

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
21013769.	11529 NASHVILLE	3/11/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 58,651	\$ 3,134	\$ 34,866	\$ 127,625	0.273	1242	\$ 30.60	4R401
21011018.	11747 WILFRED	6/28/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 81,096	\$ 2,903	\$ 49,597	\$ 179,754	0.276	1969	\$ 26.66	4R401
21013608.	11541 COLLEGE	9/13/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 63,859	\$ 3,134	\$ 38,866	\$ 139,598	0.278	1314	\$ 31.96	4R401
21013817.	12048 ENGLSIDE	4/20/2023	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 66,172	\$ 2,921	\$ 41,079	\$ 145,405	0.283	1505	\$ 29.24	4R401
21013731.	11061 NASHVILLE	2/18/2025	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 62,768	\$ 3,134	\$ 38,866	\$ 137,090	0.284	1242	\$ 33.82	4R401
21013780.	11775 NASHVILLE	2/27/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 59,586	\$ 3,082	\$ 36,918	\$ 129,894	0.284	1137	\$ 35.18	4R401
21013656.	12030 NASHVILLE	5/12/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 61,063	\$ 2,866	\$ 39,134	\$ 133,786	0.293	1370	\$ 30.66	4R401
21014098.	11495 KENMOOR	6/3/2024	\$ 33,500	WD	03-ARM'S LENGTH	\$ 33,500	\$ 47,659	\$ 3,091	\$ 30,409	\$ 102,455	0.297	1050	\$ 31.90	4R401
21013243.	11443 CHRISTY	7/24/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 39,481	\$ 2,681	\$ 25,319	\$ 84,598	0.299	750	\$ 37.33	4R401
21012165.	11541 SANFORD	8/3/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 53,343	\$ 2,614	\$ 35,386	\$ 116,618	0.303	1045	\$ 36.36	4R401
21013944.	11751 ENGLSIDE	4/5/2024	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 45,136	\$ 3,039	\$ 29,461	\$ 96,775	0.304	837	\$ 38.83	4R401
21013513.	11766 COLLEGE	8/2/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 62,522	\$ 3,082	\$ 41,918	\$ 136,644	0.307	1402	\$ 32.10	4R401
21013245.	11461 CHRISTY	12/2/2024	\$ 175,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 175,000	\$ 266,311	\$ 13,966	\$ 161,034	\$ 500,237	0.322	5394	\$ 32.44	4R401
21013492.	12044 COLLEGE	11/28/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 38,804	\$ 2,823	\$ 27,177	\$ 82,715	0.329	938	\$ 31.98	4R401
21013437.	11547 MINDEN	2/6/2024	\$ 36,500	WD	03-ARM'S LENGTH	\$ 36,500	\$ 46,858	\$ 2,696	\$ 33,804	\$ 101,522	0.333	912	\$ 40.02	4R401
21013724.	11050 NASHVILLE	2/28/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 64,179	\$ 3,238	\$ 46,762	\$ 140,094	0.334	1180	\$ 42.37	4R401
21013499.	11874 COLLEGE	10/31/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 63,744	\$ 2,476	\$ 47,524	\$ 140,846	0.337	1278	\$ 39.12	4R401
21013972.	12077 ENGLSIDE	4/24/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 82,952	\$ 2,260	\$ 62,740	\$ 185,499	0.338	1902	\$ 34.17	4R401
21013320.	12010 MINDEN	8/2/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 51,766	\$ 2,721	\$ 38,279	\$ 112,747	0.340	1105	\$ 37.10	4R401
21013938.	11543 ENGLSIDE	12/20/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 71,117	\$ 3,134	\$ 53,866	\$ 156,283	0.345	1499	\$ 38.03	4R401
21012582.	11741 WHITHORN	7/17/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 18,280	\$ 1,899	\$ 13,101	\$ 37,657	0.348	672	\$ 22.32	4R401
17004120.	11219 PORTLANCE	9/13/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 45,373	\$ 2,681	\$ 34,319	\$ 98,143	0.350	961	\$ 38.50	4R401
21034619.	12850 DRESDEN	1/15/2025	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 42,225	\$ 2,551	\$ 33,449	\$ 91,205	0.367	789	\$ 45.63	4R401
21013176.	11536 CHRISTY	1/17/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 60,991	\$ 2,632	\$ 52,368	\$ 134,159	0.390	1222	\$ 45.01	4R401
21014097.	11487 KENMOOR	3/8/2024	\$ 51,000	PTA	03-ARM'S LENGTH	\$ 51,000	\$ 56,231	\$ 3,134	\$ 47,866	\$ 122,062	0.392	1050	\$ 48.57	4R401
21014086.	11319 KENMOOR	5/10/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 49,082	\$ 2,423	\$ 42,577	\$ 107,262	0.397	1071	\$ 42.02	4R401
21013693.	11464 NASHVILLE	3/6/2024	\$ 61,500	WD	03-ARM'S LENGTH	\$ 61,500	\$ 67,057	\$ 3,134	\$ 58,366	\$ 146,949	0.397	1354	\$ 45.42	4R401
21014104.	11545 KENMOOR	11/22/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 74,173	\$ 3,134	\$ 66,866	\$ 163,308	0.409	1435	\$ 48.78	4R401
21013699.	11410 NASHVILLE	2/14/2024	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 46,390	\$ 2,716	\$ 41,284	\$ 100,400	0.411	737	\$ 59.70	4R401
21034620.	12862 DRESDEN	6/14/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 52,647	\$ 2,594	\$ 47,406	\$ 115,064	0.412	1035	\$ 48.31	4R401
21013891.001	11030 ENGLSIDE	1/8/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 40,295	\$ 2,382	\$ 36,618	\$ 87,156	0.420	742	\$ 52.56	4R401
21046344-5	12020 CONNER	8/2/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 67,075	\$ 4,110	\$ 60,890	\$ 144,747	0.421	1293	\$ 50.27	4R401
21013898.	11073 ENGLSIDE	1/17/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 51,554	\$ 2,878	\$ 47,122	\$ 111,899	0.421	1070	\$ 46.73	4R401
21013772.	11553 NASHVILLE	2/28/2025	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 64,885	\$ 3,134	\$ 59,866	\$ 141,956	0.422	1235	\$ 51.01	4R401
21013665.	11844 NASHVILLE	12/28/2023	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 57,426	\$ 2,405	\$ 55,595	\$ 126,485	0.440	1246	\$ 46.55	4R401
21012068.	11826 SANFORD	9/27/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 54,267	\$ 3,028	\$ 51,972	\$ 117,791	0.441	1960	\$ 28.06	4R401
21011992.	11411 ST PATRICK	4/18/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 39,372	\$ 2,605	\$ 37,395	\$ 84,522	0.442	745	\$ 53.69	4R401
21014285.	11791 KENNEBEC	11/4/2024	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 59,578	\$ 2,921	\$ 58,079	\$ 130,246	0.446	1200	\$ 50.83	4R401
21014303.	12037 KENNEBEC	11/8/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 39,054	\$ 2,330	\$ 37,670	\$ 84,423	0.446	1533	\$ 26.09	4R401
21013677.	11752 NASHVILLE	3/25/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 32,275	\$ 3,082	\$ 30,918	\$ 67,110	0.461	1128	\$ 30.14	4R401
21013847.	11534 ENGLSIDE	1/29/2024	\$ 58,500	PTA	03-ARM'S LENGTH	\$ 58,500	\$ 54,927	\$ 3,134	\$ 55,366	\$ 119,064	0.465	1104	\$ 52.99	4R401
21013729.	11045 NASHVILLE	10/10/2024	\$ 70,000	QCD	03-ARM'S LENGTH	\$ 70,000	\$ 65,436	\$ 3,148	\$ 66,852	\$ 143,191	0.467	1294	\$ 54.10	4R401
21013066.	11551 FINDLAY	4/25/2024	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 22,537	\$ 2,642	\$ 21,358	\$ 45,736	0.467	775	\$ 30.97	4R401
21014222.	11032 KENNEBEC	11/27/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 32,119	\$ 2,466	\$ 32,534	\$ 68,168	0.477	1057	\$ 33.11	4R401
21013240.	11421 CHRISTY	10/25/2023	\$ 75,000	OTH	03-ARM'S LENGTH	\$ 75,000	\$ 67,615	\$ 3,400	\$ 71,600	\$ 147,621	0.485	1440	\$ 52.08	4R401
21013873.	11248 ENGLSIDE	3/11/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 49,079	\$ 3,011	\$ 51,989	\$ 105,903	0.491	1085	\$ 50.69	4R401
21011424.	11510 FLANDERS	4/5/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 101,058	\$ 3,289	\$ 111,711	\$ 224,756	0.497	2208	\$ 52.08	4R401
21010319.	11208 CHARLEMAGNE	3/10/2025	\$ 115,000	PTA	03-ARM'S LENGTH	\$ 115,000	\$ 100,849	\$ 2,540	\$ 112,460	\$ 225,998	0.498	2322	\$ 49.53	4R401
21013635.	12031 COLLEGE	5/31/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 39,560	\$ 2,866	\$ 42,134	\$ 84,354	0.499	1286	\$ 34.99	4R401
21012470.	11578 WHITHORN	8/2/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 47,087	\$ 2,396	\$ 52,604	\$ 102,738	0.512	1100	\$ 50.00	4R401
21013284.	12053 CHRISTY	3/19/2025	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 43,932	\$ 2,650	\$ 50,350	\$ 94,901	0.531	960	\$ 55.21	4R401
21014029.	11316 KENMOOR	6/29/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 59,407	\$ 3,030	\$ 68,970	\$ 129,602	0.532	1172	\$ 61.43	4R401
21013722.	11066 NASHVILLE	9/15/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 55,624	\$ 3,134	\$ 66,866	\$ 120,667	0.554	1116	\$ 62.72	4R401
21014203.	11248 KENNEBEC	3/12/2025	\$ 45,500	QC	03-ARM'S LENGTH	\$ 45,500	\$ 35,690	\$ 2,910	\$ 42,590	\$ 75,356	0.565	1174	\$ 38.76	4R401

21013770.	11537 NASHVILLE	5/11/2023	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 50,663	\$ 3,091	\$ 62,909	\$ 109,361	0.575	1058	\$ 62.38	4R401
21013888.	11054 ENGLSIDE	2/14/2024	\$ 86,500	WD	03-ARM'S LENGTH	\$ 86,500	\$ 65,421	\$ 3,030	\$ 83,470	\$ 143,428	0.582	1480	\$ 58.45	4R401
21013309.	12094 MINDEN	1/31/2024	\$ 73,000	QC	03-ARM'S LENGTH	\$ 73,000	\$ 54,670	\$ 2,115	\$ 70,885	\$ 120,816	0.587	1056	\$ 69.13	4R401
21013423.	11453 MINDEN	6/19/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 20,245	\$ 2,721	\$ 24,279	\$ 40,285	0.603	1166	\$ 23.16	4R401
21013790.	11853 NASHVILLE	4/8/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 76,206	\$ 3,082	\$ 101,918	\$ 168,101	0.606	1676	\$ 62.65	4R401
21014042.	11218 KENMOOR	2/7/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 20,702	\$ 2,994	\$ 25,006	\$ 40,708	0.614	898	\$ 31.18	4R401
21012024.	11801 ST PATRICK	8/7/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 31,216	\$ 3,255	\$ 39,745	\$ 64,278	0.618	993	\$ 43.30	4R401
21013517.	11736 COLLEGE	4/5/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 60,450	\$ 3,082	\$ 81,918	\$ 131,880	0.621	1282	\$ 66.30	4R401
21011028.	11833 WILFRED	4/28/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 59,638	\$ 2,903	\$ 82,097	\$ 130,425	0.629	1340	\$ 63.43	4R401
21013717.	11106 NASHVILLE	9/8/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 68,564	\$ 2,457	\$ 97,543	\$ 151,970	0.642	1543	\$ 64.81	4R401
21013782.	11791 NASHVILLE	8/14/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 51,224	\$ 3,603	\$ 71,397	\$ 109,474	0.652	1080	\$ 69.44	4R401
21009626.001	11051 ROSEMARY	3/26/2025	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 11,057	\$ 3,164	\$ 11,836	\$ 18,145	0.652	1093	\$ 13.72	4R401
21013704.	11294 NASHVILLE	3/26/2025	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 67,840	\$ 3,030	\$ 101,970	\$ 148,989	0.684	1594	\$ 65.87	4R401
21012171.	11581 SANFORD	12/31/2024	\$ 84,500	WD	03-ARM'S LENGTH	\$ 84,500	\$ 54,108	\$ 2,062	\$ 82,438	\$ 119,646	0.689	1054	\$ 80.17	4R401
21020137.	11324 PORTLANCE	9/12/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 57,666	\$ 2,926	\$ 87,074	\$ 125,839	0.692	1120	\$ 80.36	4R401
21013503.	11844 COLLEGE	12/30/2024	\$ 111,500	WD	03-ARM'S LENGTH	\$ 111,500	\$ 71,440	\$ 3,688	\$ 107,812	\$ 155,752	0.692	1489	\$ 74.88	4R401
21046371.	12716 CONNER	9/19/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 44,326	\$ 3,013	\$ 65,987	\$ 94,972	0.695	694	\$ 99.42	4R401
17015556.	13071 ALGONAC	9/6/2024	\$ 87,000	PTA	03-ARM'S LENGTH	\$ 87,000	\$ 53,472	\$ 2,756	\$ 84,244	\$ 116,589	0.723	1050	\$ 82.86	4R401
21030558.	12835 HICKORY	12/6/2024	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 22,358	\$ 1,990	\$ 35,510	\$ 46,823	0.758	1312	\$ 28.58	4R401
21013901.	11095 ENGLSIDE	6/30/2023	\$ 101,000	WD	03-ARM'S LENGTH	\$ 101,000	\$ 58,817	\$ 2,921	\$ 98,079	\$ 128,497	0.763	1152	\$ 87.67	4R401
21020138.	11318 PORTLANCE	9/23/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 53,225	\$ 2,918	\$ 92,082	\$ 115,648	0.796	1024	\$ 92.77	4R401
21014149.	11874 KENNEBEC	9/11/2024	\$ 125,000	PTA	03-ARM'S LENGTH	\$ 125,000	\$ 67,025	\$ 2,562	\$ 122,438	\$ 148,191	0.826	1434	\$ 87.17	4R401
21033028.	12400 BARLOW	10/4/2024	\$ 211,000	WD	03-ARM'S LENGTH	\$ 211,000	\$ 111,197	\$ 1,971	\$ 209,029	\$ 251,094	0.832	2880	\$ 73.26	4R401
17015570.	13086 CANONBURY	10/11/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 58,428	\$ 2,739	\$ 107,261	\$ 128,021	0.838	1146	\$ 95.99	4R401
21013243.	11443 CHRISTY	9/5/2024	\$ 75,000	QC	03-ARM'S LENGTH	\$ 75,000	\$ 39,481	\$ 2,681	\$ 72,319	\$ 84,598	0.855	750	\$ 100.00	4R401
21036433.	11940 GUNSTON	12/14/2024	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 53,224	\$ 2,688	\$ 102,312	\$ 116,175	0.881	1065	\$ 98.59	4R401
21013039.	11159 FINDLAY	3/21/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 29,657	\$ 2,540	\$ 55,460	\$ 62,338	0.890	1005	\$ 57.71	4R401
21012038.	12045 ST PATRICK	3/1/2024	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 35,659	\$ 2,665	\$ 70,335	\$ 75,848	0.927	1141	\$ 63.98	4R401
Totals:			\$ 5,165,500			\$ 5,165,500	\$ 4,628,196	\$	4,921,469	\$ 9,998,674		\$	50.56	

WM ECF => 0.492
Median ECF 0.466
Mean ECF => 0.504

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
21019045-6	14622 SARATOGA	11/15/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 36,796	\$ 1,967	\$ 33,033	\$ 145,728	0.227	1440	\$	24.31 4R402
21019019-0	14902 SARATOGA	11/18/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 36,789	\$ 1,927	\$ 33,073	\$ 145,866	0.227	1440	\$	24.31 4R402
21019020-1	14888 SARATOGA	12/20/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 36,630	\$ 1,927	\$ 33,073	\$ 145,201	0.228	1366	\$	25.62 4R402
21019214.	14803 SARATOGA	4/5/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 35,617	\$ 1,700	\$ 33,300	\$ 141,912	0.235	1194	\$	29.31 4R402
21018831-2	14439 FAIRCREST	10/31/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 34,931	\$ 1,571	\$ 33,429	\$ 139,582	0.239	1296	\$	27.01 4R402
21014731.	13069 ALMA	4/5/2024	\$ 16,000	WD	03-ARM'S LENGTH	\$ 16,000	\$ 15,315	\$ 921	\$ 15,079	\$ 60,226	0.250	1018	\$	15.72 4R402
21015967.	15045 YOUNG	7/20/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 33,069	\$ 1,644	\$ 33,356	\$ 131,485	0.254	1056	\$	33.14 4R402
21018203.	14203 GLENWOOD	6/20/2023	\$ 16,500	WD	03-ARM'S LENGTH	\$ 16,500	\$ 15,566	\$ 998	\$ 15,502	\$ 60,954	0.254	1042	\$	15.83 4R402
21015105.	15031 MAYFIELD	6/27/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 32,978	\$ 1,671	\$ 33,329	\$ 130,992	0.254	1274	\$	27.47 4R402
21019193.	14495 SARATOGA	12/20/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 32,957	\$ 1,532	\$ 33,468	\$ 131,485	0.255	1412	\$	24.79 4R402
21016788.	14717 TROESTER	11/25/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 28,178	\$ 1,021	\$ 28,979	\$ 113,628	0.255	1020	\$	29.41 4R402
21015081.	14695 MAYFIELD	6/20/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 31,903	\$ 940	\$ 34,060	\$ 129,552	0.263	1388	\$	25.22 4R402
21016964.	14140 SEYMOUR	4/5/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 25,368	\$ 887	\$ 31,113	\$ 102,431	0.304	1964	\$	16.29 4R402
21016673.	14128 TROESTER	6/27/2023	\$ 31,000	WD	03-ARM'S LENGTH	\$ 31,000	\$ 22,038	\$ 1,608	\$ 29,392	\$ 85,481	0.344	1440	\$	21.53 4R402
21016965.	14134 SEYMOUR	2/20/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 23,552	\$ 887	\$ 34,113	\$ 94,833	0.360	1824	\$	19.19 4R402
21014833.	14911 ALMA	8/25/2023	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 31,352	\$ 1,617	\$ 44,883	\$ 124,414	0.361	1092	\$	42.58 4R402
21019159.	14069 SARATOGA	1/31/2025	\$ 79,900	WD	03-ARM'S LENGTH	\$ 79,900	\$ 48,428	\$ 994	\$ 78,906	\$ 198,469	0.398	2016	\$	39.63 4R402
21015156.	14702 ROCHELLE	8/12/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 15,322	\$ 2,153	\$ 22,847	\$ 55,100	0.415	960	\$	26.04 4R402
21016125.	13497 HAZELRIDGE	8/19/2024	\$ 165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 165,000	\$ 100,031	\$ 6,185	\$ 158,815	\$ 374,478	0.424	3917	\$	42.12 4R402
21018789.	14200 FAIRCREST	1/17/2025	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 24,151	\$ 937	\$ 46,563	\$ 97,130	0.479	1680	\$	28.27 4R402
21016585.	15082 TROESTER	6/6/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 19,450	\$ 1,706	\$ 36,294	\$ 74,243	0.489	1142	\$	33.27 4R402
21019163.	14101 SARATOGA	4/29/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 45,854	\$ 1,502	\$ 95,498	\$ 185,573	0.515	1940	\$	50.00 4R402
21015962.	15011 YOUNG	2/7/2025	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 31,878	\$ 1,644	\$ 65,856	\$ 126,502	0.521	1056	\$	63.92 4R402
21017742.	14852 PARK GROVE	10/18/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 29,933	\$ 1,555	\$ 63,445	\$ 118,736	0.534	1296	\$	50.15 4R402
21015106.	15039 MAYFIELD	1/5/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 32,001	\$ 1,671	\$ 73,329	\$ 126,904	0.578	1142	\$	65.67 4R402
21019416.	14506 EASTWOOD	6/24/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 11,077	\$ 1,617	\$ 23,383	\$ 39,582	0.591	1060	\$	23.58 4R402
21015966.	15039 YOUNG	4/20/2023	\$ 80,000	QC	03-ARM'S LENGTH	\$ 80,000	\$ 32,781	\$ 1,573	\$ 78,427	\$ 130,577	0.601	1136	\$	70.42 4R402
21019185.	14445 SARATOGA	3/21/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 16,770	\$ 1,422	\$ 56,578	\$ 64,218	0.881	1018	\$	56.97 4R402
Totals:			\$ 1,344,900			\$ 1,344,900	\$ 880,715	\$	1,299,123	\$ 3,475,281		\$	\$	33.99

WM ECF => **0.374**
Median ECF **0.352**
Mean ECF => **0.383**

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
21019604.	15425 EASTWOOD	6/14/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 71,409	\$ 3,252	\$ 37,748	\$ 130,319	0.290	1125	\$ 36.44	4R403
21016854.	15484 SEYMOUR	9/15/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 69,450	\$ 3,090	\$ 36,910	\$ 126,883	0.291	1207	\$ 33.14	4R403
21016576.	15276 TROESTER	7/12/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 63,064	\$ 3,259	\$ 34,741	\$ 114,350	0.304	1136	\$ 33.45	4R403
21019942.	15415 FORDHAM	4/5/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 55,315	\$ 2,792	\$ 31,208	\$ 100,426	0.311	989	\$ 34.38	4R403
21016833.	15435 TROESTER	4/4/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 56,802	\$ 2,978	\$ 32,022	\$ 102,914	0.311	1177	\$ 29.74	4R403
21019972.	15867 FORDHAM	10/22/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 72,259	\$ 2,962	\$ 42,038	\$ 132,499	0.317	1260	\$ 35.71	4R403
21018938.	15867 FAIRCREST	6/28/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 51,515	\$ 3,344	\$ 29,656	\$ 92,105	0.322	1028	\$ 32.10	4R403
21057292.	18505 KELLY	1/29/2024	\$ 29,000	PTA	03-ARM'S LENGTH	\$ 29,000	\$ 44,067	\$ 2,324	\$ 26,676	\$ 79,815	0.334	836	\$ 34.69	4R403
21017124.	15491 SEYMOUR	4/30/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 82,856	\$ 3,563	\$ 51,437	\$ 151,612	0.339	1427	\$ 38.54	4R403
21016563.	15466 TROESTER	8/3/2023	\$ 41,500	WD	03-ARM'S LENGTH	\$ 41,500	\$ 61,623	\$ 3,274	\$ 38,226	\$ 111,566	0.343	1032	\$ 40.21	4R403
21017161.	15276 SPRING GARDEN	10/16/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 47,499	\$ 3,330	\$ 31,670	\$ 84,453	0.375	942	\$ 37.15	4R403
21019697-8	15560 FORDHAM	9/19/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 81,504	\$ 4,654	\$ 57,346	\$ 146,941	0.390	1355	\$ 45.76	4R403
21019945.	15551 FORDHAM	4/10/2024	\$ 42,900	WD	03-ARM'S LENGTH	\$ 42,900	\$ 55,218	\$ 4,954	\$ 37,946	\$ 96,107	0.395	1710	\$ 25.09	4R403
21076757-8	18727 MORANG	11/30/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 45,581	\$ 2,303	\$ 32,697	\$ 82,750	0.395	840	\$ 41.67	4R403
21057253.	18759 KELLY	1/17/2025	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 44,800	\$ 2,476	\$ 32,524	\$ 80,925	0.402	704	\$ 49.72	4R403
21017165.	15244 SPRING GARDEN	10/16/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 43,685	\$ 3,356	\$ 31,644	\$ 77,111	0.410	744	\$ 47.04	4R403
21016283.	15246 CEDARGROVE	9/25/2024	\$ 59,000	WD	03-ARM'S LENGTH	\$ 59,000	\$ 74,096	\$ 3,026	\$ 55,974	\$ 135,889	0.412	1275	\$ 46.27	4R403
21015123.	15238 ROCHELLE	11/1/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 39,596	\$ 3,152	\$ 28,848	\$ 69,683	0.414	1165	\$ 27.47	4R403
21017661.	15439 MAPLERIDGE	8/18/2023	\$ 64,500	WD	03-ARM'S LENGTH	\$ 64,500	\$ 80,306	\$ 3,673	\$ 60,827	\$ 146,526	0.415	1376	\$ 46.88	4R403
21019667.	15894 FORDHAM	9/20/2024	\$ 42,500	PTA	03-ARM'S LENGTH	\$ 42,500	\$ 52,746	\$ 2,977	\$ 39,523	\$ 95,161	0.415	1028	\$ 41.34	4R403
21016261-2	15469 HAZELRIDGE	9/18/2023	\$ 38,000	QC	03-ARM'S LENGTH	\$ 38,000	\$ 44,671	\$ 5,689	\$ 32,311	\$ 74,535	0.433	1376	\$ 27.62	4R403
21019635.	15885 EASTWOOD	6/15/2023	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 54,885	\$ 3,174	\$ 44,326	\$ 98,874	0.448	978	\$ 48.57	4R403
21076654-6	18540 MORANG	9/9/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 62,482	\$ 3,630	\$ 51,370	\$ 112,528	0.457	995	\$ 55.28	4R403
21057288.	18517 KELLY	4/4/2023	\$ 38,500	QC	03-ARM'S LENGTH	\$ 38,500	\$ 43,281	\$ 2,282	\$ 36,218	\$ 78,392	0.462	840	\$ 45.83	4R403
21016866.	15300 SEYMOUR	4/24/2023	\$ 64,000	PTA	03-ARM'S LENGTH	\$ 64,000	\$ 71,648	\$ 3,026	\$ 60,974	\$ 131,208	0.465	1154	\$ 55.46	4R403
21019930.	15243 FORDHAM	5/17/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 32,453	\$ 2,898	\$ 27,102	\$ 56,511	0.480	1054	\$ 28.46	4R403
21017696.	15470 PARK GROVE	6/14/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 64,006	\$ 3,602	\$ 56,398	\$ 115,495	0.488	1102	\$ 54.45	4R403
21018697.	15280 FAIRCREST	7/22/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 49,588	\$ 4,071	\$ 42,929	\$ 87,031	0.493	839	\$ 56.02	4R403
21057285.	18529 KELLY	4/11/2023	\$ 38,000	QC	03-ARM'S LENGTH	\$ 38,000	\$ 39,654	\$ 2,282	\$ 35,718	\$ 71,457	0.500	840	\$ 45.24	4R403
21018933.	15827 FAIRCREST	1/5/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 59,053	\$ 3,344	\$ 53,656	\$ 106,518	0.504	1078	\$ 52.88	4R403
21019343.	15456 EASTWOOD	8/16/2024	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 59,850	\$ 2,983	\$ 55,017	\$ 108,732	0.506	1072	\$ 54.10	4R403
21019669-70	15880 FORDHAM	8/7/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 87,185	\$ 4,966	\$ 82,034	\$ 157,207	0.522	1371	\$ 63.46	4R403
21019626.	15819 EASTWOOD	6/1/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 65,003	\$ 2,977	\$ 62,023	\$ 118,597	0.523	1159	\$ 56.08	4R403
21018984.	15424 SARATOGA	5/17/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 40,156	\$ 2,728	\$ 38,272	\$ 71,564	0.535	683	\$ 60.03	4R403
21017674.	15627 MAPLERIDGE	1/13/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 68,138	\$ 3,791	\$ 66,209	\$ 123,034	0.538	1172	\$ 59.73	4R403
21076705.	18930 MORANG	5/6/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 39,379	\$ 2,431	\$ 39,569	\$ 70,646	0.560	840	\$ 50.00	4R403
21019263.	15431 SARATOGA	11/23/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 55,413	\$ 2,658	\$ 57,342	\$ 100,870	0.568	1024	\$ 58.59	4R403
21018960.	15832 SARATOGA	10/2/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 55,195	\$ 3,004	\$ 61,996	\$ 99,792	0.621	1020	\$ 63.73	4R403
21019275.	15657 SARATOGA	3/31/2025	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 64,292	\$ 3,344	\$ 72,656	\$ 116,535	0.623	1326	\$ 57.32	4R403
21057266-7	18651 KELLY	11/22/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 43,443	\$ 2,282	\$ 49,718	\$ 78,702	0.632	840	\$ 61.90	4R403
21017360.	15431 SPRING GARDEN	5/31/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 60,953	\$ 3,649	\$ 71,351	\$ 109,568	0.651	1141	\$ 65.73	4R403
21019936.	15285 FORDHAM	2/27/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 32,465	\$ 2,898	\$ 37,102	\$ 56,533	0.656	972	\$ 41.15	4R403
21057397.	12651 KELLY	8/31/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 43,530	\$ 3,358	\$ 50,642	\$ 76,811	0.659	840	\$ 64.29	4R403
21017103.	15241 SEYMOUR	9/5/2024	\$ 45,500	WD	03-ARM'S LENGTH	\$ 45,500	\$ 35,727	\$ 3,344	\$ 42,156	\$ 61,918	0.681	1077	\$ 42.25	4R403
21017137.	15644 SPRING GARDEN	7/12/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 61,340	\$ 3,379	\$ 76,621	\$ 110,824	0.691	1089	\$ 73.46	4R403
21015977.	15247 YOUNG	9/28/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 61,267	\$ 3,110	\$ 76,890	\$ 111,199	0.691	1129	\$ 70.86	4R403
21016245.	15255 HAZELRIDGE	6/28/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 36,922	\$ 2,983	\$ 45,017	\$ 64,893	0.694	1103	\$ 43.52	4R403
21019300.	16021 SARATOGA	7/24/2023	\$ 84,000	PTA	03-ARM'S LENGTH	\$ 84,000	\$ 63,260	\$ 2,828	\$ 81,172	\$ 115,549	0.702	1269	\$ 66.19	4R403
21016819.	15239 TROESTER	12/15/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 62,726	\$ 2,876	\$ 82,124	\$ 114,436	0.718	1160	\$ 73.28	4R403
21016549.	15461 CEDARGROVE	4/4/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 62,622	\$ 3,245	\$ 83,755	\$ 113,532	0.738	1139	\$ 76.38	4R403
21018986.	15410 SARATOGA	4/20/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 48,473	\$ 2,728	\$ 66,272	\$ 87,467	0.758	779	\$ 88.58	4R403
21056502-3	12930 HAYES	2/26/2025	\$ 80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 80,000	\$ 55,962	\$ 2,972	\$ 77,028	\$ 101,319	0.760	1680	\$ 47.62	4R403

21019695-6	15572 FORDHAM	9/9/2024	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	\$ 80,868	\$ 4,707	\$ 112,293	\$ 145,623	0.771	1267	\$ 92.34	4R403
21017375.	15635 SPRING GARDEN	8/14/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 79,628	\$ 3,854	\$ 116,146	\$ 144,883	0.802	1282	\$ 93.60	4R403
21076687.	18814 MORANG	2/27/2024	\$ 66,500	PTA	03-ARM'S LENGTH	\$ 66,500	\$ 43,999	\$ 1,867	\$ 64,633	\$ 80,558	0.802	840	\$ 79.17	4R403
21076688-9	18820 MORANG	2/27/2024	\$ 66,500	PTA	03-ARM'S LENGTH	\$ 66,500	\$ 43,437	\$ 1,867	\$ 64,633	\$ 79,484	0.813	840	\$ 79.17	4R403
21018935.	15845 FAIRCREST	2/29/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 33,149	\$ 3,344	\$ 46,656	\$ 56,989	0.819	1064	\$ 46.99	4R403
21015121.	15254 ROCHELLE	4/3/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 41,949	\$ 3,083	\$ 61,917	\$ 74,314	0.833	1231	\$ 52.80	4R403
21017660.	15431 MAPLERIDGE	2/20/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 73,283	\$ 3,630	\$ 111,370	\$ 133,180	0.836	1120	\$ 102.68	4R403
21057254.	18757 KELLY	1/17/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 44,727	\$ 2,642	\$ 67,358	\$ 80,468	0.837	704	\$ 99.43	4R403
21076668.	18640 MORANG	12/20/2024	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 53,152	\$ 2,919	\$ 82,081	\$ 96,048	0.855	960	\$ 88.54	4R403
21019951.	15595 FORDHAM	5/18/2023	\$ 49,900	WD	03-ARM'S LENGTH	\$ 49,900	\$ 31,392	\$ 2,849	\$ 47,051	\$ 54,576	0.862	919	\$ 54.30	4R403
21018932.	15819 FAIRCREST	4/28/2023	\$ 59,000	WD	03-ARM'S LENGTH	\$ 59,000	\$ 36,874	\$ 3,344	\$ 55,656	\$ 64,111	0.868	1146	\$ 51.48	4R403
21018984.	15424 SARATOGA	7/8/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 40,156	\$ 2,728	\$ 62,272	\$ 71,564	0.870	683	\$ 95.17	4R403
21019311.	16010 EASTWOOD	7/7/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 56,602	\$ 2,966	\$ 90,034	\$ 102,554	0.878	1050	\$ 88.57	4R403
21017376.	15643 SPRING GARDEN	7/1/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 76,547	\$ 3,854	\$ 126,146	\$ 138,992	0.908	1252	\$ 103.83	4R403
21057256-8	18745 KELLY	1/4/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 45,713	\$ 2,617	\$ 77,383	\$ 82,402	0.939	704	\$ 113.64	4R403
21018967.	15686 SARATOGA	6/27/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 43,633	\$ 3,176	\$ 75,824	\$ 77,356	0.980	1186	\$ 66.61	4R403
21016855.	15474 SEYMOUR	9/10/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 51,646	\$ 3,196	\$ 91,804	\$ 92,639	0.991	1474	\$ 64.45	4R403
21076757-8	18727 MORANG	2/1/2024	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 45,581	\$ 2,303	\$ 96,697	\$ 82,750	1.169	840	\$ 117.86	4R403
Totals:			\$ 4,257,800			\$ 4,257,800	\$ 3,840,749	\$	4,035,583	\$ 6,918,799		\$	57.94	

WM ECF => 0.583
Median ECF 0.549
Mean ECF => 0.597

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
21080263.	18800 KINGSVILLE	7/11/2024	\$ 30,100	OTH	03-ARM'S LENGTH	\$ 30,100	\$ 56,772	\$ 1,381	\$ 28,719	\$ 98,736	0.291	918	\$	32.79 4R404
21080260.	18776 KINGSVILLE	11/22/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 62,814	\$ 1,381	\$ 33,619	\$ 109,506	0.307	1032	\$	33.91 4R404
21080362.	20282 KINGSVILLE	10/4/2024	\$ 27,000	QC	03-ARM'S LENGTH	\$ 27,000	\$ 47,770	\$ 1,371	\$ 25,629	\$ 82,708	0.310	840	\$	32.14 4R404
21080162.	20014 MCCORMICK	2/19/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 52,170	\$ 1,394	\$ 28,606	\$ 90,510	0.316	904	\$	33.19 4R404
21079179.	20105 MOROSS	2/14/2025	\$ 52,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 52,000	\$ 90,980	\$ 1,684	\$ 50,316	\$ 159,173	0.316	1688	\$	30.81 4R404
21080339.	19974 KINGSVILLE	12/16/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 48,531	\$ 1,381	\$ 26,619	\$ 84,046	0.317	840	\$	33.33 4R404
21079518-9	19330 MOROSS	6/30/2023	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 46,561	\$ 1,057	\$ 26,443	\$ 81,112	0.326	704	\$	39.06 4R404
21080049.	18601 MCCORMICK	12/30/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 43,179	\$ 961	\$ 25,039	\$ 75,255	0.333	672	\$	38.69 4R404
21080012.	19171 MCCORMICK	4/25/2024	\$ 34,000	PTA	03-ARM'S LENGTH	\$ 34,000	\$ 54,383	\$ 1,908	\$ 32,092	\$ 93,538	0.343	900	\$	37.78 4R404
21080075.	18750 MCCORMICK	8/22/2023	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 30,373	\$ 1,394	\$ 18,606	\$ 51,656	0.360	907	\$	22.05 4R404
21080270.	18946 KINGSVILLE	6/5/2024	\$ 35,000	OTH	03-ARM'S LENGTH	\$ 35,000	\$ 52,800	\$ 1,381	\$ 33,619	\$ 91,656	0.367	960	\$	36.46 4R404
21080248.	18580 KINGSVILLE	8/2/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 50,923	\$ 1,525	\$ 33,475	\$ 88,053	0.380	909	\$	38.50 4R404
21079948.	20071 MCCORMICK	8/22/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 58,287	\$ 1,306	\$ 38,694	\$ 101,570	0.381	978	\$	40.90 4R404
21079691-2	20720 MOROSS	1/28/2025	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 42,597	\$ 980	\$ 29,020	\$ 74,184	0.391	728	\$	41.21 4R404
21079146.	20325 MOROSS	10/18/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 46,669	\$ 1,679	\$ 32,321	\$ 80,196	0.403	985	\$	34.52 4R404
21080114.	19330 MCCORMICK	2/9/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 47,053	\$ 1,531	\$ 33,469	\$ 81,144	0.412	706	\$	49.58 4R404
21079997.	19379 MCCORMICK	9/22/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 46,869	\$ 1,381	\$ 33,619	\$ 81,084	0.415	696	\$	50.29 4R404
21080105.	19170 MCCORMICK	4/5/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 56,757	\$ 1,394	\$ 41,606	\$ 98,686	0.422	973	\$	44.19 4R404
21079308-9	19219 MOROSS	12/19/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 46,070	\$ 955	\$ 34,045	\$ 80,419	0.423	844	\$	41.47 4R404
21079239-40	19655 MOROSS	6/14/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 45,874	\$ 980	\$ 34,020	\$ 80,025	0.425	844	\$	41.47 4R404
21079424-5	18612 MOROSS	4/4/2023	\$ 32,000	QC	03-ARM'S LENGTH	\$ 32,000	\$ 41,493	\$ 529	\$ 31,471	\$ 73,020	0.431	704	\$	45.45 4R404
21079459-60	18906 MOROSS	2/14/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 25,030	\$ 1,406	\$ 18,594	\$ 42,111	0.442	704	\$	28.41 4R404
21080206.	20660 MCCORMICK	5/8/2024	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 50,121	\$ 1,389	\$ 38,611	\$ 86,866	0.444	960	\$	41.67 4R404
21079543-4	19526 MOROSS	12/7/2023	\$ 38,500	WD	03-ARM'S LENGTH	\$ 38,500	\$ 46,415	\$ 905	\$ 37,595	\$ 81,123	0.463	704	\$	54.69 4R404
21079520.	19342 MOROSS	6/30/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 72,361	\$ 1,030	\$ 58,970	\$ 127,150	0.464	1408	\$	42.61 4R404
21079144-5	20327 MOROSS	4/5/2023	\$ 38,000	PTA	03-ARM'S LENGTH	\$ 38,000	\$ 45,770	\$ 842	\$ 37,158	\$ 80,086	0.464	844	\$	45.02 4R404
21079566-7	19726 MOROSS	8/8/2023	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 27,249	\$ 1,018	\$ 21,982	\$ 46,758	0.470	704	\$	32.67 4R404
21080143.	19732 MCCORMICK	6/10/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 45,694	\$ 1,394	\$ 38,606	\$ 78,966	0.489	696	\$	57.47 4R404
21080141.	19716 MCCORMICK	1/30/2025	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 48,855	\$ 1,394	\$ 43,606	\$ 84,601	0.515	696	\$	64.66 4R404
21065982-3	19163 BEACONSFIELD	2/18/2025	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 50,105	\$ 760	\$ 45,740	\$ 87,959	0.520	897	\$	51.84 4R404
21079919.	20509 MCCORMICK	2/6/2024	\$ 120,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 129,956	\$ 8,738	\$ 111,262	\$ 213,581	0.521	2332	\$	51.46 4R404
21080257.	18750 KINGSVILLE	2/10/2025	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 55,207	\$ 1,381	\$ 50,619	\$ 95,947	0.528	970	\$	53.61 4R404
21080380.	20510 KINGSVILLE	1/22/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 47,681	\$ 1,525	\$ 43,475	\$ 82,275	0.528	820	\$	54.88 4R404
21080158.	19982 MCCORMICK	5/30/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 49,240	\$ 1,394	\$ 45,606	\$ 85,287	0.535	866	\$	54.27 4R404
21079275-7	19421 MOROSS	5/8/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 81,016	\$ 1,399	\$ 76,601	\$ 141,920	0.540	1462	\$	53.35 4R404
21080039.	18775 MCCORMICK	3/28/2025	\$ 51,500	WD	03-ARM'S LENGTH	\$ 51,500	\$ 53,284	\$ 1,381	\$ 50,119	\$ 92,519	0.542	970	\$	53.09 4R404
21080083.	18900 MCCORMICK	7/25/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 51,386	\$ 1,530	\$ 48,470	\$ 88,870	0.545	713	\$	70.13 4R404
21080332.	19918 KINGSVILLE	1/29/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 54,769	\$ 1,381	\$ 53,619	\$ 95,166	0.563	976	\$	56.35 4R404
21080149.	19910 MCCORMICK	5/22/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 59,340	\$ 1,394	\$ 63,606	\$ 103,291	0.616	1158	\$	56.13 4R404
21080320.	19692 KINGSVILLE	11/10/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 43,011	\$ 1,381	\$ 46,619	\$ 74,207	0.628	720	\$	66.67 4R404
21080135.	19670 MCCORMICK	5/13/2024	\$ 49,900	WD	03-ARM'S LENGTH	\$ 49,900	\$ 44,243	\$ 1,394	\$ 48,506	\$ 76,380	0.635	696	\$	71.70 4R404
21079928.	20437 MCCORMICK	1/19/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 48,311	\$ 1,381	\$ 53,619	\$ 83,654	0.641	832	\$	66.11 4R404
21080171.	20212 MCCORMICK	10/20/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 48,189	\$ 1,394	\$ 55,606	\$ 83,414	0.667	820	\$	69.51 4R404
21080204.	20644 MCCORMICK	1/24/2024	\$ 74,900	WD	03-ARM'S LENGTH	\$ 74,900	\$ 63,164	\$ 1,389	\$ 73,511	\$ 110,116	0.668	1152	\$	65.02 4R404
21079493-4	19140 MOROSS	12/26/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 41,988	\$ 967	\$ 49,033	\$ 73,121	0.671	704	\$	71.02 4R404
21080160.	20000 MCCORMICK	9/27/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 33,173	\$ 1,394	\$ 38,606	\$ 56,647	0.682	1124	\$	35.59 4R404
21079220-1	19815 MOROSS	9/12/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 50,325	\$ 980	\$ 61,520	\$ 87,959	0.699	985	\$	63.45 4R404
21080290.	19194 KINGSVILLE	3/28/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 49,840	\$ 1,525	\$ 60,975	\$ 86,123	0.708	894	\$	69.91 4R404
21079302-3	19237 MOROSS	12/13/2023	\$ 59,000	WD	03-ARM'S LENGTH	\$ 59,000	\$ 46,093	\$ 955	\$ 58,045	\$ 80,460	0.721	844	\$	69.91 4R404
21080080.	18792 MCCORMICK	8/28/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 30,541	\$ 1,394	\$ 37,606	\$ 51,955	0.724	999	\$	39.04 4R404
21079162-3	20219 MOROSS	8/11/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 46,182	\$ 842	\$ 59,158	\$ 80,820	0.732	844	\$	71.09 4R404
21080073.	18734 MCCORMICK	7/13/2023	\$ 74,500	WD	03-ARM'S LENGTH	\$ 74,500	\$ 55,854	\$ 1,437	\$ 73,063	\$ 97,000	0.753	918	\$	81.15 4R404
21080000.	19355 MCCORMICK	5/15/2023	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 41,272	\$ 1,381	\$ 53,619	\$ 71,107	0.754	700	\$	78.57 4R404
21080118.	19362 MCCORMICK	2/27/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 40,876	\$ 1,394	\$ 53,606	\$ 70,378	0.762	704	\$	78.13 4R404

