

Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Alt. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land 4 Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Fluor Area	S/No.Ft.	LCF Area	Dev. by Meant (%)	Building Style	Land Value	Land Table	Property Class	Building Dept
41-02-22-401-040	3078 ROOT CT NE	05/31/24	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$144,200	57.34	\$310,239	\$58,412	\$192,088	\$185,167	1.043	1,047	\$185.31	SNDR	104.2778	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-31-227-016	13784 EAST HARMONY CT	06/09/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$132,000	37.35	\$359,909	\$60,000	\$296,000	\$272,672	1.082	2,070	\$142.51	HARM*	#REF!	2 STORY	\$60,000	HARMONY FARMS	401	91
41-02-31-227-009	13015 EAST HARMONY CT	06/10/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$131,000	39.82	\$309,792	\$58,000	\$271,000	\$224,814	1.205	1,200	\$225.83	WV	120.5439	RANCH	\$58,000	WILDWOOD VALLEY	401	80
41-02-33-260-024	1097 16 MILE RD NE	05/10/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$60,000	\$261,000	\$216,173	1.213	1,033	\$252.66	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	92
41-02-33-260-024	1097 16 MILE RD NE	05/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$274,922	\$92,250	\$187,650	\$152,147	1.223	1,200	\$165.50	SCR	#REF!	2 STORY	\$63,000	SUNSET RIDGE	401	87
41-02-33-260-096	13383 SUNSET VIEW DR NE	01/29/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$127,000	42.55	\$293,896	\$63,000	\$255,000	\$206,996	1.329	1,104	\$234.80	SCR	#REF!	BI-LEVEL	\$63,000	SUNSET RIDGE	401	90
41-02-31-227-029	842 EAST HARMONY DR	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,100	46.59	\$317,298	\$60,000	\$260,000	\$209,185	1.243	1,024	\$253.91	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	90
41-02-27-126-008	14656 CRESCENT MEADOWS DR	04/30/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,000	40.00	\$363,319	\$59,000	\$331,000	\$284,625	1.251	2,970	\$189.90	CRESC	#REF!	2 STORY	\$57,000	CRESCENT MEADOWS	401	88
41-02-32-401-051	3052 ROOT CT NE	08/16/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,700	48.75	\$319,185	\$90,301	\$244,639	\$190,313	1.285	1,064	\$229.92	SNDR	128.5484	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-31-227-030	830 EAST HARMONY DR	03/31/25	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$153,000	44.84	\$327,782	\$60,000	\$283,000	\$217,708	1.300	1,033	\$273.96	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	91
41-02-22-401-010	14946 TREEVALLEY DR NE	08/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,900	42.03	\$294,461	\$60,428	\$229,572	\$172,098	1.334	914	\$261.17	SNDR	133.3962	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-ARM'S LENGTH	\$310,000	\$144,200	46.52	\$310,239	\$58,412	\$251,588	\$185,167	1.359	1,042	\$241.45	SNDR	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-ARM'S LENGTH	\$290,000	\$115,000	39.68	\$277,711	\$60,500	\$229,500	\$159,714	1.427	874	\$262.59	SNDR	143.6944	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
41-02-22-401-028	15091 BRANCH CT NE	10/24/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,100	43.97	\$311,931	\$59,500	\$270,500	\$185,011	1.457	1,053	\$256.66	SNDR	145.7349	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
Totals:			\$4,436,500			\$4,436,500	\$1,840,100		\$4,384,397		\$3,566,837	\$2,843,367			\$219.01		0.8656					
								Sale Ratio >>	43.73				E.C.F. >>	1.284			Std. Deviation >>	0.11542608				
								Std. Dev. >>	5.22				Avg. E.C.F. >>	1.263			Avg. Variance >>	#REF!	Coefficient of Var >>	#REF!		
41-02-22-401-004	14869 TREEVALLEY DR NE	12/17/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$129,000	42.30	\$277,041	\$57,000	\$248,000	\$161,795	1.533	874	\$283.75	SNDR	153.2805	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-22-401-072	14859 TREEVALLEY DR NE	05/14/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$128,700	42.06	\$276,643	\$57,000	\$249,000	\$160,767	1.549	848	\$293.63	SNDR	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-ARM'S LENGTH	\$317,500	\$119,900	37.76	\$268,491	\$48,000	\$269,500	\$159,776	1.687	868	\$310.48	#REF!	#REF!	BI-LEVEL	\$48,000	OLIN MEADOWS SITE CONDO	401	70
41-02-31-227-057	736 HARMONY PLACE DR	06/20/24	\$316,100	WD	03-ARM'S LENGTH	\$316,100	\$119,800	37.90	\$295,160	\$62,500	\$253,600	\$158,634	1.619	888	\$286.23	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	80