

Project Number	Street Address	Sale Date	Sale Price	Resiz	Form of Sale	Acq. Sale C	Acid when Sold	Acct/Adj. Sale	Cur. Appraisal	Land + Yrd	Mng. Residual	Cost Mult. \$	E.C.F.	Floor Area	\$/Sq. Ft.	LCF Area	Dev. by Month (%)	Building Style	Land Value	Land Value	Property Class	Building Depri
41-02-22-401-040	6222 BROADWAY	05/31/24	\$253,800	WD	03-ARMY'S LENGTH	\$253,800	\$144,200	57.38	\$370,239	\$58,412	\$192,048	\$188,167	1.043	1,043	\$185.31	SNDTR	104.2728	2-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-31-227-011	17784 EAST HARMONY CT	06/09/23	\$355,000	WD	03-ARMY'S LENGTH	\$355,000	\$132,000	37.38	\$368,999	\$60,000	\$36,000	\$22,672	1.082	2,073	\$142.51	HARM*	#REF!	2 STORY	\$60,000	HARMONY FARMS	401	91
41-02-19-201-011	18285 WILDWOOD VALLEY DR NE	06/10/24	\$329,000	WD	03-ARMY'S LENGTH	\$329,000	\$131,000	39.82	\$309,792	\$58,000	\$271,000	\$224,814	1.205	1,200	\$226.83	WV	120.6439	RANCH	\$58,000	WILDWOOD VALLEY	401	80
41-02-31-227-009	13815 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARMY'S LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$50,000	\$261,000	\$215,173	1.213	1,033	\$252.66	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	92
41-02-35-000-024	1997 16 HILE RD NE	06/29/23	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$109,000	38.93	\$274,628	\$27,350	\$187,650	\$152,143	1.233	1,965	\$88.50	SR	#REF!	2 STORY	\$60,000	SUNSET RIDGE	401	86
41-02-33-000-006	15382 SUNSET VIEW DR NE	01/09/25	\$322,000	WD	03-ARMY'S LENGTH	\$322,000	\$137,000	42.55	\$292,896	\$63,000	\$239,000	\$208,996	1.239	1,104	\$234.66	SR	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	87
41-02-31-227-029	842 EAST HARMONY DR	11/08/24	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$149,100	46.59	\$317,298	\$60,000	\$300,000	\$209,185	1.243	1,024	\$253.91	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	88
41-02-27-126-000	14656 CRESCENT MEADOWS DR	04/30/24	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$156,000	40.00	\$363,319	\$59,000	\$331,000	\$264,625	1.251	2,070	\$159.90	CRESC	#REF!	2 STORY	\$57,000	CRESCENT MEADOWS	401	88
41-02-22-401-051	3052 ROOT CT NE	06/18/24	\$305,000	WD	03-ARMY'S LENGTH	\$305,000	\$148,700	48.75	\$318,185	\$60,361	\$344,639	\$190,312	1.285	1,064	\$229.92	SNDTR	113.5464	BI-LEVEL	\$17,000	SANDTREE SITE CONDO	401	78
41-02-31-227-030	830 EAST HARMONY DR	03/31/25	\$343,000	WD	03-ARMY'S LENGTH	\$343,000	\$153,800	44.84	\$327,782	\$60,000	\$383,000	\$217,709	1.300	1,033	\$273.96	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	91
41-02-22-401-010	14945 TREEVALLEY DR NE	08/08/23	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$121,000	42.03	\$284,481	\$60,428	\$229,572	\$172,099	1.304	914	\$251.17	SNDTR	133.3992	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
41-02-22-401-049	3078 ROOT CT NE	09/06/24	\$310,000	WD	03-ARMY'S LENGTH	\$310,000	\$144,200	45.52	\$310,239	\$58,412	\$251,558	\$185,167	1.359	1,042	\$241.45	SNDTR	135.8709	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-22-401-073	14830 TREEVALLEY DR NE	07/14/23	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$118,000	39.66	\$277,711	\$60,500	\$229,500	\$159,714	1.437	874	\$262.59	SNDTR	143.6944	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
41-02-22-401-028	15091 BRANCH CT NE	10/24/24	\$330,000	WD	03-ARMY'S LENGTH	\$330,000	\$145,100	43.97	\$311,931	\$59,500	\$270,500	\$185,611	1.457	1,053	\$256.88	SNDTR	145.7349	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
Totals:			\$4,438,600			\$4,438,600	\$1,940,100		\$4,384,397		\$3,666,537	\$2,843,387			\$318.01		0.8658					
								Sale Ratio >>	43.73	E.C.F. >>		1.254	Std. Deviation >>		0.11642806							
								Std. Dev. >>	5.22	Ave. E.C.F. >>		1.263	Ave. Variance >>		#REF!	Coefficient of Var >>		#REF!				
41-02-22-401-004	14869 TREEVALLEY DR NE	12/17/24	\$305,000	WD	03-ARMY'S LENGTH	\$305,000	\$129,000	42.30	\$277,041	\$57,000	\$248,000	\$161,795	1.533	674	\$283.75	SNDTR	153.2805	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-22-401-072	14658 TREEVALLEY DR NE	05/14/24	\$306,000	WD	03-ARMY'S LENGTH	\$306,000	\$128,700	42.06	\$275,543	\$57,000	\$249,000	\$160,767	1.549	848	\$293.63	SNDTR	154.8826	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-32-303-002	855 OLIN MEADOWS DRIVE	03/10/25	\$317,500	PTA	03-ARMY'S LENGTH	\$317,500	\$119,000	37.76	\$268,491	\$48,000	\$269,500	\$169,776	1.687	868	\$310.48	41150	#REF!	BI-LEVEL	\$48,000	OLIN MEADOWS SITE CONDO	401	79
41-02-31-227-057	736 HARMONY PLACE DR	06/24/24	\$318,100	WD	03-ARMY'S LENGTH	\$318,100	\$119,800	37.90	\$255,166	\$62,500	\$253,600	\$156,634	1.619	886	\$286.23	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	80