21079570-1	19744 MOROSS	6/5/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 48,845	\$ 1,256	\$ 65,744	\$ 84,829	0.775	934	\$ 71.73	4R404
21080167.	20054 MCCORMICK	4/28/2023	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 53,236	\$ 1,394	\$ 74,606	\$ 92,410	0.807	904	\$ 84.07	4R404
21079603-4	20030 MOROSS	6/19/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 58,205	\$ 1,105	\$ 83,895	\$ 101,783	0.824	1054	\$ 80.65	4R404
21079087-8	20707 MOROSS	4/8/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 52,118	\$ 421	\$ 78,579	\$ 92,152	0.853	978	\$ 80.78	4R404
21079971.	19759 MCCORMICK	11/14/2024	\$ 76,500	WD	03-ARM'S LENGTH	\$ 76,500	\$ 50,606	\$ 1,525	\$ 74,975	\$ 87,488	0.857	893	\$ 85.67	4R404
21079591-2	19932 MOROSS	8/1/2024	\$ 75,000	QC	03-ARM'S LENGTH	\$ 75,000	\$ 49,237	\$ 980	\$ 74,020	\$ 86,020	0.861	768	\$ 97.66	4R404
21079275-7	19421 MOROSS	3/4/2025	\$ 125,000	QC	03-ARM'S LENGTH	\$ 125,000	\$ 81,016	\$ 1,399	\$ 123,601	\$ 141,920	0.871	1462	\$ 85.50	4R404
21080290.	19194 KINGSVILLE	4/26/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 49,840	\$ 1,525	\$ 76,475	\$ 86,123	0.888	894	\$ 87.25	4R404
21080038.	18783 MCCORMICK	9/5/2024	\$ 82,500	WD	03-ARM'S LENGTH	\$ 82,500	\$ 52,562	\$ 1,381	\$ 81,119	\$ 91,232	0.889	935	\$ 88.24	4R404
21080308.	19426 KINGSVILLE	10/25/2024	\$ 82,500	PTA	03-ARM'S LENGTH	\$ 82,500	\$ 51,161	\$ 1,381	\$ 81,119	\$ 88,734	0.914	760	\$ 108.55	4R404
21080340.	19982 KINGSVILLE	6/13/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 46,253	\$ 1,381	\$ 73,619	\$ 79,986	0.920	798	\$ 93.98	4R404
21079563-4	19710 MOROSS	9/21/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 24,759	\$ 1,018	\$ 38,982	\$ 42,319	0.921	704	\$ 56.82	4R404
21080143.	19732 MCCORMICK	12/13/2024	\$ 75,500	WD	03-ARM'S LENGTH	\$ 75,500	\$ 45,694	\$ 1,394	\$ 74,106	\$ 78,966	0.938	696	\$ 108.48	4R404
21080100.	19130 MCCORMICK	10/21/2024	\$ 78,000	PTA	03-ARM'S LENGTH	\$ 78,000	\$ 47,111	\$ 2,095	\$ 75,905	\$ 80,242	0.946	720	\$ 108.33	4R404
21079524-6	19404 MOROSS	7/6/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 51,270	\$ 1,550	\$ 88,450	\$ 88,627	0.998	768	\$ 117.19	4R404
21079249-50	19623 MOROSS	11/14/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 45,242	\$ 1,494	\$ 78,506	\$ 77,982	1.007	844	\$ 94.79	4R404
21080334.	19934 KINGSVILLE	5/21/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 50,540	\$ 1,381	\$ 88,619	\$ 87,627	1.011	796	\$ 113.07	4R404
21080142.	19724 MCCORMICK	11/20/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 44,366	\$ 1,382	\$ 78,618	\$ 76,620	1.026	696	\$ 114.94	4R404
21079560-2	19706 MOROSS	2/16/2024	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 52,962	\$ 1,462	\$ 97,538	\$ 91,800	1.063	704	\$ 140.63	4R404
21080254.	18728 KINGSVILLE	8/12/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 50,711	\$ 1,381	\$ 93,619	\$ 87,932	1.065	906	\$ 104.86	4R404
21079563-4	19710 MOROSS	2/24/2025	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 24,759	\$ 1,018	\$ 45,982	\$ 42,319	1.087	704	\$ 66.76	4R404
21079220-1	19815 MOROSS	10/10/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 50,325	\$ 980	\$ 96,020	\$ 87,959	1.092	985	\$ 98.48	4R404
21080374.	20462 KINGSVILLE	12/13/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 43,046	\$ 1,381	\$ 83,619	\$ 74,269	1.126	949	\$ 89.57	4R404
21080263.	18800 KINGSVILLE	11/25/2024	\$ 115,000	PTA	03-ARM'S LENGTH	\$ 115,000	\$ 56,772	\$ 1,381	\$ 113,619	\$ 98,736	1.151	918	\$ 125.27	4R404
21080167.	20054 MCCORMICK	12/18/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 53,236	\$ 1,394	\$ 108,606	\$ 92,410	1.175	904	\$ 121.68	4R404
21079308-9	19219 MOROSS	2/10/2025	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 46,070	\$ 955	\$ 98,045	\$ 80,419	1.219	844	\$ 117.30	4R404
21079529-30	19424 MOROSS	6/2/2023	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 50,455	\$ 1,014	\$ 107,986	\$ 88,130	1.225	768	\$ 141.93	4R404
21080255.	18734 KINGSVILLE	12/13/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 55,605	\$ 1,945	\$ 118,055	\$ 95,651	1.234	970	\$ 123.71	4R404
21079694-701	20730 MOROSS	7/3/2023	\$ 165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 165,000	\$ 75,096	\$ 1,741	\$ 163,259	\$ 130,758	1.249	1680	\$ 98.21	4R404
21080388.	20656 KINGSVILLE	4/8/2024	\$ 118,000	WD	03-ARM'S LENGTH	\$ 118,000	\$ 53,181	\$ 1,381	\$ 116,619	\$ 92,335	1.263	968	\$ 121.90	4R404
21079165-6	20209 MOROSS	5/24/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 41,416	\$ 842	\$ 94,158	\$ 72,324	1.302	844	\$ 112.56	4R404
Totals:			\$ 5,244,400			\$ 5,244,400	\$ 4,301,161	\$	\$ 5,126,441	\$ 7,454,194		\$	68.91	

WM ECF => **0.688**

Median ECF **0.667**

Mean ECF => **0.692**

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
21057671.	12525 RIAD	11/8/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 69,543	\$ 3,553	\$ 36,447	\$ 113,972	0.320	902	\$	44.35 4R405
21066675.	11717 NOTTINGHAM	9/22/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 63,869	\$ 3,394	\$ 34,106	\$ 104,447	0.327	1028	\$	36.48 4R405
21057654.	12897 RIAD	6/21/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 61,037	\$ 3,240	\$ 32,760	\$ 99,822	0.328	831	\$	43.32 4R405
21058665.	11776 ROSSITER	12/7/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 59,150	\$ 3,145	\$ 31,855	\$ 96,727	0.329	964	\$	36.31 4R405
21068181.	11109 MCKINNEY	7/12/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 84,755	\$ 3,243	\$ 46,757	\$ 140,781	0.332	1286	\$	38.88 4R405
21057659.	12855 LAING	10/26/2023	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 69,000	\$ 3,283	\$ 37,717	\$ 113,501	0.332	1018	\$	40.28 4R405
21057827.	12744 DUCHESS	1/31/2025	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 37,008	\$ 3,258	\$ 19,742	\$ 58,290	0.339	1028	\$	22.37 4R405
21068527.003	10410 DUPREY	4/7/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 70,459	\$ 3,895	\$ 39,105	\$ 114,964	0.340	1044	\$	41.19 4R405
21068410.014	10976 PEERLESS	2/5/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 64,583	\$ 3,841	\$ 36,159	\$ 104,908	0.345	1040	\$	38.46 4R405
21058255.002	12485 WHITEHILL	8/13/2024	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 62,580	\$ 4,083	\$ 34,917	\$ 101,031	0.346	1036	\$	37.64 4R405
21058003.	12655 LAING	5/30/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 69,738	\$ 3,301	\$ 39,699	\$ 114,744	0.346	1045	\$	41.15 4R405
21068527.033	10728 DUPREY	2/29/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 57,323	\$ 3,944	\$ 32,056	\$ 92,192	0.348	780	\$	46.15 4R405
21065920-1	11526 BEACONSFIELD	12/16/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 71,392	\$ 3,072	\$ 41,928	\$ 117,997	0.355	1005	\$	44.78 4R405
21068429.	10869 PEERLESS	12/17/2024	\$ 54,601	DD	03-ARM'S LENGTH	\$ 54,601	\$ 85,764	\$ 3,227	\$ 51,374	\$ 142,551	0.360	1293	\$	42.23 4R405
21066643.	11360 NOTTINGHAM	12/27/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 63,316	\$ 3,203	\$ 38,797	\$ 103,822	0.374	1037	\$	40.50 4R405
21064878.004	11940 LAKEPOINTE	3/18/2024	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 76,196	\$ 3,468	\$ 47,532	\$ 125,610	0.378	1111	\$	45.90 4R405
21068428.002	10985 PEERLESS	9/19/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 66,660	\$ 3,320	\$ 41,680	\$ 109,396	0.381	838	\$	53.70 4R405
21058718.	11745 ROSSITER	8/27/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 46,443	\$ 3,169	\$ 28,831	\$ 74,739	0.386	1213	\$	26.38 4R405
21067955.	11145 BALFOUR	6/1/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 75,883	\$ 3,071	\$ 48,929	\$ 125,755	0.389	1111	\$	46.80 4R405
21058251.	12527 WHITEHILL	2/20/2025	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 53,974	\$ 3,258	\$ 34,242	\$ 87,592	0.391	908	\$	41.30 4R405
21057816.	12536 DUCHESS	4/28/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 49,250	\$ 3,208	\$ 31,792	\$ 79,520	0.400	1234	\$	28.36 4R405
21058938.	11559 ROXBURY	7/2/2024	\$ 45,000	OTH	03-ARM'S LENGTH	\$ 45,000	\$ 63,686	\$ 3,131	\$ 41,869	\$ 104,585	0.400	1022	\$	44.03 4R405
21068467.	10606 MARNE	7/24/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 70,990	\$ 3,184	\$ 48,816	\$ 117,109	0.417	1039	\$	50.05 4R405
21057807.	12390 DUCHESS	11/12/2024	\$ 58,000	PTA	03-ARM'S LENGTH	\$ 58,000	\$ 78,837	\$ 3,196	\$ 54,804	\$ 130,641	0.420	1155	\$	50.22 4R405
21068527.005	10428 DUPREY	8/9/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 60,259	\$ 3,852	\$ 41,148	\$ 97,421	0.422	998	\$	45.09 4R405
21066002-3	11817 BEACONSFIELD	4/9/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 63,181	\$ 2,954	\$ 44,046	\$ 104,019	0.423	1020	\$	46.08 4R405
21057858.	12345 DUCHESS	4/18/2023	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 86,588	\$ 2,492	\$ 61,508	\$ 145,244	0.423	1380	\$	46.38 4R405
21063647.	11828 WAYBURN	2/16/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 67,247	\$ 2,974	\$ 47,026	\$ 111,007	0.424	1135	\$	44.05 4R405
21058014.	12443 LAING	4/30/2024	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 81,827	\$ 3,188	\$ 57,812	\$ 135,819	0.426	1128	\$	54.08 4R405
21067314.	11418 SOMERSET	5/24/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 86,486	\$ 3,208	\$ 61,792	\$ 143,831	0.430	1374	\$	47.31 4R405
21057680.	12451 RIAD	3/15/2024	\$ 59,500	WD	03-ARM'S LENGTH	\$ 59,500	\$ 77,902	\$ 3,169	\$ 56,331	\$ 129,073	0.436	1188	\$	50.08 4R405
21058006.	12629 LAING	9/5/2024	\$ 53,500	WD	03-ARM'S LENGTH	\$ 53,500	\$ 69,257	\$ 3,317	\$ 50,183	\$ 113,886	0.441	1035	\$	51.69 4R405
21068635.	9764 SANILAC	1/9/2025	\$ 40,000	QC	03-ARM'S LENGTH	\$ 40,000	\$ 51,592	\$ 2,657	\$ 37,343	\$ 84,516	0.442	755	\$	52.98 4R405
21067339.	11467 SOMERSET	2/14/2025	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 67,361	\$ 2,991	\$ 50,009	\$ 111,174	0.450	1023	\$	51.81 4R405
21067309.	11308 SOMERSET	5/1/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 76,315	\$ 2,993	\$ 57,007	\$ 126,636	0.450	1352	\$	44.38 4R405
21064895.002	11955 LAKEPOINTE	9/1/2023	\$ 69,900	WD	03-ARM'S LENGTH	\$ 69,900	\$ 88,678	\$ 3,422	\$ 66,478	\$ 147,247	0.451	1400	\$	49.93 4R405
21066678.008	11635 NOTTINGHAM	6/20/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 75,791	\$ 3,360	\$ 56,640	\$ 125,097	0.453	1099	\$	54.60 4R405
21068627.	9696 SANILAC	9/7/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 58,771	\$ 3,257	\$ 43,743	\$ 95,879	0.456	941	\$	49.95 4R405
21068496.001	10893 MARNE	5/1/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 70,977	\$ 3,394	\$ 53,606	\$ 116,724	0.459	1028	\$	55.45 4R405
21068478.012	10862 MARNE	4/4/2023	\$ 51,000	QC	03-ARM'S LENGTH	\$ 51,000	\$ 62,908	\$ 3,573	\$ 47,427	\$ 102,478	0.463	996	\$	51.20 4R405
21057478.	12600 PAYTON	11/7/2023	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 54,127	\$ 3,126	\$ 40,874	\$ 88,085	0.464	886	\$	49.66 4R405
21063706.	11845 WAYBURN	10/6/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 54,773	\$ 3,264	\$ 41,736	\$ 88,962	0.469	799	\$	56.32 4R405
21068592.013	10595 LANARK	5/3/2023	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 63,803	\$ 3,926	\$ 48,574	\$ 103,415	0.470	1066	\$	49.25 4R405
21058716.	11761 ROSSITER	5/16/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 53,932	\$ 3,145	\$ 41,855	\$ 87,715	0.477	805	\$	55.90 4R405
21068477.	10758 MARNE	2/14/2025	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 78,599	\$ 3,227	\$ 63,773	\$ 130,176	0.490	1104	\$	60.69 4R405
21057502.	12945 PAYTON	2/27/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 52,293	\$ 3,106	\$ 41,894	\$ 84,952	0.493	816	\$	55.15 4R405
21068496.005	10863 MARNE	2/22/2024	\$ 52,500	PTA	03-ARM'S LENGTH	\$ 52,500	\$ 60,481	\$ 3,822	\$ 48,678	\$ 97,857	0.497	946	\$	55.50 4R405
21068592.023	10511 LANARK	5/31/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 80,665	\$ 3,895	\$ 66,105	\$ 132,591	0.499	1185	\$	59.07 4R405
21058253.	12511 WHITEHILL	11/1/2023	\$ 34,500	WD	03-ARM'S LENGTH	\$ 34,500	\$ 39,197	\$ 3,258	\$ 31,242	\$ 62,071	0.503	1178	\$	29.29 4R405
21057643.002	12674 RIAD	2/3/2025	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 54,052	\$ 3,225	\$ 44,275	\$ 87,784	0.504	971	\$	48.92 4R405
21058248.	12555 WHITEHILL	12/3/2023	\$ 43,500	WD	03-ARM'S LENGTH	\$ 43,500	\$ 49,408	\$ 3,258	\$ 40,242	\$ 79,706	0.505	908	\$	47.91 4R405

21058678.	11952 ROSSITER	11/6/2024	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 32,730	\$ 3,365	\$ 25,635	\$ 50,717	0.505	967	\$ 29.99	4R405
21066669.	11760 NOTTINGHAM	5/23/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 70,299	\$ 3,924	\$ 58,076	\$ 114,637	0.507	1028	\$ 60.31	4R405
21063673.	12224 WAYBURN	4/16/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 50,926	\$ 3,359	\$ 41,641	\$ 82,154	0.507	908	\$ 49.56	4R405
21068478.008	10826 MARNE	4/10/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 62,299	\$ 3,573	\$ 51,427	\$ 101,427	0.507	1015	\$ 54.19	4R405
21058928.	11901 ROXBURY	4/19/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 70,188	\$ 3,561	\$ 58,439	\$ 115,073	0.508	1038	\$ 59.73	4R405
21066670.	11757 NOTTINGHAM	7/28/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 38,781	\$ 3,930	\$ 31,070	\$ 60,192	0.516	1018	\$ 34.38	4R405
21057643.007	12716 RIAD	6/7/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 35,312	\$ 3,223	\$ 28,777	\$ 55,421	0.519	974	\$ 32.85	4R405
21068496.008	10835 MARNE	7/7/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 58,042	\$ 3,258	\$ 49,742	\$ 94,618	0.526	952	\$ 55.67	4R405
21068669.001	9736 CAMLEY	2/22/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 59,898	\$ 6,155	\$ 48,845	\$ 92,820	0.526	785	\$ 70.06	4R405
21068439.	10707 PEERLESS	4/16/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 97,058	\$ 3,833	\$ 85,167	\$ 161,010	0.529	1518	\$ 58.63	4R405
21057524.	12591 PAYTON	4/29/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 73,492	\$ 3,201	\$ 64,799	\$ 121,401	0.534	1068	\$ 63.67	4R405
21057661.003	12823 RIAD	3/21/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 53,963	\$ 3,240	\$ 46,760	\$ 87,604	0.534	974	\$ 51.33	4R405
21067901.	11168 BALFOUR	10/18/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 80,932	\$ 3,234	\$ 71,766	\$ 134,193	0.535	1232	\$ 60.88	4R405
21065939.004	11692 BEACONSFIELD	7/19/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 59,168	\$ 3,008	\$ 51,992	\$ 96,995	0.536	978	\$ 56.24	4R405
21056940.	18716 KELLY	6/28/2024	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 45,660	\$ 2,325	\$ 40,175	\$ 74,845	0.537	706	\$ 60.20	4R405
21068144.	11210 MCKINNEY	5/15/2023	\$ 87,000	PTA	03-ARM'S LENGTH	\$ 87,000	\$ 93,254	\$ 3,246	\$ 83,754	\$ 155,454	0.539	1489	\$ 58.43	4R405
21057992.001	12468 LAING	1/2/2024	\$ 60,000	QC	03-ARM'S LENGTH	\$ 60,000	\$ 64,221	\$ 3,121	\$ 56,879	\$ 105,527	0.539	1037	\$ 57.86	4R405
21068504.	10711 MARNE	1/3/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 37,183	\$ 2,550	\$ 32,450	\$ 59,815	0.543	1048	\$ 33.40	4R405
21056939.	18714 KELLY	6/27/2024	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 45,073	\$ 2,344	\$ 40,156	\$ 73,798	0.544	706	\$ 60.20	4R405
21057985.	12412 LAING	9/7/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 79,281	\$ 3,208	\$ 71,792	\$ 131,387	0.546	1146	\$ 65.45	4R405
21063689.	12051 WAYBURN	12/22/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 57,896	\$ 3,267	\$ 51,733	\$ 94,351	0.548	960	\$ 57.29	4R405
21058018.	12409 LAING	1/10/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 46,636	\$ 3,188	\$ 41,812	\$ 75,040	0.557	1203	\$ 37.41	4R405
21057992.001	12468 LAING	4/16/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 64,221	\$ 3,121	\$ 58,879	\$ 105,527	0.558	1037	\$ 59.79	4R405
21068361.	11143 WORDEN	11/9/2023	\$ 67,900	WD	03-ARM'S LENGTH	\$ 67,900	\$ 69,996	\$ 3,375	\$ 64,525	\$ 115,062	0.561	1028	\$ 66.05	4R405
21057508.001	12893 PAYTON	11/25/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 70,106	\$ 3,149	\$ 64,851	\$ 115,642	0.561	1020	\$ 66.67	4R405
21067319.	11458 SOMERSET	5/30/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 63,937	\$ 3,165	\$ 59,335	\$ 104,960	0.565	1026	\$ 60.92	4R405
21057643.003	12682 RIAD	12/18/2024	\$ 67,000	PTA	03-ARM'S LENGTH	\$ 67,000	\$ 68,331	\$ 3,283	\$ 63,717	\$ 112,345	0.567	973	\$ 68.86	4R405
21056903.	18418 KELLY	9/11/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 79,603	\$ 2,803	\$ 76,197	\$ 132,642	0.574	1256	\$ 62.90	4R405
21066679.	11567 NOTTINGHAM	1/30/2024	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	\$ 84,308	\$ 3,031	\$ 80,969	\$ 140,375	0.577	1258	\$ 66.77	4R405
21057643.011	12750 RIAD	6/8/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 68,712	\$ 3,283	\$ 65,717	\$ 113,003	0.582	974	\$ 70.84	4R405
21056927.	18644 KELLY	8/4/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 44,705	\$ 2,462	\$ 42,538	\$ 72,959	0.583	706	\$ 63.74	4R405
21066660.015L	11684 NOTTINGHAM	7/21/2023	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 62,900	\$ 3,295	\$ 61,705	\$ 102,945	0.599	878	\$ 74.03	4R405
21068536.	10860 DUPREY	1/3/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 36,663	\$ 4,622	\$ 33,378	\$ 55,339	0.603	818	\$ 46.45	4R405
21066645.	11380 NOTTINGHAM	5/17/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 92,056	\$ 3,246	\$ 93,754	\$ 153,385	0.611	1498	\$ 64.75	4R405
21057827.	12744 DUCHESS	2/26/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 37,008	\$ 3,258	\$ 35,742	\$ 58,290	0.613	1028	\$ 37.94	4R405
21067321.	11590 SOMERSET	4/28/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 70,923	\$ 3,375	\$ 71,625	\$ 116,663	0.614	1027	\$ 73.03	4R405
21068584.	10765 LANARK	6/14/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 53,771	\$ 3,416	\$ 53,584	\$ 86,969	0.616	754	\$ 75.60	4R405
21068662.	9369 SANILAC	3/22/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 56,516	\$ 2,453	\$ 57,547	\$ 93,373	0.616	978	\$ 61.35	4R405
21068428.014	10885 PEERLESS	7/12/2024	\$ 89,500	WD	03-ARM'S LENGTH	\$ 89,500	\$ 83,672	\$ 3,320	\$ 86,180	\$ 138,777	0.621	1232	\$ 72.65	4R405
21057661.01	12717 RIAD	10/6/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 60,136	\$ 3,240	\$ 61,760	\$ 98,266	0.628	971	\$ 66.94	4R405
21064881.	11994 LAKEPOINTE	2/24/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 69,078	\$ 3,561	\$ 71,439	\$ 113,155	0.631	1028	\$ 72.96	4R405
21068527.006	10436 DUPREY	12/16/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 59,889	\$ 3,852	\$ 61,148	\$ 96,782	0.632	953	\$ 68.21	4R405
21068483.	10924 MARNE	2/7/2024	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 53,154	\$ 3,685	\$ 54,315	\$ 85,439	0.636	832	\$ 69.71	4R405
21068567.	10510 LANARK	4/24/2023	\$ 64,000	PTA	03-ARM'S LENGTH	\$ 64,000	\$ 58,453	\$ 3,028	\$ 60,972	\$ 95,725	0.637	836	\$ 76.56	4R405
21063668.003	12084 WAYBURN	4/21/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 50,216	\$ 3,342	\$ 51,658	\$ 80,957	0.638	709	\$ 77.57	4R405
21068527.015	10510 DUPREY	10/31/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 59,026	\$ 3,852	\$ 61,148	\$ 95,292	0.642	947	\$ 68.64	4R405
21058941.	11537 ROXBURY	3/24/2025	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 61,090	\$ 3,118	\$ 64,882	\$ 100,124	0.648	1004	\$ 67.73	4R405
21067928.	11551 BALFOUR	4/23/2024	\$ 79,500	WD	03-ARM'S LENGTH	\$ 79,500	\$ 71,351	\$ 3,375	\$ 76,125	\$ 117,402	0.648	1038	\$ 76.59	4R405
21057838.001	12695 DUCHESS	6/28/2024	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 73,478	\$ 3,283	\$ 78,717	\$ 121,235	0.649	1018	\$ 80.55	4R405
21067922.	11524 BALFOUR	7/12/2023	\$ 74,500	WD	03-ARM'S LENGTH	\$ 74,500	\$ 66,516	\$ 3,375	\$ 71,125	\$ 109,052	0.652	1038	\$ 71.77	4R405
21068478.009	10836 MARNE	1/22/2024	\$ 39,900	WD	03-ARM'S LENGTH	\$ 39,900	\$ 35,570	\$ 3,573	\$ 36,327	\$ 55,263	0.657	968	\$ 41.22	4R405
21057470.	12536 PAYTON	3/6/2024	\$ 62,000	PTA	03-ARM'S LENGTH	\$ 62,000	\$ 54,778	\$ 3,126	\$ 58,874	\$ 89,209	0.660	882	\$ 70.29	4R405

21068564.	10416 LANARK	4/27/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 65,478	\$ 2,453	\$ 72,547	\$ 108,851	0.666	819	\$ 91.58	4R405
21065954-5	11846 BEACONSFIELD	4/19/2024	\$ 66,300	WD	03-ARM'S LENGTH	\$ 66,300	\$ 57,826	\$ 2,911	\$ 63,389	\$ 94,845	0.668	1038	\$ 63.87	4R405
21068527.003	10410 DUPREY	11/11/2024	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 70,459	\$ 3,895	\$ 77,105	\$ 114,964	0.671	1044	\$ 77.59	4R405
21056897-8	18330 KELLY	6/14/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 53,361	\$ 4,228	\$ 57,772	\$ 84,858	0.681	720	\$ 86.11	4R405
21058446.	12400 LANSDOWNE	5/15/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 46,801	\$ 3,376	\$ 51,624	\$ 75,000	0.688	728	\$ 75.55	4R405
21058467.	12235 LANSDOWNE	2/21/2024	\$ 102,600	WD	03-ARM'S LENGTH	\$ 102,600	\$ 84,701	\$ 3,394	\$ 99,206	\$ 140,427	0.706	1208	\$ 84.93	4R405
21057832.	12747 DUCHESS	5/9/2024	\$ 76,900	PTA	03-ARM'S LENGTH	\$ 76,900	\$ 63,193	\$ 3,283	\$ 73,617	\$ 103,472	0.711	1018	\$ 75.54	4R405
21068397.	10684 PEERLESS	9/13/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 65,629	\$ 3,184	\$ 76,816	\$ 107,850	0.712	979	\$ 81.72	4R405
21057491.	12890 PAYTON	1/16/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 64,386	\$ 3,240	\$ 76,760	\$ 105,606	0.727	1031	\$ 77.59	4R405
21068349.005	11000 WORDEN	4/28/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 64,212	\$ 3,277	\$ 76,723	\$ 105,242	0.729	1064	\$ 75.19	4R405
21057984.	12400 LAING	9/8/2023	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 95,069	\$ 3,183	\$ 115,817	\$ 158,698	0.730	1536	\$ 77.47	4R405
21057661.01	12717 RIAD	10/16/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 60,136	\$ 3,240	\$ 71,760	\$ 98,266	0.730	971	\$ 77.24	4R405
21068432.	10835 PEERLESS	2/2/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 86,744	\$ 3,253	\$ 105,747	\$ 144,199	0.733	1296	\$ 84.10	4R405
21068434.	10821 PEERLESS	8/30/2023	\$ 131,000	WD	03-ARM'S LENGTH	\$ 131,000	\$ 104,038	\$ 3,253	\$ 127,747	\$ 174,067	0.734	1669	\$ 78.49	4R405
21068176.	11219 MCKINNEY	1/25/2024	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 93,896	\$ 3,246	\$ 115,754	\$ 156,563	0.739	1536	\$ 77.47	4R405
21057988.	12434 LAING	10/18/2024	\$ 108,000	WD	03-ARM'S LENGTH	\$ 108,000	\$ 85,162	\$ 3,208	\$ 104,792	\$ 141,544	0.740	1256	\$ 85.99	4R405
21057979-80	12300 LAING	11/25/2024	\$ 130,000	PTA	03-ARM'S LENGTH	\$ 130,000	\$ 102,247	\$ 5,228	\$ 124,772	\$ 167,563	0.745	1551	\$ 83.82	4R405
21067901.	11168 BALFOUR	12/6/2024	\$ 103,350	WD	03-ARM'S LENGTH	\$ 103,350	\$ 80,932	\$ 3,234	\$ 100,116	\$ 134,193	0.746	1232	\$ 83.89	4R405
21064894.	11975 LAKEPOINTE	12/9/2024	\$ 120,000	PTA	03-ARM'S LENGTH	\$ 120,000	\$ 93,220	\$ 3,562	\$ 116,438	\$ 154,850	0.752	1038	\$ 115.61	4R405
21057643.011	12750 RIAD	11/14/2024	\$ 89,500	WD	03-ARM'S LENGTH	\$ 89,500	\$ 68,712	\$ 3,283	\$ 86,217	\$ 113,003	0.763	974	\$ 91.89	4R405
21057512-3	12745 PAYTON	5/31/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 60,168	\$ 2,735	\$ 77,265	\$ 99,193	0.779	1009	\$ 79.29	4R405
21058003.	12655 LAING	11/18/2024	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 69,738	\$ 3,301	\$ 90,699	\$ 114,744	0.790	1045	\$ 89.95	4R405
21065998-9	11831 BEACONSFIELD	10/31/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 52,052	\$ 2,911	\$ 67,089	\$ 84,872	0.790	824	\$ 84.95	4R405
21064867.	11652 LAKEPOINTE	5/5/2023	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 100,914	\$ 3,182	\$ 134,818	\$ 168,794	0.799	1638	\$ 84.25	4R405
21064895.009	11905 LAKEPOINTE	10/9/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 80,111	\$ 3,527	\$ 106,473	\$ 132,269	0.805	1177	\$ 93.46	4R405
21058270.	12185 WHITEHILL	4/28/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 86,388	\$ 3,184	\$ 116,816	\$ 143,703	0.813	1308	\$ 91.74	4R405
21057992.013	12570 LAING	12/6/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 68,016	\$ 3,301	\$ 91,699	\$ 111,770	0.820	982	\$ 96.74	4R405
21057625.	12454 RIAD	11/30/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 92,165	\$ 3,169	\$ 126,831	\$ 153,706	0.825	1550	\$ 83.87	4R405
21068351.	11100 WORDEN	12/13/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 70,319	\$ 3,375	\$ 96,625	\$ 115,620	0.836	1039	\$ 96.25	4R405
21057490.008	12824 PAYTON	4/26/2024	\$ 84,900	PTA	03-ARM'S LENGTH	\$ 84,900	\$ 59,617	\$ 3,240	\$ 81,660	\$ 97,370	0.839	968	\$ 87.71	4R405
21058693.	12131 ROSSITER	10/22/2024	\$ 74,000	PTA	03-ARM'S LENGTH	\$ 74,000	\$ 51,377	\$ 3,357	\$ 70,643	\$ 82,936	0.852	680	\$ 108.82	4R405
21068151.009	11334 MCKINNEY	8/27/2024	\$ 104,500	WD	03-ARM'S LENGTH	\$ 104,500	\$ 71,075	\$ 3,277	\$ 101,223	\$ 117,095	0.864	1226	\$ 85.24	4R405
21058909.	11752 ROXBURY	1/29/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 61,255	\$ 3,443	\$ 86,557	\$ 99,848	0.867	891	\$ 101.01	4R405
21068362.	11135 WORDEN	8/10/2023	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 71,114	\$ 3,332	\$ 101,668	\$ 117,067	0.868	821	\$ 127.89	4R405
21068151.012	11360 MCKINNEY	3/12/2024	\$ 99,000	PTA	03-ARM'S LENGTH	\$ 99,000	\$ 66,862	\$ 3,277	\$ 95,723	\$ 109,819	0.872	1055	\$ 93.84	4R405
21067338.006	11551 SOMERSET	11/19/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 58,965	\$ 3,277	\$ 85,723	\$ 96,180	0.891	970	\$ 91.75	4R405
21057508.012	12801 PAYTON	7/18/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 59,359	\$ 2,892	\$ 87,108	\$ 97,525	0.893	968	\$ 92.98	4R405
21068484.	10934 MARNE	6/4/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 53,025	\$ 3,685	\$ 76,315	\$ 85,216	0.896	824	\$ 97.09	4R405
21068516.	10545 MARNE	10/16/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 36,643	\$ 3,184	\$ 51,816	\$ 57,788	0.897	1015	\$ 54.19	4R405
21058009.	12603 LAING	9/17/2024	\$ 42,500	PTA	03-ARM'S LENGTH	\$ 42,500	\$ 28,573	\$ 3,301	\$ 39,199	\$ 43,648	0.898	1207	\$ 35.21	4R405
21068376.	10901 WORDEN	8/7/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 48,924	\$ 2,764	\$ 72,236	\$ 79,724	0.906	1271	\$ 59.01	4R405
21068527.026	10666 DUPREY	10/25/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 51,397	\$ 3,895	\$ 76,105	\$ 82,041	0.928	1361	\$ 58.78	4R405
21058698.005	12059 ROSSITER	11/27/2024	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 54,247	\$ 3,307	\$ 81,693	\$ 87,979	0.929	912	\$ 93.20	4R405
21066682.	11545 NOTTINGHAM	3/7/2025	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 81,976	\$ 3,283	\$ 126,717	\$ 135,912	0.932	1105	\$ 117.65	4R405
21068592.007	10647 LANARK	8/5/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 83,650	\$ 3,926	\$ 131,074	\$ 137,693	0.952	1308	\$ 103.21	4R405
21066026-7	11601 BEACONSFIELD	5/20/2024	\$ 128,000	WD	03-ARM'S LENGTH	\$ 128,000	\$ 78,636	\$ 2,348	\$ 125,652	\$ 131,758	0.954	1186	\$ 107.93	4R405
21056904.	18422 KELLY	9/3/2024	\$ 79,000	QC	03-ARM'S LENGTH	\$ 79,000	\$ 48,465	\$ 2,760	\$ 76,240	\$ 78,938	0.966	840	\$ 94.05	4R405
21063663.	12026 WAYBURN	2/26/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 44,735	\$ 2,591	\$ 71,409	\$ 72,788	0.981	748	\$ 98.93	4R405
21064893.	11983 LAKEPOINTE	5/5/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 71,943	\$ 3,564	\$ 116,436	\$ 118,098	0.986	1028	\$ 116.73	4R405
21076422-3	10500 MORANG	8/18/2023	\$ 97,200	WD	03-ARM'S LENGTH	\$ 97,200	\$ 58,287	\$ 2,989	\$ 94,211	\$ 95,506	0.986	803	\$ 121.05	4R405
21067340.	11461 SOMERSET	5/30/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 55,588	\$ 3,203	\$ 89,797	\$ 90,475	0.993	821	\$ 113.28	4R405
21057641.	12650 RIAD	3/29/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 79,620	\$ 3,169	\$ 131,831	\$ 132,040	0.998	1153	\$ 117.09	4R405

21068627.	9696 SANILAC	10/11/2023	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 58,771	\$ 3,257	\$ 95,743	\$ 95,879	0.999	941	\$ 105.21	4R405
21068667.005	9216 CAMLEY	6/7/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 48,022	\$ 4,148	\$ 75,852	\$ 75,775	1.001	729	\$ 109.74	4R405
21068592.001	10695 LANARK	11/7/2024	\$ 81,000	QC	03-ARM'S LENGTH	\$ 81,000	\$ 48,545	\$ 4,074	\$ 76,926	\$ 76,807	1.002	756	\$ 107.14	4R405
21068442.	10685 PEERLESS	1/19/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 78,795	\$ 3,249	\$ 131,751	\$ 130,477	1.010	1190	\$ 113.45	4R405
21066002-3	11817 BEACONSFIELD	2/28/2025	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 63,181	\$ 2,954	\$ 106,046	\$ 104,019	1.019	1020	\$ 106.86	4R405
21068413.	11006 PEERLESS	3/1/2024	\$ 125,000	PTA	03-ARM'S LENGTH	\$ 125,000	\$ 70,687	\$ 3,394	\$ 121,606	\$ 116,223	1.046	1020	\$ 122.55	4R405
21068151.008	11326 MCKINNEY	4/24/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 64,694	\$ 3,277	\$ 111,723	\$ 106,074	1.053	903	\$ 127.35	4R405
21068592.036	10337 LANARK	5/21/2024	\$ 116,000	WD	03-ARM'S LENGTH	\$ 116,000	\$ 64,718	\$ 3,852	\$ 112,148	\$ 105,123	1.067	892	\$ 130.04	4R405
21056897-8	18330 KELLY	7/26/2023	\$ 96,500	WD	03-ARM'S LENGTH	\$ 96,500	\$ 53,361	\$ 4,228	\$ 92,272	\$ 84,858	1.087	720	\$ 134.03	4R405
21058929.003	11873 ROXBURY	5/3/2024	\$ 148,000	WD	03-ARM'S LENGTH	\$ 148,000	\$ 80,262	\$ 3,484	\$ 144,516	\$ 132,604	1.090	1140	\$ 129.82	4R405
21058898.	11592 ROXBURY	6/1/2023	\$ 124,900	WD	03-ARM'S LENGTH	\$ 124,900	\$ 66,571	\$ 3,369	\$ 121,531	\$ 109,157	1.113	1009	\$ 123.79	4R405
21063686.001	12191 WAYBURN	2/29/2024	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 58,319	\$ 3,401	\$ 106,599	\$ 94,850	1.124	909	\$ 121.01	4R405
21068566.	10500 LANARK	11/22/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 60,287	\$ 2,386	\$ 112,614	\$ 100,002	1.126	860	\$ 133.72	4R405
21067309.	11308 SOMERSET	1/5/2024	\$ 148,500	WD	03-ARM'S LENGTH	\$ 148,500	\$ 76,315	\$ 2,993	\$ 145,507	\$ 126,636	1.149	1352	\$ 109.84	4R405
21064908.	11685 LAKEPOINTE	7/30/2024	\$ 124,000	WD	03-ARM'S LENGTH	\$ 124,000	\$ 63,800	\$ 3,145	\$ 120,855	\$ 104,758	1.154	891	\$ 139.17	4R405
21068181.	11109 MCKINNEY	11/19/2024	\$ 167,500	WD	03-ARM'S LENGTH	\$ 167,500	\$ 84,755	\$ 3,243	\$ 164,257	\$ 140,781	1.167	1286	\$ 130.25	4R405
21057653.	12909 RIAD	11/26/2024	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 41,985	\$ 3,283	\$ 78,717	\$ 66,843	1.178	1017	\$ 80.63	4R405
21058926.	11917 ROXBURY	8/6/2024	\$ 82,500	PTA	03-ARM'S LENGTH	\$ 82,500	\$ 42,189	\$ 3,561	\$ 78,939	\$ 66,715	1.183	1030	\$ 80.10	4R405
21068667.008	9240 CAMLEY	7/26/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 52,323	\$ 3,955	\$ 106,045	\$ 83,537	1.269	729	\$ 150.89	4R405
21058938.	11559 ROXBURY	3/6/2025	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 63,686	\$ 3,131	\$ 134,869	\$ 104,585	1.290	1022	\$ 135.03	4R405
21056927.	18644 KELLY	9/6/2023	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 44,705	\$ 2,462	\$ 96,538	\$ 72,959	1.323	706	\$ 140.23	4R405
Totals:			\$ 12,977,451			\$ 12,977,451	\$ 11,397,738	\$	\$ 12,394,005	\$ 18,677,534		\$	71.97	

WM ECF => **0.664**
 Median ECF **0.616**
 Mean ECF => **0.667**

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
21064814.	11058 LAKEPOINTE	1/18/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 79,976	\$ 3,332	\$ 39,668	\$ 139,607	0.284	1222	\$ 35.19	4R406
21064849.	11420 LAKEPOINTE	10/16/2024	\$ 35,500	PTA	03-ARM'S LENGTH	\$ 35,500	\$ 64,828	\$ 2,979	\$ 32,521	\$ 112,658	0.289	1053	\$ 33.71	4R406
21064978.	10909 LAKEPOINTE	4/24/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 72,261	\$ 3,162	\$ 36,838	\$ 125,863	0.293	1162	\$ 34.42	4R406
21057589.	11714 RIAD	2/4/2025	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 67,986	\$ 3,518	\$ 34,482	\$ 117,428	0.294	986	\$ 38.54	4R406
21058648.	11358 ROSSITER	8/23/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 79,795	\$ 4,293	\$ 40,707	\$ 137,526	0.296	1140	\$ 39.47	4R406
21058873.	11258 ROXBURY	12/26/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 77,727	\$ 3,838	\$ 41,162	\$ 134,588	0.306	1215	\$ 37.04	4R406
21058959.	11303 ROXBURY	11/21/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 73,792	\$ 3,208	\$ 39,792	\$ 128,568	0.310	946	\$ 45.45	4R406
21058733.001	11465 ROSSITER	6/18/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 78,278	\$ 4,240	\$ 43,760	\$ 134,860	0.324	1140	\$ 42.11	4R406
21066624.001	10934 NOTTINGHAM	9/14/2023	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 23,731	\$ 2,243	\$ 12,757	\$ 39,140	0.326	708	\$ 21.19	4R406
21066747.	10711 NOTTINGHAM	6/22/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 60,007	\$ 3,596	\$ 34,404	\$ 102,752	0.335	1112	\$ 34.17	4R406
21064836.	11284 LAKEPOINTE	5/17/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 62,434	\$ 3,605	\$ 36,395	\$ 107,157	0.340	1076	\$ 37.17	4R406
21064964.	11071 LAKEPOINTE	10/16/2024	\$ 37,000	PTA	03-ARM'S LENGTH	\$ 37,000	\$ 57,487	\$ 3,119	\$ 33,881	\$ 99,031	0.342	976	\$ 37.91	4R406
21058177.	11608 WHITEHILL	10/7/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 77,761	\$ 4,071	\$ 45,929	\$ 134,226	0.342	1110	\$ 45.05	4R406
21067961.	10915 BALFOUR	1/31/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 61,206	\$ 3,647	\$ 36,353	\$ 104,843	0.347	1088	\$ 36.76	4R406
21058612.	10974 ROSSITER	12/13/2024	\$ 47,200	WD	03-ARM'S LENGTH	\$ 47,200	\$ 71,756	\$ 3,162	\$ 44,038	\$ 124,944	0.352	1124	\$ 41.99	4R406
21063635.	11514 WAYBURN	11/13/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 73,548	\$ 3,669	\$ 45,331	\$ 127,284	0.356	1142	\$ 42.91	4R406
21068216.	10623 MCKINNEY	11/3/2023	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 52,979	\$ 3,275	\$ 32,725	\$ 90,536	0.361	998	\$ 36.07	4R406
21066580.	10424 NOTTINGHAM	6/27/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 59,007	\$ 2,621	\$ 37,379	\$ 102,707	0.364	1020	\$ 39.22	4R406
21066736.	10863 NOTTINGHAM	11/29/2023	\$ 48,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 48,000	\$ 68,890	\$ 5,834	\$ 42,166	\$ 114,856	0.367	1737	\$ 27.63	4R406
21058870.	11234 ROXBURY	2/14/2025	\$ 51,500	WD	03-ARM'S LENGTH	\$ 51,500	\$ 74,478	\$ 3,817	\$ 47,683	\$ 128,709	0.370	1226	\$ 42.01	4R406
21063741.	11091 WAYBURN	8/29/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 101,185	\$ 4,092	\$ 65,908	\$ 176,854	0.373	1537	\$ 45.54	4R406
21057698.	11907 RIAD	4/5/2023	\$ 39,900	WD	03-ARM'S LENGTH	\$ 39,900	\$ 57,182	\$ 3,228	\$ 36,672	\$ 98,277	0.373	1000	\$ 39.90	4R406
21063731.	11235 WAYBURN	1/29/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 52,653	\$ 4,261	\$ 34,739	\$ 88,146	0.394	1670	\$ 23.35	4R406
21063632.005L	11456 WAYBURN	11/20/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 68,034	\$ 3,407	\$ 46,593	\$ 117,718	0.396	1020	\$ 49.02	4R406
21057891.	11635 DUCHESS	8/14/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 85,689	\$ 3,606	\$ 59,394	\$ 149,514	0.397	1248	\$ 50.48	4R406
21058417.001	11852 LANSLOWNE	6/7/2024	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 72,893	\$ 4,177	\$ 49,823	\$ 125,166	0.398	1105	\$ 48.87	4R406
21068205.	10753 MCKINNEY	2/27/2024	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 50,186	\$ 3,275	\$ 34,225	\$ 85,448	0.401	829	\$ 45.24	4R406
21058300.	11823 WHITEHILL	1/3/2024	\$ 69,500	QC	03-ARM'S LENGTH	\$ 69,500	\$ 93,205	\$ 3,290	\$ 66,210	\$ 163,780	0.404	1692	\$ 41.08	4R406
21057887.	11725 DUCHESS	4/5/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 50,387	\$ 3,185	\$ 34,815	\$ 85,978	0.405	878	\$ 43.28	4R406
21063720.	11409 WAYBURN	5/26/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 45,851	\$ 3,669	\$ 31,331	\$ 76,834	0.408	1196	\$ 29.26	4R406
21066726.002L	10925 NOTTINGHAM	8/21/2023	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 57,522	\$ 2,917	\$ 41,083	\$ 99,463	0.413	873	\$ 50.40	4R406
21066727.	10921 NOTTINGHAM	8/21/2023	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 57,522	\$ 2,917	\$ 41,083	\$ 99,463	0.413	873	\$ 50.40	4R406
21058076.	11669 LAING	3/14/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 81,255	\$ 3,313	\$ 59,187	\$ 141,971	0.417	1305	\$ 47.89	4R406
21057924.	11642 LAING	12/16/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 63,725	\$ 3,518	\$ 46,482	\$ 109,667	0.424	1036	\$ 48.26	4R406
21068195.	10901 MCKINNEY	11/30/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 56,926	\$ 3,275	\$ 41,725	\$ 97,725	0.427	829	\$ 54.28	4R406
21057615.	12290 RIAD	7/10/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 69,650	\$ 3,690	\$ 51,310	\$ 120,146	0.427	1151	\$ 47.78	4R406
21066760.	10537 NOTTINGHAM	10/16/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 49,890	\$ 2,660	\$ 37,340	\$ 86,029	0.434	1285	\$ 31.13	4R406
21056867.	12636 KELLY	2/7/2025	\$ 43,000	PTA	03-ARM'S LENGTH	\$ 43,000	\$ 53,393	\$ 3,319	\$ 39,681	\$ 91,209	0.435	994	\$ 43.26	4R406
21058500.002	11621 LANSLOWNE	9/15/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 36,458	\$ 4,155	\$ 25,845	\$ 58,840	0.439	794	\$ 37.78	4R406
21066105.	10727 BEACONSFIELD	10/11/2023	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 87,616	\$ 3,627	\$ 67,373	\$ 152,985	0.440	1486	\$ 47.78	4R406
21066624.001	10934 NOTTINGHAM	9/12/2024	\$ 19,500	WD	03-ARM'S LENGTH	\$ 19,500	\$ 23,731	\$ 2,243	\$ 17,257	\$ 39,140	0.441	708	\$ 27.54	4R406
21063603.	11086 WAYBURN	12/18/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 73,613	\$ 3,474	\$ 56,526	\$ 127,758	0.442	1147	\$ 52.31	4R406
21066599.	10628 NOTTINGHAM	4/17/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 63,538	\$ 3,737	\$ 48,263	\$ 108,927	0.443	1172	\$ 44.37	4R406
21058759.	11003 ROSSITER	5/2/2024	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 56,647	\$ 3,180	\$ 43,320	\$ 97,390	0.445	785	\$ 59.24	4R406
21057947.	11914 LAING	4/11/2023	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 68,304	\$ 3,273	\$ 52,727	\$ 118,454	0.445	1035	\$ 54.11	4R406
21068201.	10819 MCKINNEY	12/20/2023	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 58,582	\$ 3,275	\$ 45,225	\$ 100,741	0.449	1032	\$ 47.00	4R406
21064792.	10840 LAKEPOINTE	5/4/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 66,461	\$ 3,166	\$ 51,834	\$ 115,291	0.450	1188	\$ 46.30	4R406
21064945.	11275 LAKEPOINTE	3/26/2024	\$ 31,000	OTH	03-ARM'S LENGTH	\$ 31,000	\$ 36,806	\$ 4,012	\$ 26,988	\$ 59,734	0.452	1022	\$ 30.33	4R406
21067893.	10924 BALFOUR	5/15/2024	\$ 49,900	QC	03-ARM'S LENGTH	\$ 49,900	\$ 58,827	\$ 3,475	\$ 46,425	\$ 100,823	0.460	1021	\$ 48.87	4R406
21058995.	10947 ROXBURY	12/30/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 76,745	\$ 3,332	\$ 61,668	\$ 133,721	0.461	1196	\$ 54.35	4R406
21065856.	10930 BEACONSFIELD	11/14/2023	\$ 55,900	WD	03-ARM'S LENGTH	\$ 55,900	\$ 65,813	\$ 3,753	\$ 52,147	\$ 113,042	0.461	1128	\$ 49.56	4R406
21067963.	10901 BALFOUR	12/6/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 64,056	\$ 3,647	\$ 51,353	\$ 110,035	0.467	861	\$ 63.88	4R406
27240690.	10035 MCKINNEY	7/28/2023	\$ 58,300	WD	03-ARM'S LENGTH	\$ 58,300	\$ 68,431	\$ 677	\$ 57,623	\$ 123,413	0.467	1100	\$ 53.00	4R406
21058650.	11382 ROSSITER	1/17/2025	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 75,075	\$ 4,296	\$ 60,704	\$ 128,924	0.471	1140	\$ 57.02	4R406

