\$	59,657	\$	53,694	1.111	840	\$	74.40	307B
13023565-6	20128 CHAREST	5/30/2023	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	89,437	\$	2,804	\$	97,196	\$	86,633	1.122	840	\$	119.05	307B
13019679.	20251 SUNSET	2/19/2025	\$	101,500	WD	03-ARM'S LENGTH	\$	101,500	\$	85,179	\$	2,818	\$	98,682	\$	82,361	1.198	782	\$	129.80	307B
13023850.	20020 MITCHELL	7/22/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	66,369	\$	2,726	\$	77,274	\$	63,643	1.214	1140	\$	70.18	307B
Totals:			\$	5,118,800			\$	5,118,800	\$	7,611,838	\$		\$	4,909,672	\$	7,402,710		\$		69.55	

WM ECF =>

0.663

Median ECF

0.656

Mean ECF =>

0.679

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13012316.	13468 GABLE	1/8/2024	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 104,865	\$ 1,863	\$ 13,137	\$ 103,002	0.128	988	\$	15.18 309A
13011225.	13732 ST LOUIS	5/20/2024	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 76,501	\$ 1,894	\$ 13,106	\$ 74,607	0.176	692	\$	21.68 309A
13019045.	13497 JUSTINE	9/23/2023	\$ 11,200	QC	03-ARM'S LENGTH	\$ 11,200	\$ 56,018	\$ 869	\$ 10,331	\$ 55,149	0.187	864	\$	12.96 309A
13012729.	13425 GABLE	6/18/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 88,199	\$ 1,392	\$ 18,608	\$ 86,807	0.214	921	\$	21.72 309A
13017902.	13419 HEALY	7/27/2023	\$ 13,500	QC	03-ARM'S LENGTH	\$ 13,500	\$ 55,019	\$ 1,421	\$ 12,079	\$ 53,598	0.225	960	\$	14.06 309A
13012323.	13702 GABLE	5/20/2024	\$ 22,000	QC	03-ARM'S LENGTH	\$ 22,000	\$ 90,708	\$ 1,855	\$ 20,145	\$ 88,853	0.227	1596	\$	13.78 309A
13015038.	13427 BUFFALO	2/27/2024	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 52,053	\$ 939	\$ 14,061	\$ 51,114	0.275	1062	\$	14.12 309A
13011233.	13790 ST LOUIS	8/8/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 156,742	\$ 1,886	\$ 50,114	\$ 154,856	0.324	1704	\$	30.52 309A
13019869.	17173 SUNSET	1/30/2024	\$ 20,000	qc	03-ARM'S LENGTH	\$ 20,000	\$ 59,522	\$ 921	\$ 19,079	\$ 58,601	0.326	1066	\$	18.76 309A
13016867.	13457 CONLEY	4/25/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 50,917	\$ 1,760	\$ 18,240	\$ 49,157	0.371	958	\$	20.88 309A
13012309.	13416 GABLE	5/16/2024	\$ 22,000	QC	03-ARM'S LENGTH	\$ 22,000	\$ 55,875	\$ 1,828	\$ 20,172	\$ 54,047	0.373	960	\$	22.92 309A
13016923.	17206 FENELON	2/16/2025	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 53,524	\$ 1,576	\$ 28,424	\$ 51,948	0.547	931	\$	32.22 309A
13013946.	13711 SYRACUSE	7/12/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 89,305	\$ 1,503	\$ 48,497	\$ 87,802	0.552	748	\$	66.84 309A
13012042.	17811 DWYER	6/5/2023	\$ 51,600	QC	03-ARM'S LENGTH	\$ 51,600	\$ 90,304	\$ 1,896	\$ 49,704	\$ 88,408	0.562	1524	\$	33.86 309A
13019957-8	17214 DEAN	3/15/2024	\$ 37,000	QC	03-ARM'S LENGTH	\$ 37,000	\$ 63,728	\$ 1,731	\$ 35,269	\$ 61,997	0.569	1068	\$	34.64 309A
13014198.	13784 CALDWELL	4/24/2024	\$ 11,000	QC	03-ARM'S LENGTH	\$ 11,000	\$ 16,063	\$ 869	\$ 10,131	\$ 15,194	0.667	1056	\$	10.42 309A
13019057.	13425 JUSTINE	1/10/2025	\$ 60,000	QCD	03-ARM'S LENGTH	\$ 60,000	\$ 89,305	\$ 869	\$ 59,131	\$ 88,436	0.669	1680	\$	35.71 309A
13019112.	17226 SHIELDS	9/30/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 49,913	\$ 1,485	\$ 33,515	\$ 48,428	0.692	861	\$	40.65 309A
Totals:			\$ 500,300			\$ 500,300	\$ 1,298,561		\$ 473,743	\$ 1,272,004			\$	25.61

WM ECF => **0.372**

Median ECF **0.348**

Mean ECF => **0.394**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13006213.	3958 COMMOR	6/23/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 96,449	\$ 2,500	\$ 57,500	\$ 93,949	0.612	1148	\$	52.26 310A
13006599.	4433 SOBIESKI	6/7/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 110,269	\$ 2,418	\$ 72,582	\$ 107,851	0.673	1100	\$	68.18 310A
13006532.	5026 SOBIESKI	8/21/2023	\$ 102,000	WD	03-ARM'S LENGTH	\$ 102,000	\$ 138,541	\$ 2,418	\$ 99,582	\$ 136,123	0.732	1458	\$	69.96 310A
13006496.	5045 FREDRO	5/29/2024	\$ 105,000	QC	03-ARM'S LENGTH	\$ 105,000	\$ 142,103	\$ 2,942	\$ 102,058	\$ 139,161	0.733	1536	\$	68.36 310A
13005988.	5180 TALBOT	8/3/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 44,116	\$ 2,417	\$ 37,583	\$ 41,699	0.901	945	\$	42.33 310A
13005685.	5145 HAROLD	2/16/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 103,468	\$ 2,668	\$ 92,332	\$ 100,800	0.916	1842	\$	51.57 310A
13006263.	3989 COMMOR	9/26/2024	\$ 100,000	PTA	03-ARM'S LENGTH	\$ 100,000	\$ 102,413	\$ 3,350	\$ 96,650	\$ 99,063	0.976	1098	\$	91.07 310A
13006432.	4450 FREDRO	3/11/2025	\$ 100,000	QC	03-ARM'S LENGTH	\$ 100,000	\$ 101,728	\$ 4,504	\$ 95,496	\$ 97,224	0.982	919	\$	108.81 310A
13005678.	5103 HAROLD	12/22/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 99,582	\$ 4,774	\$ 95,226	\$ 94,808	1.004	1012	\$	98.81 310A
27250193.	5068 PRESCOTT	3/20/2024	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 174,483	\$ 606	\$ 184,394	\$ 173,877	1.060	1795	\$	103.06 310A
13006048.	3845 TALBOT	6/14/2023	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 162,138	\$ 2,418	\$ 172,582	\$ 159,720	1.081	1768	\$	98.98 310A
13006313.	3893 CAELY	11/7/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 137,854	\$ 2,418	\$ 147,582	\$ 135,436	1.090	1379	\$	108.77 310A
13006862-3	3950 CHARLES	6/5/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 115,913	\$ 4,906	\$ 125,094	\$ 111,007	1.127	1020	\$	127.45 310A
13005850.	3899 CASMERE	7/5/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 102,043	\$ 2,474	\$ 117,526	\$ 99,569	1.180	999	\$	120.12 310A
13005432.	5541 CANIFF	6/9/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 118,495	\$ 3,057	\$ 136,943	\$ 115,438	1.186	1318	\$	106.22 310A
13006763.	5051 GARVIN	7/13/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 118,474	\$ 3,024	\$ 136,976	\$ 115,450	1.186	1188	\$	117.85 310A
13005450.	5647 CANIFF	2/16/2024	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	\$ 199,652	\$ 2,986	\$ 237,014	\$ 196,666	1.205	1751	\$	137.06 310A
13005797.	5104 CASMERE	1/25/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 181,973	\$ 3,996	\$ 216,004	\$ 177,977	1.214	1950	\$	112.82 310A
13006336.	3868 BRISTOW	12/15/2023	\$ 132,000	WD	03-ARM'S LENGTH	\$ 132,000	\$ 106,707	\$ 2,418	\$ 129,582	\$ 104,289	1.243	937	\$	140.88 310A
13005608.	5108 HAROLD	1/30/2024	\$ 148,000	PTA	03-ARM'S LENGTH	\$ 148,000	\$ 119,328	\$ 2,542	\$ 145,458	\$ 116,786	1.246	1142	\$	129.60 310A
13006378.	5063 CARPENTER	8/21/2023	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 145,959	\$ 6,381	\$ 178,619	\$ 139,578	1.280	1173	\$	157.72 310A
27241092.	3967 PRESCOTT	11/6/2023	\$ 182,000	WD	03-ARM'S LENGTH	\$ 182,000	\$ 138,791	\$ 71	\$ 181,929	\$ 138,720	1.311	1451	\$	125.43 310A
13006290.	3890 CAELY	8/18/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 98,609	\$ 2,417	\$ 127,583	\$ 96,192	1.326	1108	\$	117.33 310A
13006082.	5069 TALBOT	9/11/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 143,586	\$ 3,885	\$ 186,115	\$ 139,701	1.332	1318	\$	144.16 310A
13006680.	4456 GARVIN	9/29/2023	\$ 133,000	WD	03-ARM'S LENGTH	\$ 133,000	\$ 100,283	\$ 2,417	\$ 130,583	\$ 97,866	1.334	1014	\$	131.16 310A
13015074.022	11911 BUFFALO	5/18/2023	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 134,111	\$ 4,300	\$ 175,700	\$ 129,811	1.354	1014	\$	177.51 310A
13005607.	5116 HAROLD	1/6/2025	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 85,484	\$ 2,674	\$ 112,326	\$ 82,810	1.356	964	\$	119.29 310A
13006625.	5045 SOBIESKI	1/9/2025	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 91,566	\$ 2,417	\$ 122,583	\$ 89,149	1.375	995	\$	125.63 310A
13015075.014	12042 BLOOM	1/9/2025	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 127,665	\$ 4,300	\$ 170,700	\$ 123,365	1.384	1044	\$	167.62 310A
13006175.	3977 ELDRIDGE	5/19/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 107,277	\$ 2,584	\$ 147,416	\$ 104,693	1.408	1073	\$	139.79 310A
13006252.	3921 COMMOR	1/30/2025	\$ 100,100	WD	03-ARM'S LENGTH	\$ 100,100	\$ 71,395	\$ 2,417	\$ 97,683	\$ 68,978	1.416	792	\$	126.39 310A
13005852.	3911 CASMERE	6/30/2023	\$ 121,500	WD	03-ARM'S LENGTH	\$ 121,500	\$ 83,840	\$ 2,417	\$ 119,083	\$ 81,423	1.463	887	\$	136.98 310A
13005667.	5033 HAROLD	2/11/2025	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 100,139	\$ 2,668	\$ 147,332	\$ 97,471	1.512	1051	\$	142.72 310A
13015591.015	12001 BLOOM	8/13/2024	\$ 171,000	WD	03-ARM'S LENGTH	\$ 171,000	\$ 113,901	\$ 4,300	\$ 166,700	\$ 109,601	1.521	1045	\$	163.64 310A
13005518.	3959 PRESCOTT	6/30/2023	\$ 252,000	PTA	03-ARM'S LENGTH	\$ 252,000	\$ 166,068	\$ 2,308	\$ 249,692	\$ 163,760	1.525	1680	\$	150.00 310A
13005612-3	5084 HAROLD	7/20/2023	\$ 85,000	OTH	03-ARM'S LENGTH	\$ 85,000	\$ 57,361	\$ 5,259	\$ 79,741	\$ 52,102	1.530	1016	\$	83.66 310A
13015074.016	11975 BUFFALO	11/22/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 114,363	\$ 4,300	\$ 170,700	\$ 110,063	1.551	934	\$	187.37 310A
13006585.	3875 SOBIESKI	9/5/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 75,205	\$ 2,417	\$ 117,583	\$ 72,788	1.615	734	\$	163.49 310A
13006554.	4438 SOBIESKI	8/10/2023	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 93,788	\$ 2,417	\$ 152,583	\$ 91,371	1.670	924	\$	167.75 310A
13005808.	5020 CASMERE	11/20/2024	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 112,616	\$ 2,667	\$ 187,333	\$ 109,949	1.704	1084	\$	175.28 310A
13005844.	3863 CASMERE	7/5/2023	\$ 193,000	WD	03-ARM'S LENGTH	\$ 193,000	\$ 112,708	\$ 2,981	\$ 190,019	\$ 109,727	1.732	1303	\$	148.12 310A
13006089.	5111 TALBOT	1/10/2025	\$ 202,000	WD	03-ARM'S LENGTH	\$ 202,000	\$ 117,388	\$ 2,585	\$ 199,415	\$ 114,803	1.737	1021	\$	197.85 310A
13006365.	3832 CARPENTER	4/4/2024	\$ 178,000	WD	03-ARM'S LENGTH	\$ 178,000	\$ 100,778	\$ 2,347	\$ 175,653	\$ 98,431	1.785	1160	\$	153.45 310A
Totals:			\$ 6,214,600			\$ 6,214,600	\$ 4,968,610		\$ 6,085,235	\$ 4,839,245			\$	124.57
WM ECF =>											1.257			
Median ECF											1.311			
Mean ECF =>											1.269			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13013250.	13011 MOUND	4/18/2024	\$ 42,000	QC	03-ARM'S LENGTH	\$ 42,000	\$ 116,581	\$ 3,551	\$ 38,449	\$ 113,030	0.340	1068	\$	39.33 310B
13011182.	12876 ST LOUIS	8/30/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 128,499	\$ 3,097	\$ 44,903	\$ 125,402	0.358	998	\$	48.10 310B
13012767.	11845 GABLE	2/7/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 62,749	\$ 3,028	\$ 26,972	\$ 59,721	0.452	1296	\$	23.15 310B
13012136.	11839 DWYER	12/21/2023	\$ 53,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$ 53,000	\$ 113,077	\$ 2,781	\$ 50,219	\$ 110,296	0.455	1259	\$	42.10 310B
13006940-2	5943 CHARLES	2/7/2025	\$ 58,000	PTA	03-ARM'S LENGTH	\$ 58,000	\$ 117,608	\$ 3,663	\$ 54,337	\$ 113,945	0.477	1068	\$	54.31 310B
13011646.	11666 DWYER	9/21/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 32,856	\$ 2,710	\$ 17,290	\$ 30,146	0.574	1066	\$	18.76 310B
13012280.	12848 GABLE	5/20/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 44,486	\$ 3,731	\$ 26,269	\$ 40,755	0.645	844	\$	35.55 310B
13015598.	13146 MOENART	8/24/2024	\$ 80,000	QC	03-ARM'S LENGTH	\$ 80,000	\$ 109,501	\$ 3,857	\$ 76,143	\$ 105,644	0.721	1959	\$	40.84 310B
13011645.	11660 DWYER	6/30/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 114,101	\$ 2,806	\$ 82,194	\$ 111,295	0.739	1066	\$	79.74 310B
13012768.	11839 GABLE	8/31/2023	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 129,961	\$ 3,029	\$ 105,971	\$ 126,932	0.835	1375	\$	79.27 310B
13013247.	13025 MOUND	12/5/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 140,100	\$ 3,690	\$ 116,310	\$ 136,410	0.853	1232	\$	97.40 310B
13012130.	12827 DWYER	5/3/2024	\$ 105,500	WD	03-ARM'S LENGTH	\$ 105,500	\$ 111,501	\$ 3,168	\$ 102,332	\$ 108,333	0.945	992	\$	106.35 310B
13014576.	13263 CALDWELL	6/16/2023	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 128,669	\$ 3,274	\$ 123,726	\$ 125,395	0.987	1381	\$	91.96 310B
13012284.	12876 GABLE	8/8/2023	\$ 60,000	OTH	03-ARM'S LENGTH	\$ 60,000	\$ 59,612	\$ 3,731	\$ 56,269	\$ 55,881	1.007	1008	\$	59.52 310B
13014115.	12925 SPARLING	2/24/2025	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 161,390	\$ 3,246	\$ 166,754	\$ 158,144	1.054	1678	\$	101.31 310B
13006943-4	5951 CHARLES	4/22/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 75,465	\$ 3,736	\$ 76,264	\$ 71,729	1.063	1068	\$	74.91 310B
13012782.	11675 GABLE	8/16/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 65,855	\$ 3,029	\$ 131,971	\$ 114,824	1.149	1108	\$	121.84 310B
13005735.	6020 CASMERE	3/18/2024	\$ 63,500	WD	03-ARM'S LENGTH	\$ 63,500	\$ 57,479	\$ 2,347	\$ 61,153	\$ 55,132	1.109	1296	\$	49.00 310B
13012284.	12876 GABLE	10/9/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 59,612	\$ 3,731	\$ 66,269	\$ 55,881	1.186	1008	\$	69.44 310B
13005737.	6010 CASMERE	7/24/2023	\$ 86,500	WD	03-ARM'S LENGTH	\$ 86,500	\$ 75,445	\$ 2,776	\$ 83,724	\$ 72,669	1.152	1512	\$	57.21 310B
13016073.	13127 MOENART	5/29/2024	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 172,626	\$ 3,777	\$ 211,223	\$ 168,849	1.251	1764	\$	121.88 310B
13011180.	12862 ST LOUIS	7/25/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 91,001	\$ 3,731	\$ 131,269	\$ 87,270	1.504	883	\$	152.89 310B
Totals:			\$ 1,922,500			\$ 1,922,500	\$ 2,168,174		\$ 1,850,011	\$ 2,147,683			\$	71.13
											WM ECF =>	0.861		
											Median ECF	0.899		
											Mean ECF =>	0.857		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13014864.	20201 BUFFALO	10/30/2023	\$ 24,000	OTH	03-ARM'S LENGTH	\$ 24,000	\$ 94,612	\$ 2,671	\$ 21,329	\$ 91,941	0.232	999	\$	24.02 311A
13016242.014	20500 KEYSTONE	9/6/2023	\$ 31,500	PTA	03-ARM'S LENGTH	\$ 31,500	\$ 112,506	\$ 3,098	\$ 28,402	\$ 109,408	0.260	1041	\$	30.26 311A
13015808.	20080 MOENART	2/27/2025	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 117,772	\$ 2,723	\$ 34,277	\$ 115,049	0.298	1068	\$	34.64 311A
27240959.	19964 CONLEY	7/22/2024	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 114,246	\$ 634	\$ 34,366	\$ 113,612	0.302	1147	\$	30.51 311A
13015791-2	19948 MOENART	8/12/2024	\$ 30,000	qc	03-ARM'S LENGTH	\$ 30,000	\$ 86,474	\$ 2,758	\$ 27,242	\$ 83,716	0.325	920	\$	32.61 311A
13015383.	20001 BLOOM	12/20/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 79,337	\$ 3,322	\$ 26,678	\$ 76,015	0.351	911	\$	32.93 311A
13016267.	19935 KEYSTONE	2/13/2024	\$ 49,900	WD	03-ARM'S LENGTH	\$ 49,900	\$ 98,738	\$ 2,619	\$ 47,281	\$ 96,119	0.492	1047	\$	47.66 311A
13015816.	20220 MOENART	8/29/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 82,031	\$ 2,584	\$ 42,416	\$ 79,447	0.534	725	\$	62.07 311A
13015820.	20246 MOENART	12/29/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 51,175	\$ 2,793	\$ 27,207	\$ 48,382	0.562	917	\$	32.72 311A
13016241.018	20080 KEYSTONE	11/3/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 90,806	\$ 3,131	\$ 50,869	\$ 87,675	0.580	889	\$	60.74 311A
13013407.	20300 ALBANY	10/16/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 51,575	\$ 2,409	\$ 30,591	\$ 49,166	0.622	1046	\$	31.55 311A
13014349.	20258 CALDWELL	11/1/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 85,724	\$ 1,803	\$ 53,197	\$ 83,921	0.634	893	\$	61.59 311A
13016618.	19944 CONLEY	11/30/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 104,517	\$ 3,148	\$ 66,852	\$ 101,369	0.659	1003	\$	69.79 311A
13015314.	20240 BLOOM	10/25/2024	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 85,946	\$ 2,374	\$ 57,626	\$ 83,572	0.690	1016	\$	59.06 311A
13015892.	19931 MOENART	1/9/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 53,965	\$ 2,549	\$ 37,451	\$ 51,416	0.728	999	\$	40.04 311A
13015847.	20531 MOENART	2/5/2025	\$ 40,500	WD	03-ARM'S LENGTH	\$ 40,500	\$ 52,825	\$ 2,723	\$ 37,777	\$ 50,102	0.754	1117	\$	36.26 311A
13017078.	19938 FENELON	12/5/2024	\$ 87,500	WD	03-ARM'S LENGTH	\$ 87,500	\$ 108,012	\$ 2,998	\$ 84,502	\$ 105,014	0.805	1006	\$	86.98 311A
13016642.004	20220 CONLEY	3/11/2024	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 106,567	\$ 3,181	\$ 84,819	\$ 103,386	0.820	1003	\$	87.74 311A
13016241.007	19954 KEYSTONE	9/15/2023	\$ 82,500	WD	03-ARM'S LENGTH	\$ 82,500	\$ 99,859	\$ 3,164	\$ 79,336	\$ 96,695	0.820	1008	\$	81.85 311A
13015386.	19965 BLOOM	11/20/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 72,555	\$ 2,177	\$ 60,823	\$ 70,378	0.864	825	\$	76.36 311A
13013428.	20555 ALBANY	11/19/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 44,978	\$ 2,409	\$ 37,591	\$ 42,569	0.883	823	\$	48.60 311A
13016241.009	19970 KEYSTONE	9/28/2023	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 101,641	\$ 3,496	\$ 94,504	\$ 98,145	0.963	892	\$	109.87 311A
13016262.	19959 KEYSTONE	10/11/2023	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 85,848	\$ 2,619	\$ 96,381	\$ 83,229	1.158	1020	\$	97.06 311A
13014356.	20306 CALDWELL	4/4/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 67,924	\$ 2,444	\$ 82,556	\$ 65,480	1.261	709	\$	119.89 311A
13014392.	20263 CALDWELL	8/17/2023	\$ 126,000	PTA	03-ARM'S LENGTH	\$ 126,000	\$ 96,099	\$ 2,557	\$ 123,443	\$ 93,542	1.320	909	\$	138.61 311A
Totals:			\$ 1,433,900			\$ 1,433,900	\$ 2,145,732		\$ 1,367,516	\$ 2,079,348			\$	61.34

