

Vienna township
ECF STUDY NEIGHBORHOOD

Commercial

USE

1.04 No gas
1.51 Gas

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. REDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT	Remarks
18-25-100-010, 100-011, 200-014	secondary	Jul-22	450,000	1.00	450,000	121,428	-	328,572	146,706	2.24	7,220	62.33	serv gar
18-11-501-014 & 100- 015	secondary	Mar-22	150,000	1.00	150,000	31,826	-	118,174	64,634	1.83	1,008	148.81	serv gar
18-23-526-002 & 526-018	secondary	Jan-22	400,000	1.00	400,000	68,394	11,341	320,265	447,551	0.72			retail&house
18-35-300-021	secondary	Dec-21	250,000	1.00	250,000	17,950	3,793	228,257	394,426	0.58			
18-16-400-019	main	Nov-21	2,700,000	1.00	2,700,000	947,066	96,720	1,656,214	2,621,771	0.63	56,678	47.64	Big box
18-03-100-005	secondary	Nov-21	170,000	1.00	170,000	32,400	865	136,735	178,896	0.76	3,643	46.66	inc 768 pole
18-35-100-032 & 031	secondary	Aug-21	81,577	1.00	81,577	29,073	-	52,504	140,423	0.37	1,960	41.62	Ind
18-24-501-037	secondary	Aug-21	160,000	1.00	160,000	52,706	-	107,294	167,390	0.64	3,150	50.79	serv gar
18-24-501-032	secondary	Aug-21	250,000	1.00	250,000	52,706	4,666	192,628	167,103	1.15	5,460	45.79	Off/storage
18-24-502-001	secondary	Aug-21	479,000	1.00	479,000	30,500	8,035	440,465	666,530	0.66	8,660	55.31	Day care
18-21-100-009	main	Aug-21	1,280,000	1.00	1,280,000	316,345	49,140	914,515	1,752,423	0.52	21,400	59.81	Multi tenant
18-15-300-062	main	Jul-21	275,000	1.00	275,000	186,282	24,304	64,414	228,579	0.28	2,108	130.46	office
18-24-100-067	secondary	Jul-21	349,000	1.00	349,000	39,000	11,130	298,870	249,040	1.20	4,159	83.91	Retail/serv
18-17-400-010	main	May-21	725,000	1.00	725,000	235,999	4,301	484,700	620,197	0.78	21,816	33.23	Storage
18-03-400-008	secondary	Mar-21	225,000	1.00	225,000	100,680	14,822	109,498	361,276	0.30	11,450	19.65	storage
								5,453,105	8,206,945	0.66			

Vienna township
ECF STUDY NEIGHBORHOOD

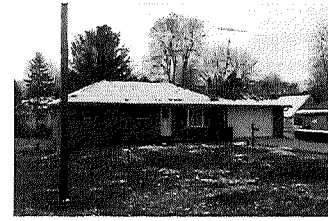
Industrial adjustment

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. REDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT	Remarks
18-24-501-104	secondary c	12/31/2022	891,011	1.00	891,011	109,750	5,792	775,469	1,386,266	0.56	55,594	16.03	
18-20-300-004	secondary c	12/31/2022	169,179	1.00	169,179	84,070		85,109	127,752	0.67		#DIV/0!	
18-03-400-047	secondary c	12/31/2022	300,401	1.00	300,401	134,000	7,581	158,820	239,211	0.66		#DIV/0!	
								1,019,398	1,753,229	0.58			
												0.89	
												0.58	
18-35-100-032 & 031	secondary	Aug-21	81,577	1.00	81,577	29,073	-	52,504	140,423	0.37	1,960	41.62	Ind

Neighborhoods Used: 10014.10014 R-RUNNELS

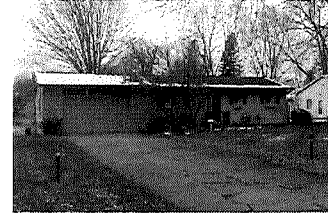
11389 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-526-012	12/02/2020 10014	401	135,000	16,560	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	118,440	160,924	0.736



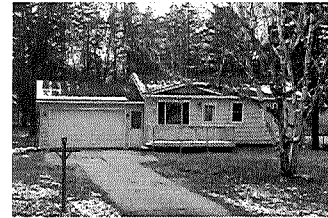
11469 RUNNELS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-527-014	10/16/2020 10014	401	149,775	14,816	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	134,959	159,548	0.846



11377 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-526-011	08/12/2020 10014	401	143,000	18,781	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	124,219	150,583	0.825



Neighborhoods Used: 10014.10014 R-RUNNELS

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Costs by Manual : 471,055
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Sale Residual Values : 377,618
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

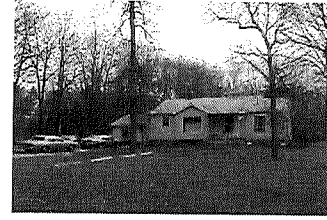
Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: After Application of E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY.

Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

1283 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-12-100-022 03/30/2022 RCEST 401 150,500 14,994
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 133,504 139,912 0.954
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2002 2098 0.954



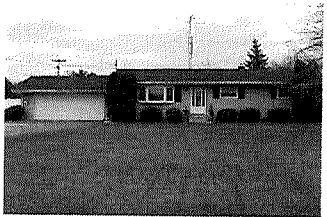
6505 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-30-100-022 03/29/2022 10025 401 425,000 31,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 79 393,377 433,218 0.908



5185 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-29-200-021 03/03/2022 10025 401 281,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 59 246,000 182,778 1.346



5499 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-32-501-001 02/15/2022 10024 401 194,900 12,308
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 61 179,995 142,989 1.259
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2597 2063 1.259



2461 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-100-022 02/11/2022 10024 401 133,000 13,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 53 119,578 124,603 0.960



9234 N WEBSTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-32-300-025 02/07/2022 10024 401 275,000 19,753
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 63 219,308 170,100 1.289
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 35939 27875 1.289



3407 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-10-100-001 01/31/2022 RCEST 401 126,000 46,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 53 79,720 106,932 0.746

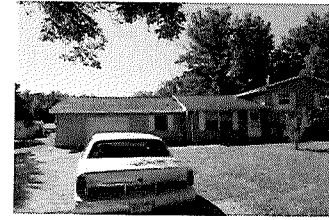


13166 N SAGINAW RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-11-300-014 01/31/2022 RCEST 401 125,000 17,450
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 64 96,175 118,154 0.814
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11375 13974 0.814



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

5355 W VIENNA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-20-100-012 01/31/2022 10024 401 112,000 18,462
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LVL 56 93,538 122,248 0.765



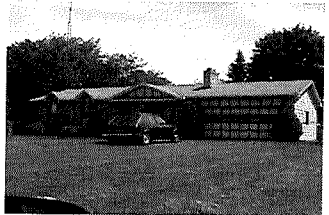
11014 N CLIO RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-23-300-038 01/25/2022 RCEST 401 165,000 15,293
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 65 149,707 162,057 0.924



10041 N JENNINGS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-28-576-004 01/13/2022 10025 401 235,000 12,409
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 72 220,160 208,615 1.055
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2431 2304 1.055



4478 STACY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-28-501-063 01/07/2022 10024 401 175,000 16,079
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LVL 62 156,967 160,692 0.977
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1954 2000 0.977



4449 FIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-16-551-005 01/03/2022 10024 401 145,000 14,975
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 58 130,025 130,167 0.999



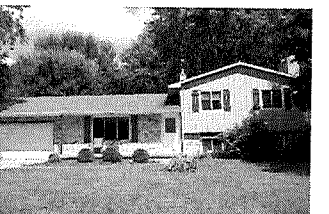
12536 TUSCOLA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-14-100-035 12/29/2021 RCEST 401 146,000 22,030
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 62 123,970 141,744 0.875



12357 N JENNINGS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-16-526-014 12/29/2021 10024 401 211,500 14,372
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LVL 62 197,128 166,628 1.183



10478 MELINDA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-28-501-022 12/27/2021 10024 401 195,000 16,714
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LVL 63 178,286 149,151 1.195



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

4118 W FRANCES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-33-400-004	12/17/2021 10024	401	185,000	19,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	154,970	162,004	0.957
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11030	11530	0.957		



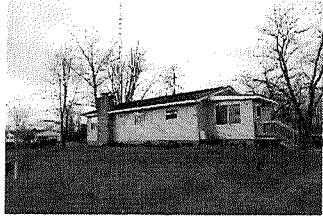
3050 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-10-400-012	12/10/2021 RCEST	401	100,000	16,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	51	82,093	127,460	0.644
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1157	1797	0.644		



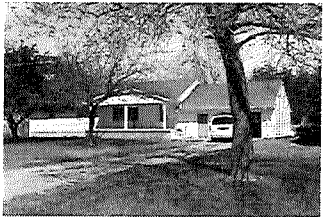
13381 TUSCOLA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-200-046	12/01/2021 RCEST	401	120,000	18,910	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	53	77,749	112,003	0.694
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	23341	33624	0.694		



13066 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-12-551-008	11/15/2021 10022	401	150,000	13,644	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	59	136,356	106,999	1.274



13220 TUSCOLA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-400-063	11/05/2021 RCEST	401	260,000	18,940	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	238,802	203,625	1.173
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2258	1925	1.173		



4492 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-28-300-029	11/04/2021 10024	401	156,000	18,910	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	51	137,090	115,849	1.183