21063633.003	11480 WAYBURN	5/9/2024	\$ 64,300	WD	03-ARM'S LENGTH	\$ 64,300	\$ 74,168	\$ 3,669	\$ 60,631	\$ 128,413	0.472	1061	\$ 60.60	4R406
21064843.	11340 LAKEPOINTE	11/9/2023	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 57,943	\$ 3,622	\$ 47,378	\$ 98,945	0.479	968	\$ 52.69	4R406
21065834.	10630 BEACONSFIELD	4/30/2024	\$ 58,500	WD	03-ARM'S LENGTH	\$ 58,500	\$ 65,803	\$ 3,118	\$ 55,382	\$ 114,180	0.485	1284	\$ 45.56	4R406
21067882.	10852 BALFOUR	1/14/2025	\$ 49,500	WD	03-ARM'S LENGTH	\$ 49,500	\$ 55,142	\$ 3,275	\$ 46,225	\$ 94,475	0.489	950	\$ 52.11	4R406
21065855.	10922 BEACONSFIELD	11/30/2023	\$ 69,900	WD	03-ARM'S LENGTH	\$ 69,900	\$ 76,824	\$ 3,753	\$ 66,147	\$ 133,098	0.497	1408	\$ 49.64	4R406
21067873.	10756 BALFOUR	5/15/2023	\$ 52,000	QC	03-ARM'S LENGTH	\$ 52,000	\$ 56,974	\$ 3,275	\$ 48,725	\$ 97,812	0.498	996	\$ 52.21	4R406
21058042.	12061 LAING	2/28/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 71,188	\$ 3,273	\$ 61,727	\$ 123,707	0.499	1087	\$ 59.80	4R406
21058823.	10752 ROXBURY	5/31/2023	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 31,578	\$ 3,096	\$ 25,904	\$ 51,880	0.499	816	\$ 35.54	4R406
21067895.	10940 BALFOUR	4/3/2023	\$ 29,500	WD	03-ARM'S LENGTH	\$ 29,500	\$ 31,972	\$ 3,550	\$ 25,950	\$ 51,770	0.501	1021	\$ 28.89	4R406
21058726.	11557 ROSSITER	10/15/2024	\$ 74,000	PTA	03-ARM'S LENGTH	\$ 74,000	\$ 80,405	\$ 3,860	\$ 70,140	\$ 139,426	0.503	1250	\$ 59.20	4R406
21067844.	10468 BALFOUR	8/6/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 81,317	\$ 3,563	\$ 71,437	\$ 141,628	0.504	1336	\$ 56.14	4R406
21064935.	11355 LAKEPOINTE	6/16/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 69,708	\$ 4,056	\$ 60,944	\$ 119,585	0.510	1056	\$ 61.55	4R406
21067244.	10500 SOMERSET	8/24/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 55,441	\$ 4,410	\$ 47,590	\$ 92,953	0.512	1613	\$ 32.24	4R406
21058166.	11518 WHITEHILL	5/8/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 79,425	\$ 3,518	\$ 71,482	\$ 138,264	0.517	1196	\$ 62.71	4R406
21063714.002	11559 WAYBURN	2/6/2024	\$ 120,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 129,956	\$ 8,738	\$ 111,262	\$ 213,581	0.521	2332	\$ 51.46	4R406
21057754.	11794 DUCHESS	1/29/2025	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 55,535	\$ 3,208	\$ 49,792	\$ 95,313	0.522	921	\$ 57.55	4R406
21058310.	11745 WHITEHILL	4/18/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 98,349	\$ 3,340	\$ 91,660	\$ 173,058	0.530	1501	\$ 63.29	4R406
21068255.	10137 MCKINNEY	10/25/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 72,254	\$ 4,659	\$ 65,341	\$ 123,124	0.531	1214	\$ 57.66	4R406
21063718.003L	11427 WAYBURN	3/22/2024	\$ 46,000	PTA	03-ARM'S LENGTH	\$ 46,000	\$ 47,180	\$ 4,304	\$ 41,696	\$ 78,098	0.534	1147	\$ 40.10	4R406
21065857-8	10938 BEACONSFIELD	3/18/2025	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 66,062	\$ 3,753	\$ 61,247	\$ 113,495	0.540	1112	\$ 58.45	4R406
21067270.	10774 SOMERSET	4/24/2023	\$ 64,000	PTA	03-ARM'S LENGTH	\$ 64,000	\$ 64,542	\$ 3,647	\$ 60,353	\$ 110,920	0.544	1123	\$ 56.99	4R406
21058733.012	11365 ROSSITER	4/10/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 75,365	\$ 3,986	\$ 71,014	\$ 130,016	0.546	1140	\$ 65.79	4R406
21064953.	11209 LAKEPOINTE	6/17/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 69,835	\$ 4,048	\$ 65,952	\$ 119,831	0.550	1045	\$ 66.99	4R406
21064862.	11530 LAKEPOINTE	10/18/2024	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 59,825	\$ 3,985	\$ 56,015	\$ 101,712	0.551	1030	\$ 58.25	4R406
21058307.	11767 WHITEHILL	9/1/2023	\$ 77,500	WD	03-ARM'S LENGTH	\$ 77,500	\$ 77,124	\$ 3,340	\$ 74,160	\$ 134,397	0.552	1228	\$ 63.11	4R406
21057697.	11915 RIAD	2/11/2025	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 64,051	\$ 3,228	\$ 61,772	\$ 110,789	0.558	1002	\$ 64.87	4R406
21058609.	10954 ROSSITER	11/25/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 78,628	\$ 3,162	\$ 76,838	\$ 137,461	0.559	1269	\$ 63.04	4R406
21067256.	10592 SOMERSET	9/23/2023	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 68,763	\$ 3,563	\$ 66,437	\$ 118,761	0.559	1100	\$ 63.64	4R406
21057425.	11726 PAYTON	11/10/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 83,085	\$ 3,696	\$ 81,304	\$ 144,607	0.562	1343	\$ 63.29	4R406
21057954.	12004 LAING	11/30/2023	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 80,062	\$ 3,563	\$ 79,437	\$ 139,342	0.570	1194	\$ 69.51	4R406
21064928.	11443 LAKEPOINTE	4/16/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 66,210	\$ 3,817	\$ 65,183	\$ 113,648	0.574	1020	\$ 67.65	4R406
21057905.	11426 LAING	6/18/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 38,395	\$ 3,518	\$ 36,482	\$ 63,528	0.574	1076	\$ 37.17	4R406
21066113.	10597 BEACONSFIELD	5/8/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 65,895	\$ 3,497	\$ 65,503	\$ 113,658	0.576	1151	\$ 59.95	4R406
21068219.	10603 MCKINNEY	8/5/2024	\$ 58,000	PTA	03-ARM'S LENGTH	\$ 58,000	\$ 55,294	\$ 3,275	\$ 54,725	\$ 94,752	0.578	899	\$ 64.52	4R406
21058996.	10939 ROXBURY	9/27/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 75,791	\$ 3,289	\$ 76,711	\$ 132,062	0.581	1404	\$ 56.98	4R406
21056877-8	12736 KELLY	10/4/2024	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 98,997	\$ 4,325	\$ 100,675	\$ 172,444	0.584	1805	\$ 58.17	4R406
21058867.	11210 ROXBURY	4/17/2023	\$ 68,500	WD	03-ARM'S LENGTH	\$ 68,500	\$ 64,520	\$ 3,611	\$ 64,889	\$ 110,945	0.585	1083	\$ 63.25	4R406
21067267.	10750 SOMERSET	1/14/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 51,823	\$ 3,690	\$ 51,310	\$ 87,674	0.585	1364	\$ 40.32	4R406
21067857.	10638 BALFOUR	7/18/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 63,378	\$ 3,275	\$ 64,725	\$ 109,477	0.591	1019	\$ 66.73	4R406
21064822.	11114 LAKEPOINTE	5/8/2023	\$ 65,500	WD	03-ARM'S LENGTH	\$ 65,500	\$ 60,746	\$ 3,289	\$ 62,211	\$ 104,658	0.594	1068	\$ 61.33	4R406
21058831.	10810 ROXBURY	3/28/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 97,188	\$ 3,139	\$ 101,861	\$ 171,310	0.595	1701	\$ 61.73	4R406
21074096.	11711 GRAYTON	12/19/2023	\$ 85,900	WD	03-ARM'S LENGTH	\$ 85,900	\$ 79,240	\$ 3,384	\$ 82,516	\$ 138,171	0.597	1189	\$ 72.25	4R406
21057584.	11674 RIAD	1/10/2025	\$ 92,000	WD	03-ARM'S LENGTH	\$ 92,000	\$ 84,391	\$ 3,518	\$ 88,482	\$ 147,310	0.601	1330	\$ 69.17	4R406
21058508.	11451 LANSLOWNE	10/10/2023	\$ 119,900	WD	03-ARM'S LENGTH	\$ 119,900	\$ 107,782	\$ 3,518	\$ 116,382	\$ 189,916	0.613	1555	\$ 77.11	4R406
21063627.	11320 WAYBURN	11/27/2024	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 72,750	\$ 3,340	\$ 77,660	\$ 126,430	0.614	1089	\$ 74.38	4R406
21058496.002	11707 LANSLOWNE	5/15/2024	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 58,847	\$ 4,197	\$ 61,803	\$ 99,545	0.621	937	\$ 70.44	4R406
21057967.	12110 LAING	5/3/2024	\$ 140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 140,000	\$ 103,400	\$ 8,086	\$ 131,914	\$ 211,836	0.623	3209	\$ 43.63	4R406
21057445.	11944 PAYTON	3/6/2024	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 69,205	\$ 3,228	\$ 75,772	\$ 120,177	0.631	1080	\$ 73.15	4R406
21057930.	11690 LAING	6/18/2024	\$ 86,000	WD	03-ARM'S LENGTH	\$ 86,000	\$ 75,063	\$ 3,518	\$ 82,482	\$ 130,319	0.633	1132	\$ 75.97	4R406
21057732.	11566 DUCHESS	9/10/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 69,147	\$ 3,519	\$ 76,481	\$ 119,541	0.640	1152	\$ 69.44	4R406
21058167.	11526 WHITEHILL	10/30/2023	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 82,863	\$ 2,841	\$ 95,159	\$ 145,760	0.653	1461	\$ 67.08	4R406
21066771.	10445 NOTTINGHAM	1/10/2025	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 66,916	\$ 3,030	\$ 76,970	\$ 116,368	0.661	1140	\$ 70.18	4R406
21064839.	11308 LAKEPOINTE	12/1/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 62,620	\$ 3,605	\$ 71,395	\$ 107,495	0.664	1075	\$ 69.77	4R406
21058658.016	11620 ROSSITER	11/21/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 46,085	\$ 4,135	\$ 50,865	\$ 76,412	0.666	1140	\$ 48.25	4R406
21066071.	11049 BEACONSFIELD	3/22/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 64,162	\$ 3,732	\$ 74,268	\$ 110,073	0.675	1091	\$ 71.49	4R406

21064817.	11080 LAKEPOINTE	3/5/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 69,648	\$ 3,119	\$ 81,881	\$ 121,182	0.676	1201	\$ 70.77	4R406
21065828.	10580 BEACONSFIELD	9/4/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 63,851	\$ 3,431	\$ 76,569	\$ 110,055	0.696	1075	\$ 74.42	4R406
21066080.	10985 BEACONSFIELD	4/22/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 63,807	\$ 3,795	\$ 76,205	\$ 109,311	0.697	1084	\$ 73.80	4R406
21058178-9	11700 WHITEHILL	3/5/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 102,581	\$ 5,177	\$ 124,823	\$ 177,421	0.704	1426	\$ 91.16	4R406
21057613.	12272 RIAD	3/28/2025	\$ 99,900	WD	03-ARM'S LENGTH	\$ 99,900	\$ 77,626	\$ 3,496	\$ 96,404	\$ 135,027	0.714	1066	\$ 93.71	4R406
21058044.	12045 LAING	9/25/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 42,614	\$ 3,273	\$ 51,727	\$ 71,659	0.722	1074	\$ 51.21	4R406
21058041.	12071 LAING	7/24/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 42,492	\$ 3,273	\$ 51,727	\$ 71,437	0.724	1087	\$ 50.60	4R406
21064800.	10896 LAKEPOINTE	6/23/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 75,976	\$ 3,209	\$ 96,791	\$ 132,545	0.730	1164	\$ 85.91	4R406
21066116.	10575 BEACONSFIELD	3/12/2025	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 45,863	\$ 3,117	\$ 56,883	\$ 77,862	0.731	1197	\$ 50.13	4R406
21066585.	10460 NOTTINGHAM	6/16/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 35,682	\$ 3,619	\$ 43,381	\$ 58,403	0.743	945	\$ 49.74	4R406
21065824.	10550 BEACONSFIELD	11/1/2023	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 78,115	\$ 3,474	\$ 101,526	\$ 135,958	0.747	1189	\$ 88.31	4R406
21066065.	11119 BEACONSFIELD	11/21/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 54,540	\$ 4,002	\$ 70,998	\$ 92,055	0.771	941	\$ 79.70	4R406
21058298.	11839 WHITEHILL	2/7/2024	\$ 117,000	PTA	03-ARM'S LENGTH	\$ 117,000	\$ 82,339	\$ 3,295	\$ 113,705	\$ 143,978	0.790	1208	\$ 96.85	4R406
21057737.	11608 DUCHESS	10/7/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 70,407	\$ 3,525	\$ 96,475	\$ 121,825	0.792	1130	\$ 88.50	4R406
21068266.	10015 MCKINNEY	11/22/2024	\$ 115,000	PTA	03-ARM'S LENGTH	\$ 115,000	\$ 79,705	\$ 3,563	\$ 111,437	\$ 138,692	0.803	1174	\$ 97.96	4R406
21058962.	11249 ROXBURY	11/17/2023	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 38,208	\$ 3,623	\$ 51,377	\$ 62,996	0.816	1084	\$ 50.74	4R406
21066723.	10947 NOTTINGHAM	8/17/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 64,852	\$ 2,917	\$ 92,083	\$ 112,814	0.816	1039	\$ 91.43	4R406
21058754.	11101 ROSSITER	4/26/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 88,078	\$ 3,340	\$ 126,660	\$ 154,350	0.821	1424	\$ 91.29	4R406
21058486.001	11921 LANSLOWNE	11/22/2024	\$ 121,000	PTA	03-ARM'S LENGTH	\$ 121,000	\$ 82,199	\$ 4,830	\$ 116,170	\$ 140,927	0.824	1355	\$ 89.30	4R406
21067874.	10764 BALFOUR	5/15/2023	\$ 51,000	QC	03-ARM'S LENGTH	\$ 51,000	\$ 34,899	\$ 3,297	\$ 47,703	\$ 57,563	0.829	995	\$ 51.26	4R406
21067884.	10864 BALFOUR	5/17/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 50,760	\$ 3,275	\$ 71,725	\$ 86,494	0.829	950	\$ 78.95	4R406
21058821.	10740 ROXBURY	5/11/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 79,817	\$ 3,139	\$ 116,861	\$ 139,668	0.837	1150	\$ 104.35	4R406
21067881.	10844 BALFOUR	4/7/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 56,478	\$ 3,275	\$ 81,725	\$ 96,909	0.843	998	\$ 85.17	4R406
21058067.	11829 LAING	11/5/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 85,183	\$ 2,595	\$ 127,405	\$ 150,434	0.847	1446	\$ 89.90	4R406
21058487.001	11905 LANSLOWNE	3/8/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 87,761	\$ 4,810	\$ 130,190	\$ 151,095	0.862	1364	\$ 98.97	4R406
21058887.	11406 ROXBURY	6/26/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 71,301	\$ 3,676	\$ 106,324	\$ 123,179	0.863	1315	\$ 83.65	4R406
21057928.	11676 LAING	5/31/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 77,257	\$ 3,518	\$ 116,482	\$ 134,315	0.867	1195	\$ 100.42	4R406
21065847.	10802 BEACONSFIELD	10/18/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 39,044	\$ 3,430	\$ 56,570	\$ 64,871	0.872	1033	\$ 58.08	4R406
21058318.	11591 WHITEHILL	1/22/2025	\$ 136,500	WD	03-ARM'S LENGTH	\$ 136,500	\$ 87,227	\$ 3,518	\$ 132,982	\$ 152,475	0.872	1471	\$ 92.79	4R406
21063714.003	11551 WAYBURN	12/6/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 54,475	\$ 3,626	\$ 81,374	\$ 92,621	0.879	800	\$ 106.25	4R406
21057791.	12176 DUCHESS	3/22/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 63,625	\$ 3,273	\$ 96,727	\$ 109,931	0.880	1048	\$ 95.42	4R406
21068269.	9949 MCKINNEY	6/15/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 78,983	\$ 3,563	\$ 121,437	\$ 137,377	0.884	1215	\$ 102.88	4R406
21058496.001	11717 LANSLOWNE	6/14/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 51,026	\$ 4,218	\$ 75,782	\$ 85,260	0.889	932	\$ 85.84	4R406
21058514.	11403 LANSLOWNE	5/7/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 100,010	\$ 3,518	\$ 156,482	\$ 175,760	0.890	1294	\$ 123.65	4R406
21063723.	11297 WAYBURN	12/6/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 81,337	\$ 4,261	\$ 125,739	\$ 140,393	0.896	1247	\$ 104.25	4R406
21067360.021	10851 SOMERSET	7/10/2024	\$ 84,500	WD	03-ARM'S LENGTH	\$ 84,500	\$ 53,097	\$ 3,408	\$ 81,092	\$ 90,508	0.896	775	\$ 109.03	4R406
21057612.	12266 RIAD	1/26/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 68,752	\$ 3,528	\$ 106,472	\$ 118,805	0.896	1000	\$ 110.00	4R406
21064844.	11348 LAKEPOINTE	5/8/2023	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 35,603	\$ 3,605	\$ 52,395	\$ 58,284	0.899	1021	\$ 54.85	4R406
21058315.	11701 WHITEHILL	3/8/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 48,718	\$ 3,362	\$ 74,638	\$ 82,616	0.903	1235	\$ 63.16	4R406
21056876.	12730 KELLY	1/17/2025	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 55,009	\$ 3,249	\$ 85,751	\$ 94,281	0.910	895	\$ 99.44	4R406
21058186.	11768 WHITEHILL	8/28/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 76,695	\$ 3,474	\$ 121,526	\$ 133,372	0.911	1188	\$ 105.22	4R406
21057691.	12281 RIAD	2/13/2025	\$ 155,000	PTA	03-ARM'S LENGTH	\$ 155,000	\$ 94,580	\$ 3,690	\$ 151,310	\$ 165,556	0.914	1633	\$ 94.92	4R406
21057917.	11522 LAING	10/11/2023	\$ 134,900	WD	03-ARM'S LENGTH	\$ 134,900	\$ 81,989	\$ 3,518	\$ 131,382	\$ 142,934	0.919	1335	\$ 101.05	4R406
21067983.	10707 BALFOUR	9/4/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 93,987	\$ 3,690	\$ 156,310	\$ 164,475	0.950	1492	\$ 107.24	4R406
21063599.	11056 WAYBURN	11/30/2023	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 57,757	\$ 3,431	\$ 94,569	\$ 98,954	0.956	980	\$ 100.00	4R406
21068268.	10001 MCKINNEY	11/22/2024	\$ 120,000	PTA	03-ARM'S LENGTH	\$ 120,000	\$ 68,349	\$ 3,563	\$ 116,437	\$ 118,007	0.987	1200	\$ 100.00	4R406
21067845.	10474 BALFOUR	2/10/2025	\$ 149,900	WD	03-ARM'S LENGTH	\$ 149,900	\$ 84,930	\$ 3,563	\$ 146,337	\$ 148,209	0.987	1448	\$ 103.52	4R406
21057906.	11434 LAING	7/17/2023	\$ 108,000	WD	03-ARM'S LENGTH	\$ 108,000	\$ 61,408	\$ 3,475	\$ 104,525	\$ 105,525	0.991	1084	\$ 99.63	4R406
21066612.002L	10808 NOTTINGHAM	4/28/2023	\$ 126,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 126,500	\$ 72,026	\$ 5,094	\$ 121,406	\$ 121,916	0.996	1858	\$ 68.08	4R406
21057772.	11990 DUCHESS	9/3/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 29,948	\$ 3,227	\$ 48,773	\$ 48,672	1.002	724	\$ 71.82	4R406
21065852.	10902 BEACONSFIELD	9/25/2024	\$ 140,000	PTA	03-ARM'S LENGTH	\$ 140,000	\$ 78,353	\$ 4,111	\$ 135,889	\$ 135,231	1.005	1206	\$ 116.09	4R406
21057616.	12296 RIAD	5/28/2024	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	\$ 69,350	\$ 3,690	\$ 122,310	\$ 119,599	1.023	1124	\$ 112.10	4R406
21067856.	10630 BALFOUR	3/15/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 62,990	\$ 3,275	\$ 111,725	\$ 108,770	1.027	1133	\$ 101.50	4R406
21067378.	10435 SOMERSET	11/8/2024	\$ 129,000	WD	03-ARM'S LENGTH	\$ 129,000	\$ 70,068	\$ 3,226	\$ 125,774	\$ 121,752	1.033	1174	\$ 109.88	4R406
21066084.	10949 BEACONSFIELD	10/30/2024	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 64,783	\$ 3,795	\$ 115,205	\$ 111,089	1.037	1066	\$ 111.63	4R406

21067279.	10846 SOMERSET	11/1/2023	\$ 104,000	WD	03-ARM'S LENGTH	\$ 104,000	\$ 56,313	\$ 3,647	\$ 100,353	\$ 95,931	1.046	960	\$	108.33	4R406
21066756.	10629 NOTTINGHAM	1/23/2025	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 64,192	\$ 3,023	\$ 116,977	\$ 111,419	1.050	1089	\$	110.19	4R406
21058193.	11822 WHITEHILL	2/12/2025	\$ 136,000	WD	03-ARM'S LENGTH	\$ 136,000	\$ 72,458	\$ 3,474	\$ 132,526	\$ 125,654	1.055	1124	\$	121.00	4R406
21058193.	11822 WHITEHILL	2/13/2025	\$ 136,000	PTA	03-ARM'S LENGTH	\$ 136,000	\$ 72,458	\$ 3,474	\$ 132,526	\$ 125,654	1.055	1124	\$	121.00	4R406
21063715.001	11527 WAYBURN	2/24/2025	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 36,246	\$ 2,992	\$ 66,008	\$ 60,572	1.090	795	\$	86.79	4R406
21066055.	11185 BEACONSFIELD	3/11/2025	\$ 133,000	WD	03-ARM'S LENGTH	\$ 133,000	\$ 65,450	\$ 4,003	\$ 128,997	\$ 111,925	1.153	1118	\$	118.96	4R406
Totals:			\$ 12,895,400			\$ 12,895,400	\$ 11,398,265	\$	12,284,759	\$ 19,680,593		\$		65.33	

WM ECF => **0.624**

Median ECF **0.574**

Mean ECF => **0.624**

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
21010449.	13344 GLENFIELD	6/7/2024	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 34,475	\$ 2,830	\$ 20,170	\$ 86,226	0.234	754	\$	30.50 4R407
21011827.	12637 JANE	9/13/2024	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 39,533	\$ 3,304	\$ 25,696	\$ 98,717	0.260	3248	\$	8.93 4R407
21012371.	12793 LORETTO	11/1/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 35,144	\$ 2,363	\$ 25,637	\$ 89,322	0.287	1614	\$	17.35 4R407
21010039.	11781 KILBOURNE	8/14/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 49,490	\$ 2,874	\$ 37,126	\$ 127,019	0.292	1179	\$	33.93 4R407
21011315.	13104 FLANDERS	12/3/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 48,492	\$ 2,389	\$ 37,611	\$ 125,621	0.299	1031	\$	38.80 4R407
21080723.	9281 E OUTER	3/22/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 59,691	\$ 3,926	\$ 46,074	\$ 151,948	0.303	1305	\$	38.31 4R407
21012801.	12834 AUGUST	3/24/2025	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 25,926	\$ 2,228	\$ 19,772	\$ 64,572	0.306	1116	\$	19.71 4R407
21009940.	13000 KILBOURNE	12/6/2024	\$ 28,000	PTA	03-ARM'S LENGTH	\$ 28,000	\$ 32,187	\$ 2,254	\$ 25,746	\$ 81,561	0.316	1230	\$	22.76 4R407
21010466.	13066 GLENFIELD	6/24/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 38,152	\$ 2,874	\$ 32,126	\$ 96,125	0.334	747	\$	46.85 4R407
21080734.	9171 E OUTER	12/13/2024	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 110,089	\$ 2,317	\$ 102,683	\$ 293,657	0.350	1685	\$	62.31 4R407
21010961.	12024 WILFRED	8/13/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 67,604	\$ 2,782	\$ 67,218	\$ 176,627	0.381	1828	\$	38.29 4R407
21010180.	14321 KILBOURNE	12/20/2024	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 64,308	\$ 2,600	\$ 64,900	\$ 168,142	0.386	1580	\$	42.72 4R407
21010649.	12527 GLENFIELD	2/21/2025	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 19,537	\$ 1,712	\$ 20,288	\$ 48,569	0.418	935	\$	23.53 4R407
21010130.	13035 KILBOURNE	8/1/2024	\$ 75,000	QC	03-ARM'S LENGTH	\$ 75,000	\$ 60,367	\$ 2,874	\$ 72,126	\$ 156,657	0.460	1350	\$	55.56 4R407
21009969.	12570 KILBOURNE	8/30/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 49,048	\$ 2,903	\$ 65,097	\$ 125,736	0.518	1268	\$	53.63 4R407
21011550.	12731 FLANDERS	2/28/2024	\$ 60,000	LC	03-ARM'S LENGTH	\$ 60,000	\$ 42,135	\$ 2,731	\$ 57,269	\$ 107,368	0.533	1152	\$	52.08 4R407
21009963.	12620 KILBOURNE	4/19/2024	\$ 70,000	QC	03-ARM'S LENGTH	\$ 70,000	\$ 48,023	\$ 2,903	\$ 67,097	\$ 122,943	0.546	1126	\$	62.17 4R407
21009886.	14318 KILBOURNE	10/24/2024	\$ 68,000	PTA	03-ARM'S LENGTH	\$ 68,000	\$ 45,927	\$ 2,033	\$ 65,967	\$ 119,602	0.552	1238	\$	54.93 4R407
21009924.	13130 KILBOURNE	7/12/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 33,058	\$ 2,731	\$ 46,269	\$ 82,635	0.560	1124	\$	43.59 4R407
21010632.	12251 GLENFIELD	12/22/2023	\$ 47,500	WD	03-ARM'S LENGTH	\$ 47,500	\$ 31,478	\$ 2,506	\$ 44,994	\$ 78,943	0.570	1404	\$	33.83 4R407
21010654.	12569 GLENFIELD	3/27/2024	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 59,858	\$ 2,402	\$ 90,598	\$ 156,556	0.579	1770	\$	52.54 4R407
21009721.	12591 ROSEMARY	2/19/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 65,912	\$ 2,717	\$ 102,283	\$ 172,193	0.594	1600	\$	65.63 4R407
21010179.	14311 KILBOURNE	4/5/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 53,551	\$ 2,831	\$ 82,169	\$ 138,202	0.595	1234	\$	68.88 4R407
21009508.	13004 ROSEMARY	3/18/2025	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 37,871	\$ 2,860	\$ 59,140	\$ 95,398	0.620	1503	\$	41.25 4R407
21010167.	14219 KILBOURNE	6/17/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 35,010	\$ 2,831	\$ 57,169	\$ 87,681	0.652	1480	\$	40.54 4R407
21080771.	8771 E OUTER	11/4/2024	\$ 219,900	WD	03-ARM'S LENGTH	\$ 219,900	\$ 124,237	\$ 3,148	\$ 216,752	\$ 329,943	0.657	2169	\$	101.38 4R407
21009559.	12258 ROSEMARY	8/21/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 56,680	\$ 2,374	\$ 97,626	\$ 147,973	0.660	1479	\$	67.61 4R407
21010056.	12045 KILBOURNE	9/19/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 71,774	\$ 5,071	\$ 119,929	\$ 181,752	0.660	1802	\$	69.37 4R407
21010541.	12072 GLENFIELD	12/30/2024	\$ 116,000	WD	03-ARM'S LENGTH	\$ 116,000	\$ 65,538	\$ 3,717	\$ 112,283	\$ 168,450	0.667	1521	\$	76.27 4R407
21010002.	12106 KILBOURNE	3/22/2024	\$ 102,000	WD	03-ARM'S LENGTH	\$ 102,000	\$ 57,383	\$ 2,944	\$ 99,056	\$ 148,335	0.668	1444	\$	70.64 4R407
21009704.	12311 ROSEMARY	12/6/2023	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 71,028	\$ 2,760	\$ 124,240	\$ 186,016	0.668	1684	\$	75.42 4R407
21080712.	9405 E OUTER	6/28/2023	\$ 153,000	WD	03-ARM'S LENGTH	\$ 153,000	\$ 83,731	\$ 3,111	\$ 149,889	\$ 219,673	0.682	1564	\$	97.83 4R407
21010058.	12059 KILBOURNE	3/21/2025	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 33,683	\$ 2,197	\$ 62,803	\$ 85,793	0.732	1810	\$	35.91 4R407
21009768.	13313 ROSEMARY	8/23/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 36,265	\$ 3,394	\$ 66,606	\$ 89,567	0.744	1463	\$	47.85 4R407
21009491.	13144 ROSEMARY	11/20/2023	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 45,759	\$ 2,917	\$ 91,083	\$ 116,736	0.780	1056	\$	89.02 4R407
21010500.	12596 GLENFIELD	6/12/2024	\$ 99,500	WD	03-ARM'S LENGTH	\$ 99,500	\$ 48,220	\$ 2,874	\$ 96,626	\$ 123,559	0.782	1224	\$	81.29 4R407
21009601.	11752 ROSEMARY	8/9/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 47,418	\$ 2,359	\$ 97,641	\$ 122,777	0.795	1381	\$	72.41 4R407
21012799.	12850 AUGUST	3/3/2025	\$ 59,900	PTA	03-ARM'S LENGTH	\$ 59,900	\$ 28,836	\$ 2,299	\$ 57,601	\$ 72,308	0.797	1321	\$	45.34 4R407
21009469.	14220 ROSEMARY	4/30/2024	\$ 66,900	WD	03-ARM'S LENGTH	\$ 66,900	\$ 31,958	\$ 2,817	\$ 64,083	\$ 79,403	0.807	1232	\$	54.30 4R407
21080748.	9025 E OUTER	3/29/2024	\$ 161,000	WD	03-ARM'S LENGTH	\$ 161,000	\$ 72,560	\$ 3,204	\$ 157,796	\$ 188,981	0.835	1430	\$	112.59 4R407
21009770.	13329 ROSEMARY	6/28/2023	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 69,524	\$ 2,803	\$ 152,197	\$ 181,801	0.837	1732	\$	89.49 4R407
21010950.	12226 WILFRED	2/4/2025	\$ 118,000	WD	03-ARM'S LENGTH	\$ 118,000	\$ 48,373	\$ 2,506	\$ 115,494	\$ 124,978	0.924	1297	\$	90.98 4R407
21080767.	8815 E OUTER	5/23/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 63,424	\$ 2,974	\$ 157,026	\$ 164,714	0.953	1519	\$	105.33 4R407
21080709.	9439 E OUTER	2/11/2025	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 63,588	\$ 3,003	\$ 166,997	\$ 165,082	1.012	1659	\$	102.47 4R407
Totals:			\$ 3,664,200			\$ 3,664,200	\$ 2,306,845	\$	\$ 3,540,953	\$ 5,949,858		\$	\$	57.59

WM ECF => **0.595**

Median ECF **0.594**

Mean ECF => **0.582**

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
21071621.	11031 COURVILLE	7/31/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 53,556	\$ 3,220	\$ 26,780	\$ 107,556	0.249	996	\$	30.12 4R408
21066168.	9927 BEACONSFIELD	9/13/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 63,242	\$ 2,855	\$ 32,145	\$ 129,032	0.249	1175	\$	29.79 4R408
21058123.	10818 WHITEHILL	12/3/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 63,061	\$ 2,705	\$ 32,295	\$ 128,966	0.250	1158	\$	30.22 4R408
21058573.	10845 STRATMANN	1/22/2024	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 70,335	\$ 2,705	\$ 36,295	\$ 144,509	0.251	1484	\$	26.28 4R408
21067177.	9730 SOMERSET	1/2/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 62,532	\$ 2,718	\$ 32,282	\$ 127,808	0.253	1171	\$	29.89 4R408
21069566.	11114 CRAFT	4/11/2023	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 49,507	\$ 2,718	\$ 25,282	\$ 99,976	0.253	1006	\$	27.83 4R408
21066127.	10353 BEACONSFIELD	11/3/2023	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 79,765	\$ 2,999	\$ 43,001	\$ 164,030	0.262	1607	\$	28.62 4R408
21067443.	9719 SOMERSET	3/7/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 67,033	\$ 2,749	\$ 37,251	\$ 137,359	0.271	1356	\$	29.50 4R408
21064785.	10650 LAKEPOINTE	3/28/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 66,307	\$ 3,634	\$ 36,366	\$ 133,917	0.272	1120	\$	35.71 4R408
21071638.	9321 COURVILLE	4/16/2024	\$ 49,900	OTH	03-ARM'S LENGTH	\$ 49,900	\$ 82,793	\$ 2,742	\$ 47,158	\$ 171,049	0.276	1462	\$	34.13 4R408
21071559.	11096 COURVILLE	10/29/2024	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 74,189	\$ 2,992	\$ 43,008	\$ 152,130	0.283	1479	\$	31.10 4R408
21065339.	10331 GREENSBORO	3/14/2025	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 63,842	\$ 3,013	\$ 36,987	\$ 129,976	0.285	1154	\$	34.66 4R408
21068450.	9140 BEDFORD	9/19/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 67,794	\$ 2,618	\$ 42,382	\$ 139,265	0.304	1272	\$	35.38 4R408
21080699.	9571 E OUTER	5/16/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 75,113	\$ 3,299	\$ 46,701	\$ 153,449	0.304	1289	\$	38.79 4R408
21067427.	9911 SOMERSET	2/11/2025	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 64,247	\$ 2,761	\$ 40,239	\$ 131,380	0.306	1274	\$	33.75 4R408
21068314.	9297 MCKINNEY	10/27/2023	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 42,484	\$ 2,705	\$ 26,295	\$ 84,998	0.309	1501	\$	19.32 4R408
21071627.	9393 COURVILLE	9/27/2023	\$ 53,500	PTA	03-ARM'S LENGTH	\$ 53,500	\$ 76,595	\$ 2,742	\$ 50,758	\$ 157,806	0.322	1506	\$	35.52 4R408
21071994.	11425 STOCKWELL	3/5/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 49,288	\$ 3,363	\$ 31,637	\$ 98,130	0.322	815	\$	42.94 4R408
21069530.	11041 MOGUL	1/13/2025	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 55,193	\$ 2,963	\$ 36,037	\$ 111,603	0.323	1130	\$	34.51 4R408
21058129.	10860 WHITEHILL	5/26/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 41,421	\$ 2,705	\$ 27,295	\$ 82,726	0.330	1500	\$	20.00 4R408
21058137.	11000 WHITEHILL	7/2/2024	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 67,464	\$ 2,705	\$ 45,795	\$ 138,374	0.331	1294	\$	37.48 4R408
21068057.	9881 BALFOUR	1/29/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 80,772	\$ 2,634	\$ 55,366	\$ 166,962	0.332	1472	\$	39.40 4R408
21068054.	9905 BALFOUR	8/8/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 80,636	\$ 2,968	\$ 57,032	\$ 165,957	0.344	1597	\$	37.57 4R408
21058115.	10716 WHITEHILL	1/18/2024	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 67,788	\$ 2,705	\$ 48,295	\$ 139,066	0.347	1488	\$	34.27 4R408
21069572.	11164 CRAFT	9/5/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 36,328	\$ 3,006	\$ 24,994	\$ 71,201	0.351	1143	\$	24.50 4R408
21067217.	10130 SOMERSET	1/22/2025	\$ 53,400	WD	03-ARM'S LENGTH	\$ 53,400	\$ 70,067	\$ 2,968	\$ 50,432	\$ 143,374	0.352	1254	\$	42.58 4R408
21068322.	9241 MCKINNEY	6/2/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 62,803	\$ 2,705	\$ 45,295	\$ 128,415	0.353	1148	\$	41.81 4R408
21072015.	11203 STOCKWELL	7/10/2024	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 52,357	\$ 3,523	\$ 37,477	\$ 104,346	0.359	1012	\$	40.51 4R408
21070899.	9141 BEDFORD	3/14/2024	\$ 68,000	PTA	03-ARM'S LENGTH	\$ 68,000	\$ 87,019	\$ 2,967	\$ 65,033	\$ 179,598	0.362	1819	\$	37.38 4R408
21069487.	10447 BONITA	7/24/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 33,398	\$ 3,000	\$ 24,000	\$ 64,953	0.369	1076	\$	25.09 4R408
21069499.	10880 MOGUL	8/23/2023	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 78,182	\$ 3,156	\$ 59,344	\$ 160,312	0.370	1730	\$	36.13 4R408
21010255.	14750 LANNETTE	6/14/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 61,329	\$ 2,968	\$ 49,032	\$ 124,703	0.393	1099	\$	47.32 4R408
21058791.	10342 ROXBURY	4/10/2024	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 62,116	\$ 3,013	\$ 49,987	\$ 126,288	0.396	1000	\$	53.00 4R408
21070881.	9330 BEDFORD	4/10/2024	\$ 70,500	WD	03-ARM'S LENGTH	\$ 70,500	\$ 81,907	\$ 2,268	\$ 68,232	\$ 170,169	0.401	1500	\$	47.00 4R408
21080705.	9509 E OUTER	7/7/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 79,566	\$ 3,549	\$ 66,451	\$ 162,429	0.409	1400	\$	50.00 4R408
21065820.	10384 BEACONSFIELD	6/18/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 50,165	\$ 2,399	\$ 42,601	\$ 102,064	0.417	870	\$	51.72 4R408
21058794.	10366 ROXBURY	1/29/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 32,894	\$ 2,970	\$ 27,030	\$ 63,940	0.423	927	\$	32.36 4R408
21065354.	10211 GREENSBORO	12/6/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 67,765	\$ 3,013	\$ 58,987	\$ 138,359	0.426	1250	\$	49.60 4R408
21064762.	10442 LAKEPOINTE	10/4/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 68,583	\$ 3,780	\$ 61,220	\$ 138,468	0.442	1133	\$	57.37 4R408
21070531.	9183 DEVONSHIRE	5/10/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 68,285	\$ 2,761	\$ 62,239	\$ 140,009	0.445	1300	\$	50.00 4R408
21063592.	10772 WAYBURN	7/6/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 64,995	\$ 2,742	\$ 59,258	\$ 133,019	0.445	1178	\$	52.63 4R408
21067799.	9942 BALFOUR	11/21/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 64,319	\$ 2,705	\$ 59,295	\$ 131,654	0.450	1186	\$	52.28 4R408
21058601.	10625 STRATMANN	2/18/2025	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 50,126	\$ 2,662	\$ 46,338	\$ 101,419	0.457	968	\$	50.62 4R408
21070888.	9289 BEDFORD	11/14/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 70,428	\$ 3,006	\$ 65,994	\$ 144,064	0.458	1287	\$	53.61 4R408
21070516.	9200 DEVONSHIRE	2/20/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 50,840	\$ 2,759	\$ 47,241	\$ 102,737	0.460	1760	\$	28.41 4R408
21058571.	10859 STRATMANN	4/26/2023	\$ 56,000	PTA	03-ARM'S LENGTH	\$ 56,000	\$ 55,955	\$ 2,662	\$ 53,338	\$ 113,874	0.468	987	\$	56.74 4R408
21071985.	11406 STOCKWELL	1/8/2024	\$ 43,500	WD	03-ARM'S LENGTH	\$ 43,500	\$ 43,234	\$ 2,944	\$ 40,556	\$ 86,090	0.471	955	\$	45.55 4R408
21064773.	10530 LAKEPOINTE	9/13/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 44,250	\$ 3,737	\$ 41,263	\$ 86,566	0.477	870	\$	51.72 4R408
21068315.	9289 MCKINNEY	10/28/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 38,944	\$ 2,705	\$ 37,295	\$ 77,434	0.482	1282	\$	31.20 4R408
21069596.	11157 CRAFT	8/30/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 66,508	\$ 3,008	\$ 65,992	\$ 135,684	0.486	1175	\$	58.72 4R408
21080656.	9973 E OUTER	3/21/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 64,737	\$ 3,006	\$ 64,994	\$ 131,904	0.493	1008	\$	67.46 4R408
21065340.	10323 GREENSBORO	4/24/2024	\$ 64,900	WD	03-ARM'S LENGTH	\$ 64,900	\$ 61,661	\$ 3,013	\$ 61,887	\$ 125,316	0.494	1113	\$	58.31 4R408
21069567.	11124 CRAFT	6/27/2024	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 51,050	\$ 2,963	\$ 51,037	\$ 102,750	0.497	942	\$	57.32 4R408
21059046.	10335 ROXBURY	11/26/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 63,177	\$ 3,033	\$ 63,967	\$ 128,513	0.498	1166	\$	57.46 4R408
21009451.	14452 ROSEMARY	8/4/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 42,366	\$ 2,874	\$ 42,126	\$ 84,385	0.499	1204	\$	37.38 4R408