WM ECF => **0.658**

Median ECF **0.659**

Mean ECF => **0.677**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13018407.	19670 EUREKA	5/17/2024	\$ 18,500	WD	03-ARM'S LENGTH	\$ 18,500	\$ 90,234	\$ 1,924	\$ 16,576	\$ 88,310	0.188	910	\$ 20.33	312A
13015914.	19361 MOENART	6/25/2024	\$ 33,500	WD	03-ARM'S LENGTH	\$ 33,500	\$ 157,186	\$ 2,111	\$ 31,389	\$ 155,075	0.202	1650	\$ 20.30	312A
13014320-1	19436 CALDWELL	2/21/2024	\$ 23,000	PTA	03-ARM'S LENGTH	\$ 23,000	\$ 95,923	\$ 2,164	\$ 20,836	\$ 93,759	0.222	1061	\$ 21.68	312A
13017515-6	19235 LAMONT	6/9/2023	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 46,529	\$ 2,056	\$ 9,944	\$ 44,473	0.224	960	\$ 12.50	312A
13015735.	19200 MOENART	11/22/2023	\$ 16,000	QC	03-ARM'S LENGTH	\$ 16,000	\$ 63,794	\$ 1,888	\$ 14,112	\$ 61,906	0.228	1244	\$ 12.86	312A
13019286.002L	19601 SHIELDS	6/6/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 119,604	\$ 2,242	\$ 27,758	\$ 117,362	0.237	1125	\$ 26.67	312A
13018849.	19656 JUSTINE	4/10/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 74,588	\$ 2,022	\$ 17,978	\$ 72,566	0.248	704	\$ 28.41	312A
13015430.	19339 BLOOM	11/10/2023	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 92,946	\$ 1,960	\$ 23,040	\$ 90,986	0.253	1004	\$ 24.90	312A
13011378-9	19694 ST LOUIS	4/19/2023	\$ 31,500	WD	03-ARM'S LENGTH	\$ 31,500	\$ 108,729	\$ 2,291	\$ 29,209	\$ 106,438	0.274	1068	\$ 29.49	312A
13014294.	19158 CALDWELL	7/16/2024	\$ 23,000	OTH	03-ARM'S LENGTH	\$ 23,000	\$ 79,041	\$ 1,144	\$ 21,856	\$ 77,897	0.281	960	\$ 23.96	312A
13019233.	19410 SHIELDS	8/30/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 99,000	\$ 1,924	\$ 28,076	\$ 97,076	0.289	1094	\$ 27.42	312A
13016746.	19225 CONLEY	8/22/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 124,512	\$ 1,501	\$ 35,999	\$ 123,011	0.293	1064	\$ 35.24	312A
13011345-6	19360 ST LOUIS	5/10/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 75,983	\$ 2,176	\$ 22,824	\$ 73,807	0.309	730	\$ 34.25	312A
13016314.	19159 KEYSTONE	4/10/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 138,238	\$ 2,111	\$ 42,889	\$ 136,127	0.315	1294	\$ 34.78	312A
13018360.	19226 EUREKA	10/23/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 41,559	\$ 1,924	\$ 13,076	\$ 39,635	0.330	731	\$ 20.52	312A
13018572-3	19389 EUREKA	6/2/2023	\$ 19,000	PTA	03-ARM'S LENGTH	\$ 19,000	\$ 52,147	\$ 2,268	\$ 16,732	\$ 49,879	0.335	849	\$ 22.38	312A
13016313.	19165 KEYSTONE	9/14/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 135,473	\$ 2,111	\$ 44,889	\$ 133,362	0.337	1294	\$ 36.32	312A
13016740.	19269 CONLEY	8/23/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 108,771	\$ 1,858	\$ 36,142	\$ 106,913	0.338	1074	\$ 35.38	312A
13016740.	19269 CONLEY	2/21/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 108,771	\$ 1,858	\$ 36,142	\$ 106,913	0.338	1074	\$ 35.38	312A
13017420-1	19392 LAMONT	9/15/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 99,372	\$ 1,924	\$ 33,076	\$ 97,448	0.339	1076	\$ 32.53	312A
13011922.	19665 DWYER	7/19/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 47,261	\$ 2,234	\$ 15,766	\$ 45,027	0.350	785	\$ 22.93	312A
13017177.	19717 FENELON	1/29/2024	\$ 34,500	PTA	03-ARM'S LENGTH	\$ 34,500	\$ 90,876	\$ 1,980	\$ 32,520	\$ 88,896	0.366	984	\$ 35.06	312A
13014893.	19371 BUFFALO	1/29/2025	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 80,644	\$ 1,996	\$ 29,004	\$ 78,648	0.369	960	\$ 32.29	312A
13012562.	19381 GABLE	11/6/2023	\$ 13,000	WD	03-ARM'S LENGTH	\$ 13,000	\$ 30,233	\$ 2,199	\$ 10,801	\$ 28,034	0.385	800	\$ 16.25	312A
13012446.	19126 GABLE	4/12/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 107,415	\$ 2,056	\$ 42,944	\$ 105,359	0.408	1152	\$ 39.06	312A
13015438.	19251 BLOOM	1/24/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 94,224	\$ 1,888	\$ 38,112	\$ 92,336	0.413	960	\$ 41.67	312A
13018904-5	19361 JUSTINE	4/11/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 44,905	\$ 2,391	\$ 17,609	\$ 42,514	0.414	865	\$ 23.12	312A
13016720.	19437 CONLEY	6/9/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 49,674	\$ 2,270	\$ 19,730	\$ 47,404	0.416	912	\$ 24.12	312A
13011949.	19351 DWYER	2/24/2025	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 55,730	\$ 2,279	\$ 22,721	\$ 53,451	0.425	971	\$ 25.75	312A
13015938.	19165 MOENART	8/13/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 101,500	\$ 2,068	\$ 42,932	\$ 99,432	0.432	1094	\$ 41.13	312A
13008699.	3354 E OUTER	2/20/2025	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 116,128	\$ 2,072	\$ 49,928	\$ 114,056	0.438	1240	\$ 41.94	312A
13012588.	19141 GABLE	4/24/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 88,589	\$ 2,164	\$ 37,836	\$ 86,425	0.438	802	\$ 49.88	312A
13011932.	19485 DWYER	6/14/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 88,157	\$ 2,080	\$ 37,920	\$ 86,077	0.441	914	\$ 43.76	312A
13011943.	19405 DWYER	10/6/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 98,671	\$ 2,279	\$ 42,721	\$ 96,392	0.443	1036	\$ 43.44	312A
13019299.	19381 SHIELDS	8/5/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 92,805	\$ 1,854	\$ 41,146	\$ 90,951	0.452	1109	\$ 38.77	312A
13016722.	19421 CONLEY	6/17/2024	\$ 63,800	OTH	03-ARM'S LENGTH	\$ 63,800	\$ 135,593	\$ 3,337	\$ 60,463	\$ 132,256	0.457	1392	\$ 45.83	312A
13011822.	19148 DWYER	1/7/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 73,493	\$ 1,864	\$ 33,136	\$ 71,629	0.463	1404	\$ 24.93	312A
13019271.	19711 SHIELDS	6/27/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 84,030	\$ 1,924	\$ 38,076	\$ 82,106	0.464	955	\$ 41.88	312A
13017741-2	19729 HEALY	7/17/2024	\$ 46,000	OTH	03-ARM'S LENGTH	\$ 46,000	\$ 92,713	\$ 1,924	\$ 44,076	\$ 90,789	0.485	1018	\$ 45.19	312A
13017741-2	19729 HEALY	7/18/2024	\$ 46,000	PTA	03-ARM'S LENGTH	\$ 46,000	\$ 92,713	\$ 1,924	\$ 44,076	\$ 90,789	0.485	1018	\$ 45.19	312A
13018572-3	19389 EUREKA	1/10/2025	\$ 27,000	QCD	03-ARM'S LENGTH	\$ 27,000	\$ 52,147	\$ 2,268	\$ 24,732	\$ 49,879	0.496	849	\$ 31.80	312A
13016201.	19184 KEYSTONE	6/1/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 106,012	\$ 2,068	\$ 51,932	\$ 103,944	0.500	1176	\$ 45.92	312A
13011830-31	19200 DWYER	6/16/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 101,825	\$ 2,553	\$ 50,447	\$ 99,272	0.508	1088	\$ 48.71	312A
13015908.	19403 MOENART	5/13/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 123,245	\$ 1,998	\$ 63,002	\$ 121,247	0.520	1404	\$ 46.30	312A
13011873.	19660 DWYER	7/21/2023	\$ 34,900	WD	03-ARM'S LENGTH	\$ 34,900	\$ 63,476	\$ 2,234	\$ 32,666	\$ 61,242	0.533	1140	\$ 30.61	312A
13018592.	19249 EUREKA	4/2/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 54,999	\$ 1,924	\$ 30,076	\$ 53,075	0.567	1108	\$ 28.88	312A
13018103.	19739 HASSE	5/31/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 182,710	\$ 1,691	\$ 103,309	\$ 181,019	0.571	1910	\$ 54.97	312A
13011948.	19361 DWYER	6/6/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 59,282	\$ 1,474	\$ 33,526	\$ 57,808	0.580	1255	\$ 27.89	312A

13019631.	19414 SUNSET	8/31/2023	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	109,463	\$	2,211	\$	62,789	\$	107,252	0.585	1157	\$	56.18	312A
13017768.	19435 HEALY	4/10/2023	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	73,429	\$	1,924	\$	43,076	\$	71,505	0.602	867	\$	51.90	312A
13016588.	19408 CONLEY	10/31/2024	\$	17,500	WD	03-ARM'S LENGTH	\$	17,500	\$	27,151	\$	2,068	\$	15,432	\$	25,083	0.615	948	\$	18.46	312A
13012449.	19150 GABLE	1/11/2024	\$	41,000	WD	03-ARM'S LENGTH	\$	41,000	\$	62,864	\$	2,069	\$	38,931	\$	60,795	0.640	1174	\$	34.92	312A
13019234-5	19420 SHIELDS	11/27/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	98,921	\$	2,199	\$	62,801	\$	96,722	0.649	1100	\$	59.09	312A
13014435.	19331 CALDWELL	3/19/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	89,900	\$	2,104	\$	57,896	\$	87,796	0.659	978	\$	61.35	312A
13018579.	19351 EUREKA	5/10/2023	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	59,657	\$	1,084	\$	38,916	\$	58,573	0.664	1296	\$	30.86	312A
13008705.	3300 E OUTER	3/24/2025	\$	74,900	WD	03-ARM'S LENGTH	\$	74,900	\$	110,585	\$	1,505	\$	73,395	\$	109,080	0.673	965	\$	77.62	312A
13014794.	19634 BUFFALO	5/11/2023	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	58,855	\$	1,948	\$	43,052	\$	56,907	0.757	1048	\$	42.94	312A
13008702.	3322 E OUTER	11/26/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	130,865	\$	2,105	\$	97,895	\$	128,760	0.760	1288	\$	77.64	312A
13015903.	19437 MOENART	3/26/2025	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	107,902	\$	1,998	\$	83,002	\$	105,904	0.784	1405	\$	60.50	312A
13014791.	19608 BUFFALO	1/17/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	88,260	\$	1,998	\$	68,002	\$	86,262	0.788	1014	\$	69.03	312A
13008694.	3394 E OUTER	12/3/2024	\$	48,888	DD	03-ARM'S LENGTH	\$	48,888	\$	61,283	\$	1,517	\$	47,371	\$	59,766	0.793	1054	\$	46.38	312A
13017390.	19186 LAMONT	2/11/2025	\$	29,000	WD	03-ARM'S LENGTH	\$	29,000	\$	35,567	\$	2,099	\$	26,901	\$	33,468	0.804	960	\$	30.21	312A
13014898.	19331 BUFFALO	12/11/2024	\$	42,000	WD	03-ARM'S LENGTH	\$	42,000	\$	51,495	\$	1,914	\$	40,086	\$	49,581	0.808	882	\$	47.62	312A
13017447-8	19694 LAMONT	1/11/2024	\$	78,000	WD	03-ARM'S LENGTH	\$	78,000	\$	90,923	\$	2,158	\$	75,842	\$	88,765	0.854	978	\$	79.75	312A
13018864.	19746 JUSTINE	4/16/2024	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	79,123	\$	2,121	\$	65,879	\$	77,002	0.856	914	\$	74.40	312A
13016735.	19333 CONLEY	6/20/2024	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	84,709	\$	2,190	\$	72,810	\$	82,519	0.882	886	\$	84.65	312A
13018876-7	19685 JUSTINE	1/29/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	66,798	\$	2,129	\$	57,871	\$	64,669	0.895	708	\$	84.75	312A
13018166.	19201 HASSE	5/12/2023	\$	72,500	WD	03-ARM'S LENGTH	\$	72,500	\$	78,375	\$	2,056	\$	70,444	\$	76,319	0.923	697	\$	104.02	312A
13017186-7	19661 FENELON	6/5/2023	\$	50,000	LC	03-ARM'S LENGTH	\$	50,000	\$	49,484	\$	2,158	\$	47,842	\$	47,326	1.011	999	\$	50.05	312A
13014868.	19699 BUFFALO	1/12/2024	\$	110,000	PTA	03-ARM'S LENGTH	\$	110,000	\$	107,937	\$	2,020	\$	107,980	\$	105,917	1.019	1198	\$	91.82	312A
13008712.	3226 E OUTER	7/7/2023	\$	97,000	WD	03-ARM'S LENGTH	\$	97,000	\$	94,903	\$	3,008	\$	93,992	\$	91,895	1.023	1573	\$	61.67	312A
13011829.	19190 DWYER	5/3/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	76,733	\$	2,553	\$	77,447	\$	74,180	1.044	729	\$	109.74	312A
13014904.006	19211 BUFFALO	10/18/2024	\$	86,000	WD	03-ARM'S LENGTH	\$	86,000	\$	82,271	\$	2,080	\$	83,920	\$	80,191	1.047	960	\$	89.58	312A
Totals:			\$	3,316,988			\$	3,316,988	\$	6,298,903		\$	3,167,322	\$	6,149,237		\$		43.39		

WM ECF => 0.515

Median ECF 0.463

Mean ECF => 0.528

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13011275.	18040 ST LOUIS	6/7/2024	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 126,890	\$ 2,358	\$ 22,642	\$ 124,532	0.182	1357	\$	18.42 313A
13020023.	18700 DEAN	5/31/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 148,046	\$ 1,374	\$ 28,626	\$ 146,672	0.195	1454	\$	20.63 313A
13017263.	18711 FENELON	11/21/2023	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 79,520	\$ 1,323	\$ 15,677	\$ 78,197	0.200	744	\$	22.85 313A
13008071.	3010 KALSH	4/14/2023	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 68,999	\$ 1,351	\$ 13,649	\$ 67,648	0.202	1358	\$	11.05 313A
13015189.	18500 BLOOM	5/10/2023	\$ 19,000	WD	03-ARM'S LENGTH	\$ 19,000	\$ 84,515	\$ 1,912	\$ 17,088	\$ 82,603	0.207	851	\$	22.33 313A
13020014.	18634 DEAN	7/25/2024	\$ 21,000	WD	03-ARM'S LENGTH	\$ 21,000	\$ 96,421	\$ 1,191	\$ 19,809	\$ 95,230	0.208	1040	\$	20.19 313A
13017994.	18880 HASSE	8/21/2024	\$ 26,500	WD	03-ARM'S LENGTH	\$ 26,500	\$ 110,532	\$ 1,930	\$ 24,570	\$ 108,602	0.226	1233	\$	21.49 313A
13022804.	19030 KLINGER	8/13/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 106,056	\$ 1,053	\$ 23,947	\$ 105,003	0.228	912	\$	27.41 313A
13022803.	19024 KLINGER	8/13/2024	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 92,581	\$ 1,114	\$ 20,886	\$ 91,467	0.228	912	\$	24.12 313A
13013332.	18836 ALBANY	6/22/2023	\$ 22,000	QC	03-ARM'S LENGTH	\$ 22,000	\$ 87,295	\$ 1,463	\$ 20,537	\$ 85,832	0.239	918	\$	23.97 313A
13022779.	18612 KLINGER	8/10/2023	\$ 23,500	OTH	03-ARM'S LENGTH	\$ 23,500	\$ 91,423	\$ 2,078	\$ 21,422	\$ 89,345	0.240	756	\$	31.08 313A
13014245-6	18452 CALDWELL	9/13/2024	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 66,677	\$ 2,256	\$ 15,744	\$ 64,421	0.244	706	\$	25.50 313A
13016148.	18410 KEYSTONE	8/3/2023	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 92,009	\$ 1,866	\$ 22,134	\$ 90,143	0.246	958	\$	25.05 313A
13023139-41	18844 GALLAGHER	5/10/2023	\$ 49,900	OTH	03-ARM'S LENGTH	\$ 49,900	\$ 193,207	\$ 3,259	\$ 46,641	\$ 189,948	0.246	1661	\$	30.04 313A
13021789.	18025 WEXFORD	1/13/2025	\$ 13,000	WD	03-ARM'S LENGTH	\$ 13,000	\$ 45,689	\$ 1,386	\$ 11,614	\$ 44,303	0.262	924	\$	14.07 313A
13021764.	18543 WEXFORD	11/6/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 134,689	\$ 2,186	\$ 34,814	\$ 132,503	0.263	1384	\$	26.73 313A
13012638.	18415 GABLE	9/26/2024	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 100,826	\$ 1,979	\$ 28,021	\$ 98,847	0.283	1741	\$	17.23 313A
13022111.	18560 NORWOOD	11/15/2024	\$ 45,000	QC	03-ARM'S LENGTH	\$ 45,000	\$ 150,910	\$ 3,068	\$ 41,932	\$ 147,842	0.284	1276	\$	35.27 313A
13017827.	18811 HEALY	11/1/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 90,380	\$ 1,887	\$ 25,113	\$ 88,493	0.284	896	\$	30.13 313A
13013282.	18048 ALBANY	4/28/2023	\$ 19,900	WD	03-ARM'S LENGTH	\$ 19,900	\$ 66,894	\$ 1,212	\$ 18,688	\$ 65,682	0.285	574	\$	34.67 313A
13015463.	18855 BLOOM	4/19/2024	\$ 27,000	QC	03-ARM'S LENGTH	\$ 27,000	\$ 89,152	\$ 1,862	\$ 25,138	\$ 87,290	0.288	968	\$	27.89 313A
13021417.	18503 BINDER	10/21/2024	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 161,519	\$ 1,327	\$ 46,173	\$ 160,192	0.288	1848	\$	25.70 313A
13022773.	18554 KLINGER	8/9/2023	\$ 21,500	WD	03-ARM'S LENGTH	\$ 21,500	\$ 67,166	\$ 1,856	\$ 19,644	\$ 65,310	0.301	955	\$	22.51 313A
13016783.	18657 CONLEY	9/19/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 62,096	\$ 1,862	\$ 18,138	\$ 60,234	0.301	651	\$	30.72 313A
13016369.	18095 KEYSTONE	12/6/2024	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 85,210	\$ 1,862	\$ 25,638	\$ 83,348	0.308	912	\$	30.15 313A
13017558.	18651 LAMONT	9/18/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 106,027	\$ 2,903	\$ 32,097	\$ 103,124	0.311	1020	\$	34.31 313A
13011498.	18045 ST LOUIS	10/15/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 89,803	\$ 2,938	\$ 27,062	\$ 86,865	0.312	1388	\$	21.61 313A
13013503.	18895 ALBANY	11/14/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 112,325	\$ 2,700	\$ 34,300	\$ 109,625	0.313	1088	\$	34.01 313A
13018189.	18817 HASSE	7/21/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 72,532	\$ 1,902	\$ 23,098	\$ 70,630	0.327	1340	\$	18.66 313A
13021773.	18463 WEXFORD	7/20/2023	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 117,494	\$ 2,152	\$ 37,848	\$ 115,342	0.328	1180	\$	33.90 313A
13016805.	18411 CONLEY	3/20/2025	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 70,671	\$ 1,862	\$ 23,138	\$ 68,809	0.336	744	\$	33.60 313A
13018184.	18851 HASSE	7/11/2023	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 72,897	\$ 1,942	\$ 24,058	\$ 70,955	0.339	1303	\$	19.95 313A
13019831.	18409 SUNSET	4/27/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 149,993	\$ 1,782	\$ 51,218	\$ 148,211	0.346	1416	\$	37.43 313A
13021517.	18640 WEXFORD	11/22/2024	\$ 36,000	CD	03-ARM'S LENGTH	\$ 36,000	\$ 97,935	\$ 2,189	\$ 33,811	\$ 95,746	0.353	798	\$	45.11 313A
13015945.	18891 MOENART	9/11/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 53,132	\$ 1,862	\$ 18,138	\$ 51,270	0.354	870	\$	22.99 313A
13022701.	19015 REVERE	4/19/2024	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 31,735	\$ 1,114	\$ 10,886	\$ 30,621	0.356	951	\$	12.62 313A
13012433.	18810 GABLE	8/29/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 137,554	\$ 1,302	\$ 48,698	\$ 136,252	0.357	1368	\$	36.55 313A
13020296.	18911 DEAN	5/28/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 120,955	\$ 1,151	\$ 45,849	\$ 119,804	0.383	1303	\$	36.07 313A
13019362-3	18645 SHIELDS	4/12/2023	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 87,835	\$ 2,195	\$ 32,805	\$ 85,640	0.383	783	\$	44.70 313A
13022432.	18550 REVERE	7/31/2023	\$ 33,500	WD	03-ARM'S LENGTH	\$ 33,500	\$ 83,474	\$ 1,253	\$ 32,247	\$ 82,221	0.392	1577	\$	21.24 313A
13022380.	18445 NORWOOD	9/5/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 115,560	\$ 1,398	\$ 48,602	\$ 114,162	0.426	1152	\$	43.40 313A
13013310.	18508 ALBANY	11/12/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 90,407	\$ 1,936	\$ 38,064	\$ 88,471	0.430	943	\$	42.42 313A
13013540.	18455 ALBANY	9/19/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 93,799	\$ 1,936	\$ 41,064	\$ 91,863	0.447	922	\$	46.64 313A
13016953.	18410 FENELON	2/14/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 64,267	\$ 1,862	\$ 28,138	\$ 62,405	0.451	672	\$	44.64 313A
13021504.	18520 WEXFORD	9/29/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 67,623	\$ 2,152	\$ 29,848	\$ 65,471	0.456	1294	\$	24.73 313A
13018195.	18691 HASSE	4/27/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 78,877	\$ 1,875	\$ 35,125	\$ 77,002	0.456	732	\$	50.55 313A
13007930.	4015 E NEVADA	9/3/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 56,390	\$ 1,126	\$ 25,874	\$ 55,264	0.468	924	\$	29.22 313A
13016962.	18470 FENELON	11/30/2023	\$ 19,000	WD	03-ARM'S LENGTH	\$ 19,000	\$ 38,275	\$ 1,862	\$ 17,138	\$ 36,413	0.471	680	\$	27.94 313A
13015191.	18606 BLOOM	5/30/2023	\$ 74,900	WD	03-ARM'S LENGTH	\$ 74,900	\$ 155,188	\$ 3,245	\$ 71,655	\$ 151,943	0.472	1729	\$	43.32 313A

13011290.	18462 ST LOUIS	10/21/2024	\$	42,500	WD	03-ARM'S LENGTH	\$	42,500	\$	87,544	\$	2,208	\$	40,292	\$	85,336	0.472	862	\$	49.30	313A
13011274.	18030 ST LOUIS	9/18/2024	\$	45,000	QC	03-ARM'S LENGTH	\$	45,000	\$	92,741	\$	2,235	\$	42,765	\$	90,506	0.473	932	\$	48.28	313A
13014743.	18816 BUFFALO	11/26/2024	\$	40,000	PTA	03-ARM'S LENGTH	\$	40,000	\$	81,799	\$	1,372	\$	38,628	\$	80,427	0.480	960	\$	41.67	313A
13021805-6	17827 WEXFORD	12/10/2024	\$	54,000	WD	03-ARM'S LENGTH	\$	54,000	\$	108,841	\$	2,200	\$	51,800	\$	106,641	0.486	1015	\$	53.20	313A
13016499.	18076 CONLEY	5/23/2023	\$	21,300	LC	03-ARM'S LENGTH	\$	21,300	\$	41,878	\$	1,862	\$	19,438	\$	40,016	0.486	755	\$	28.21	313A
13016499.	18076 CONLEY	8/28/2023	\$	21,300	PTA	03-ARM'S LENGTH	\$	21,300	\$	41,878	\$	1,862	\$	19,438	\$	40,016	0.486	755	\$	28.21	313A
13015947.	18877 MOENART	7/18/2023	\$	35,000	WD	03-ARM'S LENGTH	\$	35,000	\$	69,003	\$	1,862	\$	33,138	\$	67,141	0.494	708	\$	49.44	313A
13017275.	18629 FENELON	10/28/2024	\$	40,000	PTA	03-ARM'S LENGTH	\$	40,000	\$	78,986	\$	1,887	\$	38,113	\$	77,099	0.494	915	\$	43.72	313A
13018736.	18084 JUSTINE	10/8/2024	\$	20,000	WD	03-ARM'S LENGTH	\$	20,000	\$	38,890	\$	1,200	\$	18,800	\$	37,690	0.499	591	\$	33.84	313A
13020025-6	18818 DEAN	11/6/2023	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	94,513	\$	2,502	\$	47,498	\$	92,011	0.516	838	\$	59.67	313A
13011793.	18632 DWYER	6/7/2023	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	128,991	\$	2,251	\$	67,749	\$	126,740	0.535	1356	\$	51.62	313A
13014280.	18836 CALDWELL	10/29/2024	\$	30,000	WD	03-ARM'S LENGTH	\$	30,000	\$	53,351	\$	1,936	\$	28,064	\$	51,415	0.546	936	\$	32.05	313A
13023124.	18626 GALLAGHER	6/12/2023	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	126,615	\$	1,856	\$	68,144	\$	124,759	0.546	1218	\$	57.47	313A
13023051-2	19015 KLINGER	9/9/2024	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	79,532	\$	2,557	\$	42,443	\$	76,975	0.551	1112	\$	40.47	313A
13018783.	18846 JUSTINE	11/12/2024	\$	63,000	WD	03-ARM'S LENGTH	\$	63,000	\$	111,580	\$	1,921	\$	61,079	\$	109,659	0.557	1020	\$	61.76	313A
13018750.	18454 JUSTINE	8/9/2024	\$	69,000	PTA	03-ARM'S LENGTH	\$	69,000	\$	121,094	\$	1,223	\$	67,777	\$	119,871	0.565	1296	\$	53.24	313A
13022382.	18433 NORWOOD	12/26/2023	\$	53,000	WD	03-ARM'S LENGTH	\$	53,000	\$	90,728	\$	2,263	\$	50,737	\$	88,465	0.574	1627	\$	32.58	313A
13012026.	18055 DWYER	8/3/2023	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	128,582	\$	1,819	\$	73,181	\$	126,763	0.577	1386	\$	54.11	313A
13016542.	18834 CONLEY	5/31/2024	\$	54,000	WD	03-ARM'S LENGTH	\$	54,000	\$	90,849	\$	1,862	\$	52,138	\$	88,987	0.586	920	\$	58.70	313A
13015493.	18465 BLOOM	8/15/2024	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	123,587	\$	2,053	\$	72,947	\$	121,534	0.600	1041	\$	72.05	313A
13017268.	18677 FENELON	8/27/2024	\$	41,000	WD	03-ARM'S LENGTH	\$	41,000	\$	65,829	\$	1,887	\$	39,113	\$	63,942	0.612	682	\$	60.12	313A
13023071.	18633 KLINGER	12/5/2024	\$	25,000	QC	03-ARM'S LENGTH	\$	25,000	\$	39,029	\$	2,004	\$	22,996	\$	37,025	0.621	971	\$	25.75	313A
13015483-4	18621 BLOOM	6/20/2024	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	171,251	\$	2,312	\$	107,688	\$	168,939	0.637	2132	\$	51.59	313A
13014455.	18855 CALDWELL	3/22/2024	\$	92,000	WD	03-ARM'S LENGTH	\$	92,000	\$	139,398	\$	2,078	\$	89,922	\$	137,320	0.655	1264	\$	72.78	313A
13022702.	19005 REVERE	6/13/2023	\$	49,000	WD	03-ARM'S LENGTH	\$	49,000	\$	73,314	\$	2,557	\$	46,443	\$	70,757	0.656	961	\$	50.99	313A
13017558.	18651 LAMONT	2/3/2025	\$	71,500	WD	03-ARM'S LENGTH	\$	71,500	\$	106,027	\$	2,903	\$	68,597	\$	103,124	0.665	1020	\$	70.10	313A
13015982.	18451 MOENART	5/21/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	96,445	\$	1,909	\$	63,091	\$	94,536	0.667	1080	\$	60.19	313A
13021783.	18061 WEXFORD	9/4/2024	\$	34,000	WD	03-ARM'S LENGTH	\$	34,000	\$	49,541	\$	1,397	\$	32,603	\$	48,144	0.677	1044	\$	32.57	313A
13019820-3	18461 SUNSET	5/20/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	122,560	\$	4,149	\$	80,851	\$	118,411	0.683	1620	\$	52.47	313A
13015220.	18898 BLOOM	5/20/2024	\$	47,000	WD	03-ARM'S LENGTH	\$	47,000	\$	67,919	\$	1,850	\$	45,150	\$	66,069	0.683	720	\$	65.28	313A
13023449.	18660 CHAREST	7/19/2024	\$	79,000	WD	03-ARM'S LENGTH	\$	79,000	\$	110,581	\$	1,856	\$	77,144	\$	108,725	0.710	1034	\$	76.40	313A
13019140.	18110 SHIELDS	8/16/2023	\$	39,000	WD	03-ARM'S LENGTH	\$	39,000	\$	52,298	\$	2,035	\$	36,965	\$	50,263	0.735	861	\$	45.30	313A
13019800.	18817 SUNSET	1/12/2024	\$	48,000	WD	03-ARM'S LENGTH	\$	48,000	\$	62,342	\$	1,930	\$	46,070	\$	60,412	0.763	846	\$	56.74	313A
13023053.	19007 KLINGER	9/9/2024	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	57,682	\$	1,114	\$	43,886	\$	56,568	0.776	990	\$	45.45	313A
13023435-6	18525 GALLAGHER	1/12/2024	\$	79,000	WD	03-ARM'S LENGTH	\$	79,000	\$	100,490	\$	2,446	\$	76,554	\$	98,044	0.781	915	\$	86.34	313A
13013541.	18449 ALBANY	1/26/2024	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	85,824	\$	1,936	\$	66,064	\$	83,888	0.788	923	\$	73.67	313A
13013329.	18810 ALBANY	3/8/2024	\$	58,900	QC	03-ARM'S LENGTH	\$	58,900	\$	67,907	\$	2,140	\$	56,760	\$	65,767	0.863	936	\$	62.93	313A
13018629.	18693 EUREKA	7/13/2023	\$	53,000	WD	03-ARM'S LENGTH	\$	53,000	\$	61,021	\$	2,164	\$	50,836	\$	58,857	0.864	843	\$	62.87	313A
13013312.	18600 ALBANY	6/12/2023	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	85,890	\$	2,552	\$	72,448	\$	83,338	0.869	1268	\$	59.15	313A
13017352.	18622 LAMONT	8/20/2024	\$	38,000	PTA	03-ARM'S LENGTH	\$	38,000	\$	43,106	\$	1,887	\$	36,113	\$	41,219	0.876	858	\$	44.29	313A
13023057-8	18835 KLINGER	12/19/2023	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	113,297	\$	1,905	\$	98,095	\$	111,392	0.881	973	\$	102.77	313A
13016526.	18636 CONLEY	8/2/2024	\$	95,000	WD	03-ARM'S LENGTH	\$	95,000	\$	105,046	\$	1,862	\$	93,138	\$	103,184	0.903	1394	\$	68.15	313A
13015717.	18854 MOENART	10/31/2024	\$	80,000	PTA	03-ARM'S LENGTH	\$	80,000	\$	87,008	\$	1,862	\$	78,138	\$	85,146	0.918	1041	\$	76.85	313A
13022112.	18566 NORWOOD	1/27/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	119,561	\$	2,226	\$	107,774	\$	117,335	0.919	1159	\$	94.91	313A
13016786.	18637 CONLEY	2/7/2025	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	97,770	\$	1,862	\$	88,138	\$	95,908	0.919	1051	\$	85.63	313A
13021518.	18650 WEXFORD	12/24/2024	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	148,921	\$	2,545	\$	137,455	\$	146,376	0.939	1300	\$	107.69	313A
13018984.	18425 JUSTINE	3/24/2025	\$	82,000	WD	03-ARM'S LENGTH	\$	82,000	\$	87,177	\$	1,973	\$	80,027	\$	85,204	0.939	879	\$	93.29	313A
13018736.	18084 JUSTINE	5/23/2023	\$	37,500	WD	03-ARM'S LENGTH	\$	37,500	\$	38,890	\$	1,200	\$	36,300	\$	37,690	0.963	591	\$	63.45	313A
Totals:			\$	4,420,700			\$	4,420,700	\$	8,910,556	\$		\$	4,231,574	\$	8,721,430			\$	43.53	

