

Parcel Number	Sheet Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asld/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	LCF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept
41-02-22-401-049	3078 ROOT CT NE	05/31/24	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$144,200	57.34	\$310,229	\$58,412	\$193,088	\$185,167	1.043	1,042	\$188.31	SNDTR	104.2778	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-31-227-015	13784 EAST HARMONY CT	06/09/23	\$355,000	WD	03-ARMS LENGTH	\$355,000	\$192,600	37.35	\$259,938	\$60,000	\$295,000	\$272,672	1.082	2,070	\$142.51	HARM*	#REF!	2 STORY	\$60,000	HARMONY FARMS	401	91
41-02-18-201-011	16286 WILDWOOD VALLEY DR NE	06/10/24	\$329,000	WD	03-ARMS LENGTH	\$329,000	\$131,000	39.82	\$309,792	\$58,000	\$271,000	\$224,814	1.205	1,200	\$235.83	WV	120.5439	RANCH	\$50,000	WILDWOOD VALLEY	401	80
41-02-31-227-009	13815 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARMS LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$60,000	\$261,000	\$215,173	1.213	1,033	\$252.66	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	92
41-02-33-396-024	1097 18 HILE RD NE	06/29/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$109,000	38.90	\$274,822	\$92,350	\$187,050	\$152,145	1.233	1,906	\$91.50	SSR	#REF!	2 STORY	\$63,000	SUNSET RIDGE	401	60
41-02-33-396-006	33382 SUNSET VIEW DR NE	01/29/25	\$322,000	WD	03-ARMS LENGTH	\$322,000	\$137,000	42.55	\$292,896	\$63,000	\$299,000	\$208,996	1.236	1,104	\$234.60	SSR	#REF!	BI-LEVEL	\$63,000	SUNSET RIDGE	401	87
41-02-31-227-029	842 EAST HARMONY DR	11/08/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$149,100	46.89	\$317,288	\$60,000	\$260,000	\$208,186	1.243	1,024	\$253.01	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	90
41-02-27-126-008	14856 CRESCENT MEADOWS DR	04/20/24	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$158,000	40.80	\$363,319	\$59,000	\$314,000	\$264,625	1.251	2,070	\$158.90	CRESC	#REF!	2 STORY	\$57,000	CRESCENT MEADOWS	401	88
41-02-22-401-051	3052 RODY CT NE	08/16/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$148,700	48.75	\$319,185	\$60,961	\$244,659	\$190,317	1.285	1,064	\$229.92	SNDTR	128.5464	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-31-227-030	836 EAST HARMONY DR	03/31/25	\$343,000	WD	03-ARMS LENGTH	\$343,000	\$153,800	44.84	\$327,702	\$60,000	\$263,000	\$217,209	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-ARMS LENGTH	\$290,000	\$121,900	42.03	\$294,481	\$60,428	\$229,572	\$172,098	1.334	914	\$251.17	SNDTR	103.3962	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-ARMS LENGTH	\$310,000	\$144,200	46.52	\$310,228	\$58,412	\$251,588	\$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-ARMS LENGTH	\$290,000	\$115,000	39.66	\$277,711	\$60,500	\$229,500	\$159,714	1.437	874	\$262.59	SNDTR	143.6844	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
41-02-22-401-026	15091 BRANCH CT NE	10/24/24	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$145,100	43.97	\$311,521	\$59,300	\$220,500	\$185,611	1.457	1,053	\$254.89	SNDTR	145.7349	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75
<b>Totals:</b>						<b>\$4,436,500</b>	<b>\$1,846,100</b>		<b>\$4,304,397</b>		<b>\$3,668,637</b>	<b>\$2,843,387</b>			<b>\$218.01</b>		<b>0.8888</b>					
						<b>Sale Ratio &gt;&gt;</b>	<b>43.73</b>				<b>E.C.F. &gt;&gt;</b>	<b>1.254</b>			<b>Std. Deviation &gt;&gt;</b>	<b>0.11642506</b>						