21014347-8	14866 HOUSTON-WHITTIER	1/7/2025	\$ 27,500	DD	03-ARM'S LENGTH	\$ 27,500	\$ 25,395	\$ 2,590	\$ 24,910	\$ 48,729	0.511	930	\$ 29.57	4R408
21058148.	11116 WHITEHILL	11/6/2023	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 61,164	\$ 2,099	\$ 65,901	\$ 126,207	0.522	1195	\$ 56.90	4R408
21063584.	10718 WAYBURN	9/9/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 66,847	\$ 2,742	\$ 72,258	\$ 136,977	0.528	1165	\$ 64.38	4R408
21071574.	11262 COURVILLE	7/18/2023	\$ 64,900	WD	03-ARM'S LENGTH	\$ 64,900	\$ 57,676	\$ 3,085	\$ 61,815	\$ 116,647	0.530	1112	\$ 58.36	4R408
21065812.	10318 BEACONSFIELD	6/23/2023	\$ 72,500	WD	03-ARM'S LENGTH	\$ 72,500	\$ 64,328	\$ 3,006	\$ 69,494	\$ 131,030	0.530	1146	\$ 63.26	4R408
21070519.	9222 DEVONSHIRE	2/21/2025	\$ 87,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 87,500	\$ 77,123	\$ 6,872	\$ 80,628	\$ 150,109	0.537	1506	\$ 58.10	4R408
21058132.	10916 WHITEHILL	7/7/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 68,577	\$ 2,705	\$ 77,295	\$ 140,752	0.549	1250	\$ 64.00	4R408
21072016.	11197 STOCKWELL	1/11/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 29,638	\$ 2,946	\$ 32,054	\$ 57,034	0.562	864	\$ 40.51	4R408
21067419.	9967 SOMERSET	8/30/2024	\$ 78,000	PTA	03-ARM'S LENGTH	\$ 78,000	\$ 65,024	\$ 2,761	\$ 75,239	\$ 133,041	0.566	1184	\$ 65.88	4R408
21072018.	11179 STOCKWELL	1/10/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 65,502	\$ 2,995	\$ 77,005	\$ 133,562	0.577	1235	\$ 64.78	4R408
27073317.	9721 E OUTER	8/9/2023	\$ 160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 160,000	\$ 130,245	\$ 8,706	\$ 151,294	\$ 259,699	0.583	1975	\$ 81.01	4R408
21070172.	10517 HAVERHILL	3/10/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 28,552	\$ 2,680	\$ 32,320	\$ 55,282	0.585	839	\$ 41.72	4R408
21066130.	10327 BEACONSFIELD	11/15/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 60,438	\$ 3,013	\$ 71,987	\$ 122,703	0.587	941	\$ 79.70	4R408
21059038.	10397 ROXBURY	11/22/2024	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 39,910	\$ 3,041	\$ 46,959	\$ 78,780	0.596	1248	\$ 40.06	4R408
21071579.	11306 COURVILLE	6/11/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 59,434	\$ 3,156	\$ 71,844	\$ 120,252	0.597	1088	\$ 68.93	4R408
21070154.	10801 HAVERHILL	12/13/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 38,566	\$ 2,975	\$ 46,025	\$ 76,049	0.605	1232	\$ 39.77	4R408
21071988.	11432 STOCKWELL	5/19/2023	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 59,425	\$ 3,184	\$ 72,816	\$ 120,173	0.606	1094	\$ 69.47	4R408
21065813.	10326 BEACONSFIELD	2/18/2025	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 52,409	\$ 2,963	\$ 64,037	\$ 105,654	0.606	1042	\$ 64.30	4R408
21069437.	10610 BONITA	8/12/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 73,259	\$ 2,907	\$ 92,093	\$ 150,325	0.613	1475	\$ 64.41	4R408
21071586.	11355 COURVILLE	1/30/2024	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	\$ 64,164	\$ 2,212	\$ 81,788	\$ 132,376	0.618	1316	\$ 63.83	4R408
21070509.	9152 DEVONSHIRE	10/11/2023	\$ 104,000	WD	03-ARM'S LENGTH	\$ 104,000	\$ 79,112	\$ 3,082	\$ 100,918	\$ 162,457	0.621	1704	\$ 61.03	4R408
21065304.	10314 GREENSBORO	1/31/2025	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 65,313	\$ 3,006	\$ 84,994	\$ 133,135	0.638	1208	\$ 72.85	4R408
21058110.	10630 WHITEHILL	4/5/2024	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 65,155	\$ 2,705	\$ 85,295	\$ 133,440	0.639	1150	\$ 76.52	4R408
21058112.	10646 WHITEHILL	7/13/2023	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 42,647	\$ 2,705	\$ 54,795	\$ 85,346	0.642	1400	\$ 41.07	4R408
21071595.	11285 COURVILLE	5/26/2023	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 35,959	\$ 3,006	\$ 45,494	\$ 70,412	0.646	1183	\$ 41.00	4R408
21065779.	9950 BEACONSFIELD	1/25/2024	\$ 34,000	PTA	03-ARM'S LENGTH	\$ 34,000	\$ 24,739	\$ 2,855	\$ 31,145	\$ 46,761	0.666	1146	\$ 29.67	4R408
21071966.	11204 STOCKWELL	5/13/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 66,299	\$ 3,082	\$ 91,918	\$ 135,079	0.680	1178	\$ 80.65	4R408
21080691.	9627 E OUTER	1/19/2024	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 42,771	\$ 2,780	\$ 58,220	\$ 85,451	0.681	1423	\$ 42.87	4R408
21068310.	9403 MCKINNEY	6/23/2023	\$ 136,000	WD	03-ARM'S LENGTH	\$ 136,000	\$ 93,823	\$ 2,855	\$ 133,145	\$ 194,376	0.685	1874	\$ 72.57	4R408
21058348.	11037 WHITEHILL	2/7/2025	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 91,891	\$ 3,044	\$ 131,956	\$ 189,844	0.695	1344	\$ 100.45	4R408
21080685.	9675 E OUTER	2/23/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 67,920	\$ 3,063	\$ 96,937	\$ 138,583	0.699	1218	\$ 82.10	4R408
21069609.	10991 CRAFT	1/3/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 67,520	\$ 3,156	\$ 96,844	\$ 137,530	0.704	1235	\$ 80.97	4R408
21068275.	9771 MCKINNEY	1/12/2024	\$ 84,500	PTA	03-ARM'S LENGTH	\$ 84,500	\$ 57,150	\$ 3,156	\$ 81,344	\$ 115,372	0.705	1112	\$ 75.99	4R408
21071941.	9140 AUDUBON	5/1/2024	\$ 104,000	WD	03-ARM'S LENGTH	\$ 104,000	\$ 69,914	\$ 2,855	\$ 101,145	\$ 143,288	0.706	1440	\$ 72.22	4R408
21058600.	10631 STRATMANN	11/7/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 28,487	\$ 2,662	\$ 39,338	\$ 55,182	0.713	785	\$ 53.50	4R408
21071546.	9336 COURVILLE	8/29/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 47,532	\$ 2,742	\$ 69,258	\$ 95,705	0.724	980	\$ 73.47	4R408
21069506.	11000 MOGUL	8/15/2023	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 61,594	\$ 2,282	\$ 91,718	\$ 126,735	0.724	1136	\$ 82.75	4R408
21066576.	10264 NOTTINGHAM	8/19/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 77,572	\$ 2,497	\$ 117,503	\$ 160,417	0.732	1680	\$ 71.43	4R408
21059064.	10111 ROXBURY	8/1/2024	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 71,174	\$ 2,855	\$ 107,145	\$ 145,981	0.734	1544	\$ 71.24	4R408
21069542.	10885 MOGUL	11/20/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 46,622	\$ 3,156	\$ 68,844	\$ 92,876	0.741	1655	\$ 43.50	4R408
21066797.	10109 NOTTINGHAM	6/19/2024	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 77,186	\$ 2,042	\$ 124,958	\$ 160,564	0.778	1688	\$ 75.24	4R408
21064994.	10653 LAKEPOINTE	9/18/2024	\$ 56,500	WD	03-ARM'S LENGTH	\$ 56,500	\$ 35,087	\$ 3,638	\$ 52,862	\$ 67,199	0.787	1028	\$ 54.96	4R408
21009441.	14730 ROSEMARY	8/9/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 60,141	\$ 2,629	\$ 97,371	\$ 122,889	0.792	1171	\$ 85.40	4R408
21065805.	10238 BEACONSFIELD	1/8/2025	\$ 113,000	WD	03-ARM'S LENGTH	\$ 113,000	\$ 67,006	\$ 3,006	\$ 109,994	\$ 136,752	0.804	1361	\$ 83.03	4R408
21066125.	10369 BEACONSFIELD	2/18/2025	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 38,031	\$ 3,015	\$ 61,985	\$ 74,821	0.828	1133	\$ 57.37	4R408
21058533.	10630 STRATMANN	5/14/2024	\$ 87,500	WD	03-ARM'S LENGTH	\$ 87,500	\$ 49,733	\$ 2,643	\$ 84,857	\$ 100,620	0.843	932	\$ 93.88	4R408
21071958.	11140 STOCKWELL	7/10/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 37,322	\$ 3,388	\$ 61,612	\$ 72,509	0.850	963	\$ 67.50	4R408
21065803.	10222 BEACONSFIELD	5/11/2023	\$ 113,000	WD	03-ARM'S LENGTH	\$ 113,000	\$ 62,750	\$ 3,006	\$ 109,994	\$ 127,658	0.862	1137	\$ 99.38	4R408
21070123.	10800 HAVERHILL	6/7/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 66,145	\$ 3,156	\$ 116,844	\$ 134,592	0.868	1248	\$ 96.15	4R408
21072006.	11327 STOCKWELL	11/8/2023	\$ 124,900	WD	03-ARM'S LENGTH	\$ 124,900	\$ 68,327	\$ 3,156	\$ 121,744	\$ 139,254	0.874	1251	\$ 99.84	4R408
21070166.	10601 HAVERHILL	1/12/2024	\$ 110,000	QC	03-ARM'S LENGTH	\$ 110,000	\$ 59,638	\$ 2,723	\$ 107,277	\$ 121,613	0.882	1174	\$ 93.70	4R408
21071975.	11330 STOCKWELL	12/30/2024	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 44,909	\$ 2,437	\$ 80,563	\$ 90,752	0.888	766	\$ 108.36	4R408
21068046.	9963 BALFOUR	1/18/2024	\$ 127,900	WD	03-ARM'S LENGTH	\$ 127,900	\$ 68,203	\$ 2,099	\$ 125,801	\$ 141,248	0.891	1220	\$ 104.84	4R408
21071995.	11415 STOCKWELL	10/10/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 43,338	\$ 3,113	\$ 76,887	\$ 85,951	0.895	768	\$ 104.17	4R408
21059025.	10537 ROXBURY	1/26/2024	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 66,799	\$ 2,899	\$ 124,101	\$ 136,538	0.909	1241	\$ 102.34	4R408
21066146.	10175 BEACONSFIELD	5/17/2024	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 49,808	\$ 2,963	\$ 91,037	\$ 100,096	0.909	933	\$ 100.75	4R408

21069432.	10458 BONITA	12/19/2023	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 41,948	\$ 2,046	\$ 77,954	\$ 85,261	0.914	720	\$	111.11	4R408
21063567.	10302 WAYBURN	2/20/2025	\$ 123,000	WD	03-ARM'S LENGTH	\$ 123,000	\$ 64,376	\$ 3,027	\$ 119,973	\$ 131,088	0.915	1252	\$	98.24	4R408
21068098.	9316 MCKINNEY	5/15/2023	\$ 139,000	WD	03-ARM'S LENGTH	\$ 139,000	\$ 72,175	\$ 3,313	\$ 135,687	\$ 147,141	0.922	1408	\$	98.72	4R408
21065366.	10035 GREENSBORO	11/27/2024	\$ 149,900	PTA	03-ARM'S LENGTH	\$ 149,900	\$ 76,652	\$ 2,855	\$ 147,045	\$ 157,686	0.933	1560	\$	96.09	4R408
21059032.	10447 ROXBURY	10/16/2024	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 70,137	\$ 3,047	\$ 134,953	\$ 143,355	0.941	1296	\$	106.48	4R408
21080660-1	9941 E OUTER	1/23/2024	\$ 151,000	WD	03-ARM'S LENGTH	\$ 151,000	\$ 77,130	\$ 5,279	\$ 145,721	\$ 153,528	0.949	1435	\$	105.23	4R408
21067781.	9816 BALFOUR	12/19/2023	\$ 74,900	QC	03-ARM'S LENGTH	\$ 74,900	\$ 38,287	\$ 2,705	\$ 72,195	\$ 76,030	0.950	1226	\$	61.09	4R408
21069460.	10837 BONITA	6/5/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 49,510	\$ 2,835	\$ 97,165	\$ 99,733	0.974	984	\$	101.63	4R408
21069507.	11010 MOGUL	1/29/2024	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 65,474	\$ 2,950	\$ 135,050	\$ 133,598	1.011	1189	\$	116.06	4R408
21058368.	10721 WHITEHILL	2/28/2024	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 29,747	\$ 3,001	\$ 60,999	\$ 57,150	1.067	952	\$	67.23	4R408
21071999.	11385 STOCKWELL	5/24/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 30,195	\$ 3,113	\$ 61,887	\$ 57,868	1.069	949	\$	68.49	4R408
21071633.	9353 COURVILLE	1/10/2025	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 51,604	\$ 2,699	\$ 112,301	\$ 104,498	1.075	1052	\$	109.32	4R408
21069541.	10891 MOGUL	3/21/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 18,408	\$ 3,113	\$ 36,887	\$ 32,682	1.129	924	\$	43.29	4R408
21070171.	10525 HAVERHILL	6/20/2024	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 50,357	\$ 2,680	\$ 116,320	\$ 101,874	1.142	898	\$	132.52	4R408
Totals:			\$ 8,961,200			\$ 8,961,200	\$ 7,411,604	\$	8,587,359	\$ 15,037,955		\$		59.76	

WM ECF => **0.571**

Median ECF **0.562**

Mean ECF => **0.586**

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
21074776.	9287 BOLEYN	7/11/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 44,197	\$ 2,791	\$ 25,209	\$ 80,871	0.312	1506	\$	18.59 4R409
21074869.	10498 MERLIN	10/27/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 51,538	\$ 2,748	\$ 30,252	\$ 95,293	0.317	1074	\$	30.73 4R409
21072871.	9130 KENSINGTON	6/13/2024	\$ 32,000	qc	03-ARM'S LENGTH	\$ 32,000	\$ 48,511	\$ 2,387	\$ 29,613	\$ 90,086	0.329	1433	\$	22.33 4R409
21073274.	9850 YORKSHIRE	7/28/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 73,706	\$ 3,689	\$ 46,311	\$ 136,752	0.339	1166	\$	42.88 4R409
21074118.	10075 GRAYTON	12/5/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 74,237	\$ 3,281	\$ 49,719	\$ 138,586	0.359	1276	\$	41.54 4R409
21073264.	9214 YORKSHIRE	5/31/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 47,653	\$ 3,350	\$ 33,650	\$ 86,529	0.389	739	\$	50.07 4R409
21074538.	9263 HARVARD	9/6/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 57,347	\$ 3,702	\$ 41,298	\$ 104,775	0.394	984	\$	45.73 4R409
21072665.	9148 EVERTS	2/18/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 55,839	\$ 2,781	\$ 42,219	\$ 103,629	0.407	1012	\$	44.47 4R409
21074782.	9241 BOLEYN	2/18/2025	\$ 35,000	QC	03-ARM'S LENGTH	\$ 35,000	\$ 42,803	\$ 3,054	\$ 31,946	\$ 77,635	0.411	1204	\$	29.07 4R409
21074512.	9314 HARVARD	9/11/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 63,362	\$ 3,011	\$ 49,489	\$ 117,873	0.420	1192	\$	44.04 4R409
21074492.	9164 HARVARD	11/21/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 80,364	\$ 2,771	\$ 67,229	\$ 151,549	0.444	1372	\$	51.02 4R409
21074841.	10135 BRITAIN	8/22/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 73,938	\$ 2,791	\$ 62,209	\$ 138,959	0.448	1294	\$	50.23 4R409
21074860.	10434 MERLIN	3/19/2025	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 69,206	\$ 2,577	\$ 60,423	\$ 130,135	0.464	1212	\$	51.98 4R409
21072696.	9691 EVERTS	6/7/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 27,118	\$ 2,852	\$ 22,148	\$ 47,395	0.467	792	\$	31.57 4R409
21074057.	9148 GRAYTON	9/22/2023	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 26,459	\$ 2,941	\$ 22,059	\$ 45,934	0.480	778	\$	32.13 4R409
21068116.	10724 MCKINNEY	3/22/2024	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 59,925	\$ 2,869	\$ 54,631	\$ 111,438	0.490	1030	\$	55.83 4R409
21074846.	10095 BRITAIN	2/16/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 56,233	\$ 3,011	\$ 51,989	\$ 103,949	0.500	923	\$	59.59 4R409
21074813.	10342 BRITAIN	1/14/2025	\$ 62,000	PTA	03-ARM'S LENGTH	\$ 62,000	\$ 62,897	\$ 2,791	\$ 59,209	\$ 117,395	0.504	1152	\$	53.82 4R409
21074813.	10342 BRITAIN	1/13/2025	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 62,897	\$ 2,791	\$ 59,209	\$ 117,395	0.504	1152	\$	53.82 4R409
21075997.	9181 WOODHALL	3/8/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 37,550	\$ 3,195	\$ 36,805	\$ 67,100	0.549	1172	\$	34.13 4R409
21074491.	9158 HARVARD	3/22/2024	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 34,583	\$ 2,771	\$ 34,729	\$ 62,133	0.559	777	\$	48.26 4R409
21074835.	10319 BRITAIN	3/11/2025	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 85,003	\$ 3,226	\$ 89,774	\$ 159,721	0.562	1562	\$	59.54 4R409
21073289.	9901 YORKSHIRE	2/8/2024	\$ 88,000	WD	03-ARM'S LENGTH	\$ 88,000	\$ 80,454	\$ 3,393	\$ 84,607	\$ 150,510	0.562	1315	\$	66.92 4R409
21072927.	9149 KENSINGTON	6/14/2024	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 142,079	\$ 2,246	\$ 167,754	\$ 273,111	0.614	2816	\$	60.37 4R409
21077009.	9327 MORANG	4/3/2024	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 77,842	\$ 3,034	\$ 90,966	\$ 146,109	0.623	1368	\$	68.71 4R409
21074830.	10357 BRITAIN	5/6/2024	\$ 72,500	WD	03-ARM'S LENGTH	\$ 72,500	\$ 57,870	\$ 2,909	\$ 69,591	\$ 107,346	0.648	1080	\$	67.13 4R409
21074907.	10641 MEUSE	3/8/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 46,315	\$ 2,184	\$ 57,816	\$ 86,193	0.671	954	\$	62.89 4R409
21074536.	9279 HARVARD	12/31/2024	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 27,141	\$ 3,011	\$ 31,989	\$ 47,129	0.679	806	\$	43.42 4R409
21074865.	10470 MERLIN	3/11/2025	\$ 76,500	WD	03-ARM'S LENGTH	\$ 76,500	\$ 55,143	\$ 2,748	\$ 73,752	\$ 102,334	0.721	1011	\$	75.67 4R409
21068597.	10147 LANARK	11/14/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 18,570	\$ 2,994	\$ 22,006	\$ 30,422	0.723	907	\$	27.56 4R409
21073685.	9251 BISHOP	6/26/2024	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	\$ 80,051	\$ 3,393	\$ 113,607	\$ 149,723	0.759	1186	\$	98.65 4R409
21074835.	10319 BRITAIN	8/4/2023	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	\$ 85,003	\$ 3,226	\$ 122,774	\$ 159,721	0.769	1562	\$	80.67 4R409
21068547.	10171 DUPREY	4/1/2024	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	\$ 77,808	\$ 3,054	\$ 122,946	\$ 146,004	0.842	1274	\$	98.90 4R409
21072875.	9160 KENSINGTON	11/14/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 42,022	\$ 2,852	\$ 65,148	\$ 76,504	0.852	1259	\$	54.01 4R409
21074867.	10484 MERLIN	12/30/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 53,710	\$ 2,748	\$ 86,252	\$ 99,535	0.867	1011	\$	88.03 4R409
21072680.	9650 EVERTS	9/9/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 80,088	\$ 2,852	\$ 132,148	\$ 150,852	0.876	1604	\$	84.16 4R409
21074884.	10413 MERLIN	11/8/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 47,519	\$ 3,011	\$ 76,989	\$ 86,930	0.886	728	\$	109.89 4R409
21074815.	10356 BRITAIN	11/26/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 54,973	\$ 2,748	\$ 92,252	\$ 102,002	0.904	1049	\$	90.56 4R409
21074817.	10370 BRITAIN	5/26/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 53,467	\$ 2,748	\$ 90,252	\$ 99,061	0.911	847	\$	109.80 4R409
21068116.	10724 MCKINNEY	7/31/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 59,925	\$ 2,869	\$ 102,131	\$ 111,438	0.916	1030	\$	101.94 4R409
21073274.	9850 YORKSHIRE	10/23/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 73,706	\$ 3,689	\$ 126,311	\$ 136,752	0.924	1166	\$	111.49 4R409
21074895.	10692 MEUSE	5/24/2024	\$ 58,500	WD	03-ARM'S LENGTH	\$ 58,500	\$ 33,345	\$ 2,910	\$ 55,590	\$ 59,443	0.935	955	\$	61.26 4R409
21074513.	9320 HARVARD	5/24/2024	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	\$ 63,589	\$ 2,805	\$ 114,195	\$ 118,719	0.962	1230	\$	95.12 4R409
21077000-1	10337 MORANG	3/6/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 32,674	\$ 2,809	\$ 57,191	\$ 58,330	0.980	1036	\$	57.92 4R409
21074877.	10465 MERLIN	2/28/2025	\$ 134,000	WD	03-ARM'S LENGTH	\$ 134,000	\$ 60,859	\$ 2,748	\$ 131,252	\$ 113,498	1.156	1069	\$	125.35 4R409
21074751.	9250 BOLEYN	12/28/2023	\$ 149,900	WD	03-ARM'S LENGTH	\$ 149,900	\$ 66,234	\$ 2,781	\$ 147,119	\$ 123,932	1.187	1272	\$	117.85 4R409
21068118.	10738 MCKINNEY	6/7/2024	\$ 124,900	WD	03-ARM'S LENGTH	\$ 124,900	\$ 54,272	\$ 2,853	\$ 122,047	\$ 100,428	1.215	993	\$	125.78 4R409
Totals:			\$ 3,494,800			\$ 3,494,800	\$ 2,760,025	\$	\$ 3,356,805	\$ 5,121,152		\$	\$ 64.58	

WM ECF => **0.655**

Median ECF 0.614
Mean ECF => 0.656

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
21077362.	5550 UNIVERSITY	12/11/2023	\$ 33,000	QC	03-ARM'S LENGTH	\$ 33,000	\$ 61,991	\$ 3,448	\$ 29,552	\$ 81,310	0.363	826	\$	39.95 4R410
21078166.	5291 FARBROOK	5/28/2024	\$ 43,500	WD	03-ARM'S LENGTH	\$ 43,500	\$ 81,709	\$ 3,216	\$ 40,284	\$ 109,018	0.370	1038	\$	41.91 4R410
21077459.	5981 UNIVERSITY	7/23/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 87,093	\$ 3,827	\$ 43,173	\$ 115,647	0.373	964	\$	48.76 4R410
21003592-6	21335 MOROSS	12/6/2024	\$ 68,500	WD	03-ARM'S LENGTH	\$ 68,500	\$ 125,878	\$ 6,089	\$ 62,411	\$ 166,374	0.375	1353	\$	50.63 4R410
21078734.	5644 GATESHEAD	9/5/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 91,419	\$ 4,228	\$ 45,772	\$ 121,099	0.378	1100	\$	45.45 4R410
21075834.	3981 GUILFORD	6/3/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 79,927	\$ 3,740	\$ 41,260	\$ 105,815	0.390	960	\$	46.88 4R410
21076087.	4501 WOODHALL	10/22/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 93,355	\$ 4,611	\$ 50,389	\$ 123,256	0.409	1090	\$	50.46 4R410
21077998.	5036 FARBROOK	12/6/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 47,236	\$ 2,608	\$ 25,392	\$ 61,983	0.410	670	\$	41.79 4R410
21001908.	17185 DETROIT	8/31/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 71,433	\$ 2,726	\$ 40,274	\$ 95,426	0.422	1009	\$	42.62 4R410
21077448.	6151 UNIVERSITY	9/20/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 65,396	\$ 3,784	\$ 36,216	\$ 85,572	0.423	1033	\$	38.72 4R410
21077633.	6166 MARSEILLES	9/25/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 90,795	\$ 3,460	\$ 51,540	\$ 121,299	0.425	1080	\$	50.93 4R410
21077646.	6350 MARSEILLES	7/27/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 81,467	\$ 3,173	\$ 46,827	\$ 108,742	0.431	1074	\$	46.55 4R410
21078428.	5107 RADNOR	6/8/2023	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 36,355	\$ 3,494	\$ 20,006	\$ 45,640	0.438	842	\$	27.91 4R410
21078156.	5555 FARBROOK	5/15/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 91,687	\$ 2,539	\$ 54,461	\$ 123,817	0.440	705	\$	80.85 4R410
21078547.	5030 ANATOLE	9/1/2023	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 85,785	\$ 3,828	\$ 50,172	\$ 113,829	0.441	1239	\$	43.58 4R410
21077565.	4880 MARSEILLES	4/18/2023	\$ 35,500	WD	03-ARM'S LENGTH	\$ 35,500	\$ 55,289	\$ 3,287	\$ 32,213	\$ 72,225	0.446	678	\$	52.36 4R410
21077744.	4865 MARSEILLES	8/29/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 98,130	\$ 4,503	\$ 58,497	\$ 130,038	0.450	951	\$	66.25 4R410
21075803.	4601 GUILFORD	11/13/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 100,809	\$ 4,611	\$ 60,389	\$ 133,608	0.452	1122	\$	57.93 4R410
21077686.	6303 MARSEILLES	5/30/2024	\$ 53,500	WD	03-ARM'S LENGTH	\$ 53,500	\$ 82,717	\$ 3,569	\$ 49,931	\$ 109,928	0.454	929	\$	57.59 4R410
21009390.	17163 CHANDLER PARK	8/1/2023	\$ 70,000	OTH	03-ARM'S LENGTH	\$ 70,000	\$ 108,665	\$ 3,629	\$ 66,371	\$ 145,883	0.455	1304	\$	53.68 4R410
21078176.	5205 FARBROOK	8/29/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 101,727	\$ 3,583	\$ 63,417	\$ 136,311	0.465	1120	\$	59.82 4R410
21077631.	6150 MARSEILLES	5/8/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 95,380	\$ 3,491	\$ 59,509	\$ 127,624	0.466	1138	\$	55.36 4R410
21078352.	6311 RADNOR	4/19/2023	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 37,969	\$ 3,784	\$ 22,216	\$ 47,479	0.468	763	\$	34.08 4R410
21077968.	4559 LODEWYCK	11/20/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 39,235	\$ 3,719	\$ 23,281	\$ 49,328	0.472	852	\$	31.69 4R410
21078025.	5548 FARBROOK	6/16/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 36,481	\$ 3,077	\$ 21,923	\$ 46,394	0.473	704	\$	35.51 4R410
21078485.	5706 CANYON	7/1/2024	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 112,417	\$ 4,310	\$ 71,690	\$ 150,149	0.477	1421	\$	53.48 4R410
21080405.	21786 KINGSVILLE	12/6/2024	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 64,094	\$ 3,242	\$ 40,758	\$ 84,517	0.482	689	\$	63.86 4R410
21001859-62	17125 MINNEAPOLIS	7/14/2023	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 41,691	\$ 2,683	\$ 26,317	\$ 54,178	0.486	576	\$	50.35 4R410
21079710.	20940 MOROSS	12/5/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 65,073	\$ 2,700	\$ 42,300	\$ 86,629	0.488	847	\$	53.13 4R410
27073338.	17190 CORNWALL	4/15/2024	\$ 50,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 72,116	\$ 3,260	\$ 46,740	\$ 95,633	0.489	960	\$	52.08 4R410
21077524.001	4637 UNIVERSITY	3/8/2024	\$ 41,000	PTA	03-ARM'S LENGTH	\$ 41,000	\$ 58,002	\$ 4,592	\$ 36,408	\$ 74,181	0.491	848	\$	48.35 4R410
21076232.	6120 NEFF	11/21/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 74,695	\$ 4,808	\$ 47,692	\$ 97,065	0.491	1102	\$	47.64 4R410
21077176.	6311 HEREFORD	6/13/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 48,807	\$ 4,198	\$ 30,802	\$ 61,957	0.497	1093	\$	32.02 4R410
21075743.	6185 GUILFORD	9/1/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 77,689	\$ 3,980	\$ 51,020	\$ 102,374	0.498	1021	\$	53.87 4R410
21078308.	5966 RADNOR	1/12/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 93,376	\$ 3,504	\$ 63,496	\$ 124,822	0.509	1180	\$	56.78 4R410
21002081.	17161 ONTARIO	4/3/2024	\$ 110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 110,000	\$ 151,627	\$ 5,375	\$ 104,625	\$ 203,128	0.515	1964	\$	56.01 4R410
21077931.	5291 LODEWYCK	12/30/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 68,622	\$ 3,173	\$ 46,827	\$ 90,901	0.515	749	\$	66.76 4R410
21076346.	4367 NEFF	11/11/2024	\$ 39,000	QC	03-ARM'S LENGTH	\$ 39,000	\$ 52,752	\$ 4,275	\$ 34,725	\$ 67,329	0.516	687	\$	56.77 4R410
21075692.	5800 GUILFORD	9/5/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 75,181	\$ 4,023	\$ 50,977	\$ 98,831	0.516	976	\$	56.35 4R410
21078590.	5070 LAFONTAINE	9/20/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 92,819	\$ 4,571	\$ 63,429	\$ 122,567	0.518	1083	\$	62.79 4R410
21076202.006	5538 NEFF	10/23/2023	\$ 28,000	PTA	03-ARM'S LENGTH	\$ 28,000	\$ 37,125	\$ 4,242	\$ 23,758	\$ 45,671	0.520	720	\$	38.89 4R410
21078383.	5905 RADNOR	10/3/2024	\$ 65,900	PTA	03-ARM'S LENGTH	\$ 65,900	\$ 89,621	\$ 3,156	\$ 62,744	\$ 120,090	0.522	1066	\$	61.82 4R410
21077178.	6217 HEREFORD	1/6/2025	\$ 47,000	PTA	03-ARM'S LENGTH	\$ 47,000	\$ 63,191	\$ 3,894	\$ 43,106	\$ 82,357	0.523	718	\$	65.46 4R410
21078929.	5977 HILLCREST	9/6/2024	\$ 153,700	WD	03-ARM'S LENGTH	\$ 153,700	\$ 206,996	\$ 7,120	\$ 146,580	\$ 277,606	0.528	2476	\$	62.08 4R410
21001963.	17160 CINCINNATI	5/11/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 83,247	\$ 2,733	\$ 59,267	\$ 111,825	0.530	1050	\$	59.05 4R410
21075067.008L	6126 CADIEUX	3/24/2025	\$ 78,000	PTA	03-ARM'S LENGTH	\$ 78,000	\$ 104,527	\$ 3,327	\$ 74,673	\$ 140,556	0.531	1418	\$	55.01 4R410
21075473.009L	5993 OLDTOWN	7/14/2023	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 86,611	\$ 3,697	\$ 61,303	\$ 115,158	0.532	962	\$	67.57 4R410
21075738.	6315 GUILFORD	9/20/2024	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 88,998	\$ 4,023	\$ 63,477	\$ 118,021	0.538	982	\$	68.74 4R410
21002035.	17140 SIOUX	8/28/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 71,787	\$ 2,733	\$ 52,267	\$ 95,908	0.545	982	\$	56.01 4R410
21077619.	5966 MARSEILLES	8/7/2023	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 96,727	\$ 3,652	\$ 71,348	\$ 129,271	0.552	1137	\$	65.96 4R410
21076214.	5796 NEFF	2/24/2025	\$ 79,000	WD	03-ARM'S LENGTH	\$ 79,000	\$ 101,392	\$ 4,848	\$ 74,152	\$ 134,089	0.553	1347	\$	58.65 4R410
21076109.	4001 WOODHALL	9/28/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 30,639	\$ 4,568	\$ 20,432	\$ 36,210	0.564	618	\$	40.45 4R410
21077837.	5952 LODEWYCK	5/11/2023	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 102,354	\$ 3,422	\$ 77,578	\$ 137,406	0.565	1270	\$	63.78 4R410
21075443.	6224 OLDTOWN	2/16/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 56,164	\$ 3,239	\$ 41,761	\$ 73,507	0.568	1273	\$	35.35 4R410

21076033.	5793 WOODHALL	7/28/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 99,200	\$ 4,045	\$ 75,955	\$ 132,160	0.575	1380	\$ 57.97	4R410
21076172.	4684 NEFF	9/16/2024	\$ 48,000	QC	03-ARM'S LENGTH	\$ 48,000	\$ 58,363	\$ 4,264	\$ 43,736	\$ 75,138	0.582	796	\$ 60.30	4R410
21078065.	6186 FARBROOK	10/25/2023	\$ 67,000	PTA	03-ARM'S LENGTH	\$ 67,000	\$ 82,028	\$ 3,346	\$ 63,654	\$ 109,281	0.582	965	\$ 69.43	4R410
21076299.004	5285 NEFF	2/29/2024	\$ 51,000	QC	03-ARM'S LENGTH	\$ 51,000	\$ 61,988	\$ 4,264	\$ 46,736	\$ 80,172	0.583	720	\$ 70.83	4R410
21078101.	8673 FARBROOK	4/19/2023	\$ 84,900	WD	03-ARM'S LENGTH	\$ 84,900	\$ 103,511	\$ 4,154	\$ 80,746	\$ 137,996	0.585	1083	\$ 78.39	4R410
21078099.008	8811 FARBROOK	6/7/2023	\$ 84,900	WD	03-ARM'S LENGTH	\$ 84,900	\$ 102,341	\$ 4,829	\$ 80,071	\$ 135,433	0.591	1240	\$ 68.47	4R410
21002010-11	17171 MUNICH	1/11/2024	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 89,125	\$ 3,493	\$ 70,507	\$ 118,933	0.593	1111	\$ 66.61	4R410
21078067.	6202 FARBROOK	5/25/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 72,061	\$ 3,315	\$ 56,685	\$ 95,481	0.594	965	\$ 62.18	4R410
21075882.	4412 WOODHALL	2/26/2024	\$ 39,900	PTA	03-ARM'S LENGTH	\$ 39,900	\$ 47,284	\$ 4,633	\$ 35,267	\$ 59,238	0.595	930	\$ 42.90	4R410
27071359.	21731 MCCORMICK	1/8/2024	\$ 95,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 95,500	\$ 113,211	\$ 3,311	\$ 92,189	\$ 152,639	0.604	1482	\$ 64.44	4R410
21076245.	6320 NEFF	3/25/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 58,772	\$ 4,287	\$ 45,713	\$ 75,674	0.604	1275	\$ 39.22	4R410
21078339.	6366 RADNOR	11/13/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 88,369	\$ 3,491	\$ 71,509	\$ 117,886	0.607	1098	\$ 68.31	4R410
21075054-6	5940 CADIEUX	12/11/2024	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 83,441	\$ 3,517	\$ 67,483	\$ 111,006	0.608	1073	\$ 66.17	4R410
21075898.	4866 WOODHALL	8/31/2024	\$ 79,000	PTA	03-ARM'S LENGTH	\$ 79,000	\$ 92,485	\$ 5,333	\$ 73,667	\$ 121,044	0.609	951	\$ 83.07	4R410
21003061.	19149 ROLANDALE	3/15/2024	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 114,669	\$ 4,307	\$ 93,693	\$ 153,281	0.611	1322	\$ 74.13	4R410
21002034.	17150 SIOUX	1/11/2024	\$ 67,000	QC	03-ARM'S LENGTH	\$ 67,000	\$ 78,426	\$ 2,733	\$ 64,267	\$ 105,129	0.611	982	\$ 68.23	4R410
21003478-9	17710 CHESTER	4/25/2023	\$ 135,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 135,000	\$ 157,229	\$ 4,845	\$ 130,155	\$ 211,644	0.615	1972	\$ 68.46	4R410
21078304.	5934 RADNOR	8/23/2023	\$ 83,500	WD	03-ARM'S LENGTH	\$ 83,500	\$ 96,453	\$ 3,491	\$ 80,009	\$ 129,114	0.620	1102	\$ 75.77	4R410
21074989-90	4700 CADIEUX	12/27/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 51,318	\$ 3,275	\$ 41,725	\$ 66,726	0.625	1110	\$ 40.54	4R410
21079020.	21771 MOROSS	6/20/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 62,803	\$ 2,756	\$ 52,244	\$ 83,399	0.626	875	\$ 62.86	4R410
21009212.	17936 CHANDLER PARK	4/23/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 76,239	\$ 3,645	\$ 65,355	\$ 100,825	0.648	825	\$ 83.64	4R410
21077995.	4880 FARBROOK	5/2/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 54,751	\$ 3,378	\$ 46,622	\$ 71,351	0.653	691	\$ 72.36	4R410
21078297.	5808 RADNOR	6/27/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 74,899	\$ 3,491	\$ 65,509	\$ 99,178	0.661	919	\$ 75.08	4R410
21075534.002	5914 BLUEHILL	10/31/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 119,043	\$ 4,132	\$ 105,868	\$ 159,599	0.663	1462	\$ 75.24	4R410
21077550.	4566 MARSEILLES	8/31/2023	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 47,269	\$ 3,719	\$ 40,281	\$ 60,486	0.666	644	\$ 68.32	4R410
21077056.	4522 HEREFORD	4/8/2024	\$ 144,500	WD	03-ARM'S LENGTH	\$ 144,500	\$ 150,264	\$ 5,504	\$ 138,996	\$ 201,056	0.691	1942	\$ 74.41	4R410
21079028.	21735 MOROSS	1/29/2024	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 73,496	\$ 2,756	\$ 68,244	\$ 98,250	0.695	945	\$ 75.13	4R410
21075045-8	5900 CADIEUX	10/11/2024	\$ 70,500	WD	03-ARM'S LENGTH	\$ 70,500	\$ 72,789	\$ 4,360	\$ 66,140	\$ 95,040	0.696	938	\$ 75.16	4R410
21078290.	5752 RADNOR	6/19/2024	\$ 100,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 102,787	\$ 14,747	\$ 85,253	\$ 122,278	0.697	1062	\$ 94.16	4R410
21078291.	5760 RADNOR	6/19/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 102,787	\$ 14,747	\$ 85,253	\$ 122,278	0.697	1062	\$ 94.16	4R410
21077434.	6345 UNIVERSITY	5/20/2024	\$ 85,500	WD	03-ARM'S LENGTH	\$ 85,500	\$ 87,484	\$ 3,849	\$ 81,651	\$ 116,160	0.703	1024	\$ 83.50	4R410
21075535.005	5984 BLUEHILL	7/3/2024	\$ 88,000	PTA	03-ARM'S LENGTH	\$ 88,000	\$ 89,474	\$ 3,606	\$ 84,394	\$ 119,261	0.708	1098	\$ 80.15	4R410
21079018-9	21773 MOROSS	6/20/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 55,076	\$ 2,713	\$ 52,287	\$ 72,726	0.719	875	\$ 62.86	4R410
21077504.	5203 UNIVERSITY	3/10/2025	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 96,005	\$ 4,372	\$ 92,628	\$ 127,268	0.728	1120	\$ 86.61	4R410
21003428-9	18968 CHESTER	4/19/2024	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 247,229	\$ 3,528	\$ 246,472	\$ 338,474	0.728	2136	\$ 117.04	4R410
21076229.	6018 NEFF	3/4/2025	\$ 54,900	WD	03-ARM'S LENGTH	\$ 54,900	\$ 54,258	\$ 5,541	\$ 49,359	\$ 67,663	0.729	1090	\$ 50.37	4R410
21078668.	5515 ASHLEY	3/1/2024	\$ 98,000	PTA	03-ARM'S LENGTH	\$ 98,000	\$ 96,723	\$ 4,146	\$ 93,854	\$ 128,579	0.730	1171	\$ 83.69	4R410
21077590.	5500 MARSEILLES	8/31/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 88,160	\$ 3,491	\$ 86,509	\$ 117,596	0.736	1107	\$ 81.30	4R410
21075812.	4403 GUILFORD	10/13/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 69,246	\$ 5,052	\$ 66,948	\$ 89,158	0.751	870	\$ 82.76	4R410
21075614.	3988 GUILFORD	7/21/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 133,702	\$ 4,611	\$ 135,389	\$ 179,293	0.755	1746	\$ 80.18	4R410
27250014.	4510 CADIEUX	5/8/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 90,185	\$ 677	\$ 94,323	\$ 124,317	0.759	1104	\$ 86.05	4R410
21077700.	5795 MARSEILLES	3/20/2025	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 52,348	\$ 4,503	\$ 50,497	\$ 66,451	0.760	928	\$ 59.27	4R410
21009392.	17179 CHANDLER PARK	11/12/2024	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 99,079	\$ 3,586	\$ 101,414	\$ 132,629	0.765	1195	\$ 87.87	4R410
21078587.	5046 LAFONTAINE	4/26/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 83,854	\$ 3,828	\$ 85,172	\$ 111,147	0.766	1139	\$ 78.14	4R410
21075607.	17315 WINDSOR	11/13/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 93,498	\$ 4,568	\$ 95,432	\$ 123,514	0.773	1323	\$ 75.59	4R410
21078830.	5930 CANYON	3/18/2024	\$ 107,400	WD	03-ARM'S LENGTH	\$ 107,400	\$ 99,640	\$ 4,282	\$ 103,118	\$ 132,442	0.779	1047	\$ 102.58	4R410
21076228.	6006 NEFF	12/20/2023	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 57,300	\$ 4,764	\$ 57,236	\$ 72,967	0.784	1160	\$ 53.45	4R410
21075498.	5565 OLD TOWN	4/18/2023	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 95,990	\$ 3,034	\$ 101,966	\$ 129,106	0.790	1150	\$ 91.30	4R410
21077683.	6103 MARSEILLES	6/2/2023	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 74,274	\$ 3,714	\$ 78,286	\$ 98,000	0.799	948	\$ 86.50	4R410
21079745-6	21534 MOROSS	12/18/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 101,460	\$ 3,009	\$ 111,991	\$ 136,738	0.819	1282	\$ 89.70	4R410
21080227-40	21824 MCCORMICK	4/5/2024	\$ 118,000	WD	03-ARM'S LENGTH	\$ 118,000	\$ 103,777	\$ 3,652	\$ 114,348	\$ 139,063	0.822	1311	\$ 90.01	4R410
21077898.	5979 LODEWYCK	3/3/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 87,799	\$ 3,351	\$ 96,649	\$ 117,289	0.824	1061	\$ 94.25	4R410
21078100.	8681 FARBROOK	5/19/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 74,595	\$ 4,111	\$ 80,889	\$ 97,894	0.826	819	\$ 103.79	4R410
21078818.	5908 LANNOO	12/18/2023	\$ 131,000	WD	03-ARM'S LENGTH	\$ 131,000	\$ 113,935	\$ 4,002	\$ 126,998	\$ 152,685	0.832	1474	\$ 88.87	4R410
21078486.	5714 CANYON	5/12/2023	\$ 153,000	WD	03-ARM'S LENGTH	\$ 153,000	\$ 132,900	\$ 4,308	\$ 148,692	\$ 178,600	0.833	1682	\$ 90.96	4R410

21075616.	4010 GUILFORD	11/1/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 60,706	\$ 4,005	\$ 65,995	\$ 78,751	0.838	1179	\$ 59.37	4R410
21078528.	5010 OPAL	9/26/2023	\$ 108,000	WD	03-ARM'S LENGTH	\$ 108,000	\$ 93,675	\$ 6,639	\$ 101,361	\$ 120,883	0.839	1024	\$ 105.47	4R410
21077575.	5108 MARSEILLES	4/28/2023	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 70,535	\$ 3,719	\$ 78,281	\$ 92,800	0.844	817	\$ 100.37	4R410
21079744.	21530 MOROSS	12/18/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 97,940	\$ 3,297	\$ 111,703	\$ 131,449	0.850	1232	\$ 93.34	4R410
21077526.	4607 UNIVERSITY	2/3/2025	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 93,553	\$ 4,503	\$ 105,497	\$ 123,681	0.853	1204	\$ 91.36	4R410
21078366.	6119 RADNOR	6/20/2024	\$ 119,000	PTA	03-ARM'S LENGTH	\$ 119,000	\$ 100,946	\$ 3,806	\$ 115,194	\$ 134,917	0.854	1180	\$ 100.85	4R410
21078773.	4959 GATESHEAD	7/12/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 56,934	\$ 3,871	\$ 63,129	\$ 73,699	0.857	1218	\$ 55.01	4R410
21075412.	5758 OLDTOWN	5/24/2024	\$ 117,500	WD	03-ARM'S LENGTH	\$ 117,500	\$ 99,008	\$ 3,468	\$ 114,032	\$ 132,694	0.859	1284	\$ 91.51	4R410
21003345.	19150 MALLINA	9/18/2023	\$ 128,000	WD	03-ARM'S LENGTH	\$ 128,000	\$ 107,648	\$ 4,212	\$ 123,788	\$ 143,661	0.862	1425	\$ 89.82	4R410
21075942.	5924 WOODHALL	9/18/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 100,415	\$ 4,089	\$ 115,911	\$ 133,786	0.866	1200	\$ 100.00	4R410
21075473.006	6021 OLDTOWN	3/28/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 83,296	\$ 3,714	\$ 96,286	\$ 110,531	0.871	962	\$ 103.95	4R410
27240771.	18821 CHANDLER PARK	4/14/2023	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 151,732	\$ 4,067	\$ 180,933	\$ 205,090	0.882	1577	\$ 117.31	4R410
21009219.	17820 CHANDLER PARK	12/13/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 78,005	\$ 2,838	\$ 92,162	\$ 104,399	0.883	838	\$ 113.37	4R410
21077567.	4800 MARSEILLES	8/3/2023	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 55,716	\$ 4,200	\$ 63,300	\$ 71,550	0.885	793	\$ 85.12	4R410
21077439.001	6303 UNIVERSITY	3/31/2025	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 88,672	\$ 3,897	\$ 106,103	\$ 117,743	0.901	1024	\$ 107.42	4R410
21003056.	19009 ROLANDALE	8/30/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 104,778	\$ 4,799	\$ 125,201	\$ 138,860	0.902	1319	\$ 98.56	4R410
21077753.	4607 MARSEILLES	9/12/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 87,918	\$ 4,460	\$ 104,540	\$ 115,914	0.902	1328	\$ 82.08	4R410
21077034.	4064 HEREFORD	7/3/2023	\$ 137,800	WD	03-ARM'S LENGTH	\$ 137,800	\$ 110,138	\$ 3,936	\$ 133,864	\$ 147,503	0.908	1452	\$ 94.90	4R410
21076158.008	4396 NEFF	6/26/2024	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 66,704	\$ 4,528	\$ 78,472	\$ 86,356	0.909	927	\$ 89.54	4R410
21075405.	5556 OLDTOWN	2/16/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 55,822	\$ 2,470	\$ 67,530	\$ 74,100	0.911	1097	\$ 63.81	4R410
21003448-9	18000 CHESTER	4/28/2023	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 114,783	\$ 4,111	\$ 140,889	\$ 153,711	0.917	1357	\$ 106.85	4R410
21078904.	5700 HILLCREST	10/24/2024	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 108,855	\$ 3,650	\$ 134,350	\$ 146,118	0.919	1299	\$ 106.24	4R410
21001971.	17131 CINCINNATI	4/29/2024	\$ 92,500	WD	03-ARM'S LENGTH	\$ 92,500	\$ 72,662	\$ 3,242	\$ 89,258	\$ 96,417	0.926	977	\$ 94.68	4R410
21075554.	5985 BLUEHILL	2/10/2025	\$ 112,000	WD	03-ARM'S LENGTH	\$ 112,000	\$ 87,504	\$ 3,560	\$ 108,440	\$ 116,589	0.930	1164	\$ 96.22	4R410
21075411.	5746 OLDTOWN	3/18/2024	\$ 131,000	PTA	03-ARM'S LENGTH	\$ 131,000	\$ 101,783	\$ 3,425	\$ 127,575	\$ 136,608	0.934	1247	\$ 105.05	4R410
21074992.	4718 CADIEUX	3/26/2025	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 92,823	\$ 3,315	\$ 116,685	\$ 124,317	0.939	1104	\$ 108.70	4R410
21078950.	5287 HILLCREST	7/29/2024	\$ 125,000	PTA	03-ARM'S LENGTH	\$ 125,000	\$ 96,421	\$ 3,583	\$ 121,417	\$ 128,942	0.942	1100	\$ 113.64	4R410
21078579.	4972 LAFONTAINE	5/15/2023	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 49,482	\$ 3,828	\$ 60,172	\$ 63,408	0.949	586	\$ 109.22	4R410
21075426.	5948 OLDTOWN	6/10/2024	\$ 116,000	WD	03-ARM'S LENGTH	\$ 116,000	\$ 88,684	\$ 3,239	\$ 112,761	\$ 118,674	0.950	1129	\$ 102.75	4R410
21078035.	5764 FARMBROOK	12/18/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 54,041	\$ 4,446	\$ 65,554	\$ 68,882	0.952	696	\$ 100.57	4R410
21077848.	6124 LODEWYCK	5/22/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 49,958	\$ 3,216	\$ 61,784	\$ 64,919	0.952	1006	\$ 64.61	4R410
21077865.	6348 LODEWYCK	12/21/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 49,966	\$ 3,422	\$ 61,578	\$ 64,644	0.953	961	\$ 67.64	4R410
27250168.	21201 MOROSS	5/1/2024	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 169,119	\$ 677	\$ 224,323	\$ 233,947	0.959	2408	\$ 93.44	4R410
21003670.	18918 ROCKCASTLE	11/1/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 83,161	\$ 3,376	\$ 106,624	\$ 110,813	0.962	967	\$ 113.75	4R410
21078561.	5057 ANATOLE	8/22/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 50,685	\$ 3,264	\$ 63,736	\$ 65,863	0.968	573	\$ 116.93	4R410
21077732.	5115 MARSEILLES	10/15/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 67,319	\$ 5,109	\$ 84,891	\$ 86,403	0.983	1312	\$ 68.60	4R410
21003632.	19129 CHESHIRE	9/18/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 102,874	\$ 3,164	\$ 136,836	\$ 138,486	0.988	1272	\$ 110.06	4R410
21003055.	19001 ROLANDALE	12/6/2024	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 110,387	\$ 4,083	\$ 145,917	\$ 147,644	0.988	1218	\$ 123.15	4R410
21078911.	5936 HILLCREST	12/16/2024	\$ 148,500	PTA	03-ARM'S LENGTH	\$ 148,500	\$ 109,144	\$ 3,806	\$ 144,694	\$ 146,303	0.989	1281	\$ 115.93	4R410
21076335.	4545 NEFF	11/8/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 88,377	\$ 5,038	\$ 114,962	\$ 115,749	0.993	970	\$ 123.71	4R410
21077509.	5077 UNIVERSITY	5/31/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 120,643	\$ 4,503	\$ 160,497	\$ 161,306	0.995	1424	\$ 115.87	4R410
21077536.01	4215 UNIVERSITY	3/14/2025	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 73,272	\$ 4,002	\$ 95,998	\$ 96,208	0.998	975	\$ 102.56	4R410
21075573.	5749 BLUEHILL	12/6/2023	\$ 142,000	WD	03-ARM'S LENGTH	\$ 142,000	\$ 103,284	\$ 3,239	\$ 138,761	\$ 138,951	0.999	1232	\$ 115.26	4R410
21003702.	18900 ALSTEAD	8/31/2023	\$ 114,000	WD	03-ARM'S LENGTH	\$ 114,000	\$ 82,573	\$ 3,287	\$ 110,713	\$ 110,119	1.005	1039	\$ 109.72	4R410
21009398.	5600 GATESHEAD	10/18/2023	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 100,428	\$ 7,019	\$ 130,981	\$ 129,735	1.010	988	\$ 139.68	4R410
21075864.	4112 WOODHALL	7/14/2023	\$ 149,000	WD	03-ARM'S LENGTH	\$ 149,000	\$ 107,477	\$ 4,611	\$ 144,389	\$ 142,869	1.011	1075	\$ 94.90	4R410
21002138.	17149 NEW YORK	6/16/2023	\$ 50,900	WD	03-ARM'S LENGTH	\$ 50,900	\$ 36,622	\$ 1,980	\$ 48,920	\$ 48,114	1.017	846	\$ 60.17	4R410
21077888.	6135 LODEWYCK	8/2/2023	\$ 64,900	WD	03-ARM'S LENGTH	\$ 64,900	\$ 46,792	\$ 3,145	\$ 61,755	\$ 60,621	1.019	1027	\$ 63.19	4R410
21077881.	6193 LODEWYCK	6/21/2024	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 52,456	\$ 3,261	\$ 69,739	\$ 68,326	1.021	1084	\$ 67.34	4R410
21076344.	4383 NEFF	8/16/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 64,730	\$ 4,276	\$ 85,724	\$ 83,964	1.021	971	\$ 92.69	4R410
21077654.	8849 MARSEILLES	4/28/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 85,660	\$ 3,570	\$ 116,430	\$ 114,014	1.021	977	\$ 122.82	4R410
21075430.007	6106 OLDTOWN	3/19/2025	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 50,379	\$ 3,583	\$ 66,417	\$ 64,994	1.022	961	\$ 72.84	4R410
21077595.	5540 MARSEILLES	6/25/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 39,536	\$ 3,173	\$ 51,827	\$ 50,504	1.026	783	\$ 70.24	4R410
21077461.	5967 UNIVERSITY	2/18/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 71,070	\$ 3,715	\$ 96,285	\$ 93,549	1.029	970	\$ 103.09	4R410
27250069.	5021 ASHLEY	6/4/2024	\$ 152,000	WD	03-ARM'S LENGTH	\$ 152,000	\$ 106,057	\$ 677	\$ 151,323	\$ 146,361	1.034	1220	\$ 124.59	4R410