WM ECF ==>

0.485

Median ECF	0.472
Mean ECF =>	0.495

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15008365.	20516 CARRIE	11/16/2023	\$ 25,500	OTH	03-ARM'S LENGTH	\$ 25,500	\$ 101,035	\$ 3,248	\$ 22,252	\$ 97,787	0.228	890	\$	28.65 314A
15009258.	20442 HELEN	1/9/2025	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 103,636	\$ 3,310	\$ 23,690	\$ 100,326	0.236	966	\$	27.95 314A
15005099.	4039 E OUTER	4/4/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 139,434	\$ 3,480	\$ 39,520	\$ 135,954	0.291	1200	\$	35.83 314A
15008377.	20459 CARRIE	5/14/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 73,646	\$ 3,229	\$ 21,771	\$ 70,417	0.309	674	\$	37.09 314A
15008396.	20175 CARRIE	3/25/2025	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 72,437	\$ 3,229	\$ 23,771	\$ 69,208	0.343	650	\$	41.54 314A
15009250.	20246 HELEN	10/18/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 59,584	\$ 3,267	\$ 22,733	\$ 56,317	0.404	1071	\$	24.28 314A
15006276.	20257 PACKARD	6/14/2023	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 110,356	\$ 2,954	\$ 46,046	\$ 107,402	0.429	986	\$	49.70 314A
15009300.	20161 HELEN	3/13/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 116,097	\$ 3,310	\$ 48,690	\$ 112,787	0.432	1058	\$	49.15 314A
15006614.	20255 ROGGE	5/10/2023	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 147,050	\$ 3,291	\$ 62,709	\$ 143,759	0.436	1411	\$	46.78 314A
15008373.	20493 CARRIE	10/9/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 61,285	\$ 3,229	\$ 26,771	\$ 58,056	0.461	680	\$	44.12 314A
15006027.	20475 SPENCER	1/22/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 103,531	\$ 2,792	\$ 47,208	\$ 100,739	0.469	952	\$	52.52 314A
15006551.	20042 ROGGE	8/24/2023	\$ 58,500	WD	03-ARM'S LENGTH	\$ 58,500	\$ 118,590	\$ 3,213	\$ 55,287	\$ 115,377	0.479	1232	\$	47.48 314A
15005783.	20489 STOTTER	3/25/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 99,764	\$ 2,792	\$ 52,208	\$ 96,972	0.538	1042	\$	52.78 314A
15011266.	20500 CONCORD	2/21/2025	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 85,173	\$ 3,267	\$ 44,733	\$ 81,906	0.546	887	\$	54.11 314A
15006573.	20240 ROGGE	1/25/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 72,278	\$ 2,914	\$ 38,086	\$ 69,364	0.549	1148	\$	35.71 314A
15005971.	20020 SPENCER	2/16/2024	\$ 44,000	PTA	03-ARM'S LENGTH	\$ 44,000	\$ 76,699	\$ 2,835	\$ 41,165	\$ 73,864	0.557	1186	\$	37.10 314A
17016572.	20201 VEACH	5/5/2023	\$ 56,500	WD	03-ARM'S LENGTH	\$ 56,500	\$ 93,792	\$ 2,461	\$ 54,039	\$ 91,331	0.592	973	\$	58.07 314A
17016602.	20248 TERRELL	3/24/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 90,532	\$ 2,461	\$ 52,539	\$ 88,071	0.597	789	\$	69.71 314A
15006057.	20131 SPENCER	6/6/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 46,928	\$ 2,835	\$ 27,165	\$ 44,093	0.616	1186	\$	25.30 314A
15006040.	20251 SPENCER	10/25/2024	\$ 100,000	PTA	03-ARM'S LENGTH	\$ 100,000	\$ 151,326	\$ 2,835	\$ 97,165	\$ 148,491	0.654	1439	\$	69.49 314A
15006645.	19965 ROGGE	11/8/2024	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 131,028	\$ 3,291	\$ 84,709	\$ 127,737	0.663	1176	\$	74.83 314A
15011225.	20000 CONCORD	3/31/2025	\$ 52,100	DD	03-ARM'S LENGTH	\$ 52,100	\$ 75,470	\$ 3,310	\$ 48,790	\$ 72,160	0.676	1072	\$	48.60 314A
17016622.	20411 TERRELL	3/14/2025	\$ 65,500	WD	03-ARM'S LENGTH	\$ 65,500	\$ 94,883	\$ 2,427	\$ 63,073	\$ 92,456	0.682	832	\$	78.73 314A
15006219.	20144 PACKARD	6/22/2023	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 102,672	\$ 2,792	\$ 68,208	\$ 99,880	0.683	1067	\$	66.54 314A
17016569.	20221 VEACH	7/12/2023	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 83,044	\$ 2,461	\$ 55,039	\$ 80,583	0.683	973	\$	59.10 314A
15006611.	20411 ROGGE	10/16/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 126,006	\$ 3,291	\$ 86,709	\$ 122,715	0.707	1182	\$	76.14 314A
17016573.	20193 VEACH	7/1/2024	\$ 61,500	WD	03-ARM'S LENGTH	\$ 61,500	\$ 85,551	\$ 2,461	\$ 59,039	\$ 83,090	0.711	781	\$	78.75 314A
15006262.	20487 PACKARD	1/26/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 117,208	\$ 2,954	\$ 82,046	\$ 114,254	0.718	1076	\$	79.00 314A
15011297.	20215 CONCORD	7/30/2024	\$ 69,500	WD	03-ARM'S LENGTH	\$ 69,500	\$ 95,495	\$ 2,782	\$ 66,718	\$ 92,713	0.720	1076	\$	64.59 314A
15008407.	20043 CARRIE	4/14/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 74,876	\$ 3,210	\$ 51,790	\$ 71,666	0.723	900	\$	61.11 314A
15006031.	20447 SPENCER	11/8/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 76,479	\$ 2,835	\$ 54,165	\$ 73,644	0.735	1263	\$	45.13 314A
15006197.002L	19940 PACKARD	3/31/2025	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 145,332	\$ 2,837	\$ 107,163	\$ 142,495	0.752	1364	\$	80.65 314A
17016589.	20156 TERRELL	10/15/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 98,659	\$ 2,461	\$ 72,539	\$ 96,198	0.754	1025	\$	73.17 314A
15005764.	20446 STOTTER	10/4/2024	\$ 103,500	WD	03-ARM'S LENGTH	\$ 103,500	\$ 136,318	\$ 2,855	\$ 100,645	\$ 133,463	0.754	1437	\$	72.03 314A
15006542.	19978 ROGGE	6/17/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 118,207	\$ 2,954	\$ 87,046	\$ 115,253	0.755	1093	\$	82.34 314A
17016638.	20161 TERRELL	6/30/2023	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 95,036	\$ 2,636	\$ 71,364	\$ 92,400	0.772	877	\$	84.38 314A
15005826.	20007 STOTTER	3/13/2025	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 218,463	\$ 3,366	\$ 166,634	\$ 215,097	0.775	1742	\$	97.59 314A
15011219.	19954 CONCORD	4/20/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 88,130	\$ 4,699	\$ 65,301	\$ 83,431	0.783	768	\$	91.15 314A
15006598.	20515 ROGGE	8/18/2023	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 114,398	\$ 3,271	\$ 90,729	\$ 111,127	0.816	1060	\$	88.68 314A
15011309.	20131 CONCORD	8/4/2023	\$ 64,500	WD	03-ARM'S LENGTH	\$ 64,500	\$ 78,198	\$ 2,218	\$ 62,282	\$ 75,980	0.820	723	\$	89.21 314A
15006219.	20144 PACKARD	2/6/2025	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 102,672	\$ 2,792	\$ 82,208	\$ 99,880	0.823	1067	\$	79.66 314A
15006265-6	20467 PACKARD	8/17/2023	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 155,133	\$ 3,896	\$ 134,104	\$ 151,237	0.887	1312	\$	105.18 314A
15006276.	20257 PACKARD	12/22/2023	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 110,356	\$ 2,954	\$ 102,046	\$ 107,402	0.950	986	\$	106.49 314A
15011312.	20109 CONCORD	10/27/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 87,372	\$ 2,852	\$ 82,148	\$ 84,520	0.972	900	\$	94.44 314A
15011310.	20123 CONCORD	3/20/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 53,688	\$ 2,218	\$ 52,782	\$ 51,470	1.025	900	\$	61.11 314A
15006275.	20263 PACKARD	12/10/2024	\$ 137,500	PTA	03-ARM'S LENGTH	\$ 137,500	\$ 129,365	\$ 2,954	\$ 134,546	\$ 126,411	1.064	1170	\$	117.52 314A
15006304.	20017 PACKARD	9/26/2024	\$ 114,900	PTA	03-ARM'S LENGTH	\$ 114,900	\$ 104,750	\$ 2,911	\$ 111,989	\$ 101,839	1.100	1070	\$	107.38 314A
15006267.	20455 PACKARD	1/5/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 124,250	\$ 3,899	\$ 136,101	\$ 120,351	1.131	1070	\$	130.84 314A
15005981.	20138 SPENCER	9/11/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 69,003	\$ 2,835	\$ 77,165	\$ 66,168	1.166	1070	\$	74.77 314A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15005693.	19436 STOTTER	5/23/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 97,842	\$ 2,829	\$ 34,171	\$ 95,013	0.360	1100	\$	33.64 315A
15005837.	19715 STOTTER	1/6/2025	\$ 57,000	QC	03-ARM'S LENGTH	\$ 57,000	\$ 143,777	\$ 2,806	\$ 54,194	\$ 140,971	0.384	1439	\$	39.61 315A
15006104.	19423 SPENCER	8/7/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 80,791	\$ 3,050	\$ 29,950	\$ 77,741	0.385	1360	\$	24.26 315A
15006325.	19635 PACKARD	8/14/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 65,894	\$ 3,518	\$ 26,482	\$ 62,376	0.425	865	\$	34.68 315A
15006413.	19410 CLIFF	9/5/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 81,411	\$ 3,567	\$ 33,433	\$ 77,844	0.429	1443	\$	25.64 315A
15006436.	19690 CLIFF	10/27/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 210,685	\$ 3,518	\$ 91,482	\$ 207,167	0.442	2022	\$	46.98 315A
15005885.	19213 STOTTER	5/16/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 70,861	\$ 1,954	\$ 33,046	\$ 68,907	0.480	710	\$	49.30 315A
15006655.	19681 ROGGE	9/6/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 110,370	\$ 3,073	\$ 51,927	\$ 107,297	0.484	690	\$	79.71 315A
15006155.	19310 PACKARD	7/25/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 69,448	\$ 2,672	\$ 32,328	\$ 66,776	0.484	1162	\$	30.12 315A
15005682-3	19364 STOTTER	8/24/2023	\$ 59,500	WD	03-ARM'S LENGTH	\$ 59,500	\$ 117,285	\$ 3,838	\$ 55,662	\$ 113,447	0.491	1294	\$	45.98 315A
15006513.	19348 ROGGE	5/23/2024	\$ 28,700	WD	03-ARM'S LENGTH	\$ 28,700	\$ 53,396	\$ 2,829	\$ 25,871	\$ 50,567	0.512	1009	\$	28.44 315A
15008423.	19715 CARRIE	11/21/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 128,167	\$ 2,763	\$ 64,237	\$ 125,404	0.512	1580	\$	42.41 315A
15006436.	19690 CLIFF	11/1/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 210,685	\$ 3,518	\$ 106,482	\$ 207,167	0.514	2022	\$	54.40 315A
15009157-8	19152 HELEN	3/31/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 63,833	\$ 2,874	\$ 32,126	\$ 60,959	0.527	1302	\$	26.88 315A
15009364.	19327 HELEN	3/19/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 73,352	\$ 3,073	\$ 37,927	\$ 70,279	0.540	1162	\$	35.28 315A
15006394.	19212 CLIFF	1/26/2024	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 175,141	\$ 4,029	\$ 93,971	\$ 171,112	0.549	1797	\$	54.54 315A
15006656.	19675 ROGGE	9/6/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 96,837	\$ 3,030	\$ 51,970	\$ 93,807	0.554	1016	\$	54.13 315A
15006482.	19143 CLIFF	3/24/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 131,242	\$ 3,451	\$ 71,549	\$ 127,791	0.560	1195	\$	62.76 315A
15006462.	19351 CLIFF	10/16/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 204,247	\$ 3,429	\$ 121,571	\$ 200,818	0.605	2196	\$	56.92 315A
15006353.	19323 PACKARD	9/18/2024	\$ 41,500	WD	03-ARM'S LENGTH	\$ 41,500	\$ 64,671	\$ 3,384	\$ 38,116	\$ 61,287	0.622	1070	\$	38.79 315A
15006346.	19371 PACKARD	11/15/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 124,510	\$ 3,384	\$ 76,616	\$ 121,126	0.633	1068	\$	74.91 315A
15011185.	19384 CONCORD	3/14/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 76,561	\$ 3,364	\$ 46,636	\$ 73,197	0.637	675	\$	74.07 315A
15006317.	19699 PACKARD	10/17/2023	\$ 97,000	PTA	03-ARM'S LENGTH	\$ 97,000	\$ 144,162	\$ 3,518	\$ 93,482	\$ 140,644	0.665	1321	\$	73.43 315A
15006526.	19642 ROGGE	11/9/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 55,769	\$ 3,297	\$ 36,703	\$ 52,472	0.699	1125	\$	35.56 315A
15006652.	19705 ROGGE	4/8/2024	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 119,780	\$ 3,073	\$ 83,927	\$ 116,707	0.719	1068	\$	81.46 315A
15006357.	19227 PACKARD	5/14/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 128,997	\$ 3,825	\$ 91,175	\$ 125,172	0.728	1228	\$	77.36 315A
15011204.	19626 CONCORD	12/8/2023	\$ 79,900	WD	03-ARM'S LENGTH	\$ 79,900	\$ 107,542	\$ 3,073	\$ 76,827	\$ 104,469	0.735	866	\$	92.26 315A
15006685.	19195 ROGGE	7/31/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 158,418	\$ 2,806	\$ 122,194	\$ 155,612	0.785	1647	\$	75.90 315A
15011334.	19707 CONCORD	8/15/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 88,314	\$ 3,453	\$ 68,547	\$ 84,861	0.808	819	\$	87.91 315A
15006338.	19435 PACKARD	11/12/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 131,604	\$ 3,273	\$ 105,727	\$ 128,331	0.824	1234	\$	88.33 315A
15009205.	19640 HELEN	7/14/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 51,518	\$ 3,030	\$ 39,970	\$ 48,488	0.824	889	\$	48.37 315A
15005954.	19682 SPENCER	3/31/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 67,345	\$ 3,073	\$ 54,927	\$ 64,272	0.855	1138	\$	50.97 315A
15006356.	19303 PACKARD	10/10/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 86,218	\$ 2,444	\$ 77,556	\$ 83,774	0.926	1418	\$	56.42 315A
15006480.	19159 CLIFF	4/11/2023	\$ 132,600	WD	03-ARM'S LENGTH	\$ 132,600	\$ 140,989	\$ 3,429	\$ 129,171	\$ 137,560	0.939	1247	\$	106.34 315A
15006403.	19348 CLIFF	10/4/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 113,360	\$ 3,384	\$ 106,616	\$ 109,976	0.969	1041	\$	105.67 315A
15011199.	19484 CONCORD	3/13/2024	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 83,901	\$ 2,829	\$ 79,171	\$ 81,072	0.977	875	\$	93.71 315A
15009330.	19673 HELEN	11/15/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 60,541	\$ 3,073	\$ 56,927	\$ 57,468	0.991	788	\$	76.14 315A
15006424.	19490 CLIFF	7/3/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 54,867	\$ 2,777	\$ 52,223	\$ 52,090	1.003	964	\$	57.05 315A
15006442.	19707 CLIFF	12/26/2024	\$ 103,000	WD	03-ARM'S LENGTH	\$ 103,000	\$ 100,946	\$ 3,340	\$ 99,660	\$ 97,606	1.021	1810	\$	56.91 315A
15006107.	19401 SPENCER	3/11/2025	\$ 149,900	WD	03-ARM'S LENGTH	\$ 149,900	\$ 144,284	\$ 3,206	\$ 146,694	\$ 141,078	1.040	1385	\$	108.23 315A
15006454.	19609 CLIFF	5/3/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 109,196	\$ 2,733	\$ 112,267	\$ 106,463	1.055	966	\$	119.05 315A
Totals:			\$ 2,973,100			\$ 2,973,100	\$ 4,398,757	\$	2,843,511	\$ 4,269,168		\$	61.09	