						<b>Std. Dev. &gt;&gt;</b>	<b>8.22</b>				<b>Ave. E.C.F. &gt;&gt;</b>	<b>1.263</b>			<b>Ave. Variance &gt;&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var &gt;&gt;</b>	<b>#REF!</b>				
41-02-22-401-004	14669 TREEVALLEY DR NE	12/17/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$129,000	42.30	\$277,041	\$57,000	\$248,000	\$181,795	1.533	874	\$283.75	SNDTR	153.2905	BI-LEVEL	\$67,000	SANDTREE SITE CONDO	401	78
41-02-22-401-072	14858 TREEVALLEY DR NE	05/14/24	\$306,000	WD	03-ARMS LENGTH	\$306,000	\$128,700	42.06	\$275,643	\$57,000	\$249,000	\$180,767	1.549	848	\$293.63	SNDTR	154.8826	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76
41-02-32-203-002	855 OLIN MEADOWS DRIVE	03/10/26	\$317,500	PIA	03-ARMS LENGTH	\$317,500	\$119,900	37.76	\$268,491	\$48,000	\$269,500	\$150,776	1.687	869	\$310.48	41160	#REF!	BI-LEVEL	\$48,000	OLIN MEADOWS SITE CONDO	401	79
41-02-31-227-075	736 HARMONY PLACE DR	06/24/24	\$316,100	WD	03-ARMS LENGTH	\$316,100	\$119,800	37.89	\$255,109	\$62,500	\$253,600	\$158,634	1.619	866	\$286.23	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	80



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41-09-25-380-020	929 ALPINE COMMERCE PK CT	05/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,300	51.51	\$202,603	\$62,370	\$155,830	\$145,960	1.066	3,255	\$47.81	ALP-I	16.1476	IND FLEX	\$43,290	No	/ /	ALPINE IND	
41-09-02-462-009	376 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,400	40.74	\$395,969	\$43,664	\$281,336	\$311,466	0.903	23,888	\$11.78	SPA-I	#REF!	WHS STG	\$30,645	No	/ /	SPARTA IND	
41-05-23-130-017	929 ALPINE COMMERCE PK CT	08/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,700	55.68	\$353,359	\$107,559	\$282,441	\$268,634	1.089	5,875	\$52.46	ALP-I	4.3196	IND FLEX	\$72,152	No	/ /	ALPINE IND	
41-09-35-454-004	573 LAMOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$263,000	50.10	\$560,759	\$343,934	\$181,066	\$236,987	0.764	10,788	\$16.78	ALP-I	25.9058	WHS COLD STORAGE	\$212,251	No	/ /	ALPINE IND	
41-09-35-454-008	10059 HILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,500	43.78	\$607,216	\$153,153	\$396,847	\$496,246	0.600	16,340	\$24.29	ALP-I	78.9898	IND LIGHT	\$128,737	No	/ /	ALPINE IND	
41-06-22-128-021	9300 BELONG RD NE	10/24/23	\$784,955	WD	03-ARM'S LENGTH	\$774,955	\$201,600	26.01	\$638,413	\$143,821	\$631,134	\$514,129	1.229	12,840	\$40.15	CAN-I	122.7570	WHS STO	\$111,731	No	/ /	GANNON CDM	
41-20-02-306-017	475 APPLEJACK CT NW	05/31/24	\$915,000	CD	03-ARM'S LENGTH	\$915,000	\$365,300	39.92	\$891,936	\$119,666	\$785,334	\$702,704	1.132	12,174	\$65.33	SPA-I	#REF!	IND LIGHT	\$82,616	Yes	03/24/25	SPARTA IND	
41-11-13-200-069	615 CHATHAM ST SE	02/23/24	\$2,500,000	MLC	03-ARM'S LENGTH	\$2,500,000	\$765,000	30.64	\$2,320,148	\$88,412	\$2,411,588	\$2,002,774	1.204	64,190	\$37.57	XLW-I	#REF!	IND LIGHT	\$111,181	Yes	09/11/25	LOWELL CITY IND	
<b>Totals:</b>			<b>\$6,227,955</b>			<b>\$6,207,955</b>	<b>\$2,304,100</b>		<b>\$5,960,627</b>		<b>\$4,678,922</b>			<b>\$38.15</b>			<b>7.6537</b>						
							<b>Sale. Ratio =&gt;</b>	<b>37.12</b>				<b>E.C.F. =&gt;</b>	<b>1.100</b>		<b>Std. Deviation=&gt;</b>	<b>0.17884957</b>							
							<b>Std. Dev. =&gt;</b>	<b>10.25</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.023</b>		<b>Ave. Variance=&gt;</b>	<b>#REF! Coefficient of Var=&gt;</b>							