

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
41-02-09-451-008	16576 DOE DR NE	08/22/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$112,900	43.76	\$285,497	\$57,000	\$201,000	\$175,767	1.144	969	\$207.43	DRE**	#REF!	BI-LEVEL	\$57,000	DEER RUN ESTATES	401	78
41-02-16-101-016	16232 TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,400	47.18	\$333,166	\$59,500	\$280,500	\$242,182	1.158	2,070	\$135.51	TRENT	115.8216	2 STORY	\$57,000	TRENT RIDGE	401	87
41-02-09-451-050	16425 DOE DR NE	04/03/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$133,400	38.89	\$349,703	\$61,000	\$282,000	\$240,586	1.172	1,552	\$181.70	DRE**	#REF!	RANCH	\$57,000	DEER RUN ESTATES	401	75
41-02-33-252-066	2177 WINSTON VIEW DR	08/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$59,000	\$256,000	\$216,213	1.184	1,412	\$181.30	VISTA	11.7513	2 STORY	\$55,000	VISTA VIEW	401	81
41-02-16-101-018	16246 TRENT RIDGE DR NE	12/27/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$175,900	46.30	\$364,951	\$57,000	\$322,900	\$272,523	1.186	1,852	\$195.46	TRENT	118.4854	2 STORY	\$57,000	TRENT RIDGE	401	81
41-02-16-101-001	1731 TRENT RIDGE CT NE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,300	47.12	\$296,346	\$57,000	\$228,000	\$191,477	1.191	1,033	\$220.72	TRENT	119.0745	BI-LEVEL	\$57,000	TRENT RIDGE	401	68
41-02-33-252-010	2250 WINSTON VIEW DR	06/05/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,400	39.80	\$311,438	\$60,000	\$245,000	\$201,150	1.218	1,116	\$219.53	VISTA	121.7994	RANCH	\$60,000	VISTA VIEW	401	79
41-02-33-252-019	2152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$143,900	46.72	\$328,307	\$60,331	\$247,669	\$201,486	1.229	1,062	\$233.21	VISTA	122.9214	BI-LEVEL	\$60,000	VISTA VIEW	401	80
41-02-16-101-002	1717 TRENT RIDGE CT NE	06/09/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$131,200	44.52	\$294,466	\$57,000	\$233,000	\$189,975	1.258	1,024	\$233.40	TRENT	125.8058	BI-LEVEL	\$57,000	TRENT RIDGE	401	90
41-02-33-252-039	2155 AVALON VIEW DR NE	05/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$117,500	37.72	\$308,378	\$63,112	\$248,388	\$196,213	1.266	1,116	\$222.57	VISTA	126.5913	RANCH	\$60,000	VISTA VIEW	401	78
41-02-33-252-079	2230 AVALON VIEW DR NE	10/30/23	\$281,400	WD	03-ARM'S LENGTH	\$281,400	\$114,600	40.72	\$289,295	\$58,622	\$222,778	\$173,438	1.284	866	\$251.44	VISTA	9.8904	BI-LEVEL	\$55,000	VISTA VIEW	401	78
41-02-09-451-037	2149 ANTLER CT NE	02/20/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,800	43.38	\$302,426	\$58,875	\$261,125	\$202,959	1.287	1,548	\$168.69	DRE**	#REF!	TRI-LEVEL	\$57,000	DEER RUN ESTATES	401	78
41-02-33-252-050	2261 AVALON VIEW DR NE	09/25/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,600	45.29	\$301,804	\$62,141	\$232,859	\$180,198	1.292	968	\$240.56	VISTA	120.2241	BI-LEVEL	\$60,000	VISTA VIEW	401	78
41-02-09-451-012	16520 DOE DR NE	07/28/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,700	38.59	\$304,710	\$58,177	\$246,823	\$189,841	1.302	1,053	\$234.40	DRE**	#REF!	BI-LEVEL	\$57,000	DEER RUN ESTATES	401	77
41-02-33-252-003	2346 WINSTON VIEW DR	08/27/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$135,100	42.46	\$305,792	\$61,831	\$256,169	\$195,169	1.313	1,116	\$229.54	VISTA	131.2551	RANCH	\$60,000	VISTA VIEW	401	79
41-02-33-252-060	2303 WINSTON VIEW DR	04/10/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$136,200	44.22	\$305,062	\$56,831	\$251,169	\$190,947	1.315	1,434	\$175.15	VISTA	131.5386	TRI-LEVEL	\$55,000	VISTA VIEW	401	79
41-02-09-451-034	16650 ANTLER DR NE	04/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$135,500	44.71	\$307,314	\$59,797	\$252,203	\$190,398	1.325	964	\$253.73	DRE**	#REF!	BI-LEVEL	\$57,000	DEER RUN ESTATES	401	78
41-02-33-252-065	2203 WINSTON VIEW DR	11/01/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,600	43.42	\$304,983	\$58,473	\$251,527	\$199,623	1.326	1,434	\$175.40	VISTA	23.3934	TRI-LEVEL	\$55,000	VISTA VIEW	401	81
41-02-09-451-011	16540 DOE DR NE	04/22/24	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$134,300	37.51	\$319,381	\$57,000	\$301,000	\$218,651	1.377	1,306	\$230.47	DRE**	#REF!	RANCH	\$57,000	DEER RUN ESTATES	401	77
41-02-33-252-031	2053 WINSTON VIEW DR	06/28/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$114,000	37.75	\$292,758	\$62,504	\$239,496	\$173,123	1.383	856	\$279.79	VISTA	138.3384	BI-LEVEL	\$60,000	VISTA VIEW	401	80
41-02-33-252-001	2378 WINSTON VIEW DR	06/08/23	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$112,400	37.16	\$298,911	\$61,831	\$240,688	\$170,737	1.410	664	\$278.55	VISTA	140.9590	BI-LEVEL	\$60,000	VISTA VIEW	401	70
<b>Totals:</b>						<b>\$6,553,300</b>	<b>\$2,789,100</b>		<b>\$6,513,147</b>		<b>\$5,795,186</b>	<b>\$4,202,456</b>			<b>\$216.60</b>		<b>11.1469</b>					
									Sale. Ratio =>	42.56				E.C.F. =>	1.379	Std. Deviation=>	0.07717094					
									Std. Dev. =>	3.56				Ave. E.C.F. =>	1.288	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

41-02-33-252-049	2253 AVALON VIEW DR NE	09/26/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,000	51.20	\$299,815	\$72,228	\$167,772	\$171,870	1.093	907	\$207.03	VISTA	109.2524	BI-LEVEL	\$60,000	VISTA VIEW	401	78
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