WM ECF => **0.666**

Median ECF **0.633**

Mean ECF => **0.675**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
17005581.	8311 E LANTZ	10/21/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 126,995	\$ 3,273	\$ 36,727	\$ 123,722	0.297	1068	\$	37.45 315B
17005729.	4616 E OUTER	5/23/2023	\$ 59,200	OTH	03-ARM'S LENGTH	\$ 59,200	\$ 176,269	\$ 4,113	\$ 55,087	\$ 172,156	0.320	1699	\$	34.84 315B
17005346.01	8640 BLISS	4/5/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 92,145	\$ 3,554	\$ 38,446	\$ 88,591	0.434	890	\$	47.19 315B
17005708.	8199 SIRRON	5/12/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 132,530	\$ 3,162	\$ 56,838	\$ 129,368	0.439	1316	\$	45.59 315B
17005606.	8300 ROLYAT	12/12/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 202,372	\$ 2,297	\$ 106,703	\$ 200,075	0.533	1951	\$	55.87 315B
27250034.	8111 HOUSE	5/24/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 121,262	\$ 677	\$ 67,323	\$ 120,585	0.558	1210	\$	56.20 315B
17005296.	8354 SUZANNE	10/8/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 85,708	\$ 3,626	\$ 46,374	\$ 82,082	0.565	783	\$	63.86 315B
17005508.	8215 YOLANDA	6/18/2024	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 136,537	\$ 3,273	\$ 79,727	\$ 133,264	0.598	1244	\$	66.72 315B
17005507.	8207 YOLANDA	10/17/2024	\$ 85,300	WD	03-ARM'S LENGTH	\$ 85,300	\$ 139,683	\$ 3,273	\$ 82,027	\$ 136,410	0.601	1285	\$	66.38 315B
17005403.	8133 BLISS	9/29/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 132,643	\$ 2,983	\$ 82,017	\$ 129,660	0.633	1240	\$	68.55 315B
17005310.	8188 SUZANNE	11/22/2024	\$ 99,900	PTA	03-ARM'S LENGTH	\$ 99,900	\$ 126,859	\$ 2,983	\$ 96,917	\$ 123,876	0.782	1275	\$	78.35 315B
17005661.	8300 SIRRON	11/29/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 156,839	\$ 2,565	\$ 122,435	\$ 154,274	0.794	1432	\$	87.29 315B
17005713.006	4810 E OUTER	6/11/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 118,120	\$ 4,269	\$ 105,731	\$ 113,851	0.929	1036	\$	106.18 315B
17005428.	8375 BLISS	3/28/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 71,791	\$ 2,983	\$ 65,017	\$ 68,808	0.945	1146	\$	59.34 315B
17005370.	8154 BLISS	9/13/2023	\$ 148,000	WD	03-ARM'S LENGTH	\$ 148,000	\$ 141,885	\$ 2,983	\$ 145,017	\$ 138,902	1.044	1310	\$	112.98 315B
17005364.	8194 BLISS	1/10/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 130,853	\$ 2,983	\$ 137,017	\$ 127,870	1.072	1194	\$	117.25 315B
17005685.	8032 SIRRON	4/21/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 134,733	\$ 3,340	\$ 146,660	\$ 131,393	1.116	1202	\$	124.79 315B
17005713.005	4820 E OUTER	12/13/2023	\$ 148,000	WD	03-ARM'S LENGTH	\$ 148,000	\$ 126,223	\$ 4,300	\$ 143,700	\$ 121,923	1.179	1010	\$	146.53 315B
17005268.	8155 HOUSE	11/14/2023	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 56,479	\$ 2,983	\$ 65,017	\$ 53,496	1.215	832	\$	81.73 315B
Totals:			\$ 1,738,400			\$ 1,738,400	\$ 2,409,926	\$	1,678,780	\$ 2,350,306		\$	76.69	
											WM ECF =>	0.714		
											Median ECF	0.633		
											Mean ECF =>	0.740		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15004469.	7437 EMILY	3/19/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 80,337	\$ 2,256	\$ 17,744	\$ 78,081	0.227	943	\$	21.21 316A
17004828.	8308 E BRENTWOOD	12/4/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 105,099	\$ 1,068	\$ 24,932	\$ 104,031	0.240	1081	\$	24.05 316A
15005343.	18815 VAN DYKE	4/19/2024	\$ 48,900	MLC	03-ARM'S LENGTH	\$ 48,900	\$ 181,392	\$ 1,745	\$ 47,155	\$ 179,647	0.262	2053	\$	23.82 316A
15004707.	7465 QUINN	5/4/2023	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 103,130	\$ 2,487	\$ 26,513	\$ 100,643	0.263	800	\$	36.25 316A
15011132.	18610 CONCORD	5/17/2023	\$ 10,000	PTA	03-ARM'S LENGTH	\$ 10,000	\$ 31,409	\$ 1,961	\$ 8,039	\$ 29,448	0.273	960	\$	10.42 316A
15004412-3	7509 E NEVADA	7/5/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 171,998	\$ 1,373	\$ 53,627	\$ 170,625	0.314	1908	\$	28.83 316A
15008509.	18625 CARRIE	10/23/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 103,573	\$ 2,072	\$ 34,928	\$ 101,501	0.344	1337	\$	27.67 316A
15006694.012	18801 ROGGE	1/9/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 123,264	\$ 1,951	\$ 43,049	\$ 121,313	0.355	1015	\$	44.33 316A
17004464.	8062 STOCKTON	7/26/2024	\$ 12,500	WD	03-ARM'S LENGTH	\$ 12,500	\$ 32,217	\$ 1,302	\$ 11,198	\$ 30,915	0.362	768	\$	16.28 316A
17004541.002	8210 E HILDALE	5/31/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 102,800	\$ 1,994	\$ 38,006	\$ 100,806	0.377	980	\$	40.82 316A
15004722.	7575 QUINN	2/13/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 102,318	\$ 1,704	\$ 38,296	\$ 100,614	0.381	1298	\$	30.82 316A
17004392.	8044 ORION	6/2/2023	\$ 60,000	QC	03-ARM'S LENGTH	\$ 60,000	\$ 129,944	\$ 1,398	\$ 58,602	\$ 128,546	0.456	1370	\$	43.80 316A
17004544.	8138 E HILDALE	8/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 144,599	\$ 1,188	\$ 68,812	\$ 143,411	0.480	1554	\$	45.05 316A
15009126.	18616 HELEN	3/14/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 81,098	\$ 1,961	\$ 38,039	\$ 79,137	0.481	857	\$	46.67 316A
17004894.	8291 E BRENTWOOD	3/3/2025	\$ 38,000	QC	03-ARM'S LENGTH	\$ 38,000	\$ 73,014	\$ 1,942	\$ 36,058	\$ 71,072	0.507	1068	\$	35.58 316A
15009402.	18709 HELEN	12/9/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 84,614	\$ 1,961	\$ 46,039	\$ 82,653	0.557	845	\$	56.80 316A
15009407.	18673 HELEN	2/29/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 40,522	\$ 2,004	\$ 22,996	\$ 38,518	0.597	1152	\$	21.70 316A
15009136.	18686 HELEN	11/22/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 47,672	\$ 1,961	\$ 28,039	\$ 45,711	0.613	854	\$	35.13 316A
15011966-7	18640 SHERWOOD	12/4/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 100,261	\$ 2,189	\$ 72,811	\$ 98,072	0.742	924	\$	81.17 316A
15004815.	7466 E BRENTWOOD	4/8/2024	\$ 86,000	WD	03-ARM'S LENGTH	\$ 86,000	\$ 106,994	\$ 2,134	\$ 83,866	\$ 104,860	0.800	1062	\$	80.98 316A
15009434.	18127 HELEN	9/27/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 50,409	\$ 1,376	\$ 43,624	\$ 49,033	0.890	922	\$	48.81 316A
15011149.	18810 CONCORD	5/22/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 42,240	\$ 1,327	\$ 36,673	\$ 40,913	0.896	740	\$	51.35 316A
Totals:			\$ 918,400			\$ 918,400	\$ 2,038,904		\$ 879,046	\$ 1,999,550			\$	38.71
WM ECF =>											0.440			
Median ECF											0.418			
Mean ECF =>											0.474			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15004221.001	6733 VARJO	10/4/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 118,862	\$ 1,782	\$ 31,218	\$ 117,080	0.267	2496	\$	13.22 316B
15003602-3	7200 EDGETON	10/31/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 85,180	\$ 1,376	\$ 16,624	\$ 83,804	0.198	950	\$	18.95 316B
15003917.	7434 BUHR	12/10/2024	\$ 13,000	WD	03-ARM'S LENGTH	\$ 13,000	\$ 45,213	\$ 1,175	\$ 11,825	\$ 44,038	0.269	870	\$	14.94 316B
15004294-5	7432 E NEVADA	12/8/2023	\$ 43,000	PTA	03-ARM'S LENGTH	\$ 43,000	\$ 126,408	\$ 2,090	\$ 40,910	\$ 124,318	0.329	1086	\$	39.59 316B
15003408.	6743 COVERT	5/20/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 75,253	\$ 2,109	\$ 27,891	\$ 73,144	0.381	834	\$	35.97 316B
15004007.	7401 BUHR	4/28/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 159,266	\$ 2,849	\$ 62,151	\$ 156,417	0.397	1390	\$	46.76 316B
15004301.	7170 E NEVADA	9/11/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 184,030	\$ 2,826	\$ 87,174	\$ 181,204	0.481	1912	\$	47.07 316B
15003472-3	6839 DRAKE	3/6/2025	\$ 61,900	WD	03-ARM'S LENGTH	\$ 61,900	\$ 116,493	\$ 2,338	\$ 59,562	\$ 114,155	0.522	1288	\$	48.06 316B
15004327-8	7000 E NEVADA	2/1/2024	\$ 68,500	WD	03-ARM'S LENGTH	\$ 68,500	\$ 126,754	\$ 2,066	\$ 66,434	\$ 124,688	0.533	1068	\$	64.14 316B
15004341-2	6800 E NEVADA	12/11/2023	\$ 101,000	WD	03-ARM'S LENGTH	\$ 101,000	\$ 167,795	\$ 2,090	\$ 98,910	\$ 165,705	0.597	1850	\$	54.59 316B
15003971-2	6743 BUHR	6/27/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 91,884	\$ 1,949	\$ 58,051	\$ 89,935	0.645	929	\$	64.59 316B
15003476.	6863 DRAKE	8/1/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 106,639	\$ 1,274	\$ 68,726	\$ 105,365	0.652	1400	\$	50.00 316B
15003660-1	6791 EDGETON	7/25/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 125,759	\$ 2,152	\$ 92,848	\$ 123,607	0.751	1068	\$	88.95 316B
15003668.	6857 EDGETON	10/23/2023	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 92,097	\$ 2,107	\$ 70,893	\$ 89,990	0.788	888	\$	82.21 316B
Totals:			\$ 821,400			\$ 821,400	\$ 1,621,633		\$ 793,217	\$ 1,593,450			\$	47.79
											WM ECF =>	0.498		
											Median ECF	0.501		
											Mean ECF =>	0.486		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15003083.	7522 GIESE	1/30/2025	\$ 19,000	WD	03-ARM'S LENGTH	\$ 19,000	\$ 92,583	\$ 1,525	\$ 17,475	\$ 91,058	0.192	905	\$	20.99 317A
19003984.	9004 CULVER	4/3/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 99,350	\$ 1,148	\$ 18,852	\$ 98,202	0.192	1824	\$	10.96 317A
19002492-3	8839 EDGEWOOD	1/30/2025	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 134,162	\$ 2,743	\$ 27,257	\$ 131,419	0.207	1470	\$	20.41 317A
19004229.	8956 ASTOR	7/21/2023	\$ 14,900	OTH	11-FROM LENDING INSTITUTION EXPOSED	\$ 14,900	\$ 66,403	\$ 1,159	\$ 13,741	\$ 65,244	0.211	1129	\$	13.20 317A
19002168-0	9324 BESSEMORE	3/27/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 133,524	\$ 2,307	\$ 27,693	\$ 131,217	0.211	1440	\$	20.83 317A
19002166-7	9336 BESSEMORE	3/27/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 133,095	\$ 2,307	\$ 27,693	\$ 130,788	0.212	1440	\$	20.83 317A
17002631.	8445 LYFORD	2/27/2024	\$ 14,000	OTH	03-ARM'S LENGTH	\$ 14,000	\$ 60,807	\$ 1,351	\$ 12,649	\$ 59,456	0.213	1018	\$	13.75 317A
19004218-9	8901 ISHAM	2/5/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 148,377	\$ 2,606	\$ 32,394	\$ 145,771	0.222	1610	\$	21.74 317A
19002163.	9354 BESSEMORE	4/22/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 62,037	\$ 1,159	\$ 13,841	\$ 60,878	0.227	1125	\$	13.33 317A
19002177.	8980 BESSEMORE	3/26/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 124,750	\$ 1,834	\$ 28,166	\$ 122,916	0.229	1283	\$	23.38 317A
19008476-0	9137 HOLCOMB	12/18/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 121,602	\$ 2,307	\$ 27,693	\$ 119,295	0.232	1296	\$	23.15 317A
19002395-6	8918 GEORGIA	3/27/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 121,562	\$ 2,149	\$ 27,851	\$ 119,413	0.233	1296	\$	23.15 317A
15006798.	8046 ST CYRIL	2/9/2024	\$ 27,500	PTA	03-ARM'S LENGTH	\$ 27,500	\$ 112,980	\$ 1,227	\$ 26,273	\$ 111,753	0.235	1963	\$	14.01 317A
13005353.	6220 EVALINE	9/11/2024	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 58,245	\$ 1,476	\$ 13,524	\$ 56,769	0.238	1094	\$	13.71 317A
19003932.	9102 CLARION	9/24/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 153,042	\$ 1,463	\$ 38,537	\$ 151,579	0.254	1824	\$	21.93 317A
17003100.	8086 MONTLIEU	5/7/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 131,410	\$ 1,272	\$ 33,728	\$ 130,138	0.259	1368	\$	25.58 317A
19004180.	9142 ISHAM	2/7/2025	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 132,032	\$ 1,159	\$ 36,841	\$ 130,873	0.282	990	\$	38.38 317A
19003983.	9000 CULVER	4/3/2023	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 47,167	\$ 1,230	\$ 13,770	\$ 45,937	0.300	1440	\$	10.42 317A
17001601.	8293 MARION	1/10/2025	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 115,126	\$ 1,395	\$ 34,605	\$ 113,731	0.304	1152	\$	31.25 317A
15002006.	7401 MARCUS	3/7/2024	\$ 33,500	OTH	03-ARM'S LENGTH	\$ 33,500	\$ 93,946	\$ 1,230	\$ 32,270	\$ 92,716	0.348	1767	\$	18.96 317A
15003094.	7553 GIESE	11/5/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 68,316	\$ 1,470	\$ 23,530	\$ 66,846	0.352	1120	\$	22.32 317A
19002163.	9354 BESSEMORE	2/27/2025	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 62,037	\$ 1,159	\$ 21,841	\$ 60,878	0.359	1125	\$	20.44 317A
15003121.	7508 DOBEL	5/28/2024	\$ 58,000	QC	03-ARM'S LENGTH	\$ 58,000	\$ 149,900	\$ 1,596	\$ 56,404	\$ 148,304	0.380	1518	\$	38.21 317A
19002872.	10126 WOODLAWN	8/2/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 62,386	\$ 1,367	\$ 23,633	\$ 61,019	0.387	1172	\$	21.33 317A
15010240.	6554 CANTON	6/23/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 72,303	\$ 1,258	\$ 28,742	\$ 71,045	0.405	1323	\$	22.68 317A
15009013.	7682 HELEN	10/17/2023	\$ 58,000	PTA	03-ARM'S LENGTH	\$ 58,000	\$ 121,280	\$ 1,971	\$ 56,029	\$ 119,309	0.470	2510	\$	23.11 317A
15011856.	7742 SHERWOOD	7/7/2023	\$ 21,800	LC	03-ARM'S LENGTH	\$ 21,800	\$ 43,041	\$ 2,150	\$ 19,650	\$ 40,891	0.481	898	\$	24.28 317A
15006844.003L	9050 ST CYRIL	12/18/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 110,419	\$ 2,218	\$ 52,782	\$ 108,201	0.488	1175	\$	46.81 317A
19008463.	9136 HOLCOMB	9/5/2024	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 85,517	\$ 1,229	\$ 41,271	\$ 84,288	0.490	1046	\$	40.63 317A
15002175.	7406 NETT	8/26/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 96,707	\$ 1,932	\$ 47,068	\$ 94,775	0.497	1750	\$	28.00 317A
15008171-2	8410 CARRIE	6/16/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 72,529	\$ 2,813	\$ 34,687	\$ 69,716	0.498	1360	\$	27.57 317A
15003108.	7600 DOBEL	11/4/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 105,035	\$ 919	\$ 54,081	\$ 104,116	0.519	1234	\$	44.57 317A
17003633.	8136 ALMONT	5/16/2023	\$ 39,500	OTH	03-ARM'S LENGTH	\$ 39,500	\$ 71,954	\$ 1,525	\$ 37,975	\$ 70,429	0.539	1087	\$	36.34 317A
Totals:			\$ 1,057,200			\$ 1,057,200	\$ 3,263,624		\$ 1,002,546	\$ 3,208,970			\$	24.13
											WM ECF =>	0.312		
											Median ECF	0.282		
											Mean ECF =>	0.323		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21031330-1	19959 FAIRPORT	6/30/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 84,448	\$ 3,477	\$ 14,523	\$ 80,971	0.179	844	\$	21.33 319A
21032798.	20071 WALTHAM	4/1/2023	\$ 20,500	QC	03-ARM'S LENGTH	\$ 20,500	\$ 86,617	\$ 2,889	\$ 17,611	\$ 83,728	0.210	906	\$	22.63 319A
21032770.	20521 WALTHAM	1/18/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 82,727	\$ 2,707	\$ 17,293	\$ 80,020	0.216	954	\$	20.96 319A
21030341.	20060 HICKORY	1/22/2025	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 83,568	\$ 2,133	\$ 19,867	\$ 81,435	0.244	874	\$	25.17 319A
21030415.	20003 HICKORY	2/22/2024	\$ 33,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$ 33,000	\$ 122,172	\$ 2,656	\$ 30,344	\$ 119,516	0.254	1205	\$	27.39 319A
21030411.	20035 HICKORY	1/10/2025	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 80,495	\$ 2,672	\$ 20,328	\$ 77,823	0.261	840	\$	27.38 319A
21035155.	20251 BRADFORD	5/19/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 86,570	\$ 2,736	\$ 22,264	\$ 83,834	0.266	922	\$	27.11 319A
21030675.	19932 JOANN	8/11/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 74,798	\$ 2,767	\$ 19,233	\$ 72,031	0.267	718	\$	30.64 319A
21030010.	20202 PELKEY	11/1/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 164,924	\$ 2,699	\$ 44,301	\$ 162,225	0.273	1764	\$	26.64 319A
21032713.	19946 WALTHAM	1/10/2025	\$ 27,500	PTA	03-ARM'S LENGTH	\$ 27,500	\$ 90,142	\$ 3,107	\$ 24,393	\$ 87,035	0.280	889	\$	30.93 319A
21032713.	19946 WALTHAM	1/13/2025	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 90,142	\$ 3,107	\$ 24,393	\$ 87,035	0.280	889	\$	30.93 319A
21024327-9	13225 E STATE FAIR	2/7/2025	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 83,099	\$ 1,850	\$ 23,150	\$ 81,249	0.285	750	\$	33.33 319A
21030682.	19988 JOANN	12/12/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 80,279	\$ 2,767	\$ 23,233	\$ 77,512	0.300	718	\$	36.21 319A
21034334.	20561 STRASBURG	5/25/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 75,045	\$ 3,243	\$ 21,757	\$ 71,802	0.303	858	\$	29.14 319A
21033291-2	20107 BARLOW	2/20/2025	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 82,967	\$ 2,960	\$ 24,540	\$ 80,007	0.307	858	\$	32.05 319A
21032768.	20535 WALTHAM	7/18/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 106,380	\$ 2,763	\$ 32,237	\$ 103,617	0.311	990	\$	35.35 319A
21029661.	20201 SCHOENHERR	11/14/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 92,168	\$ 1,896	\$ 28,104	\$ 90,272	0.311	930	\$	32.26 319A
21030022.	20300 PELKEY	1/7/2025	\$ 35,000	QCD	03-ARM'S LENGTH	\$ 35,000	\$ 102,495	\$ 2,656	\$ 32,344	\$ 99,839	0.324	1068	\$	32.77 319A
21030006.	20092 PELKEY	12/27/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 85,290	\$ 2,656	\$ 27,344	\$ 82,634	0.331	876	\$	34.25 319A
21030404.	20091 HICKORY	2/21/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 84,489	\$ 2,688	\$ 27,312	\$ 81,801	0.334	862	\$	34.80 319A
21031716.	19946 WESTPHALIA	3/14/2025	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 100,579	\$ 2,640	\$ 35,360	\$ 97,939	0.361	1080	\$	35.19 319A
21031794.	20083 WESTPHALIA	7/3/2024	\$ 34,500	WD	03-ARM'S LENGTH	\$ 34,500	\$ 88,903	\$ 2,591	\$ 31,909	\$ 86,312	0.370	845	\$	40.83 319A
21032268-9	20307 GOULBURN	12/8/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 75,969	\$ 2,705	\$ 27,295	\$ 73,264	0.373	714	\$	42.02 319A
2103232-3	20236 BARLOW	7/5/2024	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 106,346	\$ 2,841	\$ 39,659	\$ 103,505	0.383	952	\$	44.64 319A
21032788.	20229 WALTHAM	3/21/2025	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 90,583	\$ 2,813	\$ 34,187	\$ 87,770	0.390	918	\$	40.31 319A
21031274.	20500 FAIRPORT	8/5/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 72,184	\$ 2,935	\$ 27,065	\$ 69,249	0.391	1335	\$	22.47 319A
21030058.	20227 PELKEY	3/21/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 93,095	\$ 2,752	\$ 36,248	\$ 90,343	0.401	957	\$	40.75 319A
21031308.	20217 FAIRPORT	5/5/2023	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 112,193	\$ 2,518	\$ 46,482	\$ 109,675	0.424	1124	\$	43.59 319A
21031760.	20560 WESTPHALIA	4/5/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 74,316	\$ 2,511	\$ 30,489	\$ 71,805	0.425	672	\$	49.11 319A
21031264.	20244 FAIRPORT	4/18/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 104,973	\$ 2,608	\$ 45,392	\$ 102,365	0.443	1086	\$	44.20 319A
21032796-7	20081 WALTHAM	11/14/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 86,435	\$ 2,889	\$ 37,111	\$ 83,546	0.444	890	\$	44.94 319A
21030360.	20290 HICKORY	1/24/2025	\$ 41,500	PTA	03-ARM'S LENGTH	\$ 41,500	\$ 87,724	\$ 2,767	\$ 38,733	\$ 84,957	0.456	920	\$	45.11 319A
21030719.	20544 JOANN	8/19/2024	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 111,409	\$ 3,211	\$ 49,789	\$ 108,198	0.460	1248	\$	42.47 319A
21031335.	19935 FAIRPORT	3/18/2025	\$ 41,000	PTA	03-ARM'S LENGTH	\$ 41,000	\$ 85,901	\$ 2,640	\$ 38,360	\$ 83,261	0.461	914	\$	44.86 319A
21031765.	20577 WESTPHALIA	5/24/2024	\$ 39,900	LC	03-ARM'S LENGTH	\$ 39,900	\$ 82,446	\$ 2,591	\$ 37,309	\$ 79,855	0.467	906	\$	44.04 319A
21035521.	20090 ANNOTT	7/14/2023	\$ 22,800	WD	03-ARM'S LENGTH	\$ 22,800	\$ 44,817	\$ 2,736	\$ 20,064	\$ 42,081	0.477	715	\$	31.89 319A
21030368.	20536 HICKORY	2/27/2025	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 105,343	\$ 2,810	\$ 49,690	\$ 102,533	0.485	962	\$	54.57 319A
21030744.	20227 JOANN	11/15/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 100,839	\$ 2,798	\$ 49,202	\$ 98,041	0.502	1056	\$	49.24 319A
21029674.	20073 SCHOENHERR	3/25/2025	\$ 38,500	WD	03-ARM'S LENGTH	\$ 38,500	\$ 73,761	\$ 1,801	\$ 36,699	\$ 71,960	0.510	816	\$	47.18 319A
21030417.	19989 HICKORY	10/10/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 90,550	\$ 2,594	\$ 45,406	\$ 87,956	0.516	896	\$	53.57 319A
21032814.	19945 WALTHAM	2/13/2024	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 92,168	\$ 2,813	\$ 49,687	\$ 89,355	0.556	945	\$	55.56 319A
21030729.	20535 JOANN	5/31/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 90,982	\$ 2,770	\$ 49,230	\$ 88,212	0.558	918	\$	56.64 319A
21032226.	20090 GOULBURN	12/27/2023	\$ 60,000	MLC	03-ARM'S LENGTH	\$ 60,000	\$ 100,161	\$ 2,576	\$ 57,424	\$ 97,585	0.588	1023	\$	58.65 319A
21035911.	20251 ROWE	8/4/2023	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 78,454	\$ 2,875	\$ 44,625	\$ 75,579	0.590	696	\$	68.25 319A
21015697.	20500 ALCOY	11/12/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 103,421	\$ 3,058	\$ 59,942	\$ 100,363	0.597	1071	\$	58.82 319A
21030700.	20210 JOANN	11/13/2024	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 99,900	\$ 2,767	\$ 58,233	\$ 97,133	0.600	1060	\$	57.55 319A
21035502.	19938 ANNOTT	8/26/2024	\$ 54,000	PTA	03-ARM'S LENGTH	\$ 54,000	\$ 86,430	\$ 2,736	\$ 51,264	\$ 83,694	0.613	885	\$	61.02 319A
21030353.	20234 HICKORY	7/31/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 93,772	\$ 2,767	\$ 57,233	\$ 91,005	0.629	917	\$	65.43 319A
21034350.	20255 STRASBURG	3/26/2025	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 79,452	\$ 2,672	\$ 48,328	\$ 76,780	0.629	750	\$	68.00 319A
21032740.	20246 WALTHAM	5/31/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 77,611	\$ 2,427	\$ 47,573	\$ 75,184	0.633	789	\$	63.37 319A
21030018.	20266 PELKEY	8/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 106,953	\$ 2,656	\$ 67,344	\$ 104,297	0.646	1166	\$	60.03 319A
21031770.	20537 WESTPHALIA	5/6/2024	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 84,363	\$ 2,591	\$ 53,409	\$ 81,772	0.653	880	\$	63.64 319A
21030687.	20026 JOANN	4/18/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 51,811	\$ 2,767	\$ 32,233	\$ 49,044	0.657	876	\$	39.95 319A
21032746.	20296 WALTHAM	4/19/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 59,535	\$ 2,470	\$ 37,530	\$ 57,065	0.658	970	\$	41.24 319A
21032242.	20298 GOULBURN	4/12/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 69,871	\$ 2,695	\$ 44,305	\$ 67,176	0.660	707	\$	66.48 319A

21034339.	20521 STRASBURG	1/12/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	127,102	\$	2,722	\$	82,278	\$	124,380	0.662	1268	\$	67.03	319A
21033252.	20550 BARLOW	1/29/2025	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	79,498	\$	2,704	\$	52,296	\$	76,794	0.681	689	\$	79.83	319A
21030674.	19926 JOANN	11/1/2024	\$	58,000	PTA	03-ARM'S LENGTH	\$	58,000	\$	82,996	\$	2,754	\$	55,246	\$	80,242	0.688	718	\$	80.78	319A
21034346.	20287 STRASBURG	7/14/2023	\$	23,000	WD	03-ARM'S LENGTH	\$	23,000	\$	32,047	\$	2,038	\$	20,962	\$	30,009	0.699	955	\$	24.08	319A
21029682-4	20035 SCHOENHERR	12/30/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	121,370	\$	2,736	\$	87,264	\$	118,634	0.736	1456	\$	61.81	319A
21031776.	20307 WESTPHALIA	3/7/2024	\$	80,000	PTA	03-ARM'S LENGTH	\$	80,000	\$	106,839	\$	2,641	\$	77,359	\$	104,198	0.742	927	\$	86.30	319A
21030403.	20101 HICKORY	12/23/2024	\$	57,000	WD	03-ARM'S LENGTH	\$	57,000	\$	75,775	\$	2,688	\$	54,312	\$	73,087	0.743	709	\$	80.39	319A
21034335.	20553 STRASBURG	1/12/2024	\$	78,000	WD	03-ARM'S LENGTH	\$	78,000	\$	103,697	\$	2,722	\$	75,278	\$	100,975	0.746	986	\$	79.11	319A
21024220-1	12041 E STATE FAIR	5/27/2023	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	78,624	\$	2,221	\$	57,779	\$	76,403	0.756	912	\$	65.79	319A
21034289.	19962 STRASBURG	8/26/2024	\$	88,000	WD	03-ARM'S LENGTH	\$	88,000	\$	111,652	\$	2,225	\$	85,775	\$	109,427	0.784	1053	\$	83.57	319A
21030421.	19957 HICKORY	3/11/2024	\$	65,000	MLC	03-ARM'S LENGTH	\$	65,000	\$	80,630	\$	2,602	\$	62,398	\$	78,028	0.800	892	\$	72.87	319A
21032210.	19952 GOULBURN	3/11/2024	\$	75,000	PTA	03-ARM'S LENGTH	\$	75,000	\$	91,882	\$	2,704	\$	72,296	\$	89,178	0.811	958	\$	78.29	319A
21030000.	20044 PELKEY	1/19/2024	\$	69,500	WD	03-ARM'S LENGTH	\$	69,500	\$	84,960	\$	2,656	\$	66,844	\$	82,304	0.812	980	\$	70.92	319A
21030714.	20500 JOANN	7/17/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	106,895	\$	3,131	\$	86,869	\$	103,764	0.837	1000	\$	90.00	319A
21032289.	20061 GOULBURN	9/6/2024	\$	92,000	WD	03-ARM'S LENGTH	\$	92,000	\$	108,088	\$	2,576	\$	89,424	\$	105,512	0.848	1112	\$	82.73	319A
21031268.	20274 FAIRPORT	2/28/2025	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	138,183	\$	2,608	\$	117,392	\$	135,575	0.866	1276	\$	94.04	319A
21033206.	19958 BARLOW	5/22/2024	\$	52,500	WD	03-ARM'S LENGTH	\$	52,500	\$	59,819	\$	3,507	\$	48,993	\$	56,312	0.870	938	\$	55.97	319A
21030691.	20058 JOANN	11/1/2024	\$	63,000	PTA	03-ARM'S LENGTH	\$	63,000	\$	71,257	\$	2,133	\$	60,867	\$	69,124	0.881	722	\$	87.26	319A
21034302.	20082 STRASBURG	3/28/2024	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	50,311	\$	3,331	\$	41,669	\$	46,980	0.887	784	\$	57.40	319A
21035163.	20107 BRADFORD	3/14/2025	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	61,481	\$	2,779	\$	52,221	\$	58,702	0.890	968	\$	56.82	319A
21035544.	20301 ANNOTT	12/5/2024	\$	79,900	PTA	03-ARM'S LENGTH	\$	79,900	\$	87,629	\$	2,736	\$	77,164	\$	84,893	0.909	870	\$	91.84	319A
21034359.	20097 STRASBURG	9/27/2024	\$	79,000	WD	03-ARM'S LENGTH	\$	79,000	\$	84,586	\$	2,798	\$	76,202	\$	81,788	0.932	876	\$	90.18	319A
21033293.	20099 BARLOW	11/22/2024	\$	33,500	PTA	03-ARM'S LENGTH	\$	33,500	\$	35,361	\$	2,948	\$	30,552	\$	32,413	0.943	944	\$	35.49	319A
21034304.	20096 STRASBURG	2/11/2025	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	84,468	\$	2,780	\$	77,220	\$	81,688	0.945	876	\$	91.32	319A
21031303.	20259 FAIRPORT	6/2/2023	\$	109,000	WD	03-ARM'S LENGTH	\$	109,000	\$	114,435	\$	2,520	\$	106,480	\$	111,915	0.951	1198	\$	90.98	319A
21015660.	19948 ALCOY	2/10/2025	\$	99,000	WD	03-ARM'S LENGTH	\$	99,000	\$	100,989	\$	2,704	\$	96,296	\$	98,285	0.980	1031	\$	96.02	319A
21032218.	20026 GOULBURN	7/7/2023	\$	87,100	WD	03-ARM'S LENGTH	\$	87,100	\$	88,123	\$	2,576	\$	84,524	\$	85,547	0.988	821	\$	106.09	319A
21033912.	20099 HAMBURG	6/13/2023	\$	61,000	QC	03-ARM'S LENGTH	\$	61,000	\$	59,995	\$	2,810	\$	58,190	\$	57,185	1.018	973	\$	62.69	319A
21035873.	20000 ROWE	7/11/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	54,002	\$	2,736	\$	57,264	\$	51,266	1.117	873	\$	68.73	319A
21034789.	20304 DRESDEN	10/7/2024	\$	50,000	QCD	03-ARM'S LENGTH	\$	50,000	\$	44,540	\$	1,974	\$	48,026	\$	42,566	1.128	793	\$	63.05	319A
21033284.	20239 BARLOW	3/3/2025	\$	71,000	WD	03-ARM'S LENGTH	\$	71,000	\$	59,721	\$	3,055	\$	67,945	\$	56,666	1.199	968	\$	73.35	319A
21030325.	19932 HICKORY	10/15/2024	\$	70,000	PTA	03-ARM'S LENGTH	\$	70,000	\$	58,679	\$	2,754	\$	67,246	\$	55,925	1.202	896	\$	78.13	319A
Totals:			\$	4,438,700				\$	4,438,700	\$	7,547,699	\$		\$	4,204,011	\$	7,313,010		\$	54.48	