21075538.009	6210 BLUEHILL	7/27/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 87,408	\$ 3,627	\$ 121,373	\$ 116,363	1.043	960	\$ 130.21	4R410
21077588.	5306 MARSEILLES	6/13/2023	\$ 153,000	WD	03-ARM'S LENGTH	\$ 153,000	\$ 106,252	\$ 3,216	\$ 149,784	\$ 143,106	1.047	1451	\$ 105.44	4R410
27071058.	5667 LANNOO	11/20/2023	\$ 155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 155,000	\$ 107,636	\$ 3,980	\$ 151,020	\$ 143,967	1.049	1166	\$ 132.93	4R410
21078469.	4467 RADNOR	4/7/2023	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 68,231	\$ 3,357	\$ 94,643	\$ 90,103	1.050	768	\$ 127.60	4R410
21078893.	5278 HILLCREST	1/24/2024	\$ 191,000	PTA	03-ARM'S LENGTH	\$ 191,000	\$ 130,686	\$ 3,623	\$ 187,377	\$ 176,476	1.062	1672	\$ 114.23	4R410
21078381.	5919 RADNOR	12/30/2024	\$ 136,000	WD	03-ARM'S LENGTH	\$ 136,000	\$ 92,635	\$ 3,762	\$ 132,238	\$ 123,435	1.071	1094	\$ 124.31	4R410
21078604.	5310 LAFONTAINE	2/20/2025	\$ 69,900	WD	03-ARM'S LENGTH	\$ 69,900	\$ 48,171	\$ 3,825	\$ 66,075	\$ 61,592	1.073	629	\$ 111.13	4R410
21079741-3	18980 MALLINA	8/18/2023	\$ 116,000	WD	03-ARM'S LENGTH	\$ 116,000	\$ 78,256	\$ 4,473	\$ 111,527	\$ 102,476	1.088	959	\$ 120.96	4R410
21077310.017	4230 UNIVERSITY	7/17/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 70,802	\$ 3,980	\$ 101,020	\$ 92,808	1.088	975	\$ 107.69	4R410
27260017.	5707 HILLCREST	3/21/2025	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 132,476	\$ 677	\$ 199,323	\$ 183,054	1.089	1662	\$ 120.34	4R410
21076290.	5767 NEFF	1/8/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 116,913	\$ 4,677	\$ 170,323	\$ 155,883	1.093	1466	\$ 119.37	4R410
21075569.	5783 BLUEHILL	9/23/2024	\$ 155,000	PTA	03-ARM'S LENGTH	\$ 155,000	\$ 102,683	\$ 3,239	\$ 151,761	\$ 138,117	1.099	1248	\$ 124.20	4R410
21077540.	4404 MARSEILLES	2/27/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 50,287	\$ 3,740	\$ 71,260	\$ 64,649	1.102	960	\$ 78.13	4R410
21077735.	5085 MARSEILLES	8/28/2025	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 53,804	\$ 4,503	\$ 75,497	\$ 68,474	1.103	1018	\$ 78.59	4R410
21003630.	19117 CHESHIRE	3/4/2024	\$ 109,900	WD	03-ARM'S LENGTH	\$ 109,900	\$ 72,846	\$ 3,583	\$ 106,317	\$ 96,199	1.105	868	\$ 126.61	4R410
21078791.	5036 LANNOO	10/16/2023	\$ 158,000	WD	03-ARM'S LENGTH	\$ 158,000	\$ 104,304	\$ 4,084	\$ 153,916	\$ 139,194	1.106	1232	\$ 128.25	4R410
21080410-22	21824 KINGSVILLE	8/14/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 79,292	\$ 3,517	\$ 116,483	\$ 105,243	1.107	1100	\$ 109.09	4R410
21077844.	6014 LODWEYCK	6/5/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 91,808	\$ 3,422	\$ 136,578	\$ 122,758	1.113	1046	\$ 133.84	4R410
21078967.	4995 HILLCREST	5/16/2023	\$ 163,000	WD	03-ARM'S LENGTH	\$ 163,000	\$ 106,724	\$ 3,583	\$ 159,417	\$ 143,251	1.113	1293	\$ 126.06	4R410
21077661.	6361 MARSEILLES	3/7/2025	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 88,534	\$ 3,849	\$ 131,151	\$ 117,618	1.115	1013	\$ 133.27	4R410
21078965.	5011 HILLCREST	3/3/2025	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 126,609	\$ 3,583	\$ 191,417	\$ 170,869	1.120	1592	\$ 122.49	4R410
21079769-70	21730 MOROSS	8/30/2024	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 140,206	\$ 5,834	\$ 209,166	\$ 186,628	1.121	1820	\$ 118.13	4R410
21079798.	21916 MOROSS	8/19/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 90,851	\$ 3,354	\$ 136,646	\$ 121,524	1.124	1062	\$ 131.83	4R410
21079779.	21770 MOROSS	7/22/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 129,951	\$ 5,771	\$ 194,229	\$ 172,472	1.126	1748	\$ 114.42	4R410
21079780-1	21772 MOROSS	7/22/2024	\$ 200,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 200,000	\$ 129,951	\$ 5,771	\$ 194,229	\$ 172,472	1.126	1748	\$ 114.42	4R410
21078907.	5900 HILLCREST	4/7/2023	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 110,025	\$ 4,176	\$ 165,824	\$ 147,013	1.128	1324	\$ 128.40	4R410
21003688.	19160 ALSTEAD	5/31/2023	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 93,909	\$ 4,214	\$ 140,786	\$ 124,576	1.130	1041	\$ 139.29	4R410
21078057.	6116 FARBROOK	7/20/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 96,582	\$ 3,216	\$ 146,784	\$ 129,675	1.132	1274	\$ 117.74	4R410
21077458.	5991 UNIVERSITY	8/7/2024	\$ 102,000	WD	03-ARM'S LENGTH	\$ 102,000	\$ 66,114	\$ 3,784	\$ 98,216	\$ 86,569	1.135	944	\$ 108.05	4R410
21075531.001	5568 BLUEHILL	7/14/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 51,787	\$ 3,239	\$ 76,761	\$ 67,428	1.138	1028	\$ 77.82	4R410
21078171.	5251 FARBROOK	11/12/2024	\$ 71,500	WD	03-ARM'S LENGTH	\$ 71,500	\$ 46,256	\$ 3,216	\$ 68,284	\$ 59,778	1.142	1005	\$ 71.14	4R410
21075042-4	5808 CADIEUX	2/13/2025	\$ 80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 80,000	\$ 52,918	\$ 6,757	\$ 73,243	\$ 64,113	1.142	938	\$ 85.29	4R410
21077291.	4103 HEREFORD	7/25/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 96,434	\$ 5,281	\$ 144,719	\$ 126,601	1.143	1224	\$ 122.55	4R410
21074985.	4620 CADIEUX	9/19/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 69,575	\$ 2,733	\$ 106,267	\$ 92,836	1.145	982	\$ 111.00	4R410
21003623.	19152 CHESHIRE	6/28/2023	\$ 156,000	WD	03-ARM'S LENGTH	\$ 156,000	\$ 99,231	\$ 3,678	\$ 152,322	\$ 132,713	1.148	1179	\$ 132.32	4R410
21078965.	5011 HILLCREST	5/21/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 126,609	\$ 3,583	\$ 196,417	\$ 170,869	1.150	1592	\$ 125.63	4R410
21077658-9	8817 MARSEILLES	2/9/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 78,021	\$ 8,547	\$ 111,453	\$ 96,492	1.155	1875	\$ 64.00	4R410
21001950.	17221 WAVENEY	6/30/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 69,479	\$ 2,620	\$ 107,380	\$ 92,860	1.156	1080	\$ 101.85	4R410
21077677.	6151 MARSEILLES	4/11/2023	\$ 154,000	WD	03-ARM'S LENGTH	\$ 154,000	\$ 97,264	\$ 3,849	\$ 150,151	\$ 129,743	1.157	1309	\$ 117.65	4R410
21078109.	6331 FARBROOK	2/28/2025	\$ 123,000	WD	03-ARM'S LENGTH	\$ 123,000	\$ 77,714	\$ 3,376	\$ 119,624	\$ 103,247	1.159	965	\$ 127.46	4R410
21002077.	17137 ONTARIO	12/13/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 68,982	\$ 2,127	\$ 107,873	\$ 92,854	1.162	982	\$ 112.02	4R410
21077124.	5814 HEREFORD	3/8/2024	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 91,531	\$ 5,277	\$ 139,723	\$ 119,797	1.166	1048	\$ 138.36	4R410
21077596.	5554 MARSEILLES	10/30/2023	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 38,602	\$ 2,539	\$ 58,461	\$ 50,088	1.167	796	\$ 76.63	4R410
21009239.	17120 CHANDLER PARK	3/31/2025	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 130,192	\$ 3,445	\$ 206,555	\$ 176,038	1.173	1799	\$ 116.73	4R410
21076049.	5531 WOODHALL	8/20/2024	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 90,931	\$ 6,120	\$ 138,880	\$ 117,793	1.179	994	\$ 145.88	4R410
27230034.	5531 WOODHALL	8/20/2024	\$ 145,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 145,000	\$ 90,931	\$ 6,120	\$ 138,880	\$ 117,793	1.179	994	\$ 145.88	4R410
21077568-9	5036 MARSEILLES	12/22/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 69,097	\$ 5,178	\$ 104,822	\$ 88,776	1.181	1215	\$ 90.53	4R410
21003362.	18919 MALLINA	12/18/2023	\$ 176,000	WD	03-ARM'S LENGTH	\$ 176,000	\$ 107,923	\$ 4,154	\$ 171,846	\$ 144,124	1.192	1378	\$ 127.72	4R410
21080400.	21746 KINGSVILLE	1/25/2024	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 100,322	\$ 3,307	\$ 161,693	\$ 134,743	1.200	1080	\$ 152.78	4R410
21003621.	19168 CHESHIRE	3/5/2024	\$ 188,000	WD	03-ARM'S LENGTH	\$ 188,000	\$ 113,699	\$ 3,216	\$ 184,784	\$ 153,449	1.204	1450	\$ 129.66	4R410
21009236.	17154 CHANDLER PARK	11/1/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 120,646	\$ 3,938	\$ 196,062	\$ 162,094	1.210	1492	\$ 134.05	4R410
21079799-800	21922 MOROSS	8/1/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 97,057	\$ 3,852	\$ 161,148	\$ 129,451	1.245	1125	\$ 146.67	4R410
21076298.006	5535 NEFF	9/7/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 33,321	\$ 4,089	\$ 50,911	\$ 40,600	1.254	720	\$ 76.39	4R410
21078922.	6024 HILLCREST	9/28/2023	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 115,628	\$ 3,499	\$ 196,501	\$ 155,735	1.262	1476	\$ 135.50	4R410
21009393.	17191 CHANDLER PARK	2/7/2025	\$ 120,000	PTA	03-ARM'S LENGTH	\$ 120,000	\$ 69,905	\$ 3,936	\$ 116,064	\$ 91,624	1.267	1238	\$ 96.93	4R410

21077802.	5252 LODEWYCK	6/5/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 50,338	\$ 3,652	\$ 83,348	\$ 64,842	1.285	1006	\$ 86.48	4R410
21078371.	6001 RADNOR	8/22/2023	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 56,549	\$ 3,784	\$ 94,216	\$ 73,285	1.286	1102	\$ 88.93	4R410
21003652.008	19140 EDGEFIELD	8/16/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 93,337	\$ 3,870	\$ 161,130	\$ 124,260	1.297	1005	\$ 164.18	4R410
21079893.	21793 MCCORMICK	7/14/2023	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 87,382	\$ 3,311	\$ 151,689	\$ 116,765	1.299	1174	\$ 132.03	4R410
21003372.	19143 MALLINA	12/28/2023	\$ 162,000	WD	03-ARM'S LENGTH	\$ 162,000	\$ 91,141	\$ 3,719	\$ 158,281	\$ 121,419	1.304	1195	\$ 135.56	4R410
21003477.	17720 CHESTER	4/25/2023	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 75,444	\$ 2,387	\$ 132,613	\$ 101,468	1.307	986	\$ 136.92	4R410
21001989.	17216 MUNICH	9/27/2024	\$ 89,000	WD	03-ARM'S LENGTH	\$ 89,000	\$ 50,064	\$ 3,214	\$ 85,786	\$ 65,069	1.318	974	\$ 91.38	4R410
21002064.	17190 ONTARIO	8/25/2023	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 36,024	\$ 2,805	\$ 61,195	\$ 46,138	1.326	985	\$ 64.97	4R410
21077950.	5029 LODEWYCK	9/30/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 31,639	\$ 3,960	\$ 51,040	\$ 38,443	1.328	762	\$ 72.18	4R410
21079039-40	21647 MOROSS	7/31/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 120,240	\$ 5,840	\$ 214,160	\$ 158,889	1.348	1688	\$ 130.33	4R410
27080460.	5270 LANNOO	3/31/2025	\$ 175,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 175,000	\$ 94,894	\$ 4,021	\$ 170,979	\$ 126,213	1.355	1198	\$ 146.08	4R410
21075553.004	6109 BLUEHILL	2/6/2025	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	\$ 62,475	\$ 3,540	\$ 113,460	\$ 81,854	1.386	711	\$ 164.56	4R410
21003654.	18911 EDGEFIELD	7/17/2024	\$ 147,000	WD	03-ARM'S LENGTH	\$ 147,000	\$ 77,945	\$ 3,333	\$ 143,667	\$ 103,628	1.386	1034	\$ 142.17	4R410
21078553.	5080 ANATOLE	8/2/2024	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 39,757	\$ 3,828	\$ 70,172	\$ 49,901	1.406	918	\$ 80.61	4R410
21001887.	17184 DETROIT	10/11/2024	\$ 89,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 89,000	\$ 47,410	\$ 4,777	\$ 84,223	\$ 59,213	1.422	1118	\$ 79.61	4R410
21001962.	17166 CINCINNATI	10/1/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 68,898	\$ 2,690	\$ 132,310	\$ 91,956	1.439	880	\$ 153.41	4R410
21079852-3	22212 MOROSS	9/4/2024	\$ 103,000	WD	03-ARM'S LENGTH	\$ 103,000	\$ 52,690	\$ 2,574	\$ 100,426	\$ 69,606	1.443	819	\$ 125.76	4R410
21003390.	18921 MOON	1/10/2025	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 66,930	\$ 3,424	\$ 131,576	\$ 88,203	1.492	818	\$ 165.04	4R410
21077615.	5944 MARSEILLES	6/15/2023	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 47,256	\$ 3,422	\$ 101,578	\$ 60,881	1.668	1044	\$ 100.57	4R410
21078116.	6199 FARMBROOK	5/6/2024	\$ 109,900	WD	03-ARM'S LENGTH	\$ 109,900	\$ 48,563	\$ 3,261	\$ 106,639	\$ 62,919	1.695	965	\$ 113.89	4R410

Totals: \$ 23,882,400

\$ 23,882,400 \$ 20,211,785

\$ 22,944,941 \$ 26,769,897

WM ECF => 0.857

Median ECF 0.871

Mean ECF => 0.861

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
21007844.001	14440 CHELSEA	10/23/2023	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 44,071	\$ 2,574	\$ 23,426	\$ 123,503	0.190	1224	\$ 21.24	4R411
21060394.	9802 PHILIP	3/20/2025	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 32,944	\$ 1,965	\$ 18,035	\$ 92,199	0.196	802	\$ 24.94	4R411
21006843.	12550 CORBETT	11/15/2024	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 38,271	\$ 2,272	\$ 21,228	\$ 107,140	0.198	948	\$ 24.79	4R411
21009169.	14955 PROMENADE	1/8/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 46,509	\$ 2,168	\$ 27,832	\$ 131,967	0.211	1211	\$ 24.77	4R411
21006510.	12066 MAIDEN	11/23/2023	\$ 22,500	OTH	03-ARM'S LENGTH	\$ 22,500	\$ 32,955	\$ 2,018	\$ 20,482	\$ 92,074	0.222	1018	\$ 22.10	4R411
21061337.	9480 MANISTIQUE	12/23/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 35,892	\$ 2,085	\$ 22,915	\$ 100,616	0.228	869	\$ 28.77	4R411
21006755.	14922 CORBETT	7/23/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 48,441	\$ 2,180	\$ 31,820	\$ 137,682	0.231	1378	\$ 24.67	4R411
21063802.	9715 WAYBURN	3/5/2024	\$ 35,500	WD	03-ARM'S LENGTH	\$ 35,500	\$ 50,125	\$ 2,382	\$ 33,118	\$ 142,092	0.233	1504	\$ 23.60	4R411
21006998.	12341 CORBETT	1/17/2024	\$ 33,000	PTA	03-ARM'S LENGTH	\$ 33,000	\$ 46,395	\$ 2,315	\$ 30,685	\$ 131,190	0.234	1293	\$ 25.52	4R411
21056377.	9738 HAYES	1/8/2025	\$ 16,500	WD	03-ARM'S LENGTH	\$ 16,500	\$ 22,639	\$ 2,008	\$ 14,492	\$ 61,402	0.236	996	\$ 16.57	4R411
21007507.	13334 LONGVIEW	5/29/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 48,650	\$ 2,713	\$ 32,287	\$ 136,717	0.236	1410	\$ 24.82	4R411
21007769.	13319 LONGVIEW	3/7/2025	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 35,490	\$ 2,752	\$ 24,248	\$ 97,435	0.249	1682	\$ 16.05	4R411
21004894.	15744 EVANSTON	9/6/2024	\$ 38,900	WD	03-ARM'S LENGTH	\$ 38,900	\$ 50,870	\$ 2,115	\$ 36,785	\$ 145,104	0.254	1354	\$ 28.73	4R411
21007635.	11046 LONGVIEW	10/31/2024	\$ 37,500	PTA	03-ARM'S LENGTH	\$ 37,500	\$ 48,815	\$ 2,713	\$ 34,787	\$ 137,208	0.254	1350	\$ 27.78	4R411
21006448.	12746 MAIDEN	6/27/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 32,190	\$ 2,018	\$ 22,982	\$ 89,798	0.256	774	\$ 32.30	4R411
21007603.	12048 LONGVIEW	8/11/2023	\$ 35,500	QC	03-ARM'S LENGTH	\$ 35,500	\$ 45,653	\$ 2,036	\$ 33,464	\$ 129,813	0.258	1384	\$ 25.65	4R411
21008617.	12811 WILSHIRE	1/17/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 42,749	\$ 2,663	\$ 32,337	\$ 119,304	0.271	1959	\$ 17.87	4R411
21007759.	13097 LONGVIEW	6/12/2023	\$ 43,500	WD	03-ARM'S LENGTH	\$ 43,500	\$ 51,950	\$ 2,824	\$ 40,676	\$ 146,208	0.278	1322	\$ 32.90	4R411
21008725.	14954 PROMENADE	3/17/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 53,626	\$ 2,126	\$ 42,874	\$ 153,274	0.280	1527	\$ 29.47	4R411
21006737.	14247 MAIDEN	3/8/2024	\$ 37,000	PTA	03-ARM'S LENGTH	\$ 37,000	\$ 41,533	\$ 2,061	\$ 34,939	\$ 117,476	0.297	1200	\$ 30.83	4R411
21008668.	14279 WILSHIRE	1/15/2025	\$ 50,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 55,616	\$ 4,827	\$ 45,173	\$ 151,158	0.299	1348	\$ 37.09	4R411
21080993.	9692 E OUTER	4/30/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 77,602	\$ 2,365	\$ 67,635	\$ 223,920	0.302	2664	\$ 26.28	4R411
21065027.	9503 LAKEPOINTE	9/19/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 44,043	\$ 2,262	\$ 37,738	\$ 124,348	0.303	1192	\$ 33.56	4R411
21061365.	9773 MANISTIQUE	10/27/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 38,392	\$ 1,981	\$ 33,019	\$ 108,366	0.305	1020	\$ 34.31	4R411
21006131-2	12280 WADE	2/28/2025	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 56,186	\$ 4,210	\$ 48,290	\$ 154,690	0.312	1486	\$ 35.33	4R411
21005676.	14292 CAMDEN	10/28/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 63,718	\$ 2,866	\$ 57,134	\$ 181,107	0.315	2017	\$ 29.75	4R411
21009075.	12787 PROMENADE	3/7/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 41,372	\$ 2,008	\$ 37,992	\$ 117,155	0.324	1050	\$ 38.10	4R411
21006252.	12303 WADE	4/12/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 30,892	\$ 1,384	\$ 28,616	\$ 87,821	0.326	757	\$ 39.63	4R411
21063796.	9755 WAYBURN	11/17/2023	\$ 38,500	WD	03-ARM'S LENGTH	\$ 38,500	\$ 39,304	\$ 2,339	\$ 36,161	\$ 110,015	0.329	898	\$ 42.87	4R411
21005605.	13059 HAMPSHIRE	1/30/2025	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 22,368	\$ 2,219	\$ 19,781	\$ 59,967	0.330	1064	\$ 20.68	4R411
21008518.	11043 WILSHIRE	6/14/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 57,954	\$ 2,704	\$ 54,296	\$ 164,435	0.330	1756	\$ 32.46	4R411
21006316.	13067 WADE	2/6/2025	\$ 28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 28,000	\$ 28,372	\$ 3,402	\$ 24,598	\$ 74,315	0.331	660	\$ 42.42	4R411
21007476.	14920 LONGVIEW	8/23/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 20,243	\$ 2,192	\$ 17,808	\$ 53,723	0.331	1085	\$ 18.43	4R411
21061391.	9411 MANISTIQUE	5/2/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 30,333	\$ 1,938	\$ 28,062	\$ 84,509	0.332	814	\$ 36.86	4R411
21008644.	13331 WILSHIRE	3/2/2024	\$ 39,000	QC	03-ARM'S LENGTH	\$ 39,000	\$ 39,312	\$ 2,759	\$ 36,241	\$ 108,789	0.333	1068	\$ 36.52	4R411
21005176.	12361 EVANSTON	11/19/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 44,299	\$ 2,049	\$ 42,951	\$ 125,744	0.342	1175	\$ 38.30	4R411
21008532.	11727 WILSHIRE	3/10/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 68,042	\$ 2,713	\$ 67,287	\$ 194,432	0.346	1762	\$ 39.73	4R411
21007356.	12321 ELMDALE	9/6/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 42,773	\$ 2,713	\$ 42,287	\$ 119,226	0.355	932	\$ 48.28	4R411
21007841.	14466 CHELSEA	10/11/2024	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 49,271	\$ 2,275	\$ 50,725	\$ 139,869	0.363	1374	\$ 38.57	4R411
21008464.	11824 WILSHIRE	4/25/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 48,192	\$ 2,713	\$ 49,287	\$ 135,354	0.364	1400	\$ 37.14	4R411
21008190.	12763 CHELSEA	2/26/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 53,599	\$ 1,562	\$ 56,438	\$ 154,872	0.364	1508	\$ 38.46	4R411
21006687.	12847 MAIDEN	9/25/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 47,183	\$ 2,342	\$ 49,658	\$ 133,455	0.372	1422	\$ 36.57	4R411
21008693.	14901 WILSHIRE	10/8/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 46,587	\$ 2,556	\$ 49,444	\$ 131,045	0.377	1176	\$ 44.22	4R411
21007353.	12297 ELMDALE	11/5/2024	\$ 63,000	WD	03-ARM'S LENGTH	\$ 63,000	\$ 54,276	\$ 2,713	\$ 60,287	\$ 153,461	0.393	1501	\$ 41.97	4R411
21080970.	9446 E OUTER	3/12/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 42,527	\$ 2,132	\$ 47,868	\$ 120,223	0.398	1076	\$ 46.47	4R411
21080978.	9584 E OUTER	7/20/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 50,984	\$ 2,422	\$ 57,578	\$ 144,530	0.398	1169	\$ 51.33	4R411
21061323.	9242 MANISTIQUE	9/3/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 51,641	\$ 2,168	\$ 59,832	\$ 147,241	0.406	1386	\$ 44.73	4R411
21060403.	9837 PHILIP	9/12/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 33,287	\$ 3,066	\$ 36,934	\$ 89,943	0.411	997	\$ 40.12	4R411
21007573.	12328 LONGVIEW	8/8/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 42,712	\$ 2,713	\$ 49,287	\$ 119,045	0.414	925	\$ 56.22	4R411
21064741.	9744 LAKEPOINTE	4/26/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 26,153	\$ 2,185	\$ 29,815	\$ 71,333	0.418	828	\$ 38.65	4R411
21006719.	13369 MAIDEN	3/25/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 26,703	\$ 1,491	\$ 31,509	\$ 75,036	0.420	1357	\$ 24.32	4R411
21006765.	14268 CORBETT	1/25/2024	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 35,534	\$ 2,304	\$ 41,696	\$ 98,899	0.422	1754	\$ 25.09	4R411
21060369.	9444 PHILIP	11/8/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 17,595	\$ 1,304	\$ 20,696	\$ 48,485	0.427	904	\$ 24.34	4R411
21004934.	15200 EVANSTON	6/23/2023	\$ 88,300	WD	03-ARM'S LENGTH	\$ 88,300	\$ 69,732	\$ 1,255	\$ 87,045	\$ 203,801	0.427	2066	\$ 42.74	4R411

21009104.	13303 PROMENADE	5/30/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 47,066	\$ 1,509	\$ 58,491	\$ 135,586	0.431	1423	\$ 42.16	4R411
21063555.	9716 WAYBURN	6/18/2024	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 41,085	\$ 2,422	\$ 50,578	\$ 115,068	0.440	1101	\$ 48.14	4R411
21009191.	15345 PROMENADE	11/27/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 38,167	\$ 2,074	\$ 47,926	\$ 107,420	0.446	1050	\$ 47.62	4R411
21066175.	9493 BEACONSFIELD	12/3/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 49,503	\$ 2,275	\$ 62,725	\$ 140,560	0.446	1286	\$ 50.54	4R411
21008374.	13100 WILSHIRE	6/25/2024	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 37,154	\$ 2,752	\$ 45,748	\$ 102,387	0.447	1716	\$ 28.26	4R411
21081014.	9920 E OUTER	8/15/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 52,958	\$ 2,422	\$ 67,578	\$ 150,405	0.449	1334	\$ 52.47	4R411
21007917-8	12642 CHELSEA	9/14/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 72,908	\$ 3,132	\$ 96,868	\$ 207,667	0.466	2074	\$ 48.22	4R411
21081018.	9954 E OUTER	5/16/2024	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 50,377	\$ 2,422	\$ 66,578	\$ 142,723	0.466	1224	\$ 56.37	4R411
21008726.	14952 PROMENADE	9/27/2024	\$ 40,100	WD	03-ARM'S LENGTH	\$ 40,100	\$ 29,384	\$ 2,096	\$ 38,004	\$ 81,214	0.468	702	\$ 57.12	4R411
21060367.	9430 PHILIP	11/14/2023	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 30,622	\$ 1,938	\$ 40,062	\$ 85,369	0.469	841	\$ 49.94	4R411
21007243.	12016 ELMDALE	6/26/2024	\$ 60,000	PTA	03-ARM'S LENGTH	\$ 60,000	\$ 43,327	\$ 2,713	\$ 57,287	\$ 120,875	0.474	948	\$ 63.29	4R411
21080962.	9364 E OUTER	8/29/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 64,006	\$ 2,777	\$ 87,223	\$ 182,229	0.479	1808	\$ 49.78	4R411
21007499.	13400 LONGVIEW	3/26/2025	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 23,823	\$ 3,645	\$ 28,855	\$ 60,054	0.480	985	\$ 32.99	4R411
21009192.	15353 PROMENADE	6/21/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 36,837	\$ 2,031	\$ 49,969	\$ 103,589	0.482	1030	\$ 50.49	4R411
21007332.	12089 ELMDALE	3/21/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 21,695	\$ 2,670	\$ 27,330	\$ 56,622	0.483	1063	\$ 28.22	4R411
21081015.	9928 E OUTER	8/15/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 48,982	\$ 2,422	\$ 67,578	\$ 138,571	0.488	1264	\$ 55.38	4R411
21008415.	12576 WILSHIRE	7/1/2024	\$ 61,500	WD	03-ARM'S LENGTH	\$ 61,500	\$ 42,535	\$ 2,673	\$ 58,827	\$ 118,637	0.496	1061	\$ 57.96	4R411
21006359.	14265 WADE	2/28/2025	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 35,983	\$ 1,990	\$ 51,010	\$ 101,170	0.504	774	\$ 68.48	4R411
21007360.	12351 ELMDALE	10/18/2024	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 15,253	\$ 1,892	\$ 20,108	\$ 39,765	0.506	1320	\$ 16.67	4R411
21008714.	15260 PROMENADE	12/15/2023	\$ 29,500	WD	03-ARM'S LENGTH	\$ 29,500	\$ 20,330	\$ 2,438	\$ 27,062	\$ 53,250	0.508	1004	\$ 29.38	4R411
21063801.	9723 WAYBURN	11/1/2024	\$ 72,000	PTA	03-ARM'S LENGTH	\$ 72,000	\$ 47,939	\$ 2,382	\$ 69,618	\$ 135,586	0.513	1274	\$ 56.51	4R411
21005578.	12709 HAMPSHIRE	9/19/2024	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 48,432	\$ 2,008	\$ 70,992	\$ 138,167	0.514	1231	\$ 59.30	4R411
21006159.	11744 WADE	10/4/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 36,465	\$ 1,451	\$ 53,549	\$ 104,208	0.514	1056	\$ 52.08	4R411
21009063.	12705 PROMENADE	6/20/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 29,286	\$ 1,495	\$ 43,505	\$ 82,711	0.526	1628	\$ 27.64	4R411
21006801.	13084 CORBETT	5/22/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 45,406	\$ 2,303	\$ 67,697	\$ 128,283	0.528	940	\$ 74.47	4R411
21008581.	12337 WILSHIRE	4/30/2024	\$ 98,000	WD	03-ARM'S LENGTH	\$ 98,000	\$ 61,889	\$ 2,713	\$ 95,287	\$ 176,119	0.541	1630	\$ 60.12	4R411
21056685-7	10215 HAYES	2/25/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 44,299	\$ 2,262	\$ 67,738	\$ 125,110	0.541	1145	\$ 61.14	4R411
21008407.	12636 WILSHIRE	5/23/2023	\$ 96,000	WD	03-ARM'S LENGTH	\$ 96,000	\$ 59,848	\$ 2,663	\$ 93,337	\$ 170,193	0.548	1611	\$ 59.59	4R411
21004926.	15258 EVANSTON	2/29/2024	\$ 86,000	PTA	03-ARM'S LENGTH	\$ 86,000	\$ 52,814	\$ 1,255	\$ 84,745	\$ 153,449	0.552	1764	\$ 48.75	4R411
21007349.	12265 ELMDALE	8/30/2023	\$ 71,900	WD	03-ARM'S LENGTH	\$ 71,900	\$ 44,612	\$ 2,642	\$ 69,258	\$ 124,911	0.554	1116	\$ 64.43	4R411
21008717.	15240 PROMENADE	8/23/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 30,434	\$ 2,074	\$ 47,926	\$ 84,405	0.568	1522	\$ 32.85	4R411
21007496.	13422 LONGVIEW	1/29/2025	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 28,181	\$ 2,713	\$ 43,287	\$ 75,798	0.571	1404	\$ 32.76	4R411
21005894.	12389 CAMDEN	6/21/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 21,220	\$ 2,645	\$ 32,355	\$ 55,283	0.585	864	\$ 40.51	4R411
21064715.	9164 LAKEPOINTE	11/2/2023	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 41,088	\$ 1,709	\$ 69,291	\$ 117,199	0.591	1205	\$ 58.92	4R411
21008631.	13077 WILSHIRE	5/15/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 35,234	\$ 2,709	\$ 57,291	\$ 96,801	0.592	832	\$ 72.12	4R411
21009123.	13445 PROMENADE	1/12/2024	\$ 97,500	QC	03-ARM'S LENGTH	\$ 97,500	\$ 54,853	\$ 1,482	\$ 96,018	\$ 158,842	0.604	1502	\$ 64.91	4R411
21006797.	13116 CORBETT	11/27/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 33,739	\$ 2,315	\$ 57,685	\$ 93,524	0.617	1720	\$ 34.88	4R411
21007415.	13137 ELMDALE	1/25/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 41,730	\$ 2,713	\$ 72,287	\$ 116,122	0.623	1115	\$ 67.26	4R411
21006647.	12511 MAIDEN	5/5/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 47,785	\$ 2,061	\$ 84,939	\$ 136,083	0.624	1466	\$ 59.35	4R411
21009105.	13311 PROMENADE	2/25/2025	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 24,243	\$ 2,044	\$ 41,956	\$ 66,068	0.635	2064	\$ 21.32	4R411
21005981.	14231 CAMDEN	2/27/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 43,222	\$ 1,994	\$ 78,006	\$ 122,702	0.636	1080	\$ 74.07	4R411
21008465.	11814 WILSHIRE	1/9/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 68,770	\$ 2,713	\$ 127,287	\$ 196,598	0.647	1955	\$ 66.50	4R411
21009076.	12793 PROMENADE	9/25/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 42,139	\$ 2,008	\$ 77,992	\$ 119,438	0.653	1161	\$ 68.91	4R411
21007658.	11023 LONGVIEW	3/21/2025	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 73,086	\$ 2,815	\$ 137,185	\$ 209,140	0.656	2304	\$ 60.76	4R411
21008503.	10930 WILSHIRE	11/6/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 47,744	\$ 1,917	\$ 91,083	\$ 136,390	0.668	1376	\$ 67.59	4R411
21063535.	9204 WAYBURN	7/24/2023	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 24,676	\$ 1,776	\$ 46,224	\$ 68,155	0.678	1045	\$ 45.93	4R411
21007121.	14314 ELMDALE	3/27/2024	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 43,222	\$ 2,642	\$ 84,358	\$ 120,774	0.698	1293	\$ 67.29	4R411
21007038.	13001 CORBETT	9/1/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 49,193	\$ 2,688	\$ 97,312	\$ 138,408	0.703	1138	\$ 87.87	4R411
21007731.	12535 LONGVIEW	12/21/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 61,007	\$ 2,916	\$ 122,084	\$ 172,890	0.706	1690	\$ 73.96	4R411
21060407.	9809 PHILIP	3/28/2025	\$ 65,400	WD	03-ARM'S LENGTH	\$ 65,400	\$ 31,903	\$ 1,938	\$ 63,467	\$ 89,182	0.712	997	\$ 65.60	4R411
21005067.	12534 EVANSTON	9/9/2024	\$ 65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 65,000	\$ 33,245	\$ 4,943	\$ 60,057	\$ 84,232	0.713	960	\$ 67.71	4R411
21006187.	11271 WADE	9/12/2024	\$ 15,000	PTA	03-ARM'S LENGTH	\$ 15,000	\$ 7,785	\$ 1,384	\$ 13,616	\$ 19,051	0.715	995	\$ 15.08	4R411
21006282.	12623 WADE	9/5/2024	\$ 75,000	QC	03-ARM'S LENGTH	\$ 75,000	\$ 35,915	\$ 2,018	\$ 72,982	\$ 100,884	0.723	948	\$ 79.11	4R411
21008356.	13396 WILSHIRE	8/10/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 17,684	\$ 2,802	\$ 32,198	\$ 44,292	0.727	1135	\$ 30.84	4R411
21006037.	13412 WADE	1/20/2025	\$ 42,000	QC	03-ARM'S LENGTH	\$ 42,000	\$ 20,154	\$ 1,924	\$ 40,076	\$ 54,256	0.739	1014	\$ 41.42	4R411

21061353.	9774 MANISTIQUE	1/9/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 21,524	\$ 2,125	\$ 42,875	\$ 57,735	0.743	991	\$ 45.41	4R411
21008174.	12603 CHELSEA	6/24/2024	\$ 115,000	PTA	03-ARM'S LENGTH	\$ 115,000	\$ 53,208	\$ 2,802	\$ 112,198	\$ 150,018	0.748	1538	\$ 74.77	4R411
21006158.	11750 WADE	9/5/2024	\$ 75,000	QC	03-ARM'S LENGTH	\$ 75,000	\$ 34,363	\$ 2,098	\$ 72,902	\$ 96,027	0.759	968	\$ 77.48	4R411
21007605.	12032 LONGVIEW	5/10/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 45,621	\$ 2,713	\$ 97,287	\$ 127,702	0.762	1184	\$ 84.46	4R411
21008763.	14258 PROMENADE	11/26/2024	\$ 130,000	PTA	03-ARM'S LENGTH	\$ 130,000	\$ 58,334	\$ 1,960	\$ 128,040	\$ 167,780	0.763	1866	\$ 69.67	4R411
21080992.	9686 E OUTER	1/18/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 22,736	\$ 2,085	\$ 47,915	\$ 61,461	0.780	913	\$ 54.76	4R411
21060397.	9824 PHILIP	4/24/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 35,226	\$ 1,965	\$ 78,035	\$ 98,991	0.788	997	\$ 80.24	4R411
21080620.	10391 E OUTER	3/5/2025	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 60,983	\$ 2,921	\$ 142,079	\$ 172,804	0.822	1628	\$ 89.07	4R411
21006714.	13335 MAIDEN	10/3/2024	\$ 113,000	PTA	03-ARM'S LENGTH	\$ 113,000	\$ 46,647	\$ 1,491	\$ 111,509	\$ 134,393	0.830	1194	\$ 94.64	4R411
21081031.	10110 E OUTER	7/15/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 65,919	\$ 2,485	\$ 157,515	\$ 188,792	0.834	1864	\$ 85.84	4R411
21008623.	13011 WILSHIRE	8/19/2024	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 61,021	\$ 2,752	\$ 147,248	\$ 173,420	0.849	1716	\$ 87.41	4R411
21006752.	14942 CORBETT	10/3/2024	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 15,994	\$ 1,491	\$ 37,509	\$ 43,164	0.869	1376	\$ 28.34	4R411
21080615.	10439 E OUTER	4/28/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 55,328	\$ 2,922	\$ 137,078	\$ 155,970	0.879	1673	\$ 83.68	4R411
21007749.	13019 LONGVIEW	10/22/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 16,324	\$ 2,170	\$ 37,830	\$ 42,125	0.898	684	\$ 58.48	4R411
21080974.	9550 E OUTER	5/25/2023	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 82,536	\$ 2,815	\$ 217,185	\$ 237,265	0.915	2119	\$ 103.82	4R411
21008169.	12575 CHELSEA	4/30/2024	\$ 72,500	PTA	03-ARM'S LENGTH	\$ 72,500	\$ 26,489	\$ 1,578	\$ 70,922	\$ 74,140	0.957	1248	\$ 58.09	4R411
21069248.	10275 BERKSHIRE	2/27/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 28,676	\$ 1,248	\$ 78,752	\$ 81,631	0.965	1347	\$ 59.39	4R411
21008430.	12312 WILSHIRE	6/17/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 55,457	\$ 2,713	\$ 152,287	\$ 156,976	0.970	1413	\$ 109.70	4R411
21007786.	14201 LONGVIEW	10/31/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 30,497	\$ 2,157	\$ 82,843	\$ 84,345	0.982	816	\$ 104.17	4R411
21006796.	13124 CORBETT	5/8/2024	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 27,470	\$ 2,315	\$ 73,685	\$ 74,866	0.984	1200	\$ 63.33	4R411
21008796.	13104 PROMENADE	6/11/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 28,291	\$ 1,960	\$ 78,040	\$ 78,366	0.996	1488	\$ 53.76	4R411
21005087.003	12254 EVANSTON	12/3/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 45,287	\$ 2,490	\$ 127,510	\$ 127,372	1.001	1346	\$ 96.58	4R411
21081042.	10212 E OUTER	6/4/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 59,421	\$ 2,485	\$ 172,515	\$ 169,452	1.018	1546	\$ 113.20	4R411
21060451.	9205 PHILIP	4/14/2023	\$ 96,000	WD	03-ARM'S LENGTH	\$ 96,000	\$ 32,867	\$ 1,938	\$ 94,062	\$ 92,051	1.022	795	\$ 120.75	4R411
21081060.	10400 E OUTER	9/29/2023	\$ 157,000	WD	03-ARM'S LENGTH	\$ 157,000	\$ 53,263	\$ 2,485	\$ 154,515	\$ 151,125	1.022	1392	\$ 112.79	4R411
21081005.	9800 E OUTER	11/7/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 47,715	\$ 2,561	\$ 137,439	\$ 134,387	1.023	1126	\$ 124.33	4R411
21080968.	9424 E OUTER	7/19/2024	\$ 228,000	WD	03-ARM'S LENGTH	\$ 228,000	\$ 76,617	\$ 2,754	\$ 225,246	\$ 219,830	1.025	2319	\$ 98.32	4R411
Totals:			\$ 8,928,100			\$ 8,928,100	\$ 5,765,616	\$	8,610,091	\$ 16,213,116		\$	50.68	