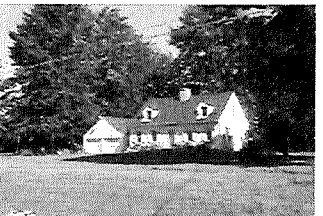
12496 FIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-17-200-038	11/03/2021 10025	401	455,000	77,858	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	63	321,288	296,940	1.082
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	55854	51622	1.082		



5504 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-17-300-027	10/25/2021 10024	401	149,900	17,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LVL	51	132,400	115,329	1.148



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

6399 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-19-100-027	10/19/2021 10024	401	148,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	51	133,000	108,385
				E.C.F.
				1.227



3198 FIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-15-200-066	10/18/2021 RCEST	401	261,000	44,774
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STY	53	200,648	145,760
Agricultural Buildings:				E.C.F.
				1.377
		ResidualValue	CostByManual	E.C.F.
		15578	11317	1.377



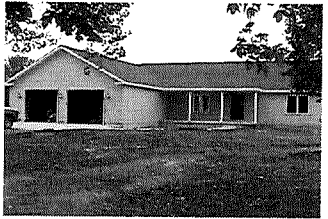
2383 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-100-027	10/08/2021 RCEST	401	255,000	33,194
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	55	209,696	187,570
Agricultural Buildings:				E.C.F.
				1.118
		ResidualValue	CostByManual	E.C.F.
		12110	10833	1.118



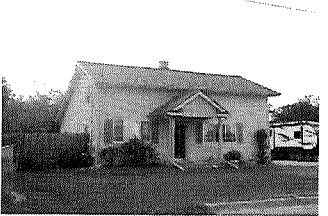
13343 TUSCOLA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-11-200-064	10/06/2021 RCEST	401	350,000	53,302
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	78	296,698	300,073
				E.C.F.
				0.989



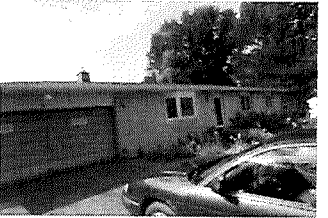
11567 LIBERTY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-23-526-022	10/01/2021 10022	401	139,900	12,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	75	126,114	149,868
Agricultural Buildings:				E.C.F.
				0.841
		ResidualValue	CostByManual	E.C.F.
		811	964	0.841



10299 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-30-200-004	09/29/2021 10025	401	195,000	31,072
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	57	150,383	143,279
Agricultural Buildings:				E.C.F.
				1.050
		ResidualValue	CostByManual	E.C.F.
		13545	12905	1.050



6291 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-19-100-029	09/22/2021 10024	401	165,000	13,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	53	144,219	97,343
Agricultural Buildings:				E.C.F.
				1.482
		ResidualValue	CostByManual	E.C.F.
		7581	5117	1.482



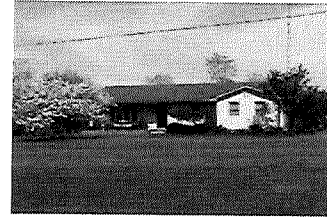
12473 TUSCOLA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-100-024	09/16/2021 RCEST	401	257,000	27,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	61	229,550	212,501
				E.C.F.
				1.080



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

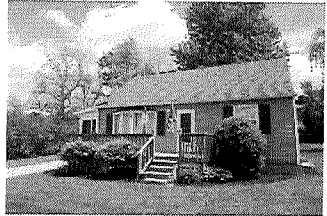
13318 N NEFF RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-12-100-034 09/10/2021 RCEST 401 210,000 21,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 62 188,200 205,802 0.914



12433 FIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-17-100-021 09/03/2021 10025 401 350,000 44,142
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 78 305,858 279,318 1.095



11086 N WEBSTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-20-300-010 09/03/2021 10024 401 115,000 16,732
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STY 59 98,268 114,451 0.859



13336 TUSCOLA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-11-400-085 08/26/2021 RCEST 401 260,000 19,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 56 216,960 150,093 1.446
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23900 16534 1.446



2449 W DODGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-35-100-023 08/20/2021 10022 401 305,000 65,760
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LVL 48 234,520 237,600 0.987
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4720 4782 0.987



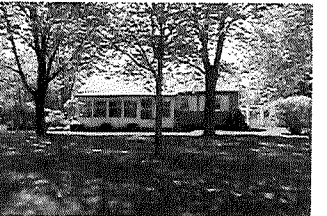
13532 TUSCOLA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-11-200-029 08/19/2021 RCEST 401 165,000 17,586
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 53 147,414 122,232 1.206



10478 N CLIO RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-26-100-029 08/13/2021 10024 401 205,000 14,999
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 56 190,001 143,647 1.323