WM ECF => 0.575

Median ECF 0.590

Mean ECF => 0.593

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21035235.	19327 BRADFORD	5/6/2024	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 109,263	\$ 3,223	\$ 24,277	\$ 106,040	0.229	997	\$	27.58 319B
21031693.	19626 WESTPHALIA	6/28/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 98,199	\$ 2,350	\$ 22,650	\$ 95,849	0.236	899	\$	27.81 319B
21024142.	13500 E STATE FAIR	11/26/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 113,009	\$ 2,688	\$ 27,312	\$ 110,321	0.248	1095	\$	27.40 319B
21029960.	19376 PELKEY	7/19/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 98,913	\$ 2,640	\$ 24,360	\$ 96,273	0.253	1005	\$	26.87 319B
21034262-3	19572 STRASBURG	5/12/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 118,733	\$ 3,305	\$ 29,695	\$ 115,428	0.257	1045	\$	31.58 319B
21033963.	19417 HAMBURG	5/3/2023	\$ 30,100	OTH	03-ARM'S LENGTH	\$ 30,100	\$ 105,952	\$ 2,731	\$ 27,369	\$ 103,221	0.265	960	\$	31.35 319B
21035854.	19752 ROWE	3/27/2025	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 120,416	\$ 2,779	\$ 31,221	\$ 117,637	0.265	1256	\$	27.07 319B
21036316.	19728 HOOVER	8/14/2023	\$ 23,000	PTA	03-ARM'S LENGTH	\$ 23,000	\$ 77,895	\$ 2,874	\$ 20,126	\$ 75,021	0.268	706	\$	32.58 319B
21034280.001	19774 STRASBURG	3/22/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 123,380	\$ 2,490	\$ 32,510	\$ 120,890	0.269	1322	\$	26.48 319B
21023703.	13330 TACOMA	1/6/2025	\$ 21,000	WD	03-ARM'S LENGTH	\$ 21,000	\$ 68,340	\$ 2,302	\$ 18,698	\$ 66,038	0.283	672	\$	31.25 319B
17014995.	19310 TEPPERT	6/17/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 126,728	\$ 2,302	\$ 35,698	\$ 124,426	0.287	1514	\$	25.10 319B
17015386.	19618 BELAND	4/22/2024	\$ 27,500	QC	03-ARM'S LENGTH	\$ 27,500	\$ 89,532	\$ 2,478	\$ 25,022	\$ 87,054	0.287	1002	\$	27.45 319B
21029959.	19366 PELKEY	9/29/2023	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 87,532	\$ 2,640	\$ 25,360	\$ 84,892	0.299	793	\$	35.31 319B
21032860.	19405 WALTHAM	6/9/2023	\$ 36,500	WD	03-ARM'S LENGTH	\$ 36,500	\$ 115,045	\$ 2,856	\$ 33,644	\$ 112,189	0.300	984	\$	37.09 319B
21031374.	19409 FAIRPORT	3/7/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 84,162	\$ 2,318	\$ 24,682	\$ 81,844	0.302	771	\$	35.02 319B
21030132-3	19141 PELKEY	5/30/2023	\$ 45,000	QC	03-ARM'S LENGTH	\$ 45,000	\$ 133,129	\$ 4,519	\$ 40,481	\$ 128,610	0.315	1173	\$	38.36 319B
21030653.	19512 JOANN	2/1/2024	\$ 33,500	PTA	03-ARM'S LENGTH	\$ 33,500	\$ 97,686	\$ 2,667	\$ 30,833	\$ 95,019	0.324	1772	\$	18.91 319B
21033319.	19803 BARLOW	11/15/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 112,814	\$ 1,621	\$ 36,379	\$ 111,193	0.327	1060	\$	35.85 319B
21035982.	19361 ROWE	2/20/2025	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 78,348	\$ 2,736	\$ 24,764	\$ 75,612	0.328	914	\$	30.09 319B
21024137.	13540 E STATE FAIR	8/6/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 110,686	\$ 2,302	\$ 35,698	\$ 108,384	0.329	1050	\$	36.19 319B
21035593.	19727 ANNOTT	11/23/2024	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 90,541	\$ 2,750	\$ 29,750	\$ 87,791	0.339	911	\$	35.68 319B
21031352.	19709 FAIRPORT	1/10/2025	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 89,923	\$ 2,318	\$ 30,682	\$ 87,605	0.350	824	\$	40.05 319B
17015670-1	19330 ALGONAC	4/26/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 68,180	\$ 3,202	\$ 22,798	\$ 64,978	0.351	690	\$	37.68 319B
21035822.	19350 ROWE	4/28/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 94,453	\$ 2,750	\$ 32,250	\$ 91,703	0.352	989	\$	35.39 319B
17015681.	19408 ALGONAC	2/13/2025	\$ 37,000	DD	11-FROM LENDING INSTITUTION EXPOSED	\$ 37,000	\$ 100,085	\$ 2,511	\$ 34,489	\$ 97,574	0.353	942	\$	39.28 319B
21032348.	19373 GOULBURN	2/13/2025	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 91,428	\$ 2,366	\$ 31,634	\$ 89,062	0.355	948	\$	35.86 319B
21032650.	19170 WALTHAM	3/31/2025	\$ 51,500	WD	03-ARM'S LENGTH	\$ 51,500	\$ 139,449	\$ 2,490	\$ 49,010	\$ 136,959	0.358	1360	\$	37.87 319B
21031664.	19340 WESTPHALIA	1/24/2025	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 115,318	\$ 2,318	\$ 40,682	\$ 113,000	0.360	1195	\$	35.98 319B
21031182.	19318 FAIRPORT	3/25/2025	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 84,483	\$ 2,382	\$ 30,118	\$ 82,101	0.367	875	\$	37.14 319B
21034875.	19417 DRESDEN	11/15/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 49,092	\$ 2,966	\$ 17,034	\$ 46,126	0.369	859	\$	23.28 319B
21032144.	19162 GOULBURN	5/4/2023	\$ 17,500	WD	03-ARM'S LENGTH	\$ 17,500	\$ 42,897	\$ 2,490	\$ 15,010	\$ 40,407	0.371	1241	\$	14.10 319B
21033346-7	19533 BARLOW	1/31/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 143,095	\$ 2,554	\$ 52,446	\$ 140,541	0.373	1060	\$	51.89 319B
21032831-2	19741 WALTHAM	1/18/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 165,583	\$ 2,932	\$ 62,068	\$ 162,651	0.382	1499	\$	43.36 319B
21030124.	19203 PELKEY	12/12/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 95,085	\$ 2,656	\$ 35,344	\$ 92,429	0.382	1035	\$	36.71 319B
21036287.	19350 HOOVER	9/12/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 121,522	\$ 2,102	\$ 45,898	\$ 119,420	0.384	1682	\$	28.54 319B
17015025.	19674 TEPPERT	8/28/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 79,427	\$ 2,270	\$ 29,730	\$ 77,157	0.385	703	\$	45.52 319B
17015749.	19169 ALGONAC	10/17/2023	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 88,340	\$ 2,399	\$ 33,601	\$ 85,941	0.391	892	\$	40.36 319B
21029731-3	19611 SCHOENHERR	8/31/2023	\$ 101,200	WD	03-ARM'S LENGTH	\$ 101,200	\$ 253,076	\$ 3,131	\$ 98,069	\$ 249,945	0.392	2624	\$	38.57 319B
21035969.	19545 ROWE	6/1/2024	\$ 36,000	LC	03-ARM'S LENGTH	\$ 36,000	\$ 86,179	\$ 2,748	\$ 33,252	\$ 83,431	0.399	912	\$	39.47 319B
21032653.	19192 WALTHAM	12/18/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 107,392	\$ 2,447	\$ 42,553	\$ 104,945	0.405	1083	\$	41.55 319B
17014668.	19726 RUNYON	10/31/2024	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 72,674	\$ 2,414	\$ 28,586	\$ 70,260	0.407	684	\$	45.32 319B
21034877.	19401 DRESDEN	1/9/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 94,160	\$ 2,682	\$ 37,318	\$ 91,478	0.408	978	\$	40.90 319B
21032187.	19632 GOULBURN	8/28/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 116,556	\$ 2,164	\$ 46,836	\$ 114,392	0.409	1260	\$	38.89 319B
21029952.	19310 PELKEY	3/21/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 90,500	\$ 2,640	\$ 36,360	\$ 87,860	0.414	936	\$	41.67 319B
21031871.	19191 WESTPHALIA	5/6/2024	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 130,237	\$ 2,490	\$ 53,510	\$ 127,747	0.419	1210	\$	46.28 319B
21035050.	19156 BRADFORD	7/24/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 110,309	\$ 2,752	\$ 45,248	\$ 107,557	0.421	1189	\$	40.37 319B
21032866.	19359 WALTHAM	1/9/2024	\$ 40,000	OTH	03-ARM'S LENGTH	\$ 40,000	\$ 90,730	\$ 2,704	\$ 37,296	\$ 88,026	0.424	850	\$	47.06 319B
17014985.	19172 TEPPERT	4/29/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 105,667	\$ 2,334	\$ 44,666	\$ 103,333	0.432	1028	\$	45.72 319B
21032330.	19581 GOULBURN	5/19/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 100,310	\$ 2,366	\$ 42,634	\$ 97,944	0.435	993	\$	45.32 319B
21032336-7	19537 GOULBURN	10/31/2024	\$ 64,500	PTA	03-ARM'S LENGTH	\$ 64,500	\$ 141,268	\$ 3,591	\$ 60,909	\$ 137,677	0.442	1458	\$	44.24 319B
21032141.	19140 GOULBURN	4/12/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 109,037	\$ 2,447	\$ 47,553	\$ 106,590	0.446	1130	\$	44.25 319B
21031869.	19207 WESTPHALIA	5/5/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 112,026	\$ 2,447	\$ 49,553	\$ 109,579	0.452	1179	\$	44.11 319B
21036305.	19632 HOOVER	5/18/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 110,244	\$ 2,779	\$ 49,221	\$ 107,465	0.458	2018	\$	25.77 319B
21015779.007	19371 ALCOY	6/20/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 104,383	\$ 2,980	\$ 47,020	\$ 101,403	0.464	1024	\$	48.83 319B
17015014.	19444 TEPPERT	5/4/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 92,513	\$ 2,302	\$ 42,698	\$ 90,211	0.473	1014	\$	44.38 319B

21032675.	19510 WALTHAM	2/6/2025	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	102,263	\$	2,667	\$	47,333	\$	99,596	0.475	1014	\$	49.31	319B
21029962.	19392 PELKEY	4/7/2023	\$	24,500	WD	03-ARM'S LENGTH	\$	24,500	\$	48,545	\$	2,640	\$	21,860	\$	45,905	0.476	731	\$	33.52	319B
17014670.	19740 RUNYON	6/8/2023	\$	20,000	WD	03-ARM'S LENGTH	\$	20,000	\$	38,555	\$	2,414	\$	17,586	\$	36,141	0.487	684	\$	29.24	319B
21033349.	19517 BARLOW	10/24/2024	\$	62,500	WD	03-ARM'S LENGTH	\$	62,500	\$	120,758	\$	2,554	\$	59,946	\$	118,204	0.507	1108	\$	56.41	319B
21034231.	19144 STRASBURG	11/28/2023	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	125,591	\$	2,490	\$	62,510	\$	123,101	0.508	1134	\$	57.32	319B
21032841.	19611 WALTHAM	5/22/2023	\$	38,000	WD	03-ARM'S LENGTH	\$	38,000	\$	72,908	\$	1,861	\$	36,139	\$	71,047	0.509	1395	\$	27.24	319B
17014669.	19732 RUNYON	3/15/2024	\$	42,500	WD	03-ARM'S LENGTH	\$	42,500	\$	80,254	\$	2,414	\$	40,086	\$	77,840	0.515	796	\$	53.39	319B
17015353.	19166 BELAND	1/28/2025	\$	48,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$	48,000	\$	89,362	\$	2,349	\$	45,651	\$	87,013	0.525	931	\$	51.56	319B
21034852.	19743 DRESDEN	12/17/2024	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	100,384	\$	2,795	\$	52,205	\$	97,589	0.535	915	\$	60.11	319B
21032873.	19311 WALTHAM	6/16/2023	\$	53,000	WD	03-ARM'S LENGTH	\$	53,000	\$	95,744	\$	2,889	\$	50,111	\$	92,855	0.540	962	\$	55.09	319B
21029734-5	19601 SCHOENHERR	11/19/2024	\$	45,000	PTA	03-ARM'S LENGTH	\$	45,000	\$	80,565	\$	2,366	\$	42,634	\$	78,199	0.545	771	\$	58.37	319B
17013918.	19173 HOOVER	12/3/2023	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	69,481	\$	2,519	\$	37,481	\$	66,962	0.560	733	\$	54.57	319B
17013918.	19173 HOOVER	9/18/2024	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	69,481	\$	2,519	\$	37,481	\$	66,962	0.560	733	\$	54.57	319B
21032652.	19184 WALTHAM	10/11/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	137,385	\$	2,490	\$	77,510	\$	134,895	0.575	1391	\$	57.51	319B
21029942.	19164 PELKEY	6/6/2024	\$	42,000	WD	03-ARM'S LENGTH	\$	42,000	\$	70,805	\$	2,006	\$	39,994	\$	68,799	0.581	1121	\$	37.47	319B
21036304.	19624 HOOVER	3/29/2024	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	83,954	\$	2,736	\$	47,264	\$	81,218	0.582	778	\$	64.27	319B
17013887.	19507 HOOVER	3/4/2024	\$	51,000	PTA	03-ARM'S LENGTH	\$	51,000	\$	82,745	\$	2,103	\$	48,897	\$	80,642	0.606	892	\$	57.17	319B
17013888.	19501 HOOVER	3/4/2024	\$	51,000	PTA	03-ARM'S LENGTH	\$	51,000	\$	82,745	\$	2,103	\$	48,897	\$	80,642	0.606	892	\$	57.17	319B
21030121.	19229 PELKEY	12/12/2024	\$	73,000	WD	03-ARM'S LENGTH	\$	73,000	\$	117,001	\$	2,952	\$	70,048	\$	114,049	0.614	1165	\$	62.66	319B
21032683.	19568 WALTHAM	11/17/2023	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	96,115	\$	2,366	\$	57,634	\$	93,749	0.615	1088	\$	55.15	319B
21032343.	19409 GOULBURN	5/20/2024	\$	59,000	WD	03-ARM'S LENGTH	\$	59,000	\$	93,620	\$	2,930	\$	56,070	\$	90,690	0.618	968	\$	60.95	319B
21032166.	19400 GOULBURN	4/8/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	100,750	\$	2,366	\$	62,634	\$	98,384	0.637	1070	\$	60.75	319B
21034724.	19344 DRESDEN	5/31/2024	\$	52,500	PTA	03-ARM'S LENGTH	\$	52,500	\$	79,949	\$	3,268	\$	49,232	\$	76,681	0.642	725	\$	72.41	319B
21033812.	19700 HAMBURG	10/31/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	122,525	\$	2,361	\$	77,639	\$	120,164	0.646	1227	\$	65.20	319B
21033775.	19204 HAMBURG	1/12/2024	\$	76,000	WD	03-ARM'S LENGTH	\$	76,000	\$	115,884	\$	2,522	\$	73,478	\$	113,362	0.648	1068	\$	71.16	319B
21031657.	19206 WESTPHALIA	12/26/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	189,460	\$	2,427	\$	122,573	\$	187,033	0.655	1934	\$	64.63	319B
17015721.	19431 ALGONAC	5/22/2024	\$	70,000	PTA	03-ARM'S LENGTH	\$	70,000	\$	103,236	\$	2,431	\$	67,569	\$	100,805	0.670	942	\$	74.31	319B
21015647.	19580 ALCOY	3/27/2024	\$	99,000	WD	03-ARM'S LENGTH	\$	99,000	\$	142,228	\$	2,602	\$	96,398	\$	139,626	0.690	1496	\$	66.18	319B
21035057.	19212 BRADFORD	11/15/2024	\$	20,000	WD	03-ARM'S LENGTH	\$	20,000	\$	27,756	\$	2,677	\$	17,323	\$	25,079	0.691	814	\$	24.57	319B
21029731-3	19611 SCHOENHERR	8/16/2024	\$	180,000	WD	03-ARM'S LENGTH	\$	180,000	\$	253,076	\$	3,131	\$	176,869	\$	249,945	0.708	2624	\$	68.60	319B
21032153.	19312 GOULBURN	5/24/2024	\$	93,000	WD	03-ARM'S LENGTH	\$	93,000	\$	128,970	\$	1,803	\$	91,197	\$	127,167	0.717	1305	\$	71.26	319B
21033342.	19565 BARLOW	7/27/2023	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	116,765	\$	2,749	\$	82,251	\$	114,016	0.721	1147	\$	74.11	319B
21031836.	19611 WESTPHALIA	3/25/2024	\$	70,000	PTA	03-ARM'S LENGTH	\$	70,000	\$	95,498	\$	2,382	\$	67,618	\$	93,116	0.726	997	\$	70.21	319B
21032173.	19532 GOULBURN	4/4/2023	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	101,203	\$	2,366	\$	72,634	\$	98,837	0.735	1070	\$	70.09	319B
21033333-4	19633 BARLOW	10/7/2024	\$	80,000	PTA	03-ARM'S LENGTH	\$	80,000	\$	105,485	\$	2,715	\$	77,285	\$	102,770	0.752	962	\$	83.16	319B
17014736.	19173 RUNYON	1/17/2024	\$	48,000	PTA	03-ARM'S LENGTH	\$	48,000	\$	62,465	\$	2,302	\$	45,698	\$	60,163	0.760	1224	\$	39.22	319B
21031835.	19617 WESTPHALIA	5/1/2024	\$	69,900	WD	03-ARM'S LENGTH	\$	69,900	\$	89,297	\$	2,414	\$	67,486	\$	86,883	0.777	1070	\$	65.33	319B
21032666.	19366 WALTHAM	12/13/2024	\$	92,000	WD	03-ARM'S LENGTH	\$	92,000	\$	115,789	\$	5,332	\$	86,668	\$	110,457	0.785	1042	\$	88.29	319B
17015717.001	19627 ALGONAC	5/8/2023	\$	95,000	WD	03-ARM'S LENGTH	\$	95,000	\$	114,476	\$	3,055	\$	91,945	\$	111,421	0.825	936	\$	101.50	319B
21031176.	19192 FAIRPORT	4/5/2023	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	58,389	\$	2,414	\$	47,586	\$	55,975	0.850	1056	\$	47.35	319B
17015093.	19225 TEPPERT	4/7/2023	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	90,181	\$	2,281	\$	77,719	\$	87,900	0.884	816	\$	98.04	319B
21033188.	19724 BARLOW	12/3/2024	\$	104,500	WD	03-ARM'S LENGTH	\$	104,500	\$	117,433	\$	2,345	\$	102,155	\$	115,088	0.888	1074	\$	97.30	319B
21031876.	19155 WESTPHALIA	3/3/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	123,378	\$	2,447	\$	107,553	\$	120,931	0.889	1020	\$	107.84	319B
21032672.	19408 WALTHAM	3/5/2024	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	133,301	\$	2,409	\$	117,591	\$	130,892	0.898	1192	\$	100.67	319B
21033359-60	19373 BARLOW	6/4/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	115,668	\$	3,055	\$	101,945	\$	112,613	0.905	1016	\$	103.35	319B
21032329.	19589 GOULBURN	9/12/2024	\$	91,000	WD	03-ARM'S LENGTH	\$	91,000	\$	97,023	\$	2,366	\$	88,634	\$	94,657	0.936	999	\$	91.09	319B
21032329.	19589 GOULBURN	9/13/2024	\$	91,000	PTA	03-ARM'S LENGTH	\$	91,000	\$	97,023	\$	2,366	\$	88,634	\$	94,657	0.936	999	\$	91.09	319B
21035625.	19327 ANNOTT	2/24/2025	\$	75,500	WD	03-ARM'S LENGTH	\$	75,500	\$	80,398	\$	2,736	\$	72,764	\$	77,662	0.937	734	\$	102.86	319B
21032339.	19521 GOULBURN	8/22/2024	\$	88,000	WD	03-ARM'S LENGTH	\$	88,000	\$	93,221	\$	2,366	\$	85,634	\$	90,855	0.943	927	\$	94.93	319B
21032699.	19744 WALTHAM	8/8/2024	\$	95,000	WD	03-ARM'S LENGTH	\$	95,000	\$	100,510	\$	2,409	\$	92,591	\$	98,101	0.944	960	\$	98.96	319B
17016018.	19211 GRUEBNER	4/26/2024	\$	45,000	MLC	03-ARM'S LENGTH	\$	45,000	\$	47,348	\$	2,382	\$	42,618	\$	44,966	0.948	758	\$	59.37	319B
21029939.	19140 PELKEY	2/24/2025	\$	63,000	WD	03-ARM'S LENGTH	\$	63,000	\$	65,535	\$	2,640	\$	60,360	\$	62,895	0.960	689	\$	91.44	319B
21031667.	19360 WESTPHALIA	4/27/2023	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	109,964	\$	2,318	\$	107,682	\$	107,646	1.000	1146	\$	95.99	319B
21030285.	19200 HICKORY	1/8/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	99,487	\$	2,828	\$	97,172	\$	96,659	1.005	1032	\$	96.90	319B
21033953.	19579 HAMBURG	6/30/2023	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	37,931	\$	2,538	\$	37,462	\$	35,393	1.058	960	\$	41.67	319B
Totals:			\$	6,044,200			\$	6,044,200	\$	11,145,787		\$	5,758,539	\$	10,860,126		\$		\$	52.12	

