

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale P	Adj. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Reg. Retained	Cost Min. \$	E.C.F.	Floor Area	\$/sq.Ft.	CF Area	Qty. by Mean (sq)	Building Style	Land Value	Land Value	Property Class	Building Depr.	
41-02-22-401-049	3078 ROOT CT NE	05/21/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$144,200	37.34	\$310,209	\$58,412	\$193,088	\$185,167	1.043	1,042	\$185.31	SNDIR	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-ARM'S LENGTH	\$355,000	\$132,600	37.35	\$359,939	\$60,000	\$295,000	\$272,672	1.082	2,070	\$132.51	HARM*	#REF!	2 STORY	\$60,000	HARMONY FARMS	401	91	
41-02-18-201-011	16285 WILDWOOD VALLEY DR NE	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	
41-02-31-227-009	13815 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$60,000	\$261,000	\$215,173	1.213	1,033	\$252.68	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	92	
41-02-33-390-024	1997 16 MILE RD NE	06/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$274,822	\$92,350	\$187,650	\$152,143	1.232	1,065	\$195.50	3GR	#REF!	2 STORY	\$63,000	SUNSET RIDGE	401	50	
41-02-33-390-006	13382 SUNSET VIEW DR NE	01/29/25	\$322,000	WG	03-ARM'S LENGTH	\$322,000	\$137,000	42.55	\$292,896	\$63,000	\$259,000	\$208,906	1.239	1,104	\$234.00	3SR	#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-ARM'S LENGTH	\$320,000	\$149,100	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	\$156,000	49.00	\$363,319	\$59,000	\$331,000	\$264,625	1.251	2,070	\$159.00	CRESC	#REF!	2 STORY	\$57,000	CRESCENT MEADOWS	401	88	
41-02-22-401-051	3052 ROOT CT NE	08/18/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,700	48.75	\$310,185	\$60,000	\$244,635	\$190,312	1.285	1,004	\$229.92	SNDIR	128.5464	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76	
41-02-31-227-030	830 EAST HARMONY DR	03/13/25	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$153,800	44.84	\$327,782	\$60,000	\$283,000	\$217,709	1.306	1,033	\$273.96	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	91	
41-02-22-401-010	14845 TREEVALLEY DR NE	08/09/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,900	42.03	\$294,491	\$60,428	\$229,572	\$172,098	1.334	914	\$251.17	SNDIR	133.3962	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76	
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	\$310,209	\$58,412	\$251,588	\$185,167	1.359	1,042	\$241.45	SNDIR	135.8759	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	39.66	\$277,711	\$60,500	\$222,600	\$159,714	1.437	874	\$262.50	SNDIR	143.8844	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	\$144,100	43.97	\$311,931	\$59,500	\$270,500	\$185,611	1.457	1,053	\$256.89	SNDIR	143.7349	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	75	
Totals:			\$4,436,600			\$4,436,600	\$1,940,100		\$4,384,397		\$3,968,937	\$2,843,387			\$219.01			0.8688					
							Sale. Reto >>	43.73			E.C.F. >>	1.280			Std. Deviation >>				0.11642500				
							Std. Dev >>	8.22			Ave. E.C.F. >>	1.283			Ave. Variance >>				#REF!	Coefficient of Var >>		#REF!	
41-02-22-401-004	14669 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	SNDIR	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-ARM'S LENGTH	\$306,000	\$128,700	42.06	\$275,643	\$57,000	\$249,000	\$160,767	1.549	848	\$293.63	SNDIR	154.8826	BI-LEVEL	\$57,000	SANDTREE SITE CONDO	401	76	
41-02-32-303-002	855 OLIN MEADOWS DR NE	03/10/25	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$119,800	37.76	\$268,491	\$48,000	\$269,500	\$159,770	1.607	868	\$310.48	#REF!	#REF!	BI-LEVEL	\$48,000	OLIN MEADOWS SITE CONDO	401	79	
41-02-31-227-057	736 HARMONY PLACE DR	06/24/24	\$316,100	WD	03-ARM'S LENGTH	\$316,100	\$119,800	37.90	\$265,160	\$62,500	\$253,000	\$156,634	1.619	888	\$286.23	HARM*	#REF!	BI-LEVEL	\$60,000	HARMONY FARMS	401	80	