WM ECF => **0.531**
Median ECF 0.483
Mean ECF => 0.532

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
21053933.	5042 NEWPORT	4/10/2023	\$ 17,500	WD	03-ARM'S LENGTH	\$ 17,500	\$ 40,188	\$ 1,641	\$ 15,859	\$ 132,921	0.119	1269	\$	13.79 4R412
21051474.	5758 COPLIN	4/2/2024	\$ 24,000	CD	03-ARM'S LENGTH	\$ 24,000	\$ 46,627	\$ 2,179	\$ 21,821	\$ 153,269	0.142	1681	\$	14.28 4R412
21050773.	5569 DREXEL	8/2/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 46,688	\$ 2,020	\$ 22,980	\$ 154,028	0.149	1759	\$	14.21 4R412
21036730.	5803 LEIDICH	11/20/2023	\$ 16,000	OTH	03-ARM'S LENGTH	\$ 16,000	\$ 26,081	\$ 2,886	\$ 13,114	\$ 79,983	0.164	1404	\$	11.40 4R412
21052448.	5953 LAKEVIEW	4/12/2024	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 45,205	\$ 2,165	\$ 26,835	\$ 148,414	0.181	1325	\$	21.89 4R412
21050775.	5553 DREXEL	5/18/2023	\$ 13,500	WD	03-ARM'S LENGTH	\$ 13,500	\$ 20,172	\$ 2,091	\$ 11,409	\$ 62,348	0.183	1051	\$	12.84 4R412
21054760.	5757 LAKEWOOD	4/10/2023	\$ 39,900	WD	03-ARM'S LENGTH	\$ 39,900	\$ 51,251	\$ 2,351	\$ 37,549	\$ 168,621	0.223	1948	\$	20.48 4R412
21049907.	5961 LENOX	5/12/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 44,163	\$ 1,992	\$ 33,008	\$ 145,417	0.227	1482	\$	23.62 4R412
21054036.	5065 NEWPORT	3/7/2024	\$ 35,000	PTA	03-ARM'S LENGTH	\$ 35,000	\$ 42,201	\$ 2,234	\$ 32,766	\$ 137,817	0.238	1468	\$	23.84 4R412
21059536.	5025 MARLBOROUGH	12/8/2023	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 59,846	\$ 2,110	\$ 47,890	\$ 199,090	0.241	2186	\$	22.87 4R412
21051454.	5500 COPLIN	5/14/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 58,433	\$ 2,179	\$ 50,321	\$ 193,979	0.259	2072	\$	25.34 4R412
21049862.	5900 LENOX	11/18/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 59,886	\$ 2,160	\$ 52,840	\$ 199,055	0.265	2060	\$	26.70 4R412
21054014.	5567 NEWPORT	9/30/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 47,979	\$ 2,234	\$ 42,766	\$ 157,741	0.271	1468	\$	30.65 4R412
21059498.	5601 MARLBOROUGH	1/17/2024	\$ 40,000	PTA	03-ARM'S LENGTH	\$ 40,000	\$ 42,022	\$ 2,261	\$ 37,739	\$ 137,107	0.275	1248	\$	32.05 4R412
21052403.	5766 LAKEVIEW	1/2/2025	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 41,672	\$ 2,165	\$ 39,835	\$ 136,231	0.292	1206	\$	34.83 4R412
21049904.	5981 LENOX	9/20/2024	\$ 33,500	PTA	03-ARM'S LENGTH	\$ 33,500	\$ 32,598	\$ 1,992	\$ 31,508	\$ 105,538	0.299	1027	\$	32.62 4R412
21052490.	5261 LAKEVIEW	12/24/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 38,511	\$ 2,165	\$ 42,835	\$ 125,331	0.342	1383	\$	32.54 4R412
21036979.	5853 NORCROSS	8/7/2024	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 47,764	\$ 2,343	\$ 55,657	\$ 156,624	0.355	1422	\$	40.79 4R412
21055950.	5559 CHALMERS	9/7/2023	\$ 71,500	WD	03-ARM'S LENGTH	\$ 71,500	\$ 58,341	\$ 2,882	\$ 68,618	\$ 191,238	0.359	1981	\$	36.09 4R412
21055419.	5210 CHALMERS	7/17/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 39,279	\$ 2,766	\$ 47,234	\$ 125,907	0.375	1083	\$	46.17 4R412
21052500.	5059 LAKEVIEW	2/14/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 57,514	\$ 2,247	\$ 72,753	\$ 190,576	0.382	1688	\$	44.43 4R412
21049135.	5578 DICKERSON	7/24/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 57,519	\$ 2,506	\$ 72,494	\$ 189,700	0.382	1915	\$	39.16 4R412
21051486.	5934 COPLIN	12/15/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 44,706	\$ 2,193	\$ 62,807	\$ 146,597	0.428	1209	\$	53.76 4R412
21055948.	5577 CHALMERS	5/17/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 30,666	\$ 2,882	\$ 42,118	\$ 95,807	0.440	1750	\$	25.71 4R412
21081084.	10726 E OUTER	4/17/2023	\$ 103,000	WD	03-ARM'S LENGTH	\$ 103,000	\$ 68,453	\$ 2,247	\$ 100,753	\$ 228,297	0.441	2334	\$	44.13 4R412
21051491.	5974 COPLIN	12/13/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 51,610	\$ 2,193	\$ 82,807	\$ 170,403	0.486	1811	\$	46.94 4R412
21055976.	5051 CHALMERS	5/31/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 30,386	\$ 2,356	\$ 47,644	\$ 96,655	0.493	924	\$	54.11 4R412
21062981.	5519 ALTER	8/21/2023	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 36,636	\$ 2,247	\$ 58,753	\$ 118,583	0.495	881	\$	69.24 4R412
21049850-1	5730 LENOX	7/21/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 35,404	\$ 2,972	\$ 57,028	\$ 111,834	0.510	979	\$	61.29 4R412
21055417.	5074 CHALMERS	3/8/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 56,039	\$ 2,275	\$ 97,725	\$ 185,393	0.527	1912	\$	52.30 4R412
21052364.	5060 LAKEVIEW	9/11/2023	\$ 112,000	QC	03-ARM'S LENGTH	\$ 112,000	\$ 62,326	\$ 2,206	\$ 109,794	\$ 207,310	0.530	2143	\$	52.26 4R412
21049118.	5262 DICKERSON	7/22/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 28,626	\$ 2,122	\$ 49,878	\$ 91,393	0.546	1610	\$	32.30 4R412
21049927.	5731 LENOX	6/7/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 32,491	\$ 1,386	\$ 58,614	\$ 107,259	0.546	2031	\$	29.54 4R412
21052496.	5211 LAKEVIEW	1/4/2024	\$ 33,500	OTH	03-ARM'S LENGTH	\$ 33,500	\$ 18,590	\$ 2,165	\$ 31,335	\$ 56,638	0.553	1878	\$	17.84 4R412
21053196.	5069 EASTLAWN	8/19/2024	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 23,432	\$ 2,220	\$ 40,780	\$ 73,145	0.558	1101	\$	39.06 4R412
21051552.	5517 COPLIN	4/10/2023	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 50,667	\$ 1,987	\$ 95,013	\$ 167,862	0.566	1619	\$	59.91 4R412
21049158.	6000 DICKERSON	3/21/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 41,523	\$ 2,771	\$ 77,229	\$ 133,628	0.578	1208	\$	66.23 4R412
21049148.	5918 DICKERSON	12/18/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 34,533	\$ 2,179	\$ 67,821	\$ 111,566	0.608	1941	\$	36.06 4R412
21050778.	5531 DREXEL	6/7/2024	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 24,396	\$ 2,091	\$ 46,909	\$ 76,914	0.610	1266	\$	38.70 4R412
21053195.	5075 EASTLAWN	8/27/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 23,105	\$ 1,614	\$ 45,386	\$ 74,107	0.612	1192	\$	39.43 4R412
21059510.	5517 MARLBOROUGH	10/25/2024	\$ 45,500	WD	03-ARM'S LENGTH	\$ 45,500	\$ 22,581	\$ 2,275	\$ 43,225	\$ 70,021	0.617	1000	\$	45.50 4R412
21059497.	5609 MARLBOROUGH	5/26/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 43,061	\$ 1,614	\$ 88,386	\$ 142,921	0.618	1294	\$	69.55 4R412
21055422.	5232 CHALMERS	2/3/2025	\$ 124,900	WD	03-ARM'S LENGTH	\$ 124,900	\$ 59,316	\$ 2,766	\$ 122,134	\$ 195,000	0.626	2100	\$	59.48 4R412
21053937.	5074 NEWPORT	6/14/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 53,957	\$ 2,232	\$ 112,768	\$ 178,362	0.632	1888	\$	60.91 4R412
21051535.	5779 COPLIN	10/13/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 35,374	\$ 2,091	\$ 72,909	\$ 114,769	0.635	1085	\$	69.12 4R412
21049954.	5075 LENOX	5/7/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 26,840	\$ 1,543	\$ 58,457	\$ 87,231	0.670	2796	\$	21.46 4R412
21081090.	10784 E OUTER	12/29/2023	\$ 102,000	WD	03-ARM'S LENGTH	\$ 102,000	\$ 43,481	\$ 1,477	\$ 100,523	\$ 144,841	0.694	1454	\$	70.15 4R412
21062973.	5585 ALTER	10/18/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 32,699	\$ 2,219	\$ 87,781	\$ 105,103	0.835	909	\$	99.01 4R412
21061473.	5215 MANISTIQUE	12/13/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 23,376	\$ 1,379	\$ 63,621	\$ 75,852	0.839	1387	\$	46.86 4R412
	Totals:		\$ 2,907,300			\$ 2,907,300	\$ 2,038,214	\$	\$ 2,800,029	\$ 6,658,424		\$	\$	40.03

WM ECF =>	0.421
Median ECF	0.441
Mean ECF =>	0.437

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
21069027.	5027 CHATSWORTH	10/26/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 59,345	\$ 3,107	\$ 35,893	\$ 100,425	0.357	1860	\$	20.97 4R413
21072073.	5525 AUDUBON	11/7/2023	\$ 33,900	WD	03-ARM'S LENGTH	\$ 33,900	\$ 49,541	\$ 5,143	\$ 28,757	\$ 79,282	0.363	1283	\$	26.42 4R413
21070495.	5796 DEVONSHIRE	4/5/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 50,527	\$ 3,569	\$ 30,431	\$ 83,854	0.363	1347	\$	25.24 4R413
21070059.	5268 HAVERHILL	12/15/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 68,346	\$ 3,569	\$ 43,431	\$ 115,673	0.375	1171	\$	40.14 4R413
21067490.	5519 SOMERSET	4/18/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 51,553	\$ 3,689	\$ 32,311	\$ 85,471	0.378	1560	\$	23.08 4R413
21067513.	5075 SOMERSET	1/21/2025	\$ 68,000	PTA	03-ARM'S LENGTH	\$ 68,000	\$ 98,097	\$ 3,689	\$ 64,311	\$ 168,586	0.381	1761	\$	38.61 4R413
21070080.	5710 HAVERHILL	7/5/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 75,984	\$ 3,864	\$ 49,136	\$ 128,786	0.382	1211	\$	43.77 4R413
21069816.	5307 BUCKINGHAM	1/14/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 47,481	\$ 3,569	\$ 31,431	\$ 78,414	0.401	1070	\$	32.71 4R413
21066882.	5553 NOTTINGHAM	5/24/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 60,719	\$ 3,689	\$ 41,311	\$ 101,839	0.406	1784	\$	25.22 4R413
21070064.	5306 HAVERHILL	12/19/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 87,985	\$ 3,569	\$ 61,431	\$ 150,743	0.408	1505	\$	43.19 4R413
21063872.	5595 WAYBURN	4/23/2024	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 70,203	\$ 3,258	\$ 48,742	\$ 119,545	0.408	1065	\$	48.83 4R413
21068962.	5746 CHATSWORTH	12/8/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 76,013	\$ 2,724	\$ 54,276	\$ 130,873	0.415	1390	\$	41.01 4R413
21069837.	5059 BUCKINGHAM	12/20/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 103,075	\$ 3,569	\$ 74,431	\$ 177,689	0.419	1776	\$	43.92 4R413
21066897.	5251 NOTTINGHAM	6/14/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 49,159	\$ 3,012	\$ 36,988	\$ 82,405	0.449	1457	\$	27.45 4R413
21070072.	5550 HAVERHILL	11/12/2024	\$ 67,000	PTA	03-ARM'S LENGTH	\$ 67,000	\$ 82,677	\$ 3,569	\$ 63,431	\$ 141,264	0.449	1324	\$	50.60 4R413
21067742.	5758 BALFOUR	3/5/2025	\$ 74,000	WD	03-ARM'S LENGTH	\$ 74,000	\$ 90,611	\$ 3,900	\$ 70,100	\$ 154,841	0.453	1244	\$	59.49 4R413
21080586.	10825 E OUTER	5/4/2023	\$ 83,000	WD	03-ARM'S LENGTH	\$ 83,000	\$ 101,611	\$ 3,612	\$ 79,388	\$ 174,998	0.454	1650	\$	50.30 4R413
21069728.	5210 BUCKINGHAM	5/24/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 87,868	\$ 3,550	\$ 68,450	\$ 150,568	0.455	1365	\$	52.75 4R413
21069733.	5250 BUCKINGHAM	8/22/2023	\$ 42,600	WD	03-ARM'S LENGTH	\$ 42,600	\$ 51,552	\$ 3,569	\$ 39,031	\$ 85,684	0.456	1322	\$	32.22 4R413
21068956.	5274 CHATSWORTH	5/15/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 50,538	\$ 3,521	\$ 38,479	\$ 83,959	0.458	1268	\$	33.12 4R413
21070230.	5219 HAVERHILL	9/18/2024	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 46,415	\$ 2,892	\$ 36,108	\$ 77,720	0.465	1215	\$	32.10 4R413
21067139.	5574 SOMERSET	7/10/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 101,562	\$ 3,832	\$ 81,168	\$ 174,518	0.465	1580	\$	53.80 4R413
21070904.	5935 BEDFORD	3/17/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 88,296	\$ 3,569	\$ 71,431	\$ 151,298	0.472	1538	\$	48.76 4R413
21070805.	5066 BEDFORD	9/20/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 82,290	\$ 3,641	\$ 66,359	\$ 140,445	0.472	1287	\$	54.39 4R413
21068995.	5771 CHATSWORTH	12/15/2023	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 146,743	\$ 3,713	\$ 121,287	\$ 255,411	0.475	2704	\$	46.23 4R413
21068996.	5761 CHATSWORTH	3/25/2024	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 83,044	\$ 3,689	\$ 67,311	\$ 141,705	0.475	1230	\$	57.72 4R413
21072083.	5269 AUDUBON	3/22/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 87,021	\$ 4,651	\$ 70,349	\$ 147,089	0.478	1384	\$	54.19 4R413
21065723.	5590 BEACONSFIELD	2/24/2025	\$ 88,500	WD	03-ARM'S LENGTH	\$ 88,500	\$ 101,232	\$ 7,351	\$ 81,149	\$ 167,645	0.484	1764	\$	50.17 4R413
21070912.	5791 BEDFORD	5/16/2024	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 85,715	\$ 3,569	\$ 71,431	\$ 146,689	0.487	1456	\$	51.51 4R413
21070843.	5728 BEDFORD	1/29/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 85,637	\$ 3,617	\$ 71,383	\$ 146,464	0.487	1293	\$	58.00 4R413
21071222.	5945 THREE MILE	10/29/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 72,357	\$ 3,689	\$ 61,311	\$ 122,621	0.500	2090	\$	31.10 4R413
21066492.	5766 NOTTINGHAM	12/18/2024	\$ 47,500	PTA	03-ARM'S LENGTH	\$ 47,500	\$ 52,179	\$ 3,946	\$ 43,554	\$ 86,130	0.506	1361	\$	34.90 4R413
21070479.	5574 DEVONSHIRE	11/7/2023	\$ 117,000	WD	03-ARM'S LENGTH	\$ 117,000	\$ 128,518	\$ 3,569	\$ 113,431	\$ 223,123	0.508	2128	\$	54.98 4R413
21064364.	5545 MARYLAND	1/31/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 49,194	\$ 3,258	\$ 41,742	\$ 82,029	0.509	1251	\$	35.97 4R413
21072657.	5767 WHITTIER	5/9/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 87,408	\$ 4,582	\$ 75,418	\$ 147,904	0.510	2494	\$	32.08 4R413
21063504-5	5902 WAYBURN	12/18/2024	\$ 44,000	WD	03-ARM'S LENGTH	\$ 44,000	\$ 47,514	\$ 3,678	\$ 40,322	\$ 78,279	0.515	1368	\$	32.16 4R413
21070848.	5766 BEDFORD	1/7/2025	\$ 102,500	WD	03-ARM'S LENGTH	\$ 102,500	\$ 109,276	\$ 3,617	\$ 98,883	\$ 188,677	0.524	1992	\$	51.46 4R413
21071689.	5227 COURVILLE	3/15/2024	\$ 108,000	WD	03-ARM'S LENGTH	\$ 108,000	\$ 114,180	\$ 3,689	\$ 104,311	\$ 197,305	0.529	1986	\$	54.38 4R413
21063851.	5925 WAYBURN	4/3/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 29,422	\$ 3,258	\$ 24,742	\$ 46,721	0.530	1368	\$	20.47 4R413
21067472.	5775 SOMERSET	6/8/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 105,204	\$ 3,569	\$ 96,431	\$ 181,491	0.531	1744	\$	57.34 4R413
21068991.	5801 CHATSWORTH	12/27/2023	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 46,443	\$ 3,713	\$ 41,287	\$ 76,304	0.541	1298	\$	34.67 4R413
21071665.	5737 COURVILLE	6/26/2024	\$ 92,000	WD	03-ARM'S LENGTH	\$ 92,000	\$ 94,094	\$ 3,546	\$ 88,454	\$ 161,693	0.547	1596	\$	57.64 4R413
21067492.	5503 SOMERSET	4/10/2024	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 50,165	\$ 3,689	\$ 47,311	\$ 82,993	0.570	1304	\$	39.11 4R413
21069802.	5601 BUCKINGHAM	6/8/2023	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 107,873	\$ 3,569	\$ 106,431	\$ 186,257	0.571	1960	\$	56.12 4R413
21071529.	5944 COURVILLE	12/2/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 77,839	\$ 3,641	\$ 76,359	\$ 132,496	0.576	1192	\$	67.11 4R413
21072071.	5543 AUDUBON	4/28/2023	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 89,642	\$ 4,537	\$ 88,463	\$ 151,973	0.582	1418	\$	65.59 4R413
21069014.	5209 CHATSWORTH	12/10/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 76,778	\$ 3,666	\$ 76,334	\$ 130,557	0.585	1266	\$	63.19 4R413
21063464.	5266 WAYBURN	8/7/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 47,435	\$ 3,449	\$ 46,551	\$ 78,546	0.593	1164	\$	42.96 4R413
21068738.	5583 BALFOUR	12/20/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 31,069	\$ 4,241	\$ 28,759	\$ 47,907	0.600	1188	\$	27.78 4R413
21070813.	5210 BEDFORD	11/19/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 100,533	\$ 3,641	\$ 105,359	\$ 173,021	0.609	1864	\$	58.48 4R413
21070463.	5266 DEVONSHIRE	9/4/2024	\$ 86,500	WD	03-ARM'S LENGTH	\$ 86,500	\$ 79,877	\$ 4,175	\$ 82,325	\$ 135,182	0.609	1274	\$	67.90 4R413
27240643.	5583 MARYLAND	9/29/2023	\$ 96,000	WD	03-ARM'S LENGTH	\$ 96,000	\$ 85,815	\$ 677	\$ 95,323	\$ 152,032	0.627	1500	\$	64.00 4R413
21080594.	10749 E OUTER	7/17/2024	\$ 80,000	PTA	03-ARM'S LENGTH	\$ 80,000	\$ 71,597	\$ 3,610	\$ 76,390	\$ 121,405	0.629	1172	\$	68.26 4R413
21070802.	5044 BEDFORD	8/23/2024	\$ 119,000	PTA	03-ARM'S LENGTH	\$ 119,000	\$ 104,947	\$ 3,641	\$ 115,359	\$ 180,904	0.638	1565	\$	76.04 4R413

21070861.	5950 BEDFORD	8/22/2024	\$	62,000	WD	03-ARM'S LENGTH	\$	62,000	\$	51,729	\$	3,593	\$	58,407	\$	85,957	0.679	1508	\$	41.11	4R413
21070932.	5535 BEDFORD	2/29/2024	\$	140,000	PTA	03-ARM'S LENGTH	\$	140,000	\$	115,923	\$	3,569	\$	136,431	\$	200,632	0.680	2087	\$	67.08	4R413
21071200.	5728 THREE MILE	10/10/2024	\$	150,000	PTA	03-ARM'S LENGTH	\$	150,000	\$	123,903	\$	3,425	\$	146,575	\$	215,139	0.681	1895	\$	79.16	4R413
21067115.	5200 SOMERSET	3/6/2024	\$	134,500	PTA	03-ARM'S LENGTH	\$	134,500	\$	110,365	\$	3,809	\$	130,691	\$	190,279	0.687	1396	\$	96.35	4R413
21070465.	5284 DEVONSHIRE	4/23/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	73,753	\$	3,543	\$	86,457	\$	125,375	0.690	1053	\$	85.47	4R413
21071195.	5548 THREE MILE	12/29/2023	\$	123,000	WD	03-ARM'S LENGTH	\$	123,000	\$	100,060	\$	3,617	\$	119,383	\$	172,220	0.693	1608	\$	76.49	4R413
21062961.	5542 ALTER	8/23/2023	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	80,131	\$	3,593	\$	96,407	\$	136,675	0.705	1335	\$	74.91	4R413
21067706.	5114 BALFOUR	11/26/2024	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	101,962	\$	3,567	\$	126,433	\$	175,705	0.720	1809	\$	71.86	4R413
21070096.	5918 HAVERHILL	5/11/2023	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	81,575	\$	3,569	\$	101,431	\$	139,296	0.728	1282	\$	81.90	4R413
21071198.	5572 THREE MILE	4/17/2023	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	126,983	\$	3,617	\$	161,383	\$	220,296	0.733	1957	\$	84.31	4R413
21069739.	5300 BUCKINGHAM	1/3/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	50,352	\$	3,569	\$	61,431	\$	83,541	0.735	1256	\$	51.75	4R413
21071886.	5068 AUDUBON	4/16/2024	\$	123,500	WD	03-ARM'S LENGTH	\$	123,500	\$	94,583	\$	4,802	\$	118,698	\$	160,323	0.740	1475	\$	83.73	4R413
21069751.	5574 BUCKINGHAM	7/1/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	52,868	\$	3,569	\$	66,431	\$	88,034	0.755	1430	\$	48.95	4R413
21070449.	5074 DEVONSHIRE	10/9/2024	\$	98,000	PTA	03-ARM'S LENGTH	\$	98,000	\$	73,615	\$	3,569	\$	94,431	\$	125,082	0.755	2057	\$	47.64	4R413
21070596.	5067 DEVONSHIRE	7/19/2024	\$	153,500	WD	03-ARM'S LENGTH	\$	153,500	\$	113,858	\$	3,569	\$	149,931	\$	196,945	0.761	2041	\$	75.21	4R413
21069799.	5719 BUCKINGHAM	6/14/2024	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	52,352	\$	3,569	\$	66,431	\$	87,113	0.763	1564	\$	44.76	4R413
21070554.	5761 DEVONSHIRE	5/9/2024	\$	61,000	WD	03-ARM'S LENGTH	\$	61,000	\$	45,763	\$	4,175	\$	56,825	\$	74,264	0.765	1207	\$	50.54	4R413
21070563.	5591 DEVONSHIRE	4/12/2023	\$	111,000	WD	03-ARM'S LENGTH	\$	111,000	\$	82,192	\$	3,569	\$	107,431	\$	140,398	0.765	1245	\$	89.16	4R413
21069730.	5226 BUCKINGHAM	1/30/2025	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	88,073	\$	3,569	\$	116,431	\$	150,900	0.772	1485	\$	80.81	4R413
21067128.	5306 SOMERSET	12/7/2023	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	80,397	\$	3,809	\$	106,191	\$	136,764	0.776	1324	\$	83.08	4R413
21071249.	5501 THREE MILE	12/1/2023	\$	114,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	114,000	\$	83,169	\$	6,387	\$	107,613	\$	137,111	0.785	1347	\$	84.63	4R413
21071256.	5267 THREE MILE	2/21/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	78,661	\$	3,689	\$	106,311	\$	133,879	0.794	1201	\$	91.59	4R413
21071251.	5307 THREE MILE	2/27/2025	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	36,232	\$	3,689	\$	46,311	\$	58,113	0.797	1766	\$	28.31	4R413
21070545.	5911 DEVONSHIRE	6/2/2023	\$	119,900	PTA	03-ARM'S LENGTH	\$	119,900	\$	85,154	\$	3,569	\$	116,331	\$	145,688	0.798	1298	\$	92.37	4R413
21067743.	5766 BALFOUR	4/4/2023	\$	185,000	PTA	03-ARM'S LENGTH	\$	185,000	\$	130,724	\$	3,900	\$	181,100	\$	226,471	0.800	1910	\$	96.86	4R413
21068952.	5242 CHATSWORTH	10/28/2024	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	98,775	\$	3,521	\$	136,479	\$	170,096	0.802	1704	\$	82.16	4R413
21071478.	5050 COURVILLE	5/24/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	87,063	\$	3,570	\$	121,430	\$	149,095	0.814	2464	\$	50.73	4R413
21063503.	5816 WAYBURN	8/9/2024	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	38,383	\$	2,819	\$	52,181	\$	63,507	0.822	1007	\$	54.62	4R413
21071512.	5580 COURVILLE	5/19/2023	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	81,993	\$	2,795	\$	117,205	\$	141,425	0.829	1238	\$	96.93	4R413
21066491.	5760 NOTTINGHAM	7/14/2023	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	87,168	\$	3,946	\$	126,054	\$	148,611	0.848	1326	\$	98.04	4R413
21064270.	5316 MARYLAND	2/11/2025	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	46,056	\$	3,610	\$	64,390	\$	75,796	0.850	1116	\$	60.93	4R413
21067753.	5926 BALFOUR	2/10/2025	\$	147,000	WD	03-ARM'S LENGTH	\$	147,000	\$	95,509	\$	3,900	\$	143,100	\$	163,588	0.875	1167	\$	125.96	4R413
21072070.	5551 AUDUBON	11/15/2024	\$	129,900	WD	03-ARM'S LENGTH	\$	129,900	\$	82,615	\$	4,537	\$	125,363	\$	139,425	0.899	1183	\$	109.81	4R413
21065743.	5928 BEACONSFIELD	9/21/2023	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	78,578	\$	3,521	\$	121,479	\$	134,030	0.906	1245	\$	100.40	4R413
21069343.	5061 BERKSHIRE	10/27/2023	\$	185,000	WD	03-ARM'S LENGTH	\$	185,000	\$	115,378	\$	3,521	\$	181,479	\$	199,745	0.909	1518	\$	121.87	4R413
21080543.	11943 E OUTER	6/26/2024	\$	275,000	WD	03-ARM'S LENGTH	\$	275,000	\$	170,808	\$	9,994	\$	265,006	\$	287,168	0.923	2012	\$	136.68	4R413
21070466.	5290 DEVONSHIRE	10/14/2024	\$	115,000	WD	03-ARM'S LENGTH	\$	115,000	\$	71,019	\$	3,569	\$	111,431	\$	120,446	0.925	1078	\$	106.68	4R413
21069324.	5293 BERKSHIRE	7/5/2023	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	46,764	\$	3,521	\$	71,479	\$	77,220	0.926	1240	\$	60.48	4R413
21067481.	5591 SOMERSET	6/17/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	75,749	\$	3,689	\$	121,311	\$	128,679	0.943	1183	\$	105.66	4R413
21070459.	5236 DEVONSHIRE	2/28/2025	\$	200,000	WD	03-ARM'S LENGTH	\$	200,000	\$	206,983	\$	3,569	\$	196,431	\$	206,982	0.949	2285	\$	87.53	4R413
21070808.	5090 BEDFORD	4/24/2023	\$	169,000	WD	03-ARM'S LENGTH	\$	169,000	\$	100,632	\$	3,641	\$	165,359	\$	173,198	0.955	1785	\$	94.68	4R413
21069196.	5218 BERKSHIRE	8/2/2024	\$	50,500	WD	03-ARM'S LENGTH	\$	50,500	\$	31,006	\$	3,521	\$	46,979	\$	49,080	0.957	1618	\$	31.21	4R413
21062924.	5086 ALTER	7/5/2023	\$	76,900	WD	03-ARM'S LENGTH	\$	76,900	\$	45,589	\$	3,008	\$	73,892	\$	76,038	0.972	1228	\$	62.62	4R413
21070503.	5942 DEVONSHIRE	9/23/2024	\$	175,000	WD	03-ARM'S LENGTH	\$	175,000	\$	101,376	\$	3,569	\$	171,431	\$	174,655	0.982	1532	\$	114.23	4R413
21068943.	5090 CHATSWORTH	3/1/2024	\$	162,000	WD	03-ARM'S LENGTH	\$	162,000	\$	93,118	\$	3,521	\$	158,479	\$	159,995	0.991	1417	\$	114.33	4R413
21069813.	5511 BUCKINGHAM	5/7/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	52,011	\$	3,569	\$	86,431	\$	86,504	0.999	1311	\$	68.65	4R413
21068973.	5920 CHATSWORTH	5/16/2024	\$	147,500	WD	03-ARM'S LENGTH	\$	147,500	\$	83,129	\$	3,832	\$	143,668	\$	141,602	1.015	1303	\$	113.20	4R413
21070838.	5590 BEDFORD	2/19/2025	\$	162,500	WD	03-ARM'S LENGTH	\$	162,500	\$	90,481	\$	3,617	\$	158,883	\$	155,114	1.024	1460	\$	111.30	4R413
21070050.	5114 HAVERHILL	10/22/2024	\$	150,000	OTH	03-ARM'S LENGTH	\$	150,000	\$	83,244	\$	3,203	\$	146,797	\$	142,930	1.027	2608	\$	57.52	4R413
21062962.	5550 ALTER	3/18/2025	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	42,488	\$	3,593	\$	71,407	\$	69,455	1.028	1152	\$	65.10	4R413
21067503.	5235 SOMERSET	7/24/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	58,394	\$	3,689	\$	101,311	\$	97,688	1.037	1911	\$	54.95	4R413
21062923.	5080 ALTER	7/5/2023	\$	86,100	WD	03-ARM'S LENGTH	\$	86,100	\$	47,854	\$	2,970	\$	83,130	\$	80,150	1.037	1488	\$	57.86	4R413
21081118.	11790 E OUTER	2/28/2024	\$	64,000	WD	03-ARM'S LENGTH	\$	64,000	\$	35,162	\$	2,892	\$	61,108	\$	57,625	1.060	1810	\$	35.36	4R413
21065732.	5758 BEACONSFIELD	8/23/2024	\$	135,000	WD	03-ARM'S LENGTH	\$	135,000	\$	72,561	\$	3,209	\$	131,791	\$	123,843	1.064	1200	\$	112.50	4R413
21080564.	11345 E OUTER	3/28/2025	\$	154,00																	

21071242.	5557 THREE MILE	3/12/2025	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	87,514	\$	2,961	\$	162,039	\$	150,988	1.073	1360	\$	121.32	4R413
21071193.	5532 THREE MILE	4/26/2024	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	79,318	\$	3,642	\$	146,358	\$	135,136	1.083	1200	\$	125.00	4R413
21066465.	5274 NOTTINGHAM	1/9/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	58,482	\$	3,877	\$	106,123	\$	97,509	1.088	1532	\$	71.80	4R413
21070091.	5800 HAVERHILL	9/19/2024	\$	139,000	PTA	03-ARM'S LENGTH	\$	139,000	\$	72,774	\$	3,569	\$	135,431	\$	123,580	1.096	1225	\$	113.47	4R413
21081115.	11164 E OUTER	12/18/2024	\$	290,000	PTA	03-ARM'S LENGTH	\$	290,000	\$	259,715	\$	3,131	\$	286,869	\$	259,715	1.105	2461	\$	117.84	4R413
21071527.	5926 COURVILLE	9/12/2023	\$	180,000	WD	03-ARM'S LENGTH	\$	180,000	\$	93,010	\$	3,641	\$	176,359	\$	159,588	1.105	1497	\$	120.24	4R413
21070556.	5745 DEVONSHIRE	11/4/2024	\$	145,000	WD	03-ARM'S LENGTH	\$	145,000	\$	75,088	\$	3,569	\$	141,431	\$	127,713	1.107	1248	\$	116.19	4R413
21071259.	5239 THREE MILE	8/29/2024	\$	185,000	WD	03-ARM'S LENGTH	\$	185,000	\$	94,104	\$	3,012	\$	181,988	\$	162,664	1.119	1558	\$	118.74	4R413
21069213.	5768 BERKSHIRE	8/8/2024	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	129,737	\$	3,401	\$	146,599	\$	129,737	1.130	1176	\$	127.55	4R413
21071192.	5526 THREE MILE	6/22/2023	\$	177,000	WD	03-ARM'S LENGTH	\$	177,000	\$	88,314	\$	4,223	\$	172,777	\$	150,163	1.151	1356	\$	130.53	4R413
21070228.	5235 HAVERHILL	12/1/2023	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	43,186	\$	3,569	\$	81,431	\$	70,745	1.151	2154	\$	39.46	4R413
21069760.	5742 BUCKINGHAM	9/5/2023	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	79,385	\$	3,569	\$	156,431	\$	135,386	1.155	1090	\$	146.79	4R413
21080590.	10793 E OUTER	2/28/2025	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	139,617	\$	3,608	\$	161,392	\$	139,618	1.156	1391	\$	118.62	4R413
27240573.	5290 BEDFORD	11/16/2023	\$	160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	160,000	\$	130,996	\$	3,641	\$	156,359	\$	130,996	1.194	1332	\$	120.12	4R413
21068735.	5607 BALFOUR	9/20/2023	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	72,415	\$	3,877	\$	146,123	\$	122,389	1.194	1050	\$	142.86	4R413
21071533.	5974 COURVILLE	12/20/2024	\$	190,000	WD	03-ARM'S LENGTH	\$	190,000	\$	90,988	\$	3,641	\$	186,359	\$	155,977	1.195	1548	\$	122.74	4R413
21069793.	5765 BUCKINGHAM	10/4/2024	\$	167,000	PTA	03-ARM'S LENGTH	\$	167,000	\$	80,111	\$	3,569	\$	163,431	\$	136,682	1.196	1070	\$	156.07	4R413
21072081.	5285 AUDUBON	7/19/2024	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	79,423	\$	4,628	\$	160,372	\$	133,563	1.201	1152	\$	143.23	4R413
21072060.	5769 AUDUBON	11/8/2024	\$	200,000	PTA	03-ARM'S LENGTH	\$	200,000	\$	95,753	\$	5,142	\$	194,858	\$	161,805	1.204	1449	\$	138.03	4R413
21070502.	5934 DEVONSHIRE	10/4/2024	\$	169,000	WD	03-ARM'S LENGTH	\$	169,000	\$	137,123	\$	3,569	\$	165,431	\$	137,123	1.206	1314	\$	128.61	4R413
21070495.	5796 DEVONSHIRE	7/30/2024	\$	179,000	WD	03-ARM'S LENGTH	\$	179,000	\$	145,142	\$	3,569	\$	175,431	\$	145,142	1.209	1347	\$	132.89	4R413
21070812.	5200 BEDFORD	2/25/2025	\$	78,000	WD	03-ARM'S LENGTH	\$	78,000	\$	37,976	\$	3,641	\$	74,359	\$	61,313	1.213	1718	\$	45.40	4R413
21067730.	5566 BALFOUR	5/22/2024	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	64,659	\$	3,900	\$	136,100	\$	108,498	1.254	1152	\$	121.53	4R413
21070093.	5814 HAVERHILL	6/21/2024	\$	57,900	WD	03-ARM'S LENGTH	\$	57,900	\$	27,433	\$	2,963	\$	54,937	\$	43,696	1.257	1372	\$	42.20	4R413
21072074.	5519 AUDUBON	12/31/2024	\$	215,000	WD	03-ARM'S LENGTH	\$	215,000	\$	97,874	\$	4,559	\$	210,441	\$	166,634	1.263	1700	\$	126.47	4R413
21071166.	5060 THREE MILE	8/14/2023	\$	162,500	WD	03-ARM'S LENGTH	\$	162,500	\$	73,739	\$	3,689	\$	158,811	\$	125,089	1.270	1094	\$	148.54	4R413
21072100.	5051 AUDUBON	12/20/2023	\$	204,000	WD	03-ARM'S LENGTH	\$	204,000	\$	91,604	\$	4,674	\$	199,326	\$	155,232	1.284	1454	\$	140.30	4R413
21062962.	5550 ALTER	11/1/2023	\$	99,000	WD	03-ARM'S LENGTH	\$	99,000	\$	42,488	\$	3,593	\$	95,407	\$	69,455	1.374	1152	\$	85.94	4R413
21080596.	10733 E OUTER	9/13/2024	\$	109,000	WD	03-ARM'S LENGTH	\$	109,000	\$	46,330	\$	3,617	\$	105,383	\$	76,273	1.382	1239	\$	87.97	4R413
21065735.	5780 BEACONSFIELD	11/27/2024	\$	180,000	WD	03-ARM'S LENGTH	\$	180,000	\$	74,938	\$	3,521	\$	176,479	\$	127,530	1.384	1061	\$	169.65	4R413
21064286.	5722 MARYLAND	3/3/2025	\$	76,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	76,000	\$	36,806	\$	10,690	\$	65,310	\$	46,636	1.400	1254	\$	60.61	4R413
21064286.	5722 MARYLAND	3/3/2025	\$	76,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	76,000	\$	36,806	\$	10,690	\$	65,310	\$	46,636	1.400	1254	\$	60.61	4R413
21064287.	5732 MARYLAND	3/3/2025	\$	76,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	76,000	\$	36,806	\$	10,690	\$	65,310	\$	46,636	1.400	1254	\$	60.61	4R413
Totals:			\$	15,235,700			\$	15,235,700	\$	11,496,626	\$		\$	14,686,640	\$	18,689,922			\$		74.51

WM ECF => **0.786**

Median ECF **0.765**

Mean ECF => **0.799**

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
21074191.	5541 GRAYTON	1/15/2025	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 106,070	\$ 6,148	\$ 53,852	\$ 126,644	0.425	1302	\$ 46.08	4R414
21074016.	5734 GRAYTON	11/13/2023	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 131,703	\$ 6,329	\$ 70,671	\$ 158,902	0.445	1522	\$ 50.59	4R414
21073721.	5929 BISHOP	8/23/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 145,174	\$ 5,529	\$ 84,471	\$ 176,990	0.477	1601	\$ 56.21	4R414
21075258.	5595 CADIEUX	9/11/2024	\$ 64,500	WD	03-ARM'S LENGTH	\$ 64,500	\$ 88,774	\$ 4,763	\$ 59,737	\$ 106,478	0.561	1043	\$ 61.84	4R414
21072853.	5936 KENSINGTON	3/27/2024	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 263,402	\$ 7,096	\$ 182,904	\$ 324,849	0.563	2318	\$ 81.97	4R414
21074147.	6205 GRAYTON	11/14/2024	\$ 70,000	QC	03-ARM'S LENGTH	\$ 70,000	\$ 93,811	\$ 5,423	\$ 64,577	\$ 112,025	0.576	1138	\$ 61.51	4R414
21075259.	5585 CADIEUX	2/21/2025	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	\$ 107,634	\$ 4,806	\$ 79,194	\$ 130,327	0.608	1139	\$ 73.75	4R414
21072931.	6055 KENSINGTON	10/19/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 166,113	\$ 6,757	\$ 133,243	\$ 201,972	0.660	2160	\$ 64.81	4R414
21009264.	16710 CHANDLER PARK	12/18/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 141,167	\$ 4,657	\$ 115,343	\$ 173,016	0.667	1658	\$ 72.38	4R414
21073244.	6102 YORKSHIRE	4/4/2024	\$ 92,000	WD	03-ARM'S LENGTH	\$ 92,000	\$ 107,169	\$ 5,529	\$ 86,471	\$ 128,821	0.671	1296	\$ 70.99	4R414
21074483.009	6190 HARVARD	8/8/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 77,589	\$ 5,679	\$ 62,321	\$ 91,141	0.684	1293	\$ 52.59	4R414
21073765.	5089 BISHOP	2/26/2025	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 222,948	\$ 5,779	\$ 189,221	\$ 275,246	0.687	1970	\$ 98.98	4R414
21073233.	5936 YORKSHIRE	3/26/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 113,338	\$ 5,529	\$ 94,471	\$ 136,640	0.691	1320	\$ 75.76	4R414
21073601.	5786 BISHOP	7/3/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 129,794	\$ 5,187	\$ 109,813	\$ 157,930	0.695	1490	\$ 77.18	4R414
21074152.	6159 GRAYTON	5/28/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 100,296	\$ 6,148	\$ 83,852	\$ 119,326	0.703	2032	\$ 44.29	4R414
21009374.	16927 CHANDLER PARK	3/11/2024	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 115,144	\$ 5,001	\$ 104,999	\$ 139,598	0.752	1216	\$ 90.46	4R414
21073237.	5966 YORKSHIRE	4/12/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 121,694	\$ 5,458	\$ 114,542	\$ 147,321	0.778	1451	\$ 82.70	4R414
21074030.	5936 GRAYTON	12/30/2024	\$ 264,000	WD	03-ARM'S LENGTH	\$ 264,000	\$ 257,173	\$ 6,647	\$ 257,353	\$ 317,523	0.811	2502	\$ 105.52	4R414
21009371-2	16905 CHANDLER PARK	3/14/2024	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 144,887	\$ 7,673	\$ 142,327	\$ 173,909	0.818	1113	\$ 134.77	4R414
21074591.	5745 HARVARD	7/10/2024	\$ 124,900	WD	03-ARM'S LENGTH	\$ 124,900	\$ 117,917	\$ 6,292	\$ 118,608	\$ 141,477	0.838	1330	\$ 93.91	4R414
21073604.	5810 BISHOP	1/18/2024	\$ 196,000	WD	03-ARM'S LENGTH	\$ 196,000	\$ 176,005	\$ 4,467	\$ 191,533	\$ 217,412	0.881	1998	\$ 98.10	4R414
21073996.	5260 GRAYTON	10/26/2023	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 152,246	\$ 6,473	\$ 168,527	\$ 184,757	0.912	1792	\$ 97.66	4R414
21074579.	5929 HARVARD	8/28/2024	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 153,436	\$ 6,358	\$ 173,642	\$ 186,411	0.932	1829	\$ 98.41	4R414
27100190.	5929 HARVARD	8/28/2024	\$ 180,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 180,000	\$ 153,436	\$ 6,358	\$ 173,642	\$ 186,411	0.932	1829	\$ 98.41	4R414
27240616.	5905 HARVARD	7/24/2023	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 110,322	\$ 71	\$ 134,929	\$ 139,735	0.966	1220	\$ 110.66	4R414
21072961.	5581 KENSINGTON	3/17/2025	\$ 167,000	PTA	03-ARM'S LENGTH	\$ 167,000	\$ 136,745	\$ 6,852	\$ 160,148	\$ 164,630	0.973	1506	\$ 110.89	4R414
27250189.	5090 KENSINGTON	6/3/2024	\$ 164,000	WD	03-ARM'S LENGTH	\$ 164,000	\$ 134,136	\$ 6,147	\$ 157,853	\$ 162,217	0.973	1562	\$ 104.99	4R414
21073758.	5229 BISHOP	1/23/2024	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 174,931	\$ 5,603	\$ 209,397	\$ 214,611	0.976	1570	\$ 136.94	4R414
21074572.	5981 HARVARD	10/27/2023	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 120,960	\$ 6,401	\$ 148,599	\$ 145,195	1.023	1311	\$ 118.23	4R414
21072933.	6039 KENSINGTON	7/11/2024	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 126,584	\$ 6,755	\$ 158,245	\$ 151,875	1.042	1509	\$ 109.34	4R414
21073347.	5751 YORKSHIRE	1/19/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 46,626	\$ 5,969	\$ 54,031	\$ 51,530	1.049	1416	\$ 42.37	4R414
21074623.	5093 HARVARD	12/7/2023	\$ 172,000	WD	03-ARM'S LENGTH	\$ 172,000	\$ 129,084	\$ 7,007	\$ 164,993	\$ 154,724	1.066	1455	\$ 118.21	4R414
21073589.	5548 BISHOP	8/16/2023	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 122,144	\$ 5,187	\$ 159,813	\$ 148,234	1.078	1298	\$ 127.12	4R414
21009248.	16932 CHANDLER PARK	2/16/2024	\$ 160,000	PTA	03-ARM'S LENGTH	\$ 160,000	\$ 116,891	\$ 4,391	\$ 155,609	\$ 142,586	1.091	1230	\$ 130.08	4R414
21074025.	5810 GRAYTON	11/26/2024	\$ 170,000	PTA	03-ARM'S LENGTH	\$ 170,000	\$ 124,326	\$ 5,967	\$ 164,033	\$ 150,011	1.093	1392	\$ 122.13	4R414
21073591.	5564 BISHOP	6/3/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 116,695	\$ 5,111	\$ 154,889	\$ 141,425	1.095	1246	\$ 128.41	4R414
21074625.	5075 HARVARD	9/6/2024	\$ 120,000	PTA	03-ARM'S LENGTH	\$ 120,000	\$ 87,703	\$ 6,401	\$ 113,599	\$ 103,044	1.102	1774	\$ 67.64	4R414
21009251.	16910 CHANDLER PARK	10/11/2023	\$ 195,500	WD	03-ARM'S LENGTH	\$ 195,500	\$ 140,626	\$ 4,997	\$ 190,503	\$ 171,900	1.108	1765	\$ 110.76	4R414
21073335.	5935 YORKSHIRE	8/22/2024	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 134,984	\$ 6,105	\$ 183,895	\$ 163,345	1.126	1494	\$ 127.18	4R414
21074160.	6017 GRAYTON	11/14/2024	\$ 330,000	WD	03-ARM'S LENGTH	\$ 330,000	\$ 232,939	\$ 5,953	\$ 324,047	\$ 287,688	1.126	2881	\$ 114.54	4R414
21009348.	16545 CHANDLER PARK	6/13/2023	\$ 167,500	WD	03-ARM'S LENGTH	\$ 167,500	\$ 118,821	\$ 5,600	\$ 161,900	\$ 143,499	1.128	1332	\$ 125.75	4R414
21073565.	5100 BISHOP	3/14/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 141,320	\$ 5,020	\$ 194,980	\$ 172,750	1.129	1650	\$ 121.21	4R414
21009274.	16544 CHANDLER PARK	2/12/2024	\$ 170,000	PTA	03-ARM'S LENGTH	\$ 170,000	\$ 120,025	\$ 5,263	\$ 164,737	\$ 145,452	1.133	1478	\$ 115.02	4R414
21073245.	6110 YORKSHIRE	7/11/2023	\$ 145,500	WD	03-ARM'S LENGTH	\$ 145,500	\$ 102,342	\$ 5,529	\$ 139,971	\$ 122,703	1.141	2279	\$ 63.84	4R414
21072824.	5300 KENSINGTON	9/17/2024	\$ 183,000	PTA	03-ARM'S LENGTH	\$ 183,000	\$ 128,093	\$ 6,148	\$ 176,852	\$ 154,556	1.144	1403	\$ 130.43	4R414
21073620.	6104 BISHOP	12/20/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 139,052	\$ 5,263	\$ 194,737	\$ 169,568	1.148	1587	\$ 126.02	4R414
21074203.	5269 GRAYTON	12/20/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 137,893	\$ 6,257	\$ 193,743	\$ 166,839	1.161	1001	\$ 199.80	4R414
27212005.	5767 BISHOP	8/9/2024	\$ 192,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 192,000	\$ 131,690	\$ 5,529	\$ 186,471	\$ 159,900	1.166	1528	\$ 125.65	4R414
27241003.	5077 BISHOP	4/22/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 146,115	\$ 677	\$ 219,323	\$ 184,332	1.190	1664	\$ 132.21	4R414
21073567.	5112 BISHOP	8/4/2023	\$ 177,000	WD	03-ARM'S LENGTH	\$ 177,000	\$ 118,966	\$ 5,006	\$ 171,994	\$ 144,436	1.191	1344	\$ 131.70	4R414
21074013.	5570 GRAYTON	10/17/2023	\$ 199,000	WD	03-ARM'S LENGTH	\$ 199,000	\$ 133,180	\$ 6,329	\$ 192,671	\$ 160,774	1.198	1533	\$ 129.81	4R414
21073587.	5534 BISHOP	11/21/2024	\$ 105,000	CD	03-ARM'S LENGTH	\$ 105,000	\$ 70,790	\$ 5,361	\$ 99,639	\$ 82,926	1.202	1600	\$ 65.63	4R414
21074562.	6143 HARVARD	1/8/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 67,533	\$ 6,401	\$ 93,599	\$ 77,480	1.208	1155	\$ 86.58	4R414
21009383.	17041 CHANDLER PARK	8/30/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 74,013	\$ 6,879	\$ 103,121	\$ 85,087	1.212	1384	\$ 79.48	4R414