WM ECF =>	0.530
Median ECF	0.474
Mean ECF =>	0.535

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21029251.	19531 ANVIL	4/11/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 84,089	\$ 3,128	\$ 21,872	\$ 80,961	0.270	1594	\$	15.68 319C
21023617.	14216 TACOMA	1/17/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 67,749	\$ 2,235	\$ 17,765	\$ 65,514	0.271	990	\$	20.20 319C
21024135.015	13810 E STATE FAIR	4/18/2024	\$ 35,000	QC	03-ARM'S LENGTH	\$ 35,000	\$ 107,881	\$ 2,527	\$ 32,473	\$ 105,354	0.308	1068	\$	32.77 319C
21024135.008	13870 E STATE FAIR	1/10/2024	\$ 45,000	QC	03-ARM'S LENGTH	\$ 45,000	\$ 113,505	\$ 2,559	\$ 42,441	\$ 110,946	0.383	1075	\$	41.86 319C
21024088-9	14490 E STATE FAIR	2/28/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 105,041	\$ 2,650	\$ 42,350	\$ 102,391	0.414	1085	\$	41.47 319C
21021946.	13669 PFENT	9/22/2023	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 89,633	\$ 2,366	\$ 40,134	\$ 87,267	0.460	1031	\$	41.22 319C
21021947.	13675 PFENT	1/2/2024	\$ 41,000	PTA	03-ARM'S LENGTH	\$ 41,000	\$ 84,534	\$ 2,366	\$ 38,634	\$ 82,168	0.470	945	\$	43.39 319C
21029339.	19184 VERONA	12/20/2024	\$ 50,500	WD	03-ARM'S LENGTH	\$ 50,500	\$ 102,950	\$ 2,656	\$ 47,844	\$ 100,294	0.477	1061	\$	47.60 319C
21029486-7	19170 SCHOENHERR	4/25/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 96,744	\$ 2,366	\$ 51,634	\$ 94,378	0.547	996	\$	54.22 319C
21021948.	13683 PFENT	6/5/2024	\$ 57,500	QC	03-ARM'S LENGTH	\$ 57,500	\$ 92,091	\$ 2,366	\$ 55,134	\$ 89,725	0.614	1017	\$	56.54 319C
21024135.02	13690 E STATE FAIR	2/9/2024	\$ 69,000	PTA	03-ARM'S LENGTH	\$ 69,000	\$ 106,929	\$ 2,559	\$ 66,441	\$ 104,370	0.637	950	\$	72.63 319C
21023251.	13695 MANNING	4/18/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 105,949	\$ 2,302	\$ 77,698	\$ 103,647	0.750	1165	\$	68.67 319C
21021932.	13674 PFENT	1/18/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 92,766	\$ 2,270	\$ 72,730	\$ 90,496	0.804	967	\$	77.56 319C
Totals:			\$ 639,500			\$ 639,500	\$ 1,249,861		\$ 607,150	\$ 1,217,511			\$	47.22
WM ECF =>											0.499			
Median ECF											0.470			
Mean ECF =>											0.493			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
17014793.	18091 RUNYON	9/22/2023	\$ 39,000	PTA	03-ARM'S LENGTH	\$ 39,000	\$ 112,964	\$ 2,832	\$ 36,168	\$ 110,132	0.328	1172	\$	33.28 320A
17015302.	18420 BELAND	11/14/2023	\$ 40,000	OTH	03-ARM'S LENGTH	\$ 40,000	\$ 109,108	\$ 3,043	\$ 36,957	\$ 106,065	0.348	1088	\$	36.76 320A
21033726.	18062 HAMBURG	1/2/2024	\$ 37,000	PTA	03-ARM'S LENGTH	\$ 37,000	\$ 94,915	\$ 3,569	\$ 33,431	\$ 91,346	0.366	868	\$	42.63 320A
17015525.	18015 BELAND	8/24/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 58,442	\$ 2,890	\$ 22,110	\$ 55,552	0.398	1035	\$	24.15 320A
17015306.	18444 BELAND	2/28/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 94,677	\$ 3,139	\$ 36,861	\$ 91,538	0.403	969	\$	41.28 320A
21032919.	18601 WALTHAM	7/24/2023	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 111,060	\$ 3,035	\$ 44,465	\$ 108,025	0.412	1150	\$	41.30 320A
17014755.	18901 RUNYON	2/25/2025	\$ 27,900	PTA	03-ARM'S LENGTH	\$ 27,900	\$ 63,626	\$ 2,825	\$ 25,075	\$ 60,801	0.412	1102	\$	25.32 320A
21034683.	18630 DRESDEN	5/12/2023	\$ 22,500	WD	03-ARM'S LENGTH	\$ 22,500	\$ 51,363	\$ 2,237	\$ 20,263	\$ 49,126	0.412	900	\$	25.00 320A
17015336.	18910 BELAND	11/6/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 150,876	\$ 2,722	\$ 62,278	\$ 148,154	0.420	1422	\$	45.71 320A
17014754.	18911 RUNYON	10/23/2023	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 91,876	\$ 2,678	\$ 39,822	\$ 89,198	0.446	1050	\$	40.48 320A
21035037.	18046 BRADFORD	5/23/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 78,509	\$ 3,024	\$ 33,976	\$ 75,485	0.450	912	\$	40.57 320A
17014748.	18955 RUNYON	2/18/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 146,888	\$ 2,741	\$ 67,259	\$ 144,147	0.467	1448	\$	48.34 320A
17015329.	18684 BELAND	1/24/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 102,691	\$ 3,120	\$ 46,880	\$ 99,571	0.471	995	\$	50.25 320A
21034441.	18685 STRASBURG	7/18/2023	\$ 59,000	QC	03-ARM'S LENGTH	\$ 59,000	\$ 119,986	\$ 2,741	\$ 56,259	\$ 117,245	0.480	1116	\$	52.87 320A
17016187.	18655 BLACKMOOR	10/10/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 108,654	\$ 3,101	\$ 50,899	\$ 105,553	0.482	1144	\$	47.20 320A
17016117.	18646 BLACKMOOR	8/22/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 96,431	\$ 3,230	\$ 46,770	\$ 93,201	0.502	1006	\$	49.70 320A
17016182.	18691 BLACKMOOR	11/9/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 73,170	\$ 3,101	\$ 35,899	\$ 70,069	0.512	1390	\$	28.06 320A
17016210.	18401 BLACKMOOR	9/20/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 147,754	\$ 2,840	\$ 77,160	\$ 144,914	0.532	1431	\$	55.90 320A
17015511.	18401 BELAND	1/8/2025	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 110,994	\$ 2,172	\$ 59,828	\$ 108,822	0.550	1077	\$	57.57 320A
21034681.	18616 DRESDEN	1/9/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 86,613	\$ 3,365	\$ 46,635	\$ 83,248	0.560	944	\$	52.97 320A
17014218.	18604 ALBION	10/3/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 119,814	\$ 2,909	\$ 66,091	\$ 116,905	0.565	1117	\$	61.77 320A
17015123.	18695 TEPPERT	10/30/2023	\$ 65,000	MLC	03-ARM'S LENGTH	\$ 65,000	\$ 97,609	\$ 2,640	\$ 62,360	\$ 94,969	0.657	1026	\$	63.35 320A
17015468.	18991 BELAND	1/3/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 102,547	\$ 2,364	\$ 67,636	\$ 100,183	0.675	996	\$	70.28 320A
17016280.	5611 E OUTER	5/31/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 109,039	\$ 3,722	\$ 71,278	\$ 105,317	0.677	1007	\$	74.48 320A
17015775.	18645 ALGONAC	1/13/2025	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 94,903	\$ 2,986	\$ 64,014	\$ 91,917	0.696	921	\$	72.75 320A
17016183.	18681 BLACKMOOR	3/7/2025	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 109,891	\$ 3,101	\$ 74,899	\$ 106,790	0.701	1124	\$	69.40 320A
17015772.	18667 ALGONAC	12/27/2024	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 104,223	\$ 2,986	\$ 71,014	\$ 101,237	0.701	1086	\$	68.14 320A
17014583.	18508 RUNYON	12/12/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 65,203	\$ 2,947	\$ 44,053	\$ 62,256	0.708	1138	\$	41.30 320A
21034199.	18118 STRASBURG	12/3/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 70,671	\$ 3,310	\$ 49,190	\$ 67,361	0.730	1132	\$	46.38 320A
17015509.	18417 BELAND	4/5/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 105,606	\$ 2,736	\$ 75,264	\$ 102,870	0.732	1008	\$	77.38 320A
17016098.	18418 BLACKMOOR	12/9/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 174,878	\$ 3,163	\$ 126,837	\$ 171,715	0.739	1649	\$	78.84 320A
17015616.	18464 ALGONAC	9/6/2023	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 110,396	\$ 2,856	\$ 80,144	\$ 107,540	0.745	1035	\$	80.19 320A
21034212.	18688 STRASBURG	7/14/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 105,823	\$ 2,564	\$ 77,436	\$ 103,259	0.750	1138	\$	70.30 320A
17016120.	18670 BLACKMOOR	3/31/2025	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 102,724	\$ 3,230	\$ 74,770	\$ 99,494	0.752	1129	\$	69.09 320A
21033391.	18933 BARLOW	3/18/2024	\$ 111,000	WD	03-ARM'S LENGTH	\$ 111,000	\$ 144,703	\$ 2,664	\$ 108,336	\$ 142,039	0.763	1429	\$	77.68 320A
17015987.	18706 GRUEBNER	3/25/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 95,893	\$ 3,485	\$ 70,515	\$ 92,408	0.763	939	\$	78.81 320A
17015648.	18974 ALGONAC	2/7/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 99,089	\$ 2,966	\$ 76,034	\$ 96,123	0.791	1030	\$	76.70 320A
21033114.	18646 BARLOW	10/31/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 112,256	\$ 2,621	\$ 87,379	\$ 109,635	0.797	1088	\$	82.72 320A
17015319-20	18616 BELAND	8/19/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 128,129	\$ 3,809	\$ 101,191	\$ 124,320	0.814	1356	\$	77.43 320A
17015523.	18031 BELAND	7/30/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 107,079	\$ 2,890	\$ 86,110	\$ 104,189	0.826	1116	\$	79.75 320A
17016167.	18977 BLACKMOOR	9/5/2023	\$ 76,500	WD	03-ARM'S LENGTH	\$ 76,500	\$ 91,548	\$ 2,890	\$ 73,610	\$ 88,658	0.830	1053	\$	72.65 320A
17014387.	18911 ALBION	4/10/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 62,534	\$ 2,698	\$ 52,302	\$ 59,836	0.874	1062	\$	51.79 320A
17016076.	18067 GRUEBNER	7/19/2023	\$ 131,000	PTA	03-ARM'S LENGTH	\$ 131,000	\$ 144,006	\$ 3,163	\$ 127,837	\$ 140,843	0.908	1420	\$	92.25 320A
17015477.	18919 BELAND	2/28/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 97,935	\$ 3,212	\$ 91,788	\$ 94,723	0.969	972	\$	97.74 320A
Totals:			\$ 2,889,400			\$ 2,889,400	\$ 4,567,096		\$ 2,759,083	\$ 4,436,779			\$	58.42

WM ECF => **0.622**

Median ECF **0.666**

Mean ECF => **0.616**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21036069.	17601 ROWE	5/15/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 144,797	\$ 3,284	\$ 46,716	\$ 141,513	0.330	1383	\$ 36.15	320B
17014823.	17645 RUNYON	6/21/2024	\$ 34,500	QC	03-ARM'S LENGTH	\$ 34,500	\$ 97,515	\$ 2,890	\$ 31,610	\$ 94,625	0.334	1020	\$ 33.82	320B
21034502.	17141 STRASBURG	12/27/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 133,434	\$ 3,067	\$ 44,933	\$ 130,367	0.345	1283	\$ 37.41	320B
17014862.	17136 TEPPERT	1/5/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 108,888	\$ 3,043	\$ 36,957	\$ 105,845	0.349	1094	\$ 36.56	320B
21036128-9	17314 HOOVER	1/21/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 93,222	\$ 2,683	\$ 32,317	\$ 90,539	0.357	1070	\$ 32.71	320B
17014454.	17665 ALBION	12/17/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 133,073	\$ 2,990	\$ 47,010	\$ 130,083	0.361	1327	\$ 37.68	320B
21032946.	17325 WALTHAM	5/6/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 99,171	\$ 2,871	\$ 37,129	\$ 96,300	0.386	1030	\$ 38.83	320B
17014156.	17390 ALBION	1/30/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 130,868	\$ 2,875	\$ 52,125	\$ 127,993	0.407	1148	\$ 47.91	320B
17014816.	17695 RUNYON	9/6/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 93,268	\$ 2,890	\$ 37,110	\$ 90,378	0.411	946	\$ 42.28	320B
17014831.	17397 RUNYON	1/10/2025	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 67,307	\$ 2,947	\$ 27,053	\$ 64,360	0.420	1128	\$ 26.60	320B
17014831.	17397 RUNYON	1/13/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 67,307	\$ 2,947	\$ 27,053	\$ 64,360	0.420	1128	\$ 26.60	320B
17014544.	17816 RUNYON	1/10/2024	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 59,028	\$ 3,120	\$ 24,380	\$ 55,908	0.436	1050	\$ 26.19	320B
21034643.	17318 DRESDEN	5/2/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 101,956	\$ 3,024	\$ 43,976	\$ 98,932	0.445	1030	\$ 45.63	320B
17014463.	17603 ALBION	8/15/2023	\$ 24,600	WD	03-ARM'S LENGTH	\$ 24,600	\$ 49,613	\$ 2,947	\$ 21,653	\$ 46,666	0.464	760	\$ 32.37	320B
21035312.	17405 BRADFORD	6/20/2023	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 149,317	\$ 4,167	\$ 68,833	\$ 145,150	0.474	1510	\$ 48.34	320B
17014836.	17361 RUNYON	11/17/2023	\$ 51,500	WD	03-ARM'S LENGTH	\$ 51,500	\$ 104,808	\$ 2,947	\$ 48,553	\$ 101,861	0.477	975	\$ 52.82	320B
21034041.	17377 HAMBURG	11/19/2024	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 64,495	\$ 3,228	\$ 29,272	\$ 61,267	0.478	581	\$ 55.94	320B
17014887.	17374 TEPPERT	10/15/2024	\$ 50,300	WD	03-ARM'S LENGTH	\$ 50,300	\$ 100,148	\$ 2,947	\$ 47,353	\$ 97,201	0.487	1009	\$ 49.85	320B
17014439.	17873 ALBION	11/19/2024	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 102,986	\$ 3,062	\$ 49,438	\$ 99,924	0.495	1054	\$ 49.81	320B
21035303.	17843 BRADFORD	5/26/2023	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 95,558	\$ 3,005	\$ 45,995	\$ 92,553	0.497	950	\$ 51.58	320B
17015172.	17859 TEPPERT	9/19/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 98,797	\$ 2,936	\$ 49,064	\$ 95,861	0.512	1024	\$ 50.78	320B
21035011.	17350 BRADFORD	6/14/2024	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 104,998	\$ 3,157	\$ 54,843	\$ 101,841	0.539	981	\$ 59.12	320B
17014539.	17690 RUNYON	12/13/2023	\$ 58,500	WD	03-ARM'S LENGTH	\$ 58,500	\$ 104,208	\$ 3,504	\$ 54,996	\$ 100,704	0.546	1050	\$ 55.71	320B
21036055.	17823 ROWE	3/18/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 112,618	\$ 3,257	\$ 59,743	\$ 109,361	0.546	1072	\$ 58.77	320B
17014490.	17159 ALBION	3/7/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 161,476	\$ 3,163	\$ 86,837	\$ 158,313	0.549	1625	\$ 55.38	320B
21036134-5	17340 HOOVER	7/1/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 88,433	\$ 2,683	\$ 47,317	\$ 85,750	0.552	815	\$ 61.35	320B
17014164.	17638 ALBION	7/1/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 95,624	\$ 2,832	\$ 57,168	\$ 92,792	0.616	989	\$ 60.67	320B
21034997.	17198 BRADFORD	3/18/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 215,199	\$ 2,933	\$ 132,067	\$ 212,266	0.622	2252	\$ 59.95	320B
17015187.	17659 TEPPERT	7/16/2024	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 100,208	\$ 2,928	\$ 61,072	\$ 97,280	0.628	1096	\$ 58.39	320B
17014832.	17389 RUNYON	12/24/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 106,784	\$ 2,947	\$ 67,053	\$ 103,837	0.646	1092	\$ 64.10	320B
21034471.	17851 STRASBURG	1/9/2024	\$ 69,900	WD	03-ARM'S LENGTH	\$ 69,900	\$ 97,515	\$ 3,626	\$ 66,274	\$ 93,889	0.706	1079	\$ 64.78	320B
17014458.	17637 ALBION	4/10/2023	\$ 73,000	QC	03-ARM'S LENGTH	\$ 73,000	\$ 100,634	\$ 2,947	\$ 70,053	\$ 97,687	0.717	1095	\$ 66.67	320B
21035343-4	17130 ANNOTT	10/7/2024	\$ 130,000	PTA	03-ARM'S LENGTH	\$ 130,000	\$ 177,700	\$ 5,595	\$ 124,405	\$ 172,105	0.723	1514	\$ 85.87	320B
21036126-7	17300 HOOVER	6/24/2024	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 110,786	\$ 2,637	\$ 82,363	\$ 108,149	0.762	1170	\$ 72.65	320B
21034165.	17246 STRASBURG	11/4/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 31,401	\$ 2,864	\$ 22,136	\$ 28,537	0.776	874	\$ 28.60	320B
17014078-9	17377 HOOVER	10/30/2024	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 43,710	\$ 2,257	\$ 32,743	\$ 41,453	0.790	659	\$ 53.11	320B
17014888.	17382 TEPPERT	2/21/2025	\$ 86,500	WD	03-ARM'S LENGTH	\$ 86,500	\$ 103,294	\$ 2,877	\$ 83,623	\$ 100,417	0.833	1072	\$ 80.69	320B
21036082.	17241 ROWE	3/21/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 86,403	\$ 3,407	\$ 70,593	\$ 82,996	0.851	1316	\$ 56.23	320B
17014065-8	17625 HOOVER	9/12/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 98,659	\$ 2,986	\$ 82,014	\$ 95,673	0.857	917	\$ 92.69	320B
21034645.	17330 DRESDEN	9/3/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 97,492	\$ 3,024	\$ 81,976	\$ 94,468	0.868	1005	\$ 84.58	320B
21034039.	17391 HAMBURG	5/29/2024	\$ 84,200	WD	03-ARM'S LENGTH	\$ 84,200	\$ 96,530	\$ 1,949	\$ 82,251	\$ 94,581	0.870	978	\$ 86.09	320B
21034174.	17370 STRASBURG	6/6/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 90,907	\$ 3,089	\$ 76,911	\$ 87,818	0.876	781	\$ 102.43	320B
21034954.	17147 DRESDEN	1/23/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 59,731	\$ 3,494	\$ 51,506	\$ 56,237	0.916	1763	\$ 31.20	320B
17014450.	17695 ALBION	8/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 76,152	\$ 2,990	\$ 67,010	\$ 73,162	0.916	1190	\$ 58.82	320B
17014474.	17335 ALBION	8/23/2024	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 106,026	\$ 2,947	\$ 95,053	\$ 103,079	0.922	1118	\$ 87.66	320B
21034166.	17300 STRASBURG	5/30/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 74,006	\$ 3,155	\$ 66,845	\$ 70,851	0.943	1172	\$ 59.73	320B
17014146.	17320 ALBION	4/26/2023	\$ 96,000	WD	03-ARM'S LENGTH	\$ 96,000	\$ 100,601	\$ 2,890	\$ 93,110	\$ 97,711	0.953	1026	\$ 93.57	320B
17014143.	17240 ALBION	6/22/2023	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 52,897	\$ 2,230	\$ 48,770	\$ 50,667	0.963	1027	\$ 49.66	320B
17014834.	17373 RUNYON	8/3/2023	\$ 113,500	WD	03-ARM'S LENGTH	\$ 113,500	\$ 115,680	\$ 2,947	\$ 110,553	\$ 112,733	0.981	1209	\$ 93.88	320B

21034172.	17356 STRASBURG	2/6/2025	\$	42,000	WD	03-ARM'S LENGTH	\$	42,000	\$	41,210	\$	2,762	\$	39,238	\$	38,448	1.021	1120	\$	37.50	320B
17014545.	17828 RUNYON	11/6/2023	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	58,787	\$	3,120	\$	61,880	\$	55,667	1.112	1049	\$	61.96	320B
Totals:			\$	3,134,000			\$	3,134,000	\$	5,005,225		\$		2,978,933	\$	4,850,158		\$		55.72	
																	WM ECF =>		0.614		
																	Median ECF		0.552		
																	Mean ECF =>		0.637		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21019152.	13881 SARATOG	11/18/2024	\$ 14,000	WD	03-ARM'S LENG1	\$ 14,000	\$ 133,217	\$ 1,714	\$ 12,286	\$ 131,503	0.093	1371	\$ 10.21	321A
21032137.	18982 GOULBUF	8/30/2023	\$ 17,000	WD	03-ARM'S LENG1	\$ 17,000	\$ 123,294	\$ 1,815	\$ 15,185	\$ 121,479	0.125	1299	\$ 13.09	321A
21018184.	13851 GLENWOI	2/12/2024	\$ 20,000	PTA	03-ARM'S LENG1	\$ 20,000	\$ 146,492	\$ 1,746	\$ 18,254	\$ 144,746	0.126	1575	\$ 12.70	321A
21019143.	13819 SARATOG	11/8/2024	\$ 19,000	WD	03-ARM'S LENG1	\$ 19,000	\$ 135,009	\$ 1,714	\$ 17,286	\$ 133,295	0.130	1345	\$ 14.13	321A
21031428.	18631 FAIRPORT	3/27/2024	\$ 14,500	WD	03-ARM'S LENG1	\$ 14,500	\$ 73,606	\$ 1,835	\$ 12,665	\$ 71,771	0.176	1173	\$ 12.36	321A
21015812.	18475 ALCOY	8/12/2024	\$ 30,000	WD	03-ARM'S LENG1	\$ 30,000	\$ 133,776	\$ 1,865	\$ 28,135	\$ 131,911	0.213	1299	\$ 23.09	321A
21031898.	18689 WESTPHA	1/22/2024	\$ 26,000	WD	03-ARM'S LENG1	\$ 26,000	\$ 108,149	\$ 1,855	\$ 24,145	\$ 106,294	0.227	995	\$ 26.13	321A
21032374.	18975 GOULBUF	10/20/2023	\$ 35,000	WD	03-ARM'S LENG1	\$ 35,000	\$ 139,238	\$ 1,815	\$ 33,185	\$ 137,423	0.241	1321	\$ 26.50	321A
21030887.	18119 JOANN	8/7/2024	\$ 38,000	WD	03-ARM'S LENG1	\$ 38,000	\$ 148,039	\$ 1,406	\$ 36,594	\$ 146,633	0.250	1690	\$ 22.49	321A
21032599.	18418 WALTHAM	7/24/2023	\$ 32,000	WD	03-ARM'S LENG1	\$ 32,000	\$ 118,964	\$ 1,714	\$ 30,286	\$ 117,250	0.258	1063	\$ 30.10	321A
21031418.	18701 FAIRPORT	2/18/2025	\$ 35,000	QC	03-ARM'S LENG1	\$ 35,000	\$ 129,927	\$ 1,835	\$ 33,165	\$ 128,092	0.259	1449	\$ 24.15	321A
21030633.	18656 JOANN	11/8/2024	\$ 37,500	WD	03-ARM'S LENG1	\$ 37,500	\$ 133,943	\$ 1,795	\$ 35,705	\$ 132,148	0.270	1332	\$ 28.15	321A
21015783.	18967 ALCOY	3/17/2025	\$ 40,900	WD	03-ARM'S LENG1	\$ 40,900	\$ 127,273	\$ 1,954	\$ 38,946	\$ 125,319	0.311	1234	\$ 33.14	321A
21031900.	18675 WESTPHA	3/29/2024	\$ 20,000	WD	03-ARM'S LENG1	\$ 20,000	\$ 58,465	\$ 1,178	\$ 18,822	\$ 57,287	0.329	936	\$ 21.37	321A
21032124.	18708 GOULBUF	11/6/2024	\$ 25,000	WD	03-ARM'S LENG1	\$ 25,000	\$ 69,759	\$ 1,179	\$ 23,821	\$ 68,580	0.347	1022	\$ 24.46	321A
21032635.	18932 WALTHAM	5/23/2024	\$ 20,000	WD	03-ARM'S LENG1	\$ 20,000	\$ 52,644	\$ 1,815	\$ 18,185	\$ 50,829	0.358	1504	\$ 13.30	321A
21019498.	13887 EASTWOC	10/9/2024	\$ 32,500	PTA	03-ARM'S LENG1	\$ 32,500	\$ 83,332	\$ 1,794	\$ 30,706	\$ 81,538	0.377	1430	\$ 22.73	321A
21032624.	18672 WALTHAM	7/15/2024	\$ 40,000	WD	03-ARM'S LENG1	\$ 40,000	\$ 93,670	\$ 1,742	\$ 38,258	\$ 91,928	0.416	930	\$ 43.01	321A
21031886.	18955 WESTPHA	5/6/2024	\$ 49,000	WD	03-ARM'S LENG1	\$ 49,000	\$ 107,223	\$ 1,885	\$ 47,115	\$ 105,338	0.447	1096	\$ 44.71	321A
21031150.	18690 FAIRPORT	4/26/2023	\$ 50,000	WD	03-ARM'S LENG1	\$ 50,000	\$ 100,269	\$ 1,835	\$ 48,165	\$ 98,434	0.489	1022	\$ 48.92	321A
21030641.	18714 JOANN	10/18/2023	\$ 22,200	PTA	03-ARM'S LENG1	\$ 22,200	\$ 43,126	\$ 920	\$ 21,280	\$ 42,206	0.504	1425	\$ 15.58	321A
21032115.	18646 GOULBUF	3/29/2024	\$ 72,000	WD	03-ARM'S LENG1	\$ 72,000	\$ 138,064	\$ 1,108	\$ 70,892	\$ 136,956	0.518	1192	\$ 60.40	321A
21030223.	18064 HICKORY	12/8/2023	\$ 90,000	MLC	03-ARM'S LENG1	\$ 90,000	\$ 171,366	\$ 1,983	\$ 88,017	\$ 169,383	0.520	1773	\$ 50.76	321A
21029404.	19017 RENO	11/15/2024	\$ 36,000	WD	03-ARM'S LENG1	\$ 36,000	\$ 67,345	\$ 1,287	\$ 34,713	\$ 66,058	0.525	1100	\$ 32.73	321A
21015634.004	18932 ALCOY	12/4/2024	\$ 50,000	WD	03-ARM'S LENG1	\$ 50,000	\$ 92,706	\$ 1,940	\$ 48,060	\$ 90,766	0.529	968	\$ 51.65	321A
21030229.	18118 HICKORY	6/27/2023	\$ 60,000	WD	03-ARM'S LENG1	\$ 60,000	\$ 111,431	\$ 2,100	\$ 57,900	\$ 109,331	0.530	1111	\$ 54.01	321A
21015812.	18475 ALCOY	9/5/2024	\$ 75,000	QC	03-ARM'S LENG1	\$ 75,000	\$ 133,776	\$ 1,865	\$ 73,135	\$ 131,911	0.554	1299	\$ 57.74	321A
21031415.	18901 FAIRPORT	3/7/2025	\$ 40,000	WD	03-ARM'S LENG1	\$ 40,000	\$ 70,344	\$ 1,377	\$ 38,623	\$ 68,967	0.560	1292	\$ 30.96	321A
21020488.	12701 GREINER	11/6/2023	\$ 34,000	WD	03-ARM'S LENG1	\$ 34,000	\$ 57,203	\$ 1,208	\$ 32,792	\$ 55,995	0.586	1039	\$ 32.72	321A
21032595.	18108 WALTHAM	8/8/2023	\$ 80,000	WD	03-ARM'S LENG1	\$ 80,000	\$ 126,862	\$ 1,785	\$ 78,215	\$ 125,077	0.625	1274	\$ 62.79	321A
21032625.	18680 WALTHAM	11/15/2024	\$ 77,500	WD	03-ARM'S LENG1	\$ 77,500	\$ 121,685	\$ 1,785	\$ 75,715	\$ 119,900	0.631	1108	\$ 69.95	321A
21030609.	18410 JOANN	6/5/2024	\$ 58,500	WD	03-ARM'S LENG1	\$ 58,500	\$ 90,855	\$ 1,855	\$ 56,645	\$ 89,000	0.636	775	\$ 75.48	321A
21032643.	18988 WALTHAM	12/31/2024	\$ 73,000	WD	03-ARM'S LENG1	\$ 73,000	\$ 111,466	\$ 1,209	\$ 71,791	\$ 110,257	0.651	1233	\$ 59.21	321A
Totals:			\$ 1,363,600			\$ 1,363,600	\$ 3,552,518	\$ 1,308,687	\$ 3,497,605			\$ 34.81		
											WM ECF =>	0.374		
											Median ECF	0.377		
											Mean ECF =>	0.388		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21026189.	14435 BRINGARD	7/26/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 139,320	\$ 3,474	\$ 46,526	\$ 135,846	0.342	1229	\$ 40.68	322A
21026082.	14464 BRINGARD	3/31/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 150,448	\$ 3,877	\$ 51,123	\$ 146,571	0.349	1356	\$ 40.56	322A
21026203.	14635 BRINGARD	5/6/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 143,396	\$ 3,689	\$ 56,311	\$ 139,707	0.403	1324	\$ 45.32	322A
21026069.	14660 BRINGARD	3/31/2025	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 104,977	\$ 4,398	\$ 42,602	\$ 100,579	0.424	1066	\$ 44.09	322A
21027076.	13684 COLLINGHAM	3/8/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 138,062	\$ 3,809	\$ 58,691	\$ 134,253	0.437	1244	\$ 50.24	322A
21026067.	14674 BRINGARD	10/4/2024	\$ 68,000	PTA	03-ARM'S LENGTH	\$ 68,000	\$ 146,555	\$ 3,877	\$ 64,123	\$ 142,678	0.449	1295	\$ 52.51	322A
21026614.	13685 EDMORE	11/20/2024	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 106,576	\$ 3,766	\$ 47,234	\$ 102,810	0.459	1109	\$ 45.99	322A
21026164.	14023 BRINGARD	8/17/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 110,977	\$ 3,622	\$ 49,378	\$ 107,355	0.460	1361	\$ 38.94	322A
21026581.	13892 EDMORE	4/23/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 132,993	\$ 4,453	\$ 60,547	\$ 128,540	0.471	1229	\$ 52.89	322A
21024930.	14443 ROSSINI	10/2/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 100,061	\$ 3,834	\$ 46,166	\$ 96,227	0.480	935	\$ 53.48	322A
21024470-1	14501 E STATE FAIR	2/14/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 200,553	\$ 4,674	\$ 95,326	\$ 195,879	0.487	2000	\$ 50.00	322A
21024370-4	13851 E STATE FAIR	4/24/2023	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 108,373	\$ 3,431	\$ 54,569	\$ 104,942	0.520	1068	\$ 54.31	322A
21026582.	13884 EDMORE	4/16/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 128,678	\$ 3,789	\$ 66,211	\$ 124,889	0.530	1149	\$ 60.92	322A
21027061.	13884 COLLINGHAM	6/20/2023	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 138,507	\$ 3,855	\$ 75,145	\$ 134,652	0.558	1275	\$ 61.96	322A
21026660.	14191 EDMORE	12/11/2024	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 111,637	\$ 4,308	\$ 61,692	\$ 107,329	0.575	1175	\$ 56.17	322A
21027154.	14667 COLLINGHAM	8/16/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 149,333	\$ 4,226	\$ 85,774	\$ 145,107	0.591	1210	\$ 74.38	322A
21026604.	13634 EDMORE	12/15/2023	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 108,002	\$ 3,406	\$ 62,594	\$ 104,596	0.598	1068	\$ 61.80	322A
21027049.	14040 COLLINGHAM	1/3/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 119,414	\$ 3,948	\$ 71,052	\$ 115,466	0.615	1203	\$ 62.34	322A
21025353.	14483 FAIRMOUNT	1/24/2025	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 150,630	\$ 3,877	\$ 91,123	\$ 146,753	0.621	1360	\$ 69.85	322A
21026633.	13913 EDMORE	4/13/2023	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 94,765	\$ 3,183	\$ 57,817	\$ 91,582	0.631	1034	\$ 58.99	322A
21026130.	13810 BRINGARD	1/8/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 130,846	\$ 3,785	\$ 81,215	\$ 127,061	0.639	1294	\$ 65.69	322A
21027613.	14117 CARLISLE	4/30/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 103,343	\$ 3,334	\$ 64,666	\$ 100,009	0.647	1091	\$ 62.33	322A
21026658.	14173 EDMORE	11/15/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 67,232	\$ 3,948	\$ 41,052	\$ 63,284	0.649	1109	\$ 40.58	322A
21025259.	14426 FAIRMOUNT	9/28/2023	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 115,729	\$ 3,853	\$ 73,147	\$ 111,876	0.654	1139	\$ 67.60	322A
21029596-7	20600 SCHOENHERR	2/27/2025	\$ 99,800	WD	03-ARM'S LENGTH	\$ 99,800	\$ 146,673	\$ 3,258	\$ 96,542	\$ 143,415	0.673	1553	\$ 64.26	322A
21055697.	20620 REGENT	10/17/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 117,307	\$ 2,148	\$ 77,852	\$ 115,159	0.676	1222	\$ 65.47	322A
21024365.	13833 E STATE FAIR	10/25/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 115,123	\$ 4,135	\$ 75,865	\$ 110,988	0.684	1068	\$ 74.91	322A
21026616.	13703 EDMORE	9/3/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 73,879	\$ 3,809	\$ 48,191	\$ 70,070	0.688	1102	\$ 47.19	322A
21027108.	13885 COLLINGHAM	12/6/2023	\$ 85,000	MLC	03-ARM'S LENGTH	\$ 85,000	\$ 119,749	\$ 3,812	\$ 81,188	\$ 115,937	0.700	1228	\$ 69.22	322A
21027127.	14079 COLLINGHAM	8/16/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 103,817	\$ 3,990	\$ 71,010	\$ 99,827	0.711	1089	\$ 68.87	322A
21026098.	14112 BRINGARD	2/18/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 110,480	\$ 3,766	\$ 76,234	\$ 106,714	0.714	1122	\$ 71.30	322A
21027628.	14457 CARLISLE	3/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 95,329	\$ 3,526	\$ 66,474	\$ 91,803	0.724	972	\$ 72.02	322A
21027125.	14067 COLLINGHAM	8/28/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 108,942	\$ 3,834	\$ 76,166	\$ 105,108	0.725	1089	\$ 73.46	322A
21026139.	13679 BRINGARD	3/20/2025	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 102,230	\$ 3,789	\$ 72,211	\$ 98,441	0.734	1069	\$ 71.09	322A
21025247.	14602 FAIRMOUNT	11/25/2024	\$ 99,500	WD	03-ARM'S LENGTH	\$ 99,500	\$ 128,856	\$ 3,834	\$ 95,666	\$ 125,022	0.765	1344	\$ 74.03	322A
21027012.	14682 COLLINGHAM	11/13/2024	\$ 116,800	WD	03-ARM'S LENGTH	\$ 116,800	\$ 144,753	\$ 4,696	\$ 112,104	\$ 140,057	0.800	1208	\$ 96.69	322A
21025752.	14151 EASTBURN	2/14/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 136,365	\$ 3,887	\$ 106,113	\$ 132,478	0.801	1163	\$ 94.58	322A
27250185.	14175 FAIRMOUNT	4/28/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 142,830	\$ 677	\$ 114,323	\$ 142,153	0.804	1352	\$ 85.06	322A
21026077.	14506 BRINGARD	5/20/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 104,129	\$ 2,842	\$ 82,158	\$ 101,287	0.811	1084	\$ 78.41	322A
21024940.	14523 ROSSINI	12/9/2024	\$ 99,700	WD	03-ARM'S LENGTH	\$ 99,700	\$ 120,068	\$ 3,877	\$ 95,823	\$ 116,191	0.825	1050	\$ 94.95	322A
21025357.	14601 FAIRMOUNT	5/8/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 133,314	\$ 3,834	\$ 111,166	\$ 129,480	0.859	1163	\$ 98.88	322A
21027133.	14141 COLLINGHAM	11/13/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 98,237	\$ 3,857	\$ 81,143	\$ 94,380	0.860	874	\$ 97.25	322A
21025757.	14191 EASTBURN	2/29/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 97,686	\$ 2,897	\$ 82,103	\$ 94,789	0.866	1031	\$ 82.44	322A
21025655.	14644 EASTBURN	11/14/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 121,230	\$ 3,834	\$ 106,166	\$ 117,396	0.904	1232	\$ 89.29	322A
21024940.	14523 ROSSINI	3/10/2025	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 120,068	\$ 3,877	\$ 105,123	\$ 116,191	0.905	1050	\$ 103.81	322A
21027057.	13914 COLLINGHAM	8/9/2024	\$ 103,500	WD	03-ARM'S LENGTH	\$ 103,500	\$ 111,247	\$ 3,708	\$ 99,792	\$ 107,539	0.928	1045	\$ 99.04	322A
21025288.	13918 FAIRMOUNT	6/7/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 118,332	\$ 4,077	\$ 110,923	\$ 114,255	0.971	1152	\$ 99.83	322A
21055700-1	20611 REGENT	8/12/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 128,564	\$ 3,310	\$ 121,690	\$ 125,254	0.972	1090	\$ 114.68	322A
21027069.	13824 COLLINGHAM	12/3/2024	\$ 128,000	WD	03-ARM'S LENGTH	\$ 128,000	\$ 129,701	\$ 3,785	\$ 124,215	\$ 125,916	0.986	1169	\$ 109.50	322A
21024849.	14154 ROSSINI	5/12/2023	\$ 113,000	WD	03-ARM'S LENGTH	\$ 113,000	\$ 112,145	\$ 5,063	\$ 107,937	\$ 107,082	1.008	1215	\$ 93.00	322A

