

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.	
41-02-09-451-006	16575 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	
41-02-16-101-018	16232 TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,400	47.16	\$333,166	\$59,500	\$280,500	\$242,192	1.158	3,070	\$135.51	TRENT	115.8218	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	\$240,566	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	16248 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	1.165	1,652	\$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	98	
41-02-33-252-010	2250 WINSTON VIEW DR	08/05/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,400	39.80	\$311,438	\$60,000	\$245,000	\$201,150	1.216	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	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$131,200	44.32	\$294,469	\$57,000	\$239,000	\$189,975	1.258	1,024	\$233.40	TRENT	125.8099	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	126.5811	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	\$58,822	\$222,778	\$173,438	1.284	886	\$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	\$138,609	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	\$180,196	1.282	968	\$240.56	VISTA	129.2241	BI-LEVEL	\$60,000	VISTA VIEW	401	78	
41-02-09-451-012	16520 DOE DR NE	07/26/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,700	38.59	\$304,710	\$58,177	\$246,823	\$189,641	1.302	1,053	\$234.40	DRE**	#REF!	BI-LEVEL	\$57,000	DEER RUN ESTATES	401	77	
41-02-33-252-093	2348 WINSTON VIEW DR	08/27/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$135,100	42.48	\$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	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$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	\$139,500	44.71	\$307,314	\$59,797	\$252,203	\$190,399	1.325	994	\$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	\$189,623	1.326	1,434	\$175.40	VISTA	23.3934	TRI-LEVEL	\$55,000	VISTA VIEW	401	81	
41-02-09-451-011	18540 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	\$218,851	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	\$292,759	\$62,504	\$238,496	\$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	\$288.911	\$61,831	\$240,669	\$170,737	1.410	964	\$278.55	VISTA	140.9500	BI-LEVEL	\$50,000	VISTA VIEW	401	70	
Totals:			\$6,553,300			\$6,553,300	\$2,789,100		\$6,613,147	\$5,795,188	\$4,202,456				\$216.60		11.1469						
						Sale. Ratio >>	42.66		E.C.F. >>	1.379		Std. Deviation >>	0.07717094			Ave. Variance >>	#REF!	Coefficient of Var >>	#REF!				
						Std. Dev. >>	3.56		Ave. E.C.F. >>	1.268													

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	\$280,815	\$62,228	\$167,772	\$171,870	1.093	907	\$207.03	VISTA	109.2524	BI-LEVEL	\$60,000	VISTA VIEW	401	78
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