21009272.	16600 CHANDLER PARK	6/8/2023	\$ 223,000	WD	03-ARM'S LENGTH	\$ 223,000	\$ 145,502	\$ 5,565	\$ 217,435	\$ 177,360	1.226	1669	\$ 133.61	4R414
21073729.	5775 BISHOP	11/22/2024	\$ 202,500	WD	03-ARM'S LENGTH	\$ 202,500	\$ 130,063	\$ 5,529	\$ 196,971	\$ 157,838	1.248	1492	\$ 135.72	4R414
27212474.	5801 KENSINGTON	10/24/2024	\$ 170,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 170,000	\$ 108,198	\$ 6,725	\$ 163,275	\$ 128,610	1.270	1229	\$ 138.32	4R414
21074026.	5900 GRAYTON	4/19/2023	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 116,933	\$ 5,867	\$ 179,133	\$ 140,768	1.273	1230	\$ 150.41	4R414
21073343.	5783 YORKSHIRE	4/21/2023	\$ 134,000	WD	03-ARM'S LENGTH	\$ 134,000	\$ 85,329	\$ 6,040	\$ 127,960	\$ 100,493	1.273	1790	\$ 74.86	4R414
21074034.	5968 GRAYTON	9/6/2024	\$ 199,000	WD	03-ARM'S LENGTH	\$ 199,000	\$ 123,290	\$ 6,473	\$ 192,527	\$ 148,057	1.300	1452	\$ 137.05	4R414
21009269.	16628 CHANDLER PARK	2/14/2025	\$ 174,900	WD	03-ARM'S LENGTH	\$ 174,900	\$ 107,993	\$ 5,565	\$ 169,335	\$ 129,820	1.304	1089	\$ 160.61	4R414
21073711.	6009 BISHOP	4/29/2024	\$ 177,000	WD	03-ARM'S LENGTH	\$ 177,000	\$ 108,855	\$ 5,529	\$ 171,471	\$ 130,958	1.309	1185	\$ 149.37	4R414
21072818.	5250 KENSINGTON	7/10/2024	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 113,512	\$ 6,148	\$ 178,852	\$ 136,076	1.314	1329	\$ 139.20	4R414
27212632.	5250 KENSINGTON	7/10/2024	\$ 185,000	PTA	03-ARM'S LENGTH	\$ 185,000	\$ 113,512	\$ 6,148	\$ 178,852	\$ 136,076	1.314	1329	\$ 139.20	4R414
21073383.	5069 YORKSHIRE	3/19/2025	\$ 200,000	PTA	03-ARM'S LENGTH	\$ 200,000	\$ 120,389	\$ 6,142	\$ 193,858	\$ 144,800	1.339	1399	\$ 142.96	4R414
21073603.	5800 BISHOP	12/9/2024	\$ 198,000	WD	03-ARM'S LENGTH	\$ 198,000	\$ 117,248	\$ 5,073	\$ 192,927	\$ 142,174	1.357	1246	\$ 158.91	4R414
21073605.	5900 BISHOP	9/6/2024	\$ 260,000	WD	03-ARM'S LENGTH	\$ 260,000	\$ 141,868	\$ 5,263	\$ 254,737	\$ 173,137	1.471	1678	\$ 154.95	4R414
21073756.	5243 BISHOP	7/11/2024	\$ 152,500	WD	03-ARM'S LENGTH	\$ 152,500	\$ 79,778	\$ 5,567	\$ 146,933	\$ 94,057	1.562	1450	\$ 105.17	4R414
27260046.	5807 KENSINGTON	7/20/2023	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 131,747	\$ 851	\$ 264,149	\$ 165,901	1.592	2234	\$ 118.62	4R414
21073722.	5921 BISHOP	9/6/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 110,181	\$ 5,529	\$ 214,471	\$ 132,639	1.617	1207	\$ 182.27	4R414
Totals:			\$ 11,278,800			\$ 11,278,800	\$ 8,926,847	\$	10,886,521	\$ 10,816,943		\$	107.47	
											WM ECF =>	1.006		
											Median ECF	1.094		
											Mean ECF =>	1.025		

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
21074268.	4343 GRAYTON	1/8/2024	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 143,565	\$ 6,447	\$ 83,553	\$ 134,826	0.620	1204	\$	74.75 4R415
21073917.	4132 GRAYTON	10/24/2024	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 141,846	\$ 8,180	\$ 81,820	\$ 131,432	0.623	1093	\$	82.34 4R415
21074376.	4140 HARVARD	6/27/2024	\$ 107,000	WD	03-ARM'S LENGTH	\$ 107,000	\$ 169,375	\$ 7,168	\$ 99,832	\$ 159,496	0.626	1519	\$	70.44 4R415
21073971.	4850 GRAYTON	11/29/2023	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 392,551	\$ 8,867	\$ 241,133	\$ 377,270	0.639	2442	\$	102.38 4R415
21072787.	4536 KENSINGTON	10/8/2024	\$ 110,000	PTA	03-ARM'S LENGTH	\$ 110,000	\$ 167,040	\$ 7,913	\$ 102,087	\$ 156,467	0.652	1429	\$	76.98 4R415
21073791.	4499 BISHOP	3/4/2024	\$ 105,000	PTA	03-ARM'S LENGTH	\$ 105,000	\$ 143,188	\$ 6,933	\$ 98,067	\$ 133,977	0.732	1303	\$	80.58 4R415
21072766.	4370 KENSINGTON	7/13/2023	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 216,449	\$ 8,681	\$ 151,319	\$ 204,295	0.741	2706	\$	59.13 4R415
21073954.	4450 GRAYTON	10/1/2024	\$ 259,000	PTA	03-ARM'S LENGTH	\$ 259,000	\$ 348,700	\$ 8,355	\$ 250,645	\$ 334,656	0.749	2321	\$	111.59 4R415
21073912.002L	3962 GRAYTON	9/14/2023	\$ 117,000	PTA	03-ARM'S LENGTH	\$ 117,000	\$ 155,011	\$ 8,179	\$ 108,821	\$ 144,378	0.754	1154	\$	101.39 4R415
27250205.	4828 KENSINGTON	11/21/2023	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 276,592	\$ 851	\$ 209,149	\$ 271,132	0.771	1892	\$	110.99 4R415
21073093.	3520 YORKSHIRE	10/31/2023	\$ 224,500	WD	03-ARM'S LENGTH	\$ 224,500	\$ 290,860	\$ 7,010	\$ 217,490	\$ 279,105	0.779	1860	\$	120.70 4R415
21073913.	4100 GRAYTON	3/22/2024	\$ 129,000	WD	03-ARM'S LENGTH	\$ 129,000	\$ 155,136	\$ 9,200	\$ 119,800	\$ 143,497	0.835	1092	\$	118.13 4R415
21074254.	4443 GRAYTON	11/22/2024	\$ 125,000	PTA	03-ARM'S LENGTH	\$ 125,000	\$ 143,177	\$ 7,123	\$ 117,877	\$ 133,780	0.881	983	\$	127.16 4R415
27250324.	12533 E OUTER	12/6/2024	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 281,385	\$ 851	\$ 244,149	\$ 275,845	0.885	1824	\$	134.32 4R415
21073009.	4811 KENSINGTON	1/30/2024	\$ 260,900	WD	03-ARM'S LENGTH	\$ 260,900	\$ 294,930	\$ 8,681	\$ 252,219	\$ 281,464	0.896	2113	\$	123.47 4R415
27241157.	4866 GRAYTON	11/20/2023	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 337,554	\$ 677	\$ 299,323	\$ 331,246	0.904	2472	\$	121.36 4R415
21073173.	4826 YORKSHIRE	8/28/2023	\$ 124,000	WD	03-ARM'S LENGTH	\$ 124,000	\$ 138,293	\$ 6,890	\$ 117,110	\$ 129,206	0.906	2309	\$	53.70 4R415
21073877.	3452 GRAYTON	10/27/2023	\$ 77,000	WD	03-ARM'S LENGTH	\$ 77,000	\$ 80,690	\$ 8,323	\$ 68,677	\$ 71,157	0.965	946	\$	81.40 4R415
21073827.	4177 BISHOP	6/10/2024	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	\$ 239,667	\$ 6,885	\$ 223,115	\$ 228,891	0.975	2169	\$	106.04 4R415
27240820.	3424 KENSINGTON	6/1/2023	\$ 334,000	WD	03-ARM'S LENGTH	\$ 334,000	\$ 347,509	\$ 851	\$ 333,149	\$ 340,863	0.977	2275	\$	146.81 4R415
27240656.	4820 GRAYTON	10/19/2023	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 118,872	\$ 677	\$ 118,323	\$ 116,219	1.018	1018	\$	116.90 4R415
21073907.	3920 GRAYTON	8/18/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 136,682	\$ 7,815	\$ 132,185	\$ 126,713	1.043	1097	\$	127.62 4R415
27210040.	4376 YORKSHIRE	4/13/2023	\$ 195,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 195,000	\$ 183,187	\$ 6,933	\$ 188,067	\$ 173,308	1.085	1515	\$	128.71 4R415
21073866.	3487 BISHOP	1/31/2024	\$ 218,000	WD	03-ARM'S LENGTH	\$ 218,000	\$ 201,003	\$ 6,793	\$ 211,207	\$ 190,964	1.106	1594	\$	136.76 4R415
27250247.	4310 YORKSHIRE	5/20/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 183,406	\$ 997	\$ 199,003	\$ 179,360	1.110	1524	\$	131.23 4R415
21073519.	4332 BISHOP	12/30/2024	\$ 217,000	WD	03-ARM'S LENGTH	\$ 217,000	\$ 196,219	\$ 8,414	\$ 208,586	\$ 184,666	1.130	1771	\$	122.53 4R415
21075336.	4351 CADIEUX	5/30/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 106,476	\$ 6,885	\$ 113,115	\$ 97,926	1.155	744	\$	161.29 4R415
21073934.	16910 WAVENEY	4/12/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 141,960	\$ 9,200	\$ 150,800	\$ 130,541	1.155	2178	\$	73.46 4R415
21073445.	3819 YORKSHIRE	10/25/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 105,948	\$ 9,385	\$ 110,615	\$ 94,949	1.165	1488	\$	80.65 4R415
27240887.	3470 KENSINGTON	8/9/2023	\$ 227,500	WD	03-ARM'S LENGTH	\$ 227,500	\$ 195,452	\$ 677	\$ 226,823	\$ 191,519	1.184	1646	\$	138.21 4R415
27240851.	3504 GRAYTON	1/25/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 111,068	\$ 677	\$ 129,323	\$ 108,546	1.191	846	\$	153.66 4R415
27250086.	3807 GRAYTON	4/30/2024	\$ 193,000	WD	03-ARM'S LENGTH	\$ 193,000	\$ 161,417	\$ 634	\$ 192,366	\$ 158,095	1.217	1204	\$	160.30 4R415
27110021.	4418 HARVARD	8/24/2023	\$ 223,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 223,000	\$ 184,711	\$ 6,987	\$ 216,013	\$ 174,753	1.236	1640	\$	135.98 4R415
21072746.	4130 KENSINGTON	6/28/2024	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	\$ 192,592	\$ 11,807	\$ 223,193	\$ 177,763	1.256	1626	\$	144.53 4R415
21073165.	4702 YORKSHIRE	10/25/2024	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 149,554	\$ 6,933	\$ 178,067	\$ 140,237	1.270	1258	\$	147.06 4R415
21073160.	4462 YORKSHIRE	5/10/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 159,436	\$ 6,933	\$ 193,067	\$ 149,954	1.288	1512	\$	132.28 4R415
21073915.	4118 GRAYTON	7/21/2023	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 134,735	\$ 8,095	\$ 161,905	\$ 124,523	1.300	1091	\$	155.82 4R415
21074643.	4803 HARVARD	5/1/2023	\$ 228,000	WD	03-ARM'S LENGTH	\$ 228,000	\$ 178,600	\$ 7,211	\$ 220,789	\$ 168,524	1.310	1540	\$	148.05 4R415
21073089.	3486 YORKSHIRE	2/20/2024	\$ 249,900	WD	03-ARM'S LENGTH	\$ 249,900	\$ 192,810	\$ 6,836	\$ 243,064	\$ 182,865	1.329	1698	\$	147.17 4R415
21072776.	4450 KENSINGTON	1/2/2025	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	\$ 180,608	\$ 8,507	\$ 226,493	\$ 169,224	1.338	1571	\$	149.59 4R415
21073782.	4819 BISHOP	7/26/2024	\$ 193,000	WD	03-ARM'S LENGTH	\$ 193,000	\$ 145,104	\$ 6,890	\$ 186,110	\$ 135,904	1.369	1063	\$	181.56 4R415
27250059.	3520 BISHOP	1/8/2024	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 195,453	\$ 677	\$ 264,323	\$ 191,520	1.380	1359	\$	195.00 4R415
21073539.	4500 BISHOP	6/14/2024	\$ 80,000	qc	03-ARM'S LENGTH	\$ 80,000	\$ 60,399	\$ 8,167	\$ 71,833	\$ 51,359	1.399	1314	\$	60.88 4R415
27240575.	4201 GRAYTON	7/24/2023	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 125,612	\$ 677	\$ 179,323	\$ 122,847	1.460	1150	\$	156.52 4R415
21074640.	4827 HARVARD	6/24/2024	\$ 248,000	WD	03-ARM'S LENGTH	\$ 248,000	\$ 172,815	\$ 7,097	\$ 240,903	\$ 162,948	1.478	1561	\$	158.87 4R415
27210196.	4827 HARVARD	6/24/2024	\$ 248,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 248,000	\$ 172,815	\$ 7,097	\$ 240,903	\$ 162,948	1.478	1561	\$	158.87 4R415
21073482.	3860 BISHOP	8/4/2023	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	\$ 162,811	\$ 7,168	\$ 227,832	\$ 153,041	1.489	1461	\$	160.85 4R415
27250126.	3530 KENSINGTON	4/16/2024	\$ 285,000	WD	03-ARM'S LENGTH	\$ 285,000	\$ 190,547	\$ 851	\$ 284,149	\$ 186,525	1.523	2100	\$	135.71 4R415
21073114.	3930 YORKSHIRE	10/1/2024	\$ 240,000	PTA	03-ARM'S LENGTH	\$ 240,000	\$ 159,883	\$ 6,885	\$ 233,115	\$ 150,441	1.550	1404	\$	170.94 4R415
27110020.	4475 YORKSHIRE	8/9/2024	\$ 315,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 315,000	\$ 190,252	\$ 7,725	\$ 307,275	\$ 179,476	1.712	1594	\$	197.62 4R415
Totals:			\$ 9,601,800			\$ 9,601,800	\$ 9,253,945	\$	\$ 9,298,105	\$ 8,800,639		\$	\$	125.45

WM ECF => 1.057

Median ECF 1.120

Mean ECF => 1.093

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
21001727-8	13038 E CANFIELD	12/24/2024	\$ 20,000	QCD	19-MULTI PARCEL ARM'S LENGTH	\$ 20,000	\$ 30,955	\$ 4,269	\$ 15,731	\$ 105,478	0.149	1040	\$	19.23 4R416
21047426.	4819 COPE	4/21/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 28,217	\$ 1,291	\$ 16,709	\$ 106,427	0.157	1148	\$	15.68 4R416
21049054.	4140 DICKERSON	11/1/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 37,697	\$ 2,238	\$ 22,762	\$ 140,154	0.162	1500	\$	16.67 4R416
21052330.	4420 LAKEVIEW	11/30/2023	\$ 9,000	WD	03-ARM'S LENGTH	\$ 9,000	\$ 12,462	\$ 959	\$ 8,041	\$ 45,466	0.177	536	\$	16.79 4R416
21047775.	4143 SPRINGLE	10/4/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 31,047	\$ 2,071	\$ 22,929	\$ 114,530	0.200	1296	\$	19.29 4R416
21054655.	4626 LAKEWOOD	9/18/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 77,440	\$ 2,702	\$ 62,298	\$ 295,407	0.211	3130	\$	20.77 4R416
21061243.	4844 MANISTIQUE	4/10/2024	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 17,960	\$ 2,200	\$ 15,800	\$ 62,292	0.254	1088	\$	16.54 4R416
21051423.	4690 COPLIN	6/4/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 24,031	\$ 1,565	\$ 23,435	\$ 88,798	0.264	908	\$	27.53 4R416
21054632.	4162 LAKEWOOD	8/23/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 28,785	\$ 2,263	\$ 27,737	\$ 104,830	0.265	1946	\$	15.42 4R416
21049095.	4714 DICKERSON	6/26/2024	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 34,979	\$ 1,095	\$ 44,905	\$ 133,929	0.335	1453	\$	31.66 4R416
21054660.	4678 LAKEWOOD	10/15/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 37,776	\$ 2,693	\$ 52,307	\$ 138,668	0.377	2416	\$	22.76 4R416
21054641.	4316 LAKEWOOD	3/21/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 60,517	\$ 2,720	\$ 87,280	\$ 228,447	0.382	2409	\$	37.36 4R416
21055981.	4875 CHALMERS	7/27/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 24,665	\$ 1,968	\$ 38,032	\$ 89,711	0.424	1623	\$	24.65 4R416
21047557.	4809 MAYNARD	11/6/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 27,170	\$ 1,361	\$ 43,639	\$ 102,012	0.428	1036	\$	43.44 4R416
21054654.	4616 LAKEWOOD	9/29/2023	\$ 87,500	WD	03-ARM'S LENGTH	\$ 87,500	\$ 48,751	\$ 2,702	\$ 84,798	\$ 182,012	0.466	1813	\$	48.26 4R416
21048669.	4319 GRAY	1/10/2025	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 27,050	\$ 1,876	\$ 50,124	\$ 99,502	0.504	1031	\$	50.44 4R416
21051423.	4690 COPLIN	9/18/2024	\$ 48,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 48,000	\$ 24,031	\$ 1,565	\$ 46,435	\$ 88,798	0.523	908	\$	52.86 4R416
21047752.	4369 SPRINGLE	6/12/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 29,384	\$ 1,844	\$ 63,156	\$ 108,854	0.580	2000	\$	32.50 4R416
21048583.	4172 GRAY	2/28/2025	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 57,029	\$ 1,844	\$ 133,156	\$ 218,123	0.610	2250	\$	60.00 4R416
21047686.	4344 SPRINGLE	8/30/2024	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 22,311	\$ 1,464	\$ 51,536	\$ 82,399	0.625	1040	\$	50.96 4R416
21047359.	4850 ANDERDON	2/26/2025	\$ 85,000	PTA	03-ARM'S LENGTH	\$ 85,000	\$ 34,799	\$ 1,988	\$ 83,012	\$ 129,688	0.640	1323	\$	64.25 4R416
21062217.002	4810 ASHLAND	8/20/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 26,262	\$ 1,894	\$ 63,106	\$ 96,316	0.655	872	\$	74.54 4R416
21050814-5	4721 DREXEL	2/18/2025	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 21,923	\$ 1,598	\$ 60,902	\$ 80,336	0.758	1368	\$	45.69 4R416
Totals:			\$ 1,164,000			\$ 1,164,000	\$ 765,241		\$ 1,117,830	\$ 2,842,178			\$	35.10

WM ECF => **0.393**

Median ECF **0.382**

Mean ECF => **0.398**

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
21067661.	4366 BALFOUR	2/3/2025	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 131,585	\$ 4,360	\$ 55,640	\$ 217,479	0.256	2222	\$	27.00 4R417
21071772.	3935 COURVILLE	11/13/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 123,099	\$ 4,119	\$ 55,881	\$ 203,385	0.275	1857	\$	32.31 4R417
21068410.	3665 BERKSHIRE	1/25/2024	\$ 62,500	WD	03-ARM'S LENGTH	\$ 62,500	\$ 119,123	\$ 4,620	\$ 57,880	\$ 195,732	0.296	1480	\$	42.23 4R417
21071140.	4642 THREE MILE	4/19/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 104,651	\$ 4,119	\$ 50,881	\$ 171,850	0.296	1596	\$	34.46 4R417
21070607.	4851 DEVONSHIRE	8/25/2023	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 92,185	\$ 3,982	\$ 47,018	\$ 150,774	0.312	1333	\$	38.26 4R417
21069984.	4120 HAVERHILL	7/1/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 96,727	\$ 3,982	\$ 51,018	\$ 158,538	0.322	1637	\$	33.60 4R417
21068909.	4610 CHATSWORTH	12/8/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 87,215	\$ 3,927	\$ 46,073	\$ 142,373	0.324	1351	\$	37.01 4R417
21071294.	4667 THREE MILE	10/26/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 105,167	\$ 4,076	\$ 55,924	\$ 172,805	0.324	1718	\$	34.92 4R417
21066418.	4610 NOTTINGHAM	4/5/2023	\$ 52,000	WD	03-ARM'S LENGTH	\$ 52,000	\$ 90,028	\$ 4,201	\$ 47,799	\$ 146,713	0.326	1361	\$	38.21 4R417
21070995.	4385 BEDFORD	10/27/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 96,322	\$ 3,982	\$ 56,018	\$ 157,846	0.355	1596	\$	37.59 4R417
21072145.	4189 AUDUBON	9/19/2024	\$ 81,500	QC	03-ARM'S LENGTH	\$ 81,500	\$ 128,823	\$ 8,262	\$ 73,238	\$ 206,087	0.355	1815	\$	44.90 4R417
21069993.	4190 HAVERHILL	1/19/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 104,521	\$ 3,982	\$ 64,018	\$ 171,862	0.372	1730	\$	39.31 4R417
21070713.	3600 BEDFORD	4/10/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 69,668	\$ 3,567	\$ 43,433	\$ 112,993	0.384	1100	\$	42.73 4R417
21070667.	3951 DEVONSHIRE	2/14/2025	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 81,697	\$ 3,982	\$ 53,018	\$ 132,846	0.399	1292	\$	44.12 4R417
21067073.	4394 SOMERSET	5/19/2024	\$ 25,000	OTH	03-ARM'S LENGTH	\$ 25,000	\$ 34,623	\$ 4,174	\$ 20,826	\$ 52,050	0.400	1262	\$	19.81 4R417
21068928.	4844 CHATSWORTH	12/22/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 100,165	\$ 3,856	\$ 66,144	\$ 164,631	0.402	1792	\$	39.06 4R417
21070254.	4821 HAVERHILL	6/12/2024	\$ 66,000	WD	03-ARM'S LENGTH	\$ 66,000	\$ 93,624	\$ 3,982	\$ 62,018	\$ 153,234	0.405	1590	\$	41.51 4R417
21064455.	4257 MARYLAND	9/25/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 65,133	\$ 3,199	\$ 43,801	\$ 105,870	0.414	1080	\$	43.52 4R417
21069142.	4318 BERKSHIRE	7/31/2023	\$ 49,500	WD	03-ARM'S LENGTH	\$ 49,500	\$ 66,402	\$ 3,884	\$ 45,616	\$ 106,868	0.427	1052	\$	47.05 4R417
21070645.	4207 DEVONSHIRE	6/2/2023	\$ 119,900	WD	03-ARM'S LENGTH	\$ 119,900	\$ 162,365	\$ 3,982	\$ 115,918	\$ 270,740	0.428	2679	\$	44.76 4R417
21071468.	4842 COURVILLE	11/1/2024	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 104,279	\$ 4,064	\$ 73,936	\$ 171,308	0.432	1605	\$	48.60 4R417
21069944.	3460 HAVERHILL	12/28/2023	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 96,568	\$ 3,911	\$ 72,089	\$ 158,388	0.455	1622	\$	46.86 4R417
21071322.	4181 THREE MILE	7/14/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 85,952	\$ 4,119	\$ 65,881	\$ 139,885	0.471	1438	\$	48.68 4R417
21070348.	3460 DEVONSHIRE	9/21/2023	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 110,615	\$ 3,982	\$ 86,018	\$ 182,279	0.472	1596	\$	56.39 4R417
21069664.	4150 BUCKINGHAM	11/16/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 109,596	\$ 4,588	\$ 85,412	\$ 179,501	0.476	1546	\$	58.21 4R417
21070382.	3992 DEVONSHIRE	11/18/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 72,722	\$ 3,939	\$ 56,061	\$ 117,578	0.477	1162	\$	51.64 4R417
21070364.	3666 DEVONSHIRE	7/26/2024	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 104,271	\$ 3,982	\$ 86,018	\$ 171,434	0.502	1900	\$	47.37 4R417
21071744.	4319 COURVILLE	10/16/2024	\$ 52,000	PTA	03-ARM'S LENGTH	\$ 52,000	\$ 59,572	\$ 4,048	\$ 47,952	\$ 94,913	0.505	1572	\$	33.08 4R417
21069633.	3644 BUCKINGHAM	4/4/2024	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 42,039	\$ 3,982	\$ 33,018	\$ 65,055	0.508	1197	\$	30.91 4R417
21072136.	4329 AUDUBON	5/17/2024	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 213,813	\$ 6,462	\$ 183,538	\$ 354,446	0.518	2510	\$	75.70 4R417
21071286.	4819 THREE MILE	3/26/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 83,814	\$ 4,143	\$ 70,857	\$ 136,190	0.520	1360	\$	55.15 4R417
21069049.	4645 CHATSWORTH	12/13/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 106,195	\$ 4,037	\$ 90,963	\$ 174,629	0.521	1632	\$	58.21 4R417
21069350.	4875 BERKSHIRE	6/21/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 65,492	\$ 3,927	\$ 56,073	\$ 105,239	0.533	1600	\$	37.50 4R417
21068922.	4714 CHATSWORTH	6/13/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 92,538	\$ 3,250	\$ 81,750	\$ 152,629	0.536	1490	\$	57.05 4R417
21071710.	4851 COURVILLE	10/31/2024	\$ 81,100	WD	03-ARM'S LENGTH	\$ 81,100	\$ 84,879	\$ 4,119	\$ 76,981	\$ 138,051	0.558	1241	\$	65.35 4R417
21070029.	4820 HAVERHILL	4/28/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 62,172	\$ 3,982	\$ 56,018	\$ 99,470	0.563	1844	\$	32.54 4R417
21081205.	12874 E OUTER	8/29/2023	\$ 235,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 235,000	\$ 242,986	\$ 22,638	\$ 212,362	\$ 376,663	0.564	2542	\$	92.45 4R417
21070998.	4359 BEDFORD	4/12/2024	\$ 93,500	WD	03-ARM'S LENGTH	\$ 93,500	\$ 96,758	\$ 3,982	\$ 89,518	\$ 158,591	0.564	1742	\$	53.67 4R417
21069135.	3984 BERKSHIRE	6/22/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 66,151	\$ 3,884	\$ 61,116	\$ 106,439	0.574	1085	\$	59.91 4R417
21069048.	4651 CHATSWORTH	2/1/2024	\$ 95,000	PTA	03-ARM'S LENGTH	\$ 95,000	\$ 96,035	\$ 4,064	\$ 90,936	\$ 157,215	0.578	1704	\$	55.75 4R417
21069662.	4136 BUCKINGHAM	5/17/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 95,778	\$ 3,982	\$ 91,018	\$ 156,916	0.580	1374	\$	69.14 4R417
21069638.	3684 BUCKINGHAM	10/2/2023	\$ 69,900	WD	03-ARM'S LENGTH	\$ 69,900	\$ 70,155	\$ 3,939	\$ 65,961	\$ 113,190	0.583	1174	\$	59.54 4R417
21067663.	4380 BALFOUR	11/13/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 65,217	\$ 4,317	\$ 60,683	\$ 104,103	0.583	1095	\$	59.36 4R417
21067632.	3914 BALFOUR	7/10/2024	\$ 118,000	WD	03-ARM'S LENGTH	\$ 118,000	\$ 118,347	\$ 5,140	\$ 112,860	\$ 193,516	0.583	1696	\$	69.58 4R417
21067611.	3531 SOMERSET	10/16/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 69,712	\$ 4,448	\$ 65,552	\$ 111,562	0.588	1195	\$	58.58 4R417
27090081.	4191 HAVERHILL	7/21/2023	\$ 105,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 105,000	\$ 103,780	\$ 3,939	\$ 101,061	\$ 170,668	0.592	1549	\$	67.79 4R417
21069390.	4017 BERKSHIRE	7/10/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 64,027	\$ 3,320	\$ 61,680	\$ 103,773	0.594	993	\$	65.46 4R417
21071746.	4303 COURVILLE	12/22/2023	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 65,241	\$ 4,076	\$ 62,924	\$ 104,556	0.602	1085	\$	61.75 4R417
21069680.	4360 BUCKINGHAM	9/17/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 56,447	\$ 3,951	\$ 56,049	\$ 89,737	0.625	1564	\$	38.36 4R417
27250336.	4101 BUCKINGHAM	12/24/2024	\$ 154,600	PTA	03-ARM'S LENGTH	\$ 154,600	\$ 143,768	\$ -	\$ 154,600	\$ 245,757	0.629	3552	\$	43.52 4R417
21067668.	4600 BALFOUR	8/9/2024	\$ 124,400	WD	03-ARM'S LENGTH	\$ 124,400	\$ 113,322	\$ 4,360	\$ 120,040	\$ 186,260	0.644	1824	\$	68.20 4R417
21071810.	3476 AUDUBON	1/27/2025	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 158,111	\$ 6,439	\$ 168,561	\$ 259,268	0.650	2447	\$	71.52 4R417
21069940.	3426 HAVERHILL	3/3/2025	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 154,282	\$ 4,251	\$ 170,749	\$ 256,463	0.666	2706	\$	64.67 4R417
21071320.	4199 THREE MILE	3/8/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 80,727	\$ 4,119	\$ 90,881	\$ 130,954	0.694	1266	\$	75.04 4R417

21063391-2	4286 WAYBURN	9/11/2023	\$	120,000	PTA	03-ARM'S LENGTH	\$	120,000	\$	101,050	\$	3,477	\$	116,523	\$	166,791	0.699	1299	\$	92.38	4R417
21069034.	4843 CHATSWORTH	6/11/2024	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	100,929	\$	3,392	\$	116,608	\$	166,730	0.699	2294	\$	52.31	4R417
21069101.	3465 CHATSWORTH	1/10/2024	\$	129,000	WD	03-ARM'S LENGTH	\$	129,000	\$	107,664	\$	4,568	\$	124,432	\$	176,232	0.706	1700	\$	75.88	4R417
21068442.	4882 NOTTINGHAM	11/15/2023	\$	118,000	WD	03-ARM'S LENGTH	\$	118,000	\$	97,832	\$	4,255	\$	113,745	\$	159,961	0.711	1480	\$	79.73	4R417
21068869.	3634 CHATSWORTH	11/22/2023	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	124,193	\$	4,620	\$	145,380	\$	204,398	0.711	1832	\$	81.88	4R417
21063389-90	4280 WAYBURN	2/27/2024	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	106,687	\$	3,466	\$	126,534	\$	176,446	0.717	1399	\$	92.92	4R417
21070271.	4603 HAVERHILL	1/17/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	90,389	\$	3,982	\$	106,018	\$	147,704	0.718	1300	\$	84.62	4R417
21070992.	4407 BEDFORD	5/21/2024	\$	72,500	WD	03-ARM'S LENGTH	\$	72,500	\$	59,784	\$	3,939	\$	68,561	\$	95,462	0.718	929	\$	78.04	4R417
21067669.	4612 BALFOUR	5/8/2024	\$	224,500	WD	03-ARM'S LENGTH	\$	224,500	\$	181,494	\$	4,384	\$	220,116	\$	302,752	0.727	2311	\$	97.14	4R417
21069946.	3474 HAVERHILL	2/14/2025	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	36,895	\$	3,982	\$	41,018	\$	56,262	0.729	1560	\$	28.85	4R417
21063976-7	4207 WAYBURN	12/15/2023	\$	129,900	WD	03-ARM'S LENGTH	\$	129,900	\$	104,680	\$	3,444	\$	126,456	\$	173,053	0.731	1381	\$	94.06	4R417
21069670.	4196 BUCKINGHAM	4/10/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	67,761	\$	3,982	\$	81,018	\$	109,024	0.743	1156	\$	73.53	4R417
21071360.	3621 THREE MILE	10/17/2023	\$	130,000	PTA	03-ARM'S LENGTH	\$	130,000	\$	102,055	\$	4,725	\$	125,275	\$	166,376	0.753	1544	\$	84.20	4R417
21071472.	4874 COURVILLE	2/28/2025	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	109,523	\$	3,993	\$	136,007	\$	180,393	0.754	1650	\$	84.85	4R417
21070415.	4416 DEVONSHIRE	7/8/2024	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	124,374	\$	3,376	\$	156,624	\$	206,834	0.757	1960	\$	81.63	4R417
21066308.	4175 BEACONSFIELD	12/19/2024	\$	135,000	WD	03-ARM'S LENGTH	\$	135,000	\$	102,495	\$	3,927	\$	131,073	\$	168,492	0.778	1693	\$	79.74	4R417
21072177.	3445 AUDUBON	2/4/2025	\$	145,000	WD	03-ARM'S LENGTH	\$	145,000	\$	109,748	\$	6,947	\$	138,053	\$	175,728	0.786	1771	\$	81.87	4R417
21070666.	3961 DEVONSHIRE	6/6/2023	\$	78,000	WD	03-ARM'S LENGTH	\$	78,000	\$	58,931	\$	3,939	\$	74,061	\$	94,003	0.788	960	\$	81.25	4R417
21071142.	4658 THREE MILE	8/10/2023	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	111,345	\$	4,048	\$	145,952	\$	183,414	0.796	1637	\$	91.63	4R417
21070295.	4151 HAVERHILL	12/31/2024	\$	171,000	WD	03-ARM'S LENGTH	\$	171,000	\$	126,645	\$	3,982	\$	167,018	\$	209,680	0.797	1919	\$	89.11	4R417
21069645.	3920 BUCKINGHAM	10/29/2024	\$	119,000	WD	03-ARM'S LENGTH	\$	119,000	\$	88,264	\$	3,982	\$	115,018	\$	144,072	0.798	1300	\$	91.54	4R417
21070351.	3484 DEVONSHIRE	11/10/2023	\$	115,000	WD	03-ARM'S LENGTH	\$	115,000	\$	84,953	\$	3,982	\$	111,018	\$	138,412	0.802	1456	\$	78.98	4R417
21071398.	3842 COURVILLE	9/27/2024	\$	123,000	PTA	03-ARM'S LENGTH	\$	123,000	\$	90,820	\$	4,174	\$	118,826	\$	148,113	0.802	1450	\$	84.83	4R417
21067031.	3900 SOMERSET	3/5/2025	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	51,282	\$	4,119	\$	65,881	\$	80,621	0.817	1300	\$	53.85	4R417
21081196.	12754 E OUTER	11/21/2023	\$	170,000	WD	03-ARM'S LENGTH	\$	170,000	\$	123,067	\$	5,610	\$	164,390	\$	200,781	0.819	1606	\$	105.85	4R417
21070769.	4390 BEDFORD	4/4/2024	\$	129,900	WD	03-ARM'S LENGTH	\$	129,900	\$	93,558	\$	4,119	\$	125,781	\$	152,887	0.823	1304	\$	99.62	4R417
21071058.	3459 BEDFORD	9/25/2024	\$	150,000	PTA	03-ARM'S LENGTH	\$	150,000	\$	106,824	\$	3,956	\$	146,044	\$	175,843	0.831	1753	\$	85.57	4R417
21063973.	4231 WAYBURN	10/24/2023	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	92,129	\$	2,106	\$	127,894	\$	153,885	0.831	1389	\$	93.59	4R417
21063379.	4196 WAYBURN	5/13/2024	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	92,088	\$	2,106	\$	127,894	\$	153,815	0.831	1388	\$	93.66	4R417
27241079.	4851 THREE MILE	5/2/2023	\$	155,000	WD	03-ARM'S LENGTH	\$	155,000	\$	109,170	\$	677	\$	154,323	\$	185,458	0.832	1614	\$	96.03	4R417
21067572.	4135 SOMERSET	3/31/2025	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	85,325	\$	4,076	\$	115,924	\$	138,887	0.835	1250	\$	96.00	4R417
21071048.	3619 BEDFORD	9/20/2024	\$	193,000	PTA	03-ARM'S LENGTH	\$	193,000	\$	136,235	\$	4,021	\$	188,979	\$	226,007	0.836	2177	\$	88.65	4R417
27241137.	4645 DEVONSHIRE	4/11/2023	\$	203,000	WD	03-ARM'S LENGTH	\$	203,000	\$	142,132	\$	677	\$	202,323	\$	241,803	0.837	2010	\$	101.00	4R417
21063969.	4255 WAYBURN	4/14/2023	\$	127,500	WD	03-ARM'S LENGTH	\$	127,500	\$	89,649	\$	2,106	\$	125,394	\$	149,646	0.838	1349	\$	94.51	4R417
21069965.	3706 HAVERHILL	7/9/2024	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	112,874	\$	3,982	\$	156,018	\$	186,140	0.838	1927	\$	83.03	4R417
21070366.	3682 DEVONSHIRE	3/26/2025	\$	149,000	PTA	03-ARM'S LENGTH	\$	149,000	\$	104,070	\$	3,982	\$	145,018	\$	171,091	0.848	1529	\$	97.45	4R417
21071450.	4610 COURVILLE	9/10/2024	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	114,240	\$	5,510	\$	159,490	\$	185,863	0.858	1822	\$	90.56	4R417
21067027.	3690 SOMERSET	6/26/2024	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	110,212	\$	4,091	\$	155,909	\$	181,403	0.859	1712	\$	93.46	4R417
27241125.	3965 AUDUBON	11/20/2023	\$	195,000	WD	03-ARM'S LENGTH	\$	195,000	\$	132,588	\$	1,667	\$	193,333	\$	223,797	0.864	1873	\$	104.11	4R417
27250308.	3619 BUCKINGHAM	5/9/2024	\$	122,500	WD	03-ARM'S LENGTH	\$	122,500	\$	82,409	\$	677	\$	121,823	\$	139,713	0.872	1374	\$	89.16	4R417
21069882.	4311 BUCKINGHAM	5/24/2024	\$	133,500	WD	03-ARM'S LENGTH	\$	133,500	\$	89,869	\$	3,278	\$	130,222	\$	148,019	0.880	1246	\$	107.14	4R417
21063378.	4190 WAYBURN	11/15/2024	\$	135,000	PTA	03-ARM'S LENGTH	\$	135,000	\$	90,033	\$	2,106	\$	132,894	\$	150,303	0.884	1349	\$	100.07	4R417
21067650.	4174 BALFOUR	1/7/2025	\$	180,000	WD	03-ARM'S LENGTH	\$	180,000	\$	120,598	\$	4,463	\$	175,537	\$	198,521	0.884	1770	\$	101.69	4R417
21070612.	4813 DEVONSHIRE	4/29/2024	\$	150,800	WD	03-ARM'S LENGTH	\$	150,800	\$	101,086	\$	3,982	\$	146,818	\$	165,990	0.885	1651	\$	91.34	4R417
21069368.	4651 BERKSHIRE	11/14/2024	\$	59,900	WD	03-ARM'S LENGTH	\$	59,900	\$	40,913	\$	3,884	\$	56,016	\$	63,297	0.885	1230	\$	48.70	4R417
21069713.	4884 BUCKINGHAM	5/24/2023	\$	61,500	WD	03-ARM'S LENGTH	\$	61,500	\$	41,867	\$	3,982	\$	57,518	\$	64,761	0.888	1215	\$	50.62	4R417
21070665.	3969 DEVONSHIRE	8/23/2023	\$	130,500	WD	03-ARM'S LENGTH	\$	130,500	\$	86,911	\$	3,982	\$	126,518	\$	141,759	0.892	1344	\$	97.10	4R417
21069979.	3998 HAVERHILL	7/3/2024	\$	139,500	WD	03-ARM'S LENGTH	\$	139,500	\$	92,454	\$	3,911	\$	135,589	\$	151,356	0.896	2506	\$	55.67	4R417
21070276.	4385 HAVERHILL	7/27/2023	\$	109,000	WD	03-ARM'S LENGTH	\$	109,000	\$	72,293	\$	3,939	\$	105,061	\$	116,844	0.899	1012	\$	107.71	4R417
21070788.	4800 BEDFORD	5/5/2023	\$	248,900	WD	03-ARM'S LENGTH	\$	248,900	\$	162,976	\$	4,386	\$	244,514	\$	271,094	0.902	2319	\$	107.33	4R417
21070279.	4361 HAVERHILL	5/1/2024	\$	142,500	WD	03-ARM'S LENGTH	\$	142,500	\$	93,493	\$	3,982	\$	138,518	\$	153,010	0.905	1570	\$	90.76	4R417
21068866.	3602 CHATSWORTH	4/1/2024	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	85,607	\$	4,620	\$	125,380	\$	138,439	0.906	1403	\$	92.66	4R417
21071712.	4835 COURVILLE	3/14/2025	\$	249,900	WD	03-ARM'S LENGTH	\$	249,900	\$	162,120	\$	4,119	\$	245,781	\$	270,087	0.910	1907	\$	131.04	4R417
21069041.	4707 CHATSWORTH	10/28/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	59,304	\$	4,064	\$	85,936	\$	94,427	0.910	1585	\$	56.78	4R417
21071874.	4842 AUDUBON	12/3/2024	\$	186,500	WD	03-ARM'S LENGTH	\$	186,500	\$	121,503	\$	5,225	\$	181,275	\$	198,766	0.912	1779	\$	104.83	4R417