21026659.	14183 EDMORE	12/27/2024	\$	129,000	WD	03-ARM'S LENGTH	\$	129,000	\$	125,057	\$	3,991	\$	125,009	\$	121,066	1.033	1095	\$	117.81	322A
21027019.	14506 COLLINGHAM	7/12/2023	\$	109,000	WD	03-ARM'S LENGTH	\$	109,000	\$	105,573	\$	3,358	\$	105,642	\$	102,215	1.034	1072	\$	101.68	322A
21025319.	14007 FAIRMOUNT	2/28/2025	\$	112,000	WD	03-ARM'S LENGTH	\$	112,000	\$	107,441	\$	3,694	\$	108,306	\$	103,747	1.044	1041	\$	107.59	322A
21027148.	14491 COLLINGHAM	4/3/2024	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	103,952	\$	3,766	\$	106,234	\$	100,186	1.060	1064	\$	103.38	322A
21026157.	13903 BRINGARD	4/25/2024	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	103,573	\$	3,773	\$	106,227	\$	99,800	1.064	1036	\$	106.18	322A
21027008-9	14712 COLLINGHAM	9/6/2024	\$	179,000	WD	03-ARM'S LENGTH	\$	179,000	\$	158,303	\$	4,830	\$	174,170	\$	153,473	1.135	1469	\$	121.85	322A
21055703-5	20545 REGENT	11/9/2023	\$	117,000	WD	03-ARM'S LENGTH	\$	117,000	\$	103,064	\$	2,995	\$	114,005	\$	100,069	1.139	1090	\$	107.34	322A
21025712.	13820 EASTBURN	6/14/2024	\$	73,000	WD	03-ARM'S LENGTH	\$	73,000	\$	62,994	\$	4,059	\$	68,941	\$	58,935	1.170	1008	\$	72.42	322A
21026197.	14497 BRINGARD	3/26/2025	\$	154,900	WD	03-ARM'S LENGTH	\$	154,900	\$	130,473	\$	3,689	\$	151,211	\$	126,784	1.193	1266	\$	122.35	322A
21026095.	14134 BRINGARD	4/21/2023	\$	77,500	WD	03-ARM'S LENGTH	\$	77,500	\$	64,220	\$	3,783	\$	73,717	\$	60,437	1.220	1059	\$	73.18	322A
21026635.	14007 EDMORE	1/23/2025	\$	131,500	WD	03-ARM'S LENGTH	\$	131,500	\$	105,839	\$	4,016	\$	127,484	\$	101,823	1.252	1089	\$	120.75	322A
21027502.	14464 CARLISLE	6/16/2023	\$	126,100	WD	03-ARM'S LENGTH	\$	126,100	\$	98,618	\$	3,551	\$	122,549	\$	95,067	1.289	972	\$	129.73	322A
Totals:			\$	5,517,800			\$	5,517,800	\$	7,310,568		\$		5,285,757	\$	7,078,525		\$		77.18	
																	WM ECF =>				
																	Median ECF				
																	Mean ECF =>				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21026765.	15903 EDMORE	12/9/2024	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 128,045	\$ 4,022	\$ 43,478	\$ 124,023	0.351	1190	\$ 39.92	323A
21027187.	15285 COLLINGHAM	11/20/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 120,395	\$ 3,485	\$ 44,515	\$ 116,910	0.381	964	\$ 49.79	323A
21025132.	16226 FAIRMOUNT	3/7/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 111,971	\$ 3,561	\$ 41,439	\$ 108,410	0.382	979	\$ 45.97	323A
21025997.	15800 BRINGARD	12/10/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 183,520	\$ 2,519	\$ 69,481	\$ 181,001	0.384	1366	\$ 52.71	323A
21025956.	16304 BRINGARD	6/4/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 110,220	\$ 3,505	\$ 41,495	\$ 106,715	0.389	1070	\$ 42.06	323A
21025899.	16477 EASTBURN	4/6/2023	\$ 46,000	QC	03-ARM'S LENGTH	\$ 46,000	\$ 112,545	\$ 3,561	\$ 42,439	\$ 108,984	0.389	1000	\$ 46.00	323A
21027381.	16314 CARLISLE	12/7/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 110,497	\$ 3,005	\$ 41,995	\$ 107,492	0.391	974	\$ 46.20	323A
21025947.	16452 BRINGARD	12/28/2023	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 54,260	\$ 3,542	\$ 20,458	\$ 50,718	0.403	716	\$ 33.52	323A
21027791.	16867 CARLISLE	8/22/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 117,444	\$ 3,026	\$ 46,974	\$ 114,418	0.411	1072	\$ 46.64	323A
21025070.	16421 ROSSINI	6/16/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 101,205	\$ 3,574	\$ 41,426	\$ 97,631	0.424	906	\$ 49.67	323A
21025589.	15504 EASTBURN	12/23/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 113,431	\$ 3,111	\$ 46,889	\$ 110,320	0.425	1020	\$ 49.02	323A
21027702.	15717 CARLISLE	4/12/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 124,687	\$ 3,196	\$ 51,804	\$ 121,491	0.426	1139	\$ 48.29	323A
21025061.	16275 ROSSINI	9/18/2024	\$ 16,500	WD	03-ARM'S LENGTH	\$ 16,500	\$ 33,733	\$ 3,518	\$ 12,982	\$ 30,215	0.430	919	\$ 17.95	323A
21056791-8	19977 CUSHING	6/16/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 135,504	\$ 2,962	\$ 57,038	\$ 132,542	0.430	1188	\$ 50.51	323A
21026352-3	16603 BRINGARD	4/19/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 152,844	\$ 5,219	\$ 63,781	\$ 147,625	0.432	1336	\$ 51.65	323A
21025788.	14951 EASTBURN	8/21/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 116,617	\$ 3,069	\$ 49,431	\$ 113,548	0.435	1050	\$ 50.00	323A
21025188.	15420 FAIRMOUNT	3/3/2025	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 114,184	\$ 3,174	\$ 49,326	\$ 111,010	0.444	1020	\$ 51.47	323A
21027353.	16672 CARLISLE	3/21/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 118,484	\$ 3,598	\$ 51,402	\$ 114,886	0.447	1050	\$ 52.38	323A
21026308.	16035 BRINGARD	10/2/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 96,241	\$ 3,505	\$ 41,495	\$ 92,736	0.447	988	\$ 45.55	323A
21027399.	16086 CARLISLE	3/11/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 107,291	\$ 3,598	\$ 46,402	\$ 103,693	0.447	948	\$ 52.74	323A
21026983.	15254 COLLINGHAM	4/8/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 138,098	\$ 4,093	\$ 60,907	\$ 134,005	0.455	1282	\$ 50.70	323A
21024787.	15272 ROSSINI	12/23/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 50,633	\$ 3,216	\$ 21,784	\$ 47,417	0.459	748	\$ 33.42	323A
21026905.	16252 COLLINGHAM	2/4/2025	\$ 57,500	DD	03-ARM'S LENGTH	\$ 57,500	\$ 120,857	\$ 3,598	\$ 53,902	\$ 117,259	0.460	1080	\$ 53.24	323A
21025224.	14930 FAIRMOUNT	11/30/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 75,468	\$ 3,085	\$ 33,915	\$ 72,383	0.469	1270	\$ 29.13	323A
21024820.	14840 ROSSINI	4/24/2023	\$ 64,000	PTA	03-ARM'S LENGTH	\$ 64,000	\$ 130,053	\$ 3,263	\$ 60,737	\$ 126,790	0.479	1214	\$ 52.72	323A
21027333.	16916 CARLISLE	9/26/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 131,517	\$ 3,598	\$ 61,402	\$ 127,919	0.480	1224	\$ 53.10	323A
21024802.	15016 ROSSINI	6/30/2023	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 44,897	\$ 3,259	\$ 20,241	\$ 41,638	0.486	1176	\$ 19.98	323A
21026933.	15858 COLLINGHAM	3/21/2025	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 119,492	\$ 3,132	\$ 56,868	\$ 116,360	0.489	992	\$ 60.48	323A
21025150.	16008 FAIRMOUNT	5/3/2024	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 56,085	\$ 2,610	\$ 26,390	\$ 53,475	0.494	972	\$ 29.84	323A
21026969.	15444 COLLINGHAM	5/15/2024	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 129,662	\$ 3,153	\$ 62,847	\$ 126,509	0.497	1131	\$ 58.36	323A
21026530.	14960 EDMORE	5/8/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 144,163	\$ 3,222	\$ 71,778	\$ 140,941	0.509	1257	\$ 59.67	323A
21027698.	15687 CARLISLE	7/17/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 114,764	\$ 3,132	\$ 56,868	\$ 111,632	0.509	888	\$ 67.57	323A
21025981-2	16036 BRINGARD	10/24/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 112,174	\$ 3,238	\$ 56,762	\$ 108,936	0.521	1000	\$ 60.00	323A
21027233.	15857 COLLINGHAM	10/9/2024	\$ 62,900	WD	03-ARM'S LENGTH	\$ 62,900	\$ 116,916	\$ 3,132	\$ 59,768	\$ 113,784	0.525	1036	\$ 60.71	323A
21026816-7	16627 EDMORE	7/22/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 66,150	\$ 3,598	\$ 33,402	\$ 62,552	0.534	917	\$ 40.35	323A
21025932.	16654 BRINGARD	6/24/2024	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 54,842	\$ 3,628	\$ 27,372	\$ 51,214	0.534	821	\$ 37.76	323A
21026984.	15246 COLLINGHAM	12/13/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 127,002	\$ 3,487	\$ 66,513	\$ 123,515	0.539	1100	\$ 63.64	323A
21026239.	15211 BRINGARD	3/5/2025	\$ 82,500	PTA	03-ARM'S LENGTH	\$ 82,500	\$ 149,533	\$ 3,371	\$ 79,129	\$ 146,162	0.541	1439	\$ 57.33	323A
21026357.	16633 BRINGARD	11/1/2023	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 112,191	\$ 3,598	\$ 58,902	\$ 108,593	0.542	1026	\$ 60.92	323A
21027320.	16917 COLLINGHAM	2/12/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 130,047	\$ 3,598	\$ 70,402	\$ 126,449	0.557	1198	\$ 61.77	323A
21025391.	15011 FAIRMOUNT	6/18/2024	\$ 70,100	WD	03-ARM'S LENGTH	\$ 70,100	\$ 123,017	\$ 3,174	\$ 66,926	\$ 119,843	0.558	1111	\$ 63.10	323A
21027479.	15000 CARLISLE	11/22/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 136,038	\$ 3,387	\$ 76,613	\$ 132,651	0.578	1205	\$ 66.39	323A
21027444.	15500 CARLISLE	11/26/2024	\$ 79,900	WD	03-ARM'S LENGTH	\$ 79,900	\$ 134,865	\$ 4,254	\$ 75,646	\$ 130,611	0.579	1044	\$ 76.53	323A
21026906.	16242 COLLINGHAM	6/26/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 123,765	\$ 3,598	\$ 71,402	\$ 120,167	0.594	1098	\$ 68.31	323A
21025532.	16428 EASTBURN	10/8/2024	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 64,682	\$ 3,561	\$ 36,439	\$ 61,121	0.596	1000	\$ 40.00	323A
21026362.	16675 BRINGARD	4/16/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 113,239	\$ 3,598	\$ 65,402	\$ 109,641	0.597	1039	\$ 66.41	323A
21024816.	14918 ROSSINI	8/23/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 79,911	\$ 3,216	\$ 45,784	\$ 76,695	0.597	773	\$ 63.39	323A
21027316.	16891 COLLINGHAM	10/26/2023	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 138,900	\$ 3,615	\$ 81,385	\$ 135,285	0.602	1193	\$ 71.25	323A
21025155.002L	15880 FAIRMOUNT	2/6/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 71,188	\$ 3,216	\$ 41,784	\$ 67,972	0.615	1262	\$ 35.66	323A
21025457.	16045 FAIRMOUNT	2/7/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 86,529	\$ 3,093	\$ 51,907	\$ 83,436	0.622	856	\$ 64.25	323A
21027412.	15900 CARLISLE	8/29/2024	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 121,813	\$ 3,090	\$ 73,910	\$ 118,723	0.623	1089	\$ 70.71	323A
21024528.	15431 E STATE FAIR	9/29/2023	\$ 23,900	WD	03-ARM'S LENGTH	\$ 23,900	\$ 35,112	\$ 3,280	\$ 20,620	\$ 31,832	0.648	1092	\$ 21.89	323A
21026296.	15865 BRINGARD	12/24/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 93,491	\$ 3,391	\$ 58,609	\$ 90,100	0.650	820	\$ 75.61	323A

21026271.	15611 BRINGARD	1/3/2025	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	97,526	\$	3,153	\$	61,847	\$	94,373	0.655	979	\$	66.39	323A
21056799-800	19969 CUSHING	12/18/2023	\$	80,000	PTA	03-ARM'S LENGTH	\$	80,000	\$	120,745	\$	1,963	\$	78,037	\$	118,782	0.657	1188	\$	67.34	323A
21027265.	16275 COLLINGHAM	4/10/2023	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	125,961	\$	3,598	\$	81,402	\$	122,363	0.665	1113	\$	76.37	323A
21026898.	16306 COLLINGHAM	5/13/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	125,116	\$	3,598	\$	81,402	\$	121,518	0.670	1090	\$	77.98	323A
21025573.001	15848 EASTBURN	2/14/2025	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	102,564	\$	3,490	\$	66,510	\$	99,074	0.671	1078	\$	64.94	323A
21025178.	15494 FAIRMOUNT	8/16/2024	\$	45,000	PTA	03-ARM'S LENGTH	\$	45,000	\$	65,422	\$	3,111	\$	41,889	\$	62,311	0.672	1020	\$	44.12	323A
21027711.	15859 CARLISLE	9/22/2023	\$	42,000	WD	03-ARM'S LENGTH	\$	42,000	\$	60,757	\$	3,132	\$	38,868	\$	57,625	0.674	998	\$	42.08	323A
21027763.	16501 CARLISLE	7/19/2023	\$	86,000	WD	03-ARM'S LENGTH	\$	86,000	\$	123,462	\$	3,422	\$	82,578	\$	120,040	0.688	1125	\$	76.44	323A
21025093.002	16700 FAIRMOUNT	8/30/2024	\$	115,000	WD	03-ARM'S LENGTH	\$	115,000	\$	165,292	\$	3,874	\$	111,126	\$	161,418	0.688	1679	\$	68.49	323A
21025562.	16038 EASTBURN	8/25/2023	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	85,487	\$	3,365	\$	56,635	\$	82,122	0.690	858	\$	69.93	323A
21026005.001	15624 BRINGARD	3/19/2025	\$	53,500	WD	03-ARM'S LENGTH	\$	53,500	\$	75,794	\$	3,025	\$	50,475	\$	72,769	0.694	682	\$	78.45	323A
21026358.	16641 BRINGARD	10/5/2023	\$	82,000	WD	03-ARM'S LENGTH	\$	82,000	\$	115,325	\$	3,598	\$	78,402	\$	111,727	0.702	1026	\$	79.92	323A
21025812.	15275 EASTBURN	4/12/2024	\$	82,000	WD	03-ARM'S LENGTH	\$	82,000	\$	114,741	\$	3,261	\$	78,739	\$	111,480	0.706	1091	\$	75.16	323A
27240721.	15852 BRINGARD	9/22/2023	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	95,500	\$	634	\$	67,366	\$	94,866	0.710	1054	\$	64.52	323A
21026498.	15436 EDMORE	11/22/2024	\$	99,700	WD	03-ARM'S LENGTH	\$	99,700	\$	136,927	\$	3,360	\$	96,340	\$	133,567	0.721	1250	\$	79.76	323A
21024649-50	16469 E STATE FAIR	6/26/2023	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	81,842	\$	3,110	\$	56,890	\$	78,732	0.723	730	\$	82.19	323A
21025194.	15296 FAIRMOUNT	9/27/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	115,964	\$	3,453	\$	81,547	\$	112,511	0.725	1035	\$	82.13	323A
21026809.	16503 EDMORE	4/5/2024	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	91,327	\$	3,555	\$	64,445	\$	87,772	0.734	852	\$	79.81	323A
21026343.	16457 BRINGARD	3/3/2025	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	100,752	\$	3,591	\$	71,409	\$	97,161	0.735	1062	\$	70.62	323A
21025510.002	16700 EASTBURN	9/24/2024	\$	82,500	WD	03-ARM'S LENGTH	\$	82,500	\$	108,922	\$	4,766	\$	77,734	\$	104,156	0.746	847	\$	97.40	323A
21027431.	15672 CARLISLE	3/21/2024	\$	54,500	WD	03-ARM'S LENGTH	\$	54,500	\$	71,275	\$	3,132	\$	51,368	\$	68,143	0.754	944	\$	57.73	323A
21025954-5	16314 BRINGARD	11/21/2023	\$	89,000	WD	03-ARM'S LENGTH	\$	89,000	\$	116,648	\$	2,858	\$	86,142	\$	113,790	0.757	1051	\$	84.68	323A
21026792.	16293 EDMORE	11/10/2023	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	117,182	\$	4,839	\$	85,161	\$	112,343	0.758	1041	\$	86.46	323A
21027189.	15301 COLLINGHAM	12/19/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	130,425	\$	3,485	\$	96,515	\$	126,940	0.760	1100	\$	90.91	323A
21025069.	16413 ROSSINI	1/14/2025	\$	74,500	WD	03-ARM'S LENGTH	\$	74,500	\$	96,228	\$	3,567	\$	70,933	\$	92,661	0.766	725	\$	102.76	323A
21026781.	16203 EDMORE	8/30/2024	\$	95,500	WD	03-ARM'S LENGTH	\$	95,500	\$	121,003	\$	2,977	\$	92,523	\$	118,026	0.784	1032	\$	92.54	323A
21025046.	16081 ROSSINI	8/6/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	75,389	\$	3,302	\$	56,698	\$	72,087	0.787	856	\$	70.09	323A
21026954.	15630 COLLINGHAM	10/29/2024	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	138,726	\$	3,738	\$	106,262	\$	134,988	0.787	1437	\$	76.55	323A
21024689.	16468 ROSSINI	12/7/2023	\$	87,000	WD	03-ARM'S LENGTH	\$	87,000	\$	109,150	\$	4,353	\$	82,647	\$	104,797	0.789	917	\$	94.87	323A
21026274.	15633 BRINGARD	6/9/2023	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	100,076	\$	3,147	\$	76,853	\$	96,929	0.793	965	\$	82.90	323A
21025581.001	15680 EASTBURN	8/20/2024	\$	75,000	QC	03-ARM'S LENGTH	\$	75,000	\$	93,454	\$	3,259	\$	71,741	\$	90,195	0.795	970	\$	77.32	323A
21027745.	16291 CARLISLE	12/18/2024	\$	95,000	PTA	03-ARM'S LENGTH	\$	95,000	\$	118,482	\$	3,616	\$	91,384	\$	114,866	0.796	1067	\$	89.03	323A
21026491.	15488 EDMORE	4/8/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	80,646	\$	3,426	\$	61,574	\$	77,220	0.797	1174	\$	55.37	323A
21025116.	16418 FAIRMOUNT	11/30/2023	\$	74,000	WD	03-ARM'S LENGTH	\$	74,000	\$	91,870	\$	3,568	\$	70,432	\$	88,302	0.798	724	\$	102.21	323A
21025484.	16401 FAIRMOUNT	10/28/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	111,677	\$	3,979	\$	86,021	\$	107,698	0.799	961	\$	93.65	323A
21025971.	16110 BRINGARD	8/18/2023	\$	54,000	WD	03-ARM'S LENGTH	\$	54,000	\$	66,121	\$	3,740	\$	50,260	\$	62,381	0.806	1108	\$	48.74	323A
21026019.	15440 BRINGARD	3/6/2024	\$	96,500	WD	03-ARM'S LENGTH	\$	96,500	\$	117,484	\$	3,366	\$	93,134	\$	114,118	0.816	1088	\$	88.69	323A
21025496.	16501 FAIRMOUNT	2/24/2025	\$	93,000	WD	03-ARM'S LENGTH	\$	93,000	\$	62,406	\$	3,561	\$	89,439	\$	107,306	0.833	931	\$	99.89	323A
21026764.	15895 EDMORE	5/17/2024	\$	113,000	WD	03-ARM'S LENGTH	\$	113,000	\$	133,042	\$	3,132	\$	109,868	\$	129,910	0.846	1162	\$	97.25	323A
21027357.	16642 CARLISLE	1/31/2025	\$	104,000	DD	03-ARM'S LENGTH	\$	104,000	\$	68,683	\$	3,598	\$	100,402	\$	118,533	0.847	1035	\$	100.48	323A
21025401.	15231 FAIRMOUNT	2/14/2025	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	122,604	\$	3,174	\$	101,826	\$	119,430	0.853	1167	\$	89.97	323A
21025637.	14928 EASTBURN	8/3/2023	\$	63,000	WD	03-ARM'S LENGTH	\$	63,000	\$	72,396	\$	3,544	\$	59,456	\$	68,852	0.864	1128	\$	55.85	323A
21025093.003L	16690 FAIRMOUNT	9/29/2023	\$	93,000	PTA	03-ARM'S LENGTH	\$	93,000	\$	57,447	\$	3,434	\$	89,566	\$	98,773	0.907	891	\$	104.38	323A
21027654.	15045 CARLISLE	5/25/2023	\$	75,900	WD	03-ARM'S LENGTH	\$	75,900	\$	83,141	\$	3,561	\$	72,339	\$	79,580	0.909	1312	\$	57.85	323A
21025460.	16069 FAIRMOUNT	1/10/2025	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	52,225	\$	3,174	\$	81,826	\$	89,645	0.913	870	\$	97.70	323A
21025500.	16615 FAIRMOUNT	2/28/2025	\$	129,900	PTA	03-ARM'S LENGTH	\$	129,900	\$	141,251	\$	3,575	\$	126,325	\$	137,676	0.918	1274	\$	101.96	323A
21026742.	15659 EDMORE	1/30/2025	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	113,444	\$	3,089	\$	101,911	\$	110,355	0.923	1152	\$	91.15	323A
21026515.	15226 EDMORE	3/11/2024	\$	125,000	PTA	03-ARM'S LENGTH	\$	125,000	\$	134,461	\$	3,426	\$	121,574	\$	131,035	0.928	1191	\$	104.95	323A
21026724-5	15457 EDMORE	7/11/2024	\$	175,000	PTA	03-ARM'S LENGTH	\$	175,000	\$	187,468	\$	5,193	\$	169,807	\$	182,275	0.932	1923	\$	91.00	323A
21027654.	15045 CARLISLE	3/19/2025	\$	77,900	WD	03-ARM'S LENGTH	\$	77,900	\$	83,141	\$	3,561	\$	74,339	\$	79,580	0.934	1312	\$	59.38	323A
21027408.	16012 CARLISLE	9/8/2023	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	89,158	\$	3,831	\$	81,169	\$	85,327	0.951	875	\$	97.14	323A
21024582-3	16035 E STATE FAIR	5/26/2023	\$	57,000	WD	03-ARM'S LENGTH	\$	57,000	\$	59,103	\$	3,408	\$	53,592	\$	55,695	0.962	872	\$	65.37	323A
21027190.	15309 COLLINGHAM	10/31/2024	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	134,815	\$	3,485	\$	126,515	\$	131,330	0.963	1100	\$	118.18	323A
21024800.	15030 ROSSINI	10/4/2024	\$	77,000	WD	03-ARM'S LENGTH	\$	77,000	\$	79,533	\$	3,259	\$	73,741	\$	76,274	0.967	1293	\$	59.55	323A

21024753.	15682 ROSSINI	9/18/2024	\$	58,000	PTA	03-ARM'S LENGTH	\$	58,000	\$	59,397	\$	4,052	\$	53,948	\$	55,345	0.975	857	\$	67.68	323A
21027365.	16506 CARLISLE	12/13/2023	\$	110,000	QC	03-ARM'S LENGTH	\$	110,000	\$	112,640	\$	3,598	\$	106,402	\$	109,042	0.976	1000	\$	110.00	323A
21026691.	14965 EDMORE	1/6/2025	\$	134,000	WD	03-ARM'S LENGTH	\$	134,000	\$	136,278	\$	3,485	\$	130,515	\$	132,793	0.983	1133	\$	118.27	323A
21025938.	16600 BRINGARD	11/14/2024	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	61,734	\$	4,482	\$	105,518	\$	104,381	1.011	891	\$	123.46	323A
21027719.	15913 CARLISLE	4/10/2024	\$	132,000	WD	03-ARM'S LENGTH	\$	132,000	\$	130,495	\$	4,006	\$	127,994	\$	126,489	1.012	1148	\$	114.98	323A
21026516-7	15212 EDMORE	4/26/2024	\$	156,000	WD	03-ARM'S LENGTH	\$	156,000	\$	153,527	\$	5,639	\$	150,361	\$	147,888	1.017	1361	\$	114.62	323A
21024754.	15674 ROSSINI	2/12/2025	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	87,224	\$	3,327	\$	86,673	\$	83,897	1.033	852	\$	105.63	323A
21025093.001	16716 FAIRMOUNT	12/18/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	85,479	\$	3,197	\$	86,803	\$	82,282	1.055	713	\$	126.23	323A
21027255.	16113 COLLINGHAM	10/25/2024	\$	170,000	WD	03-ARM'S LENGTH	\$	170,000	\$	161,263	\$	4,426	\$	165,574	\$	156,837	1.056	1400	\$	121.43	323A
21025627.	14996 EASTBURN	10/2/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	118,361	\$	3,217	\$	121,783	\$	115,144	1.058	1168	\$	107.02	323A
21027425.	15800 CARLISLE	8/8/2023	\$	170,000	WD	03-ARM'S LENGTH	\$	170,000	\$	160,619	\$	3,090	\$	166,910	\$	157,529	1.060	1694	\$	100.35	323A
21027454.	15424 CARLISLE	4/24/2023	\$	89,000	WD	03-ARM'S LENGTH	\$	89,000	\$	83,647	\$	3,263	\$	85,737	\$	80,384	1.067	1286	\$	69.21	323A
21026258.	15439 BRINGARD	2/28/2025	\$	132,500	WD	03-ARM'S LENGTH	\$	132,500	\$	124,369	\$	3,357	\$	129,143	\$	121,012	1.067	1085	\$	122.12	323A
21025979.	16050 BRINGARD	3/3/2025	\$	118,000	WD	03-ARM'S LENGTH	\$	118,000	\$	109,927	\$	3,259	\$	114,741	\$	106,668	1.076	996	\$	118.47	323A
21027442-3	15508 CARLISLE	8/1/2024	\$	144,000	WD	03-ARM'S LENGTH	\$	144,000	\$	133,900	\$	4,269	\$	139,731	\$	129,631	1.078	1041	\$	138.33	323A
21027712.	15865 CARLISLE	12/11/2024	\$	147,000	WD	03-ARM'S LENGTH	\$	147,000	\$	133,668	\$	4,104	\$	142,896	\$	129,564	1.103	1210	\$	121.49	323A
21025112.	16450 FAIRMOUNT	10/20/2023	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	54,210	\$	3,563	\$	56,437	\$	50,647	1.114	897	\$	66.89	323A
21025578.	15716 EASTBURN	4/23/2024	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	49,412	\$	2,885	\$	52,115	\$	46,527	1.120	729	\$	75.45	323A
21024979.	15211 ROSSINI	6/14/2023	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	75,189	\$	3,931	\$	86,069	\$	71,258	1.208	1067	\$	84.35	323A
21025491.	16461 FAIRMOUNT	11/27/2024	\$	104,000	WD	03-ARM'S LENGTH	\$	104,000	\$	84,916	\$	3,561	\$	100,439	\$	81,355	1.235	1274	\$	81.63	323A
21025363.	14769 FAIRMOUNT	8/17/2023	\$	81,000	WD	03-ARM'S LENGTH	\$	81,000	\$	62,532	\$	2,613	\$	78,387	\$	59,919	1.308	1056	\$	76.70	323A
Totals:			\$	9,828,700			\$	9,828,700	\$	13,428,579			\$	9,385,726	\$	13,219,997		\$	71.96		
																		WM ECF ==>		0.710	
																		Median ECF		0.698	
																		Mean ECF ==>		0.715	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21023842.	14803 TACOMA	5/30/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 128,268	\$ 1,685	\$ 37,315	\$ 126,583	0.295	1202	\$ 32.45	324A
21021848.	15017 LAPPIN	8/1/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 106,261	\$ 934	\$ 32,066	\$ 105,327	0.304	1008	\$ 32.74	324A
21021530.	14819 MADDELEIN	5/11/2023	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 73,550	\$ 1,491	\$ 22,509	\$ 72,059	0.312	1312	\$ 18.29	324A
21022907-8	14981 LIBERAL	5/10/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 89,626	\$ 2,575	\$ 27,425	\$ 87,051	0.315	1773	\$ 16.92	324A
21021832.	14901 LAPPIN	5/29/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 90,090	\$ 1,601	\$ 28,399	\$ 88,489	0.321	864	\$ 34.72	324A
21024059.	14940 E STATE FAIR	2/26/2025	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 53,142	\$ 1,527	\$ 18,473	\$ 51,615	0.358	944	\$ 21.19	324A
21024061.	14924 E STATE FAIR	5/24/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 74,897	\$ 1,570	\$ 28,430	\$ 73,327	0.388	1344	\$ 22.32	324A
21022071.	14936 CORAM	3/17/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 123,109	\$ 2,167	\$ 47,833	\$ 120,942	0.396	1123	\$ 44.52	324A
21024063.	14910 E STATE FAIR	9/25/2023	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 99,449	\$ 1,570	\$ 39,430	\$ 97,879	0.403	1005	\$ 40.80	324A
21022695.	15242 LIBERAL	4/21/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 43,234	\$ 2,110	\$ 17,890	\$ 41,124	0.435	696	\$ 28.74	324A
21021695.	15044 LAPPIN	3/8/2024	\$ 27,000	PTA	03-ARM'S LENGTH	\$ 27,000	\$ 59,004	\$ 1,552	\$ 25,448	\$ 57,452	0.443	969	\$ 27.86	324A
21024062.	14918 E STATE FAIR	1/18/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 89,742	\$ 1,570	\$ 39,430	\$ 88,172	0.447	1563	\$ 26.23	324A
21021743.	14534 LAPPIN	10/4/2024	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 126,661	\$ 1,644	\$ 62,356	\$ 125,017	0.499	1190	\$ 53.78	324A
21021744.	14528 LAPPIN	10/4/2024	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 144,429	\$ 1,644	\$ 75,356	\$ 142,785	0.528	1575	\$ 48.89	324A
21024040.	15220 E STATE FAIR	10/11/2023	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 134,810	\$ 2,314	\$ 70,686	\$ 132,496	0.533	1522	\$ 47.96	324A
21021485.	14383 MADDELEIN	4/5/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 45,987	\$ 996	\$ 24,004	\$ 44,991	0.534	1008	\$ 24.80	324A
21023319.	14569 MANNING	9/25/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 81,830	\$ 1,943	\$ 45,057	\$ 79,887	0.564	1411	\$ 33.31	324A
21023319.	14569 MANNING	10/18/2024	\$ 47,000	PTA	03-ARM'S LENGTH	\$ 47,000	\$ 81,830	\$ 1,943	\$ 45,057	\$ 79,887	0.564	1411	\$ 33.31	324A
21021806.	14551 LAPPIN	12/3/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 91,235	\$ 1,644	\$ 52,356	\$ 89,591	0.584	1645	\$ 32.83	324A
21021497.	14465 MADDELEIN	10/4/2024	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 127,294	\$ 1,603	\$ 75,397	\$ 125,691	0.600	1258	\$ 61.21	324A
21021685.	15268 LAPPIN	4/5/2024	\$ 32,000	PTA	03-ARM'S LENGTH	\$ 32,000	\$ 48,320	\$ 2,110	\$ 29,890	\$ 46,210	0.647	810	\$ 39.51	324A
21022914-5	15023 LIBERAL	2/15/2025	\$ 58,000	QC	03-ARM'S LENGTH	\$ 58,000	\$ 85,362	\$ 1,782	\$ 56,218	\$ 83,580	0.673	1510	\$ 38.41	324A
21024075.	14772 E STATE FAIR	7/7/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 122,359	\$ 1,570	\$ 83,430	\$ 120,789	0.691	1294	\$ 65.69	324A
21024043.	15050 E STATE FAIR	8/31/2023	\$ 82,500	WD	03-ARM'S LENGTH	\$ 82,500	\$ 106,657	\$ 1,013	\$ 81,487	\$ 105,644	0.771	940	\$ 87.77	324A
21023869.	15201 TACOMA	5/3/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 31,461	\$ 2,293	\$ 23,707	\$ 29,168	0.813	875	\$ 29.71	324A
21021703.	14988 LAPPIN	10/4/2024	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 95,281	\$ 1,595	\$ 80,405	\$ 93,686	0.858	1680	\$ 48.81	324A
21021738.	14570 LAPPIN	10/4/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 90,871	\$ 1,644	\$ 77,356	\$ 89,227	0.867	1605	\$ 49.22	324A
21021422.	14780 MADDELEIN	10/26/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 67,955	\$ 1,606	\$ 63,394	\$ 66,349	0.955	1306	\$ 49.77	324A
21023879.	15285 TACOMA	4/16/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 53,235	\$ 2,110	\$ 49,890	\$ 51,125	0.976	959	\$ 54.22	324A
21023553.	15244 TACOMA	1/17/2024	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 53,554	\$ 2,110	\$ 50,390	\$ 51,444	0.980	920	\$ 57.07	324A
21023320.	14583 MANNING	2/19/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 93,850	\$ 3,318	\$ 93,682	\$ 90,532	1.035	1524	\$ 63.65	324A
21023562.	15026 TACOMA	5/25/2023	\$ 60,900	WD	03-ARM'S LENGTH	\$ 60,900	\$ 58,223	\$ 1,617	\$ 59,283	\$ 56,606	1.047	988	\$ 61.64	324A
21023098.	15220 MANNING	7/3/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 45,122	\$ 2,197	\$ 47,803	\$ 42,925	1.114	688	\$ 72.67	324A
Totals:			\$ 1,670,900			\$ 1,670,900	\$ 2,816,698	\$	1,611,852	\$ 2,757,650		\$	42.45	

WM ECF => **0.585**

Median ECF **0.564**

Mean ECF => **0.614**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21021868.	15603 LAPPIN	7/1/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 88,315	\$ 2,164	\$ 32,836	\$ 86,151	0.381	906	\$ 38.63	325A
21023387.	15675 MANNING	7/31/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 93,246	\$ 2,196	\$ 35,804	\$ 91,050	0.393	956	\$ 39.75	325A
21022678.	15668 LIBERAL	10/10/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 49,629	\$ 2,196	\$ 19,804	\$ 47,433	0.418	889	\$ 24.75	325A
21023397.	15827 MANNING	12/18/2023	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 98,089	\$ 2,164	\$ 42,836	\$ 95,925	0.447	948	\$ 47.47	325A
21023947.	16509 TACOMA	4/11/2023	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 58,332	\$ 2,135	\$ 25,865	\$ 56,197	0.460	984	\$ 28.46	325A
21023400.	15851 MANNING	9/15/2023	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 53,517	\$ 2,164	\$ 23,836	\$ 51,353	0.464	948	\$ 27.43	325A
21023051.	16026 MANNING	2/11/2025	\$ 22,750	WD	03-ARM'S LENGTH	\$ 22,750	\$ 46,062	\$ 2,197	\$ 20,553	\$ 43,865	0.469	925	\$ 24.59	325A
21023974.	16436 E STATE FAIR	3/17/2025	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 75,732	\$ 2,387	\$ 35,113	\$ 73,345	0.479	1323	\$ 28.34	325A
21022008.	16060 CORAM	11/19/2024	\$ 28,500	WD	03-ARM'S LENGTH	\$ 28,500	\$ 53,168	\$ 2,196	\$ 26,304	\$ 50,972	0.516	921	\$ 30.94	325A
21022020.	15880 CORAM	6/13/2024	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 86,296	\$ 2,164	\$ 44,336	\$ 84,132	0.527	922	\$ 50.43	325A
21022621.	16426 LIBERAL	3/15/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 70,120	\$ 2,153	\$ 37,847	\$ 67,967	0.557	1244	\$ 32.15	325A
21021663.	15800 LAPPIN	5/1/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 65,704	\$ 1,601	\$ 36,399	\$ 64,103	0.568	1062	\$ 35.78	325A
21022368.	15714 NOVARA	10/5/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 51,440	\$ 1,632	\$ 28,368	\$ 49,808	0.570	889	\$ 33.75	325A
21021880.	15701 LAPPIN	4/10/2023	\$ 45,000	MLC	03-ARM'S LENGTH	\$ 45,000	\$ 77,336	\$ 2,164	\$ 42,836	\$ 75,172	0.570	907	\$ 49.61	325A
21023083.	15624 MANNING	8/10/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 93,508	\$ 2,196	\$ 54,804	\$ 91,312	0.600	948	\$ 60.13	325A
21022153.	15619 CORAM	10/19/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 42,010	\$ 2,239	\$ 24,761	\$ 39,771	0.623	1208	\$ 22.35	325A
21021998.	16220 CORAM	7/24/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 51,127	\$ 2,196	\$ 30,804	\$ 48,931	0.630	921	\$ 35.83	325A
21057211-3	19179 KELLY	1/30/2025	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 98,992	\$ 2,366	\$ 62,634	\$ 96,626	0.648	919	\$ 70.73	325A
21023014-5	16444 MANNING	7/24/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 97,487	\$ 2,175	\$ 62,825	\$ 95,312	0.659	1008	\$ 64.48	325A
21022321.	16410 NOVARA	11/29/2023	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 76,162	\$ 1,489	\$ 51,011	\$ 74,673	0.683	868	\$ 60.48	325A
21023072-3	15706 MANNING	7/13/2023	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 111,374	\$ 2,164	\$ 74,836	\$ 109,210	0.685	1200	\$ 64.17	325A
21021578.	15661 MADDELEIN	8/9/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 63,717	\$ 2,239	\$ 42,761	\$ 61,478	0.696	1038	\$ 43.35	325A
21023396.	15819 MANNING	12/22/2023	\$ 74,000	PTA	03-ARM'S LENGTH	\$ 74,000	\$ 100,973	\$ 2,164	\$ 71,836	\$ 98,809	0.727	956	\$ 77.41	325A
21023076.	15684 MANNING	3/13/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 96,144	\$ 2,196	\$ 69,804	\$ 93,948	0.743	960	\$ 75.00	325A
21023532.	15690 TACOMA	1/25/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 113,434	\$ 2,238	\$ 82,762	\$ 111,196	0.744	1115	\$ 76.23	325A
21023018.	16418 MANNING	6/30/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 66,322	\$ 2,175	\$ 47,825	\$ 64,147	0.746	1258	\$ 39.75	325A
21021644.	16036 LAPPIN	6/5/2024	\$ 41,000	PTA	03-ARM'S LENGTH	\$ 41,000	\$ 52,879	\$ 2,110	\$ 38,890	\$ 50,769	0.766	923	\$ 44.42	325A
21021660.	15826 LAPPIN	6/23/2023	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 85,482	\$ 2,164	\$ 63,836	\$ 83,318	0.766	907	\$ 72.77	325A
21021344.	16012 MADDELEIN	9/26/2023	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 50,487	\$ 2,009	\$ 37,991	\$ 48,478	0.784	931	\$ 42.96	325A
21021618.	16211 MADDELEIN	1/30/2025	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	\$ 154,565	\$ 2,231	\$ 123,769	\$ 152,334	0.812	1294	\$ 97.37	325A
21023504.	16068 TACOMA	8/16/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 52,023	\$ 2,175	\$ 40,825	\$ 49,848	0.819	918	\$ 46.84	325A
21022324.	16308 NOVARA	10/30/2023	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 88,345	\$ 2,197	\$ 70,803	\$ 86,148	0.822	876	\$ 83.33	325A
21023075.	15692 MANNING	11/20/2023	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 83,358	\$ 2,196	\$ 68,804	\$ 81,162	0.848	948	\$ 74.89	325A
21023902.	16031 TACOMA	12/16/2024	\$ 54,000	PTA	03-ARM'S LENGTH	\$ 54,000	\$ 63,006	\$ 2,475	\$ 51,525	\$ 60,531	0.851	1049	\$ 51.48	325A
21023983.	16286 E STATE FAIR	6/6/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 66,631	\$ 2,017	\$ 57,983	\$ 64,614	0.897	1154	\$ 51.99	325A
21057131-2	19701 KELLY	11/6/2024	\$ 90,500	WD	03-ARM'S LENGTH	\$ 90,500	\$ 98,339	\$ 2,099	\$ 88,401	\$ 96,240	0.919	976	\$ 92.73	325A
21023032.	16240 MANNING	10/16/2023	\$ 82,500	WD	03-ARM'S LENGTH	\$ 82,500	\$ 89,516	\$ 2,126	\$ 80,374	\$ 87,390	0.920	848	\$ 97.29	325A
21023922.	16251 TACOMA	7/27/2023	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 49,189	\$ 2,142	\$ 43,858	\$ 47,047	0.932	847	\$ 54.31	325A
21023976.	16416 E STATE FAIR	12/30/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 31,784	\$ 2,364	\$ 27,636	\$ 29,420	0.939	795	\$ 37.74	325A
21057148-9	19559 KELLY	4/6/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 85,174	\$ 2,093	\$ 82,907	\$ 83,081	0.998	869	\$ 97.81	325A
21023397.	15827 MANNING	6/10/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 98,089	\$ 2,164	\$ 97,836	\$ 95,925	1.020	948	\$ 105.49	325A
21057127-30	19715 KELLY	1/17/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 88,103	\$ 2,110	\$ 87,890	\$ 85,993	1.022	869	\$ 103.57	325A
21022165.	15707 CORAM	4/10/2023	\$ 32,400	WD	03-ARM'S LENGTH	\$ 32,400	\$ 30,826	\$ 2,164	\$ 30,236	\$ 28,662	1.055	910	\$ 35.60	325A
21022206.	16277 CORAM	6/19/2024	\$ 55,000	QC	03-ARM'S LENGTH	\$ 55,000	\$ 52,022	\$ 2,099	\$ 52,901	\$ 49,923	1.060	1114	\$ 49.37	325A
21022575.	15865 NOVARA	8/30/2023	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 49,578	\$ 2,164	\$ 50,336	\$ 47,414	1.062	889	\$ 59.06	325A
21022009.	16052 CORAM	3/14/2025	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 50,956	\$ 2,196	\$ 52,804	\$ 48,760	1.083	929	\$ 59.20	325A
21022358.	15872 NOVARA	3/1/2024	\$ 54,000	LC	03-ARM'S LENGTH	\$ 54,000	\$ 49,578	\$ 2,164	\$ 51,836	\$ 47,414	1.093	889	\$ 60.74	325A
21021593.	15851 MADDELEIN	11/28/2023	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 53,262	\$ 2,164	\$ 57,836	\$ 51,098	1.132	1047	\$ 57.31	325A
21023908.	16073 TACOMA	8/30/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 44,847	\$ 2,175	\$ 52,825	\$ 42,672	1.238	847	\$ 64.94	325A

21023518.	15880 TACOMA	10/17/2023	\$	84,000	WD	03-ARM'S LENGTH	\$	84,000	\$	67,201	\$	2,164	\$	81,836	\$	65,037	1.258	1254	\$	66.99	325A
21023468.	16480 TACOMA	11/27/2024	\$	62,500	WD	03-ARM'S LENGTH	\$	62,500	\$	48,452	\$	2,043	\$	60,457	\$	46,409	1.303	825	\$	75.76	325A
21024011-2	16006 E STATE FAIR	5/4/2023	\$	47,000	WD	03-ARM'S LENGTH	\$	47,000	\$	36,294	\$	2,209	\$	44,791	\$	34,085	1.314	1051	\$	44.72	325A
Totals:				\$ 2,840,150				\$ 2,840,150	\$	3,698,222		\$	2,728,586	\$	3,586,658			\$	55.97		
																	WM ECF =>		0.761		
																	Median ECF		0.756		
																	Mean ECF =>		0.783		