21071055.	3485 BEDFORD	9/13/2024	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 96,403	\$ 3,982	\$ 146,018	\$ 157,985	0.924	1564	\$ 95.91	4R417
21071765.	3991 COURVILLE	2/26/2025	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 159,637	\$ 4,119	\$ 245,881	\$ 265,843	0.925	1944	\$ 128.60	4R417
21070732.	3934 BEDFORD	10/30/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 74,102	\$ 4,103	\$ 110,897	\$ 119,656	0.927	1210	\$ 95.04	4R417
21069168.	4708 BERKSHIRE	2/7/2025	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 92,615	\$ 3,927	\$ 141,073	\$ 151,603	0.931	1400	\$ 103.57	4R417
21070624.	4637 DEVONSHIRE	9/23/2024	\$ 148,000	PTA	03-ARM'S LENGTH	\$ 148,000	\$ 94,515	\$ 3,982	\$ 144,018	\$ 154,757	0.931	1487	\$ 99.53	4R417
21070748.	4144 BEDFORD	2/12/2025	\$ 181,000	WD	03-ARM'S LENGTH	\$ 181,000	\$ 115,161	\$ 4,119	\$ 176,881	\$ 189,815	0.932	1481	\$ 122.21	4R417
21070396.	4180 DEVONSHIRE	6/12/2024	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 133,141	\$ 3,982	\$ 206,018	\$ 220,785	0.933	1632	\$ 128.68	4R417
21071367.	3485 THREE MILE	6/21/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 125,102	\$ 4,119	\$ 195,881	\$ 206,809	0.947	1890	\$ 105.82	4R417
21071867.	4706 AUDUBON	8/28/2023	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 125,380	\$ 5,219	\$ 194,781	\$ 205,403	0.948	2070	\$ 96.62	4R417
21071047.	3625 BEDFORD	12/30/2024	\$ 133,000	WD	03-ARM'S LENGTH	\$ 133,000	\$ 83,367	\$ 3,939	\$ 129,061	\$ 135,774	0.951	2134	\$ 62.32	4R417
21063994-5	4107 WAYBURN	5/13/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 81,104	\$ 4,076	\$ 125,924	\$ 131,672	0.956	1350	\$ 96.30	4R417
21063983-4	4163 WAYBURN	11/17/2023	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 78,603	\$ 4,076	\$ 122,924	\$ 127,397	0.965	1348	\$ 94.21	4R417
21065148-9	4703 LAKEPOINTE	3/31/2025	\$ 154,000	WD	03-ARM'S LENGTH	\$ 154,000	\$ 95,055	\$ 4,848	\$ 149,152	\$ 154,200	0.967	1218	\$ 126.44	4R417
21069109.	3474 BERKSHIRE	11/12/2024	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 104,495	\$ 4,641	\$ 165,359	\$ 170,691	0.969	1626	\$ 104.55	4R417
27210562.	4372 WAYBURN	10/31/2023	\$ 135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 135,000	\$ 82,491	\$ 4,385	\$ 130,615	\$ 133,515	0.978	1392	\$ 96.98	4R417
21069921.	3661 BUCKINGHAM	4/9/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 97,100	\$ 3,982	\$ 156,018	\$ 159,176	0.980	1616	\$ 99.01	4R417
21064225-6	4748 MARYLAND	3/14/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 95,127	\$ 7,298	\$ 147,702	\$ 150,135	0.984	1621	\$ 95.62	4R417
21071051.	3517 BEDFORD	8/31/2023	\$ 154,900	WD	03-ARM'S LENGTH	\$ 154,900	\$ 93,147	\$ 3,959	\$ 150,941	\$ 152,458	0.990	1488	\$ 104.10	4R417
21066374.	3918 NOTTINGHAM	5/29/2024	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 125,331	\$ 4,091	\$ 205,909	\$ 207,248	0.994	2126	\$ 98.78	4R417
27250002.	4841 MARYLAND	11/27/2024	\$ 115,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 115,000	\$ 68,914	\$ 3,004	\$ 111,996	\$ 112,667	0.994	1068	\$ 107.68	4R417
21071777.	3859 COURVILLE	12/31/2024	\$ 189,000	WD	03-ARM'S LENGTH	\$ 189,000	\$ 112,376	\$ 3,513	\$ 185,487	\$ 186,091	0.997	1695	\$ 111.50	4R417
21069102.	3451 CHATSWORTH	6/23/2023	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 101,711	\$ 5,143	\$ 164,857	\$ 165,074	0.999	1540	\$ 110.39	4R417
21069997.	4300 HAVERHILL	7/12/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 41,873	\$ 3,939	\$ 66,061	\$ 64,844	1.019	1181	\$ 59.27	4R417
23002009.0065	4422 LAKEPOINTE	5/23/2023	\$ 125,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 125,000	\$ 72,517	\$ 5,342	\$ 119,658	\$ 114,829	1.042	1006	\$ 124.25	4R417
21071726.	4645 COURVILLE	6/14/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 68,637	\$ 4,076	\$ 115,924	\$ 110,361	1.050	1094	\$ 109.69	4R417
21070635.	4369 DEVONSHIRE	3/27/2025	\$ 234,900	WD	03-ARM'S LENGTH	\$ 234,900	\$ 130,385	\$ 3,982	\$ 230,918	\$ 216,074	1.069	1928	\$ 121.84	4R417
21071318.	4215 THREE MILE	5/19/2023	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 93,981	\$ 4,119	\$ 165,881	\$ 153,610	1.080	1613	\$ 105.39	4R417
21069975.	3968 HAVERHILL	2/12/2025	\$ 108,000	WD	03-ARM'S LENGTH	\$ 108,000	\$ 60,058	\$ 3,982	\$ 104,018	\$ 95,856	1.085	1414	\$ 76.38	4R417
21068878.	3902 CHATSWORTH	2/14/2025	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 96,024	\$ 3,927	\$ 171,073	\$ 157,431	1.087	1301	\$ 134.51	4R417
21070015.	4628 HAVERHILL	9/7/2023	\$ 172,000	WD	03-ARM'S LENGTH	\$ 172,000	\$ 93,409	\$ 3,982	\$ 168,018	\$ 152,867	1.099	1436	\$ 119.78	4R417
21069623.	3480 BUCKINGHAM	4/13/2023	\$ 189,900	WD	03-ARM'S LENGTH	\$ 189,900	\$ 99,255	\$ 3,939	\$ 185,961	\$ 162,933	1.141	1740	\$ 109.14	4R417
21070021.	4674 HAVERHILL	7/11/2024	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 72,088	\$ 3,939	\$ 134,061	\$ 116,494	1.151	1001	\$ 137.86	4R417
27250256.	4259 LAKEPOINTE	11/7/2024	\$ 144,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 144,000	\$ 73,030	\$ 634	\$ 143,366	\$ 123,754	1.158	1260	\$ 114.29	4R417
21067570.	4153 SOMERSET	10/31/2024	\$ 170,000	PTA	03-ARM'S LENGTH	\$ 170,000	\$ 87,705	\$ 4,141	\$ 165,859	\$ 142,844	1.161	1527	\$ 111.33	4R417
21063411-0	4426 WAYBURN	4/4/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 69,585	\$ 4,385	\$ 130,615	\$ 111,453	1.172	1200	\$ 112.50	4R417
21071097.	3960 THREE MILE	9/6/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 51,882	\$ 4,048	\$ 95,952	\$ 81,768	1.173	1321	\$ 75.70	4R417
21069888.	4185 BUCKINGHAM	7/14/2023	\$ 139,500	WD	03-ARM'S LENGTH	\$ 139,500	\$ 71,204	\$ 3,982	\$ 135,518	\$ 114,909	1.179	1152	\$ 121.09	4R417
21071329.	4127 THREE MILE	8/8/2024	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 90,222	\$ 3,513	\$ 176,487	\$ 148,221	1.191	1512	\$ 119.05	4R417
21069128.	3928 BERKSHIRE	9/8/2023	\$ 199,200	WD	03-ARM'S LENGTH	\$ 199,200	\$ 99,661	\$ 4,460	\$ 194,740	\$ 162,737	1.197	1488	\$ 133.87	4R417
21071771.	3943 COURVILLE	4/22/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 64,649	\$ 4,048	\$ 125,952	\$ 103,591	1.216	1610	\$ 80.75	4R417
21070604.	4875 DEVONSHIRE	9/15/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 59,107	\$ 3,956	\$ 116,044	\$ 94,275	1.231	1547	\$ 77.57	4R417
27240891.	4627 COURVILLE	3/8/2024	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 88,012	\$ 677	\$ 184,323	\$ 149,291	1.235	1461	\$ 126.63	4R417
21068912.	4634 CHATSWORTH	2/7/2025	\$ 129,000	WD	03-ARM'S LENGTH	\$ 129,000	\$ 62,987	\$ 3,927	\$ 125,073	\$ 100,957	1.239	1792	\$ 71.99	4R417
21067587.	3935 SOMERSET	1/15/2025	\$ 138,000	WD	03-ARM'S LENGTH	\$ 138,000	\$ 67,294	\$ 4,076	\$ 133,924	\$ 108,065	1.239	1140	\$ 121.05	4R417
27250160.	4151 THREE MILE	11/26/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 63,208	\$ 634	\$ 134,366	\$ 106,964	1.256	958	\$ 140.92	4R417
21067037.	3950 SOMERSET	10/24/2024	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 85,044	\$ 4,119	\$ 175,881	\$ 138,333	1.271	1418	\$ 126.94	4R417
21069689.	4612 BUCKINGHAM	5/14/2024	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 77,753	\$ 3,939	\$ 161,061	\$ 126,178	1.276	1390	\$ 118.71	4R417
21069851.	4821 BUCKINGHAM	7/31/2024	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 104,910	\$ 3,982	\$ 221,018	\$ 172,527	1.281	1647	\$ 136.61	4R417
21071339.	3967 THREE MILE	4/3/2024	\$ 115,000	PTA	03-ARM'S LENGTH	\$ 115,000	\$ 54,629	\$ 4,119	\$ 110,881	\$ 86,342	1.284	1362	\$ 84.43	4R417
21070680.	3669 DEVONSHIRE	9/17/2024	\$ 223,000	PTA	03-ARM'S LENGTH	\$ 223,000	\$ 103,637	\$ 3,982	\$ 219,018	\$ 170,350	1.286	1668	\$ 133.69	4R417
21069379.	4385 BERKSHIRE	12/24/2024	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 97,143	\$ 3,857	\$ 206,143	\$ 159,463	1.293	1663	\$ 126.28	4R417
21070407.	4350 DEVONSHIRE	11/6/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 55,069	\$ 3,982	\$ 116,018	\$ 87,328	1.329	1305	\$ 91.95	4R417
21070976.	4717 BEDFORD	5/30/2024	\$ 214,000	WD	03-ARM'S LENGTH	\$ 214,000	\$ 95,991	\$ 3,376	\$ 210,624	\$ 158,316	1.330	1572	\$ 136.13	4R417
21070441.	4882 DEVONSHIRE	12/16/2024	\$ 232,000	WD	03-ARM'S LENGTH	\$ 232,000	\$ 103,774	\$ 3,982	\$ 228,018	\$ 170,585	1.337	1853	\$ 125.20	4R417
21070696.	3461 DEVONSHIRE	4/26/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 56,645	\$ 3,982	\$ 121,018	\$ 90,022	1.344	1434	\$ 87.17	4R417

21068870.	3644 CHATSWORTH	1/16/2025	\$ 249,900	WD	03-ARM'S LENGTH	\$ 249,900	\$ 110,853	\$ 4,577	\$ 245,323	\$ 181,668	1.350	1790	\$ 139.61	4R417
21071002.	4327 BEDFORD	9/29/2023	\$ 175,000	PTA	03-ARM'S LENGTH	\$ 175,000	\$ 76,334	\$ 4,450	\$ 170,550	\$ 122,879	1.388	1182	\$ 148.05	4R417
21067574.	4121 SOMERSET	6/27/2024	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 78,555	\$ 3,466	\$ 181,534	\$ 128,357	1.414	1268	\$ 145.90	4R417
Totals:			\$ 21,418,500			\$ 21,418,500	\$ 15,907,861	\$	20,738,879	\$ 26,031,179		\$	82.99	
											WM ECF =>	0.797		
											Median ECF	0.832		
											Mean ECF =>	0.813		

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
21047790.	3535 SPRINGLE	5/31/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 33,590	\$ 2,201	\$ 27,799	\$ 114,142	0.244	2208	\$	13.59 4R418
21063215.	1341 ALTER	5/17/2023	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 34,456	\$ 1,767	\$ 32,233	\$ 118,869	0.271	1179	\$	28.84 4R418
21048772.	2223 GRAY	3/4/2025	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 19,004	\$ 1,666	\$ 18,334	\$ 63,047	0.291	2112	\$	9.47 4R418
21047633.	3058 SPRINGLE	6/13/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 33,197	\$ 2,272	\$ 32,728	\$ 112,455	0.291	2130	\$	16.43 4R418
21047087.	3419 ALGONQUIN	9/5/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 35,448	\$ 2,272	\$ 37,728	\$ 120,640	0.313	1211	\$	33.03 4R418
21063200.	1567 ALTER	7/17/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 32,376	\$ 1,753	\$ 38,247	\$ 111,356	0.343	1080	\$	37.04 4R418
21047261.	12610 E VERNOR	5/31/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 56,772	\$ 1,737	\$ 98,263	\$ 200,127	0.491	3840	\$	26.04 4R418
21047077.	3489 ALGONQUIN	10/30/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 33,797	\$ 2,398	\$ 59,602	\$ 114,178	0.522	1114	\$	55.66 4R418
21063176.	2193 ALTER	1/30/2025	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 19,676	\$ 1,753	\$ 35,747	\$ 65,175	0.548	1061	\$	35.34 4R418
21053350.	2525 EASTLAWN	11/22/2024	\$ 86,500	WD	03-ARM'S LENGTH	\$ 86,500	\$ 39,293	\$ 1,315	\$ 85,185	\$ 138,102	0.617	1554	\$	55.66 4R418
21048539.	3028 GRAY	3/10/2025	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 11,881	\$ 2,272	\$ 27,728	\$ 34,942	0.794	2366	\$	12.68 4R418
21063190.	1623 ALTER	5/28/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 36,255	\$ 1,147	\$ 103,853	\$ 127,665	0.813	1176	\$	89.29 4R418
21046915.	3416 ALGONQUIN	9/13/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 23,674	\$ 2,201	\$ 64,799	\$ 78,084	0.830	1335	\$	50.19 4R418
21054548.	2126 LAKEWOOD	9/26/2024	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	\$ 29,332	\$ 2,359	\$ 81,641	\$ 98,084	0.832	3151	\$	26.66 4R418
Totals:			\$ 771,000			\$ 771,000	\$ 438,751	\$	743,887	\$ 1,496,865		\$	\$	34.99
											WM ECF =>	0.497		
											Median ECF	0.507		
											Mean ECF =>	0.514		

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
19006874.	5424 MCCLELLAN	5/24/2023	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 40,025	\$ 1,077	\$ 26,923	\$ 136,660	0.197	1406	\$ 19.91	4R419
21039889-90	2131 HARDING	12/14/2023	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 44,862	\$ 3,152	\$ 29,848	\$ 146,351	0.204	1579	\$ 20.90	4R419
21039412.	4482 HARDING	3/26/2025	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 26,898	\$ 1,727	\$ 18,273	\$ 88,319	0.207	847	\$ 23.61	4R419
21040404.	4601 FRENCH	8/18/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 40,278	\$ 1,782	\$ 28,218	\$ 135,074	0.209	1464	\$ 20.49	4R419
21040643.	3010 MONTCLAIR	10/23/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 33,258	\$ 1,610	\$ 23,390	\$ 111,046	0.211	2056	\$ 12.16	4R419
21043317.	4624 BENITEAU	11/6/2023	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 62,072	\$ 2,140	\$ 50,860	\$ 210,288	0.242	2448	\$ 21.65	4R419
21039235.	1514 HARDING	10/23/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 37,176	\$ 1,752	\$ 31,248	\$ 124,295	0.251	2469	\$ 13.37	4R419
19006461.	6026 COOPER	11/29/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 28,028	\$ 1,249	\$ 23,751	\$ 93,961	0.253	1859	\$ 13.45	4R419
21039697.	5015 HARDING	1/26/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 52,658	\$ 1,188	\$ 46,812	\$ 180,596	0.259	1992	\$ 24.10	4R419
19006603.	4869 COOPER	5/24/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 28,204	\$ 1,776	\$ 25,224	\$ 92,730	0.272	898	\$ 30.07	4R419
21037530.	3903 BEWICK	1/26/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 31,267	\$ 1,154	\$ 28,846	\$ 105,660	0.273	2160	\$ 13.89	4R419
21039277.	2534 HARDING	11/14/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 70,622	\$ 2,585	\$ 67,415	\$ 238,726	0.282	2928	\$ 23.91	4R419
21040104.	3988 FRENCH	11/22/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 19,547	\$ 2,172	\$ 17,828	\$ 60,965	0.292	1092	\$ 18.32	4R419
21042959.	2201 LILLIBRIDGE	6/27/2024	\$ 33,000	WD	03-ARM'S LENGTH	\$ 33,000	\$ 31,569	\$ 1,139	\$ 31,861	\$ 106,772	0.298	2048	\$ 16.11	4R419
21041192.	1483 MONTCLAIR	12/13/2024	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 27,014	\$ 2,358	\$ 26,642	\$ 86,512	0.308	2737	\$ 10.60	4R419
19005876.	5561 PENNSYLVANIA	3/18/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 27,883	\$ 1,979	\$ 28,021	\$ 90,891	0.308	868	\$ 34.56	4R419
21038806.	5885 ST CLAIR	2/20/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 35,058	\$ 3,739	\$ 34,261	\$ 109,891	0.312	1144	\$ 33.22	4R419
21038807.	5877 ST CLAIR	2/20/2024	\$ 38,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 38,000	\$ 35,058	\$ 3,739	\$ 34,261	\$ 109,891	0.312	1144	\$ 33.22	4R419
21039882.	2181 HARDING	10/17/2023	\$ 20,000	PTA	03-ARM'S LENGTH	\$ 20,000	\$ 17,627	\$ 1,810	\$ 18,190	\$ 55,498	0.328	1675	\$ 11.94	4R419
21039794-0	3773 HARDING	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 44,887	\$ 1,505	\$ 52,495	\$ 152,218	0.345	1608	\$ 33.58	4R419
21039745-6	4429 HARDING	8/2/2024	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 38,921	\$ 1,543	\$ 46,457	\$ 131,151	0.354	1332	\$ 36.04	4R419
21040564.	1522 MONTCLAIR	7/31/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 52,078	\$ 1,692	\$ 63,308	\$ 176,793	0.358	1755	\$ 37.04	4R419
21042355.	5045 FAIRVIEW	8/9/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 36,065	\$ 1,373	\$ 43,627	\$ 121,726	0.358	1303	\$ 34.54	4R419
21039394-5	4010 HARDING	11/15/2024	\$ 46,000	PTA	03-ARM'S LENGTH	\$ 46,000	\$ 37,059	\$ 2,634	\$ 43,366	\$ 120,789	0.359	1248	\$ 36.86	4R419
21039760-1	3975 HARDING	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 42,234	\$ 1,957	\$ 52,043	\$ 141,323	0.368	1458	\$ 37.04	4R419
21039742-3	4447 HARDING	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 42,213	\$ 1,990	\$ 52,010	\$ 141,133	0.369	1458	\$ 37.04	4R419
21041039-0	3981 MONTCLAIR	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 40,790	\$ 2,352	\$ 51,648	\$ 134,870	0.383	1296	\$ 41.67	4R419
21040990-1	4637 MONTCLAIR	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 40,657	\$ 2,683	\$ 51,317	\$ 133,242	0.385	1440	\$ 37.50	4R419
21038048.	5851 GARLAND	3/13/2025	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 18,064	\$ 1,253	\$ 22,747	\$ 58,986	0.386	1037	\$ 23.14	4R419
19006598.	4899 COOPER	8/11/2023	\$ 34,900	WD	03-ARM'S LENGTH	\$ 34,900	\$ 25,988	\$ 1,101	\$ 33,799	\$ 87,323	0.387	863	\$ 40.44	4R419
19005358.	4177 CADILLAC	2/14/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 25,796	\$ 1,352	\$ 33,648	\$ 85,768	0.392	950	\$ 36.84	4R419
21040157-8	4676 FRENCH	5/10/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 39,094	\$ 1,716	\$ 52,284	\$ 131,151	0.399	1332	\$ 40.54	4R419
21039366-7	3842 HARDING	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 38,895	\$ 1,517	\$ 52,483	\$ 131,151	0.400	1332	\$ 40.54	4R419
21043425.	3893 BENITEAU	1/23/2025	\$ 64,500	WD	03-ARM'S LENGTH	\$ 64,500	\$ 46,267	\$ 1,521	\$ 62,979	\$ 157,004	0.401	1622	\$ 39.77	4R419
21039792-3	3785 HARDING	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 38,785	\$ 1,505	\$ 52,495	\$ 130,807	0.401	1332	\$ 40.54	4R419
21040412-3	4541 FRENCH	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 38,762	\$ 1,556	\$ 52,444	\$ 130,547	0.402	1324	\$ 40.79	4R419
21040414-0	4531 FRENCH	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 38,658	\$ 1,556	\$ 52,444	\$ 130,182	0.403	1324	\$ 40.79	4R419
21041052-3	3897 MONTCLAIR	6/28/2023	\$ 56,000	QC	03-ARM'S LENGTH	\$ 56,000	\$ 40,209	\$ 3,461	\$ 52,539	\$ 128,940	0.407	1380	\$ 40.58	4R419
21041037-8	3993 MONTCLAIR	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 37,630	\$ 2,352	\$ 51,648	\$ 123,782	0.417	1296	\$ 41.67	4R419
21041045-6	3945 MONTCLAIR	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 37,202	\$ 2,207	\$ 51,793	\$ 122,789	0.422	1296	\$ 41.67	4R419
19005826.	6011 PENNSYLVANIA	10/11/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 41,303	\$ 3,173	\$ 56,827	\$ 133,789	0.425	2354	\$ 25.49	4R419
21038195.	4027 GARLAND	5/12/2023	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 32,029	\$ 1,720	\$ 45,280	\$ 106,347	0.426	2066	\$ 22.75	4R419
21040460-1	3887 FRENCH	5/3/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 36,198	\$ 1,941	\$ 52,059	\$ 120,200	0.433	1193	\$ 45.26	4R419
21041035-6	4003 MONTCLAIR	6/28/2023	\$ 56,000	QC	03-ARM'S LENGTH	\$ 56,000	\$ 37,514	\$ 2,352	\$ 53,648	\$ 123,375	0.435	1296	\$ 43.21	4R419
21039419-20	4524 HARDING	12/21/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 39,968	\$ 2,667	\$ 57,333	\$ 130,881	0.438	1396	\$ 42.98	4R419
21040463-4	3869 FRENCH	6/24/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 42,145	\$ 1,941	\$ 63,059	\$ 141,067	0.447	1458	\$ 44.58	4R419
21040421-2	4487 FRENCH	12/18/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 38,226	\$ 1,543	\$ 58,457	\$ 128,712	0.454	1288	\$ 46.58	4R419
19004403.	4190 HURLBUT	8/31/2023	\$ 59,000	WD	03-ARM'S LENGTH	\$ 59,000	\$ 33,286	\$ 1,554	\$ 57,446	\$ 111,340	0.516	1136	\$ 51.94	4R419
19006378.	5144 COOPER	11/19/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 22,562	\$ 2,358	\$ 37,642	\$ 70,891	0.531	1019	\$ 39.25	4R419
21043353.	4667 BENITEAU	6/26/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 24,976	\$ 2,311	\$ 42,689	\$ 79,526	0.537	1396	\$ 32.23	4R419
21039780.	3855 HARDING	7/29/2024	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 28,572	\$ 1,080	\$ 55,920	\$ 96,463	0.580	986	\$ 57.81	4R419
21040558.	1482 MONTCLAIR	9/12/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 30,326	\$ 1,761	\$ 58,239	\$ 100,228	0.581	1725	\$ 34.78	4R419
21041164.	2201 MONTCLAIR	4/12/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 39,295	\$ 1,681	\$ 78,319	\$ 131,979	0.593	2580	\$ 31.01	4R419
21043303.	4532 BENITEAU	2/21/2025	\$ 75,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 75,000	\$ 36,692	\$ 6,047	\$ 68,953	\$ 107,526	0.641	2038	\$ 36.80	4R419

21039286.	2592 HARDING	10/22/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 22,975	\$ 1,534	\$ 50,966	\$ 75,232	0.677	1412	\$ 37.18	4R419
19005326.	4491 CADILLAC	5/1/2024	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 27,788	\$ 1,423	\$ 66,077	\$ 92,509	0.714	1662	\$ 40.61	4R419
21040808.	5270 MONTCLAIR	12/9/2024	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 21,445	\$ 1,201	\$ 53,799	\$ 71,032	0.757	1112	\$ 49.46	4R419
21037873.	4508 GARLAND	5/13/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 25,747	\$ 1,349	\$ 65,651	\$ 85,607	0.767	1538	\$ 43.56	4R419
21037527.	3917 BEWICK	11/25/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 16,778	\$ 1,154	\$ 48,846	\$ 54,821	0.891	1932	\$ 25.88	4R419
Totals:			\$ 2,806,400			\$ 2,806,400	\$ 2,087,183	\$	2,690,656	\$ 6,917,330		\$	32.97	

WM ECF => **0.389**
 Median ECF **0.387**
 Mean ECF => **0.406**

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
21046508.	585 CONNER	9/27/2024	\$ 10,000	PTA	03-ARM'S LENGTH	\$ 10,000	\$ 8,970	\$ 974	\$ 9,026	\$ 33,178	0.272	1140	\$	8.77 4R421
21048040.	593 KITCHENER	5/1/2023	\$ 28,000	QC	03-ARM'S LENGTH	\$ 28,000	\$ 24,362	\$ 997	\$ 27,003	\$ 96,950	0.279	1920	\$	14.58 4R421
21048020.	713 KITCHENER	6/14/2024	\$ 36,000	WD	03-ARM'S LENGTH	\$ 36,000	\$ 29,352	\$ 1,674	\$ 34,326	\$ 114,846	0.299	2106	\$	17.09 4R421
21046474-5	775 CONNER	3/7/2024	\$ 41,000	PTA	03-ARM'S LENGTH	\$ 41,000	\$ 32,491	\$ 2,419	\$ 38,581	\$ 124,780	0.309	1418	\$	28.91 4R421
21047173.	839 ALGONQUIN	2/13/2025	\$ 48,500	WD	03-ARM'S LENGTH	\$ 48,500	\$ 37,248	\$ 1,954	\$ 46,546	\$ 146,448	0.318	1369	\$	35.43 4R421
21045841-0	919 TENNESSEE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 39,515	\$ 1,385	\$ 52,615	\$ 158,216	0.333	1320	\$	40.91 4R421
21046740.	471 NAVAHOE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 37,359	\$ 1,879	\$ 52,121	\$ 147,220	0.354	1440	\$	37.50 4R421
21046680.	859 NAVAHOE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 36,572	\$ 1,795	\$ 52,205	\$ 144,303	0.362	1522	\$	35.48 4R421
21046694-5	759 NAVAHOE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 35,449	\$ 2,272	\$ 51,728	\$ 137,664	0.376	1464	\$	36.89 4R421
21046042-0	938 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 34,745	\$ 2,205	\$ 51,795	\$ 135,021	0.384	1456	\$	37.09 4R421
21046040-1	924 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 34,559	\$ 2,166	\$ 51,834	\$ 134,411	0.386	1440	\$	37.50 4R421
21046449-50	919 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 34,224	\$ 2,169	\$ 51,831	\$ 133,008	0.390	1400	\$	38.57 4R421
21046620.	800 NAVAHOE	6/28/2023	\$ 56,000	QC	03-ARM'S LENGTH	\$ 56,000	\$ 35,284	\$ 1,795	\$ 54,205	\$ 138,959	0.390	1440	\$	38.89 4R421
21046046.	968 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 34,022	\$ 1,738	\$ 52,262	\$ 133,959	0.390	1440	\$	37.50 4R421
21046679.	867 NAVAHOE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 33,405	\$ 1,795	\$ 52,205	\$ 131,162	0.398	1440	\$	37.50 4R421
21046477-8	757 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 32,917	\$ 2,419	\$ 51,581	\$ 126,548	0.408	1440	\$	37.50 4R421
21046021-2	800 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 32,626	\$ 2,374	\$ 51,626	\$ 125,527	0.411	1440	\$	37.50 4R421
21045839-40	931 TENNESSEE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 32,436	\$ 2,062	\$ 51,938	\$ 126,033	0.412	1332	\$	40.54 4R421
21046018-9	782 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 31,814	\$ 2,374	\$ 51,626	\$ 122,158	0.423	1392	\$	38.79 4R421
21046830.	838 ALGONQUIN	3/6/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 28,773	\$ 1,954	\$ 48,046	\$ 111,282	0.432	1900	\$	26.32 4R421
21048053-4	519 KITCHENER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 31,203	\$ 2,465	\$ 51,535	\$ 119,245	0.432	1355	\$	39.85 4R421
21046048.	982 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 30,814	\$ 1,738	\$ 52,262	\$ 120,647	0.433	1376	\$	39.24 4R421
21046448-0	931 CONNER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 30,741	\$ 2,169	\$ 51,831	\$ 118,556	0.437	1224	\$	44.12 4R421
21045784-0	870 TENNESSEE	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,999	\$ 2,062	\$ 51,938	\$ 115,921	0.448	1296	\$	41.67 4R421
21046846.	966 ALGONQUIN	9/13/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 22,355	\$ 1,954	\$ 38,046	\$ 84,651	0.449	1450	\$	27.59 4R421
21048041-2	589 KITCHENER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,903	\$ 2,074	\$ 51,926	\$ 115,473	0.450	1296	\$	41.67 4R421
21045757-8	706 TENNESSEE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,843	\$ 2,062	\$ 51,938	\$ 115,274	0.451	1296	\$	41.67 4R421
21048043-0	581 KITCHENER	6/5/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,735	\$ 2,074	\$ 51,926	\$ 114,776	0.452	1296	\$	41.67 4R421
21046682.	843 NAVAHOE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,477	\$ 1,795	\$ 52,205	\$ 114,863	0.454	1248	\$	43.27 4R421
21045782-3	858 TENNESSEE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 29,124	\$ 1,385	\$ 52,615	\$ 115,100	0.457	1296	\$	41.67 4R421
21045759-0	720 TENNESSEE	5/25/2023	\$ 54,000	QC	03-ARM'S LENGTH	\$ 54,000	\$ 28,969	\$ 1,385	\$ 52,615	\$ 114,456	0.460	1296	\$	41.67 4R421
21048045-6	567 KITCHENER	6/28/2023	\$ 56,000	QC	03-ARM'S LENGTH	\$ 56,000	\$ 29,735	\$ 2,074	\$ 53,926	\$ 114,776	0.470	1296	\$	43.21 4R421
21048125.	706 CONTINENTAL	5/24/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 28,084	\$ 985	\$ 54,015	\$ 112,444	0.480	2226	\$	24.71 4R421
21048064.	471 KITCHENER	12/13/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 24,814	\$ 1,056	\$ 53,944	\$ 98,581	0.547	1848	\$	29.76 4R421
21046773.	462 ALGONQUIN	10/30/2024	\$ 72,500	WD	03-ARM'S LENGTH	\$ 72,500	\$ 29,402	\$ 1,743	\$ 70,757	\$ 114,768	0.617	1176	\$	61.65 4R421
Totals:			\$ 1,790,000			\$ 1,790,000	\$ 1,080,321	\$	\$ 1,724,579	\$ 4,211,203			\$	36.19

WM ECF => **0.410**
Median ECF **0.412**
Mean ECF => **0.410**

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
21054469.	678 LAKEWOOD	10/28/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 184,931	\$ 4,423	\$ 65,577	\$ 246,596	0.266	1850	\$	37.84 4R422
21059914.	252 PHILIP	12/5/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 155,745	\$ 3,400	\$ 58,600	\$ 208,122	0.282	2358	\$	26.29 4R422
21053618.	438 NEWPORT	1/22/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 106,691	\$ 3,948	\$ 46,052	\$ 140,359	0.328	1445	\$	34.60 4R422
21054339.	369 NEWPORT	3/19/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 154,406	\$ 4,358	\$ 75,642	\$ 204,984	0.369	2130	\$	37.56 4R422
21059892.	227 MARLBOROUGH	4/28/2023	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 92,885	\$ 4,012	\$ 52,988	\$ 121,411	0.436	1290	\$	44.19 4R422
21053594.	300 NEWPORT	3/4/2024	\$ 60,000	QC	03-ARM'S LENGTH	\$ 60,000	\$ 95,442	\$ 3,968	\$ 56,032	\$ 124,964	0.448	1171	\$	51.24 4R422
21054355.	269 NEWPORT	7/2/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 110,511	\$ 4,645	\$ 65,355	\$ 144,626	0.452	1428	\$	49.02 4R422
21062655.	480 ALTER	6/12/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 147,680	\$ 5,066	\$ 89,934	\$ 194,828	0.462	2016	\$	47.12 4R422
21062690.	864 ALTER	5/16/2023	\$ 136,300	WD	03-ARM'S LENGTH	\$ 136,300	\$ 208,418	\$ 5,807	\$ 130,493	\$ 276,791	0.471	2912	\$	46.81 4R422
21056210.	825 CHALMERS	9/1/2023	\$ 61,500	WD	03-ARM'S LENGTH	\$ 61,500	\$ 88,058	\$ 3,817	\$ 57,683	\$ 115,083	0.501	1988	\$	30.94 4R422
21056204.	873 CHALMERS	11/22/2024	\$ 88,500	WD	03-ARM'S LENGTH	\$ 88,500	\$ 126,181	\$ 3,817	\$ 84,683	\$ 167,164	0.507	1837	\$	48.18 4R422
21053563.	191 EASTLAWN	3/11/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 111,507	\$ 3,342	\$ 76,658	\$ 147,766	0.519	1278	\$	62.60 4R422
21056208.	841 CHALMERS	9/5/2023	\$ 61,500	WD	03-ARM'S LENGTH	\$ 61,500	\$ 82,090	\$ 4,352	\$ 57,148	\$ 106,199	0.538	1984	\$	31.00 4R422
21055007.	527 LAKEWOOD	6/29/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 119,324	\$ 4,176	\$ 85,824	\$ 157,306	0.546	1687	\$	53.35 4R422
21062589.	225 ASHLAND	7/9/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 62,456	\$ 2,534	\$ 47,466	\$ 81,861	0.580	1512	\$	33.07 4R422
21050334.	294 RIVERSIDE	10/31/2024	\$ 135,000	PTA	03-ARM'S LENGTH	\$ 135,000	\$ 167,945	\$ 4,808	\$ 130,192	\$ 222,865	0.584	1945	\$	69.41 4R422
21054340.	363 NEWPORT	10/22/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 64,103	\$ 3,905	\$ 51,095	\$ 82,238	0.621	797	\$	69.01 4R422
21054342.	349 NEWPORT	1/12/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 127,455	\$ 4,645	\$ 105,355	\$ 167,773	0.628	1936	\$	56.82 4R422
21050324.	242 RIVERSIDE	5/1/2023	\$ 122,500	OTH	03-ARM'S LENGTH	\$ 122,500	\$ 139,528	\$ 5,139	\$ 117,361	\$ 183,592	0.639	1840	\$	66.58 4R422
21062534.	447 ASHLAND	5/25/2023	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 118,107	\$ 6,588	\$ 102,412	\$ 152,348	0.672	1403	\$	77.69 4R422
21062535.	443 ASHLAND	5/25/2023	\$ 109,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 109,000	\$ 118,107	\$ 6,588	\$ 102,412	\$ 152,348	0.672	1403	\$	77.69 4R422
21053600.	338 NEWPORT	6/21/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 135,378	\$ 3,869	\$ 121,131	\$ 179,657	0.674	1560	\$	80.13 4R422
21052118.	207 PIPER	7/21/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 203,038	\$ 5,214	\$ 184,786	\$ 270,251	0.684	2854	\$	66.57 4R422
21060773.	761 PHILIP	5/3/2023	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 227,439	\$ 3,916	\$ 216,084	\$ 305,359	0.708	3884	\$	56.64 4R422
21061746.	661 MANISTIQUE	2/24/2025	\$ 158,000	WD	03-ARM'S LENGTH	\$ 158,000	\$ 160,871	\$ 3,166	\$ 154,834	\$ 215,444	0.719	2262	\$	69.85 4R422
21062623.002L	262 ALTER	11/28/2023	\$ 83,000	PTA	03-ARM'S LENGTH	\$ 83,000	\$ 83,681	\$ 3,088	\$ 79,912	\$ 110,100	0.726	1088	\$	76.29 4R422
21049493.	318 LENOX	11/15/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 85,375	\$ 4,874	\$ 80,126	\$ 109,974	0.729	1014	\$	83.83 4R422
21000215.	14380 HARBOR ISLAND	2/19/2025	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 136,703	\$ 4,671	\$ 135,329	\$ 180,372	0.750	2440	\$	57.38 4R422
21060022.	824 PHILIP	7/3/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 47,915	\$ 2,385	\$ 47,615	\$ 62,199	0.766	1162	\$	43.03 4R422
21061961.	690 ASHLAND	2/22/2024	\$ 92,000	WD	03-ARM'S LENGTH	\$ 92,000	\$ 87,836	\$ 3,583	\$ 88,417	\$ 115,100	0.768	1978	\$	46.51 4R422
21000305.	13329 AVERHILL	9/25/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 147,313	\$ 4,056	\$ 150,944	\$ 195,706	0.771	2038	\$	76.05 4R422
21060783.	671 PHILIP	3/6/2025	\$ 243,000	WD	03-ARM'S LENGTH	\$ 243,000	\$ 230,765	\$ 3,916	\$ 239,084	\$ 309,903	0.771	3904	\$	62.24 4R422
21061834.	255 MANISTIQUE	10/30/2023	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 160,511	\$ 4,349	\$ 165,651	\$ 213,336	0.776	2200	\$	77.27 4R422
21055147.	568 CHALMERS	7/27/2023	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 82,202	\$ 4,423	\$ 85,577	\$ 106,255	0.805	1674	\$	53.76 4R422
21062596.	201 ASHLAND	10/25/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 75,872	\$ 3,461	\$ 81,539	\$ 98,922	0.824	1082	\$	78.56 4R422
21052114.	229 PIPER	9/25/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 137,686	\$ 5,214	\$ 154,786	\$ 180,973	0.855	1782	\$	89.79 4R422
21059090.	286 MARLBOROUGH	2/9/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 69,017	\$ 3,947	\$ 76,053	\$ 88,893	0.856	1922	\$	41.62 4R422
21062653.	466 ALTER	10/12/2023	\$ 136,000	WD	03-ARM'S LENGTH	\$ 136,000	\$ 115,772	\$ 5,066	\$ 130,934	\$ 151,238	0.866	1484	\$	91.64 4R422
21053542.	275 EASTLAWN	1/11/2024	\$ 125,100	WD	03-ARM'S LENGTH	\$ 125,100	\$ 104,317	\$ 3,244	\$ 121,856	\$ 138,078	0.883	1317	\$	94.99 4R422
21059884.	255 MARLBOROUGH	12/19/2023	\$ 149,000	WD	03-ARM'S LENGTH	\$ 149,000	\$ 123,743	\$ 4,025	\$ 144,975	\$ 163,549	0.886	1630	\$	91.41 4R422
21060759.	873 PHILIP	1/31/2025	\$ 285,000	WD	03-ARM'S LENGTH	\$ 285,000	\$ 233,116	\$ 4,426	\$ 280,574	\$ 312,418	0.898	2706	\$	105.32 4R422
21062642.001	402 ALTER	5/22/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 91,482	\$ 3,504	\$ 111,496	\$ 120,189	0.928	1127	\$	102.04 4R422
21054371.	193 NEWPORT	5/8/2024	\$ 85,000	OTH	03-ARM'S LENGTH	\$ 85,000	\$ 67,273	\$ 3,948	\$ 81,052	\$ 86,510	0.937	1316	\$	64.59 4R422
21055002.	561 LAKEWOOD	2/3/2025	\$ 126,000	WD	03-ARM'S LENGTH	\$ 126,000	\$ 96,884	\$ 4,324	\$ 121,676	\$ 126,448	0.962	2230	\$	56.50 4R422
21062622.	254 ALTER	12/17/2024	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 134,977	\$ 5,066	\$ 177,934	\$ 177,474	0.986	1764	\$	102.04 4R422
21062651.	454 ALTER	4/18/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 129,294	\$ 5,066	\$ 169,934	\$ 169,710	1.001	1538	\$	113.78 4R422
21059805.	703 MARLBOROUGH	2/23/2024	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	\$ 182,668	\$ 4,928	\$ 250,072	\$ 242,814	1.030	2083	\$	122.42 4R422
27250060.	283 PIPER	8/30/2024	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 217,244	\$ 677	\$ 309,323	\$ 295,857	1.046	2808	\$	110.40 4R422
27190019.	411 EASTLAWN	6/12/2023	\$ 159,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 159,000	\$ 112,270	\$ 3,948	\$ 155,052	\$ 147,981	1.048	1584	\$	100.38 4R422
21062625.002L	272 ALTER	6/30/2023	\$ 135,000	PTA	03-ARM'S LENGTH	\$ 135,000	\$ 94,617	\$ 3,088	\$ 131,912	\$ 125,040	1.055	1088	\$	124.08 4R422
21053535.	317 EASTLAWN	4/28/2023	\$ 147,000	WD	03-ARM'S LENGTH	\$ 147,000	\$ 101,045	\$ 2,873	\$ 144,127	\$ 134,115	1.075	1452	\$	101.24 4R422
21056238.	577 CHALMERS	1/21/2025	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 136,656	\$ 4,403	\$ 195,597	\$ 180,674	1.083	1732	\$	115.47 4R422
21054494.	888 LAKEWOOD	8/10/2023	\$ 326,000	WD	03-ARM'S LENGTH	\$ 326,000	\$ 215,626	\$ 4,114	\$ 321,886	\$ 288,951	1.114	2171	\$	150.16 4R422
21054361.	239 NEWPORT	9/1/2023	\$ 187,000	WD	03-ARM'S LENGTH	\$ 187,000	\$ 122,811	\$ 4,645	\$ 182,355	\$ 161,429	1.130	1531	\$	122.14 4R422

21056249.	495 CHALMERS	7/3/2024	\$ 315,000	WD	03-ARM'S LENGTH	\$ 315,000	\$ 200,309	\$ 3,817	\$ 311,183	\$ 268,432	1.159	2796	\$ 112.66	4R422
21062661.	532 ALTER	12/11/2024	\$ 212,000	WD	03-ARM'S LENGTH	\$ 212,000	\$ 129,158	\$ 5,066	\$ 206,934	\$ 169,525	1.221	1797	\$ 117.97	4R422
21056277.	351 CHALMERS	1/26/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 93,337	\$ 4,621	\$ 150,379	\$ 121,197	1.241	1292	\$ 119.97	4R422
21060853.	221 PHILIP	4/10/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 66,588	\$ 4,201	\$ 105,799	\$ 85,228	1.241	1450	\$ 75.86	4R422
21051143.	233 RIVERSIDE	5/4/2023	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 184,881	\$ 5,139	\$ 304,861	\$ 245,549	1.242	1827	\$ 169.68	4R422
21052724.	238 EASTLAWN	2/7/2025	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 131,356	\$ 4,645	\$ 215,355	\$ 173,102	1.244	1608	\$ 136.82	4R422
27250104.	402 MARLBOROUGH	9/27/2024	\$ 212,000	WD	03-ARM'S LENGTH	\$ 212,000	\$ 121,999	\$ 71	\$ 211,929	\$ 166,568	1.272	1828	\$ 115.97	4R422
21000278.	14456 SCRIPPS	8/26/2024	\$ 143,000	WD	03-ARM'S LENGTH	\$ 143,000	\$ 82,704	\$ 4,791	\$ 138,209	\$ 106,439	1.298	1824	\$ 78.40	4R422
21062657.	492 ALTER	7/17/2024	\$ 221,500	WD	03-ARM'S LENGTH	\$ 221,500	\$ 126,785	\$ 5,807	\$ 215,693	\$ 165,270	1.305	3056	\$ 72.48	4R422
27250039.	203 RIVERSIDE	5/9/2024	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	\$ 134,419	\$ 677	\$ 239,323	\$ 182,708	1.310	1499	\$ 160.11	4R422
21061980.	854 ASHLAND	1/2/2024	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 107,924	\$ 4,818	\$ 185,182	\$ 140,855	1.315	1461	\$ 130.05	4R422
21000262.	14620 SCRIPPS	5/3/2023	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 127,325	\$ 6,765	\$ 218,235	\$ 164,699	1.325	1450	\$ 155.17	4R422
21061985.	904 ASHLAND	11/20/2023	\$ 200,000	PTA	03-ARM'S LENGTH	\$ 200,000	\$ 111,693	\$ 3,296	\$ 196,704	\$ 148,083	1.328	1740	\$ 114.94	4R422
27250011.	294 CHALMERS	2/28/2025	\$ 206,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 206,000	\$ 114,755	\$ 3,948	\$ 202,052	\$ 151,376	1.335	1565	\$ 131.63	4R422
21059137.	680 MARLBOROUGH	9/25/2023	\$ 264,900	WD	03-ARM'S LENGTH	\$ 264,900	\$ 146,307	\$ 4,397	\$ 260,503	\$ 193,866	1.344	1923	\$ 137.75	4R422
21055079.	206 CHALMERS	8/15/2024	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 142,464	\$ 4,423	\$ 260,577	\$ 188,581	1.382	1621	\$ 163.48	4R422
27250326.	13137 AVERHILL	10/16/2024	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 77,105	\$ 634	\$ 144,366	\$ 104,469	1.382	1017	\$ 142.58	4R422
21054486.	824 LAKEWOOD	10/7/2024	\$ 317,000	PTA	03-ARM'S LENGTH	\$ 317,000	\$ 168,028	\$ 4,423	\$ 312,577	\$ 223,504	1.399	2233	\$ 141.96	4R422
21062680.	700 ALTER	1/13/2025	\$ 189,900	WD	03-ARM'S LENGTH	\$ 189,900	\$ 101,754	\$ 5,066	\$ 184,834	\$ 132,087	1.399	2448	\$ 77.57	4R422
21053549.	253 EASTLAWN	5/17/2024	\$ 193,000	PTA	03-ARM'S LENGTH	\$ 193,000	\$ 98,398	\$ 3,583	\$ 189,417	\$ 129,529	1.462	1440	\$ 134.03	4R422
21059080.	252 MARLBOROUGH	7/18/2024	\$ 137,000	WD	03-ARM'S LENGTH	\$ 137,000	\$ 69,981	\$ 3,982	\$ 133,018	\$ 90,163	1.475	767	\$ 178.62	4R422
21059909.	234 PHILIP	8/30/2024	\$ 199,000	WD	03-ARM'S LENGTH	\$ 199,000	\$ 97,867	\$ 3,400	\$ 195,600	\$ 129,053	1.516	1218	\$ 163.38	4R422
21062616.	224 ALTER	8/4/2023	\$ 192,000	WD	03-ARM'S LENGTH	\$ 192,000	\$ 95,101	\$ 5,671	\$ 186,329	\$ 122,172	1.525	1109	\$ 173.13	4R422
21059136.	672 MARLBOROUGH	5/6/2024	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 144,117	\$ 4,423	\$ 295,577	\$ 190,839	1.549	1994	\$ 150.45	4R422
21059876.	285 MARLBOROUGH	1/13/2025	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 102,877	\$ 4,025	\$ 210,975	\$ 135,044	1.562	1283	\$ 167.58	4R422
21062466.	911 ASHLAND	10/24/2024	\$ 390,000	WD	03-ARM'S LENGTH	\$ 390,000	\$ 185,758	\$ 7,343	\$ 382,657	\$ 243,736	1.570	2612	\$ 149.31	4R422
27160058.	314 CHALMERS	3/20/2024	\$ 199,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 199,000	\$ 95,095	\$ 4,380	\$ 194,620	\$ 123,928	1.570	1249	\$ 159.33	4R422
21061967.	732 ASHLAND	10/24/2023	\$ 199,900	PTA	03-ARM'S LENGTH	\$ 199,900	\$ 90,795	\$ 3,583	\$ 196,317	\$ 119,142	1.648	2220	\$ 90.05	4R422
21052710.	150 EASTLAWN	2/26/2024	\$ 375,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 375,000	\$ 165,601	\$ 8,460	\$ 366,540	\$ 214,674	1.707	1998	\$ 187.69	4R422
27241035.	14484 HARBOR ISLAND	4/5/2024	\$ 305,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 305,000	\$ 131,918	\$ 5,312	\$ 299,688	\$ 172,959	1.733	1388	\$ 219.74	4R422
21060884.	282 MANISTIQUE	6/5/2023	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 64,450	\$ 2,533	\$ 147,467	\$ 84,586	1.743	828	\$ 181.16	4R422
21061796.	415 MANISTIQUE	4/17/2024	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 45,243	\$ 5,738	\$ 94,262	\$ 53,969	1.747	1078	\$ 92.76	4R422
27250016.	207 RIVERSIDE	5/7/2024	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 123,877	\$ 677	\$ 299,323	\$ 168,306	1.778	1528	\$ 196.34	4R422
21051900.	232 PIPER	11/5/2024	\$ 216,000	WD	03-ARM'S LENGTH	\$ 216,000	\$ 91,625	\$ 5,047	\$ 210,953	\$ 118,276	1.784	1004	\$ 215.14	4R422
21054970.	845 LAKEWOOD	6/21/2024	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 113,731	\$ 3,499	\$ 271,501	\$ 150,590	1.803	1522	\$ 180.68	4R422
21062569.	289 ASHLAND	9/27/2024	\$ 199,900	WD	03-ARM'S LENGTH	\$ 199,900	\$ 78,482	\$ 3,097	\$ 196,803	\$ 102,985	1.911	948	\$ 210.86	4R422
21061742.	685 MANISTIQUE	8/14/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 26,780	\$ 3,166	\$ 61,834	\$ 32,260	1.917	2222	\$ 29.25	4R422
Totals:			\$ 15,125,500			\$ 15,125,500	\$ 11,123,554	\$	\$ 14,746,161	\$ 14,677,889		\$	100.15	

WM ECF => **1.005**

Median ECF **1.001**

Mean ECF => **1.037**

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
27100373.	561 NORTHPARK	10/6/2023	\$ 300,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 300,000	\$ 318,519	\$ 11,329	\$ 288,671	\$ 272,090	1.061	1782	\$ 168.35	4R423
21051962-4	570 N PIPER	10/20/2023	\$ 275,500	WD	03-ARM'S LENGTH	\$ 275,500	\$ 272,716	\$ 9,106	\$ 266,394	\$ 233,490	1.141	1560	\$ 176.60	4R423
21052053-4	591 N PIPER	4/26/2024	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 302,089	\$ 9,106	\$ 300,894	\$ 259,507	1.159	1842	\$ 168.30	4R423
21051111-2	471 SOUTHPARK	6/14/2023	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 291,651	\$ 9,106	\$ 300,894	\$ 250,261	1.202	2118	\$ 146.36	4R423
21051091-2	551 SOUTHPARK	4/28/2023	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 281,432	\$ 9,106	\$ 290,894	\$ 241,210	1.206	1987	\$ 150.98	4R423
21051882-4	481 NEW TOWN	8/21/2024	\$ 298,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 298,000	\$ 269,490	\$ 9,106	\$ 288,894	\$ 230,632	1.253	1593	\$ 187.07	4R423
Totals:			\$ 1,793,500			\$ 1,793,500	\$ 1,735,897		\$ 1,736,641	\$ 1,487,190			\$ 166.28	
											WM ECF =>	1.168		
											Median ECF	1.181		
											Mean ECF =>	1.170		