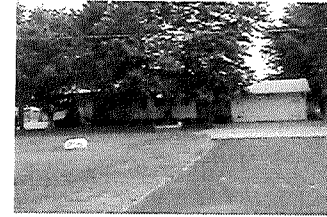


13085 N NEFF RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-11-576-005 08/09/2021 10022 401 134,000 18,165
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 50 115,835 110,397 1.049

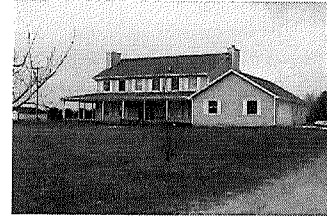


Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

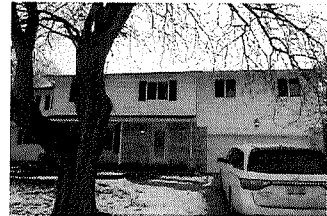
5066 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-29-400-006 08/05/2021 10024 401 165,000 13,616
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 56 151,384 118,239 1.280



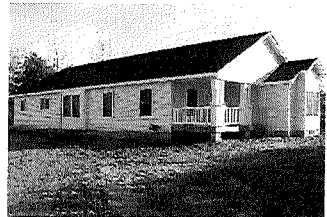
6068 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-30-400-028 07/19/2021 10025 401 235,000 19,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 75 216,000 318,949 0.677



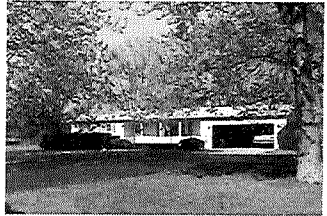
10467 MELINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-28-501-054 07/08/2021 10025 401 200,000 14,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 60 185,591 248,876 0.746



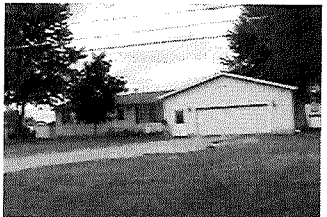
13044 N JENNINGS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-10-300-007 07/07/2021 RCEST 401 260,000 16,050
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 82 231,703 202,138 1.146
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12247 10685 1.146



12421 N LINDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-527-017 06/18/2021 10025 401 195,000 23,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 161,363 159,434 1.012
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10467 10342 1.012



10031 N JENNINGS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-28-576-003 05/26/2021 10024 401 200,000 12,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 59 185,137 180,991 1.023
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2454 2399 1.023



13270 TUSCOLA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-11-400-077 05/26/2021 RCEST 401 178,000 23,275
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 76 154,725 206,506 0.749



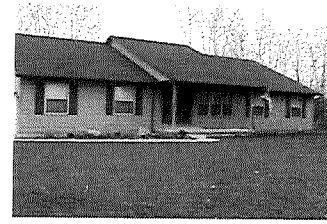
11316 N WEBSTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-20-100-004 05/21/2021 10025 401 199,900 22,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 62 177,400 178,583 0.993



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

9218 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-32-300-029	05/14/2021 10025	401	349,900	22,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	78	310,961	286,084
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16579	15252	1.087	



3357 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-15-502-019	04/27/2021 10024	401	175,000	12,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	62	162,025	145,817
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16579	15252	1.087	



10149 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-28-576-014	04/20/2021 10024	401	165,000	12,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	54	152,591	134,524
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16579	15252	1.087	



13117 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-11-576-014	04/19/2021 10022	401	209,000	39,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	169,360	227,930
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16579	15252	1.087	



5333 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-20-100-013	03/31/2021 10024	401	136,000	13,225
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	60	121,886	133,089
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	889	970	0.916	



5435 SPRING GARDEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-29-100-022	03/22/2021 10025	401	255,000	16,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	54	238,050	177,572
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	889	970	0.916	



10106 N ELMS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-30-300-004	03/12/2021 10025	401	235,000	42,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	68	185,513	208,081
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7187	8062	0.892	



2496 W WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-23-300-012	02/12/2021 RCEST	401	175,000	16,585
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	82	158,415	241,424
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7187	8062	0.892	



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

12496 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-15-502-004	02/11/2021 10024	401	125,000	12,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	64	112,025	165,914
				E.C.F. 0.675



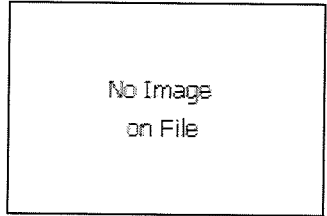
4278 W FRANCES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-33-300-015	02/08/2021 10024	401	130,000	12,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STY	48	100,843	83,865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16748	13928	1.202	



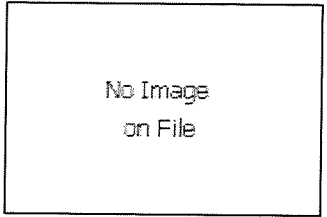
12355 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-15-200-022	01/20/2021 RCEST	401	131,900	17,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	57	114,900	121,150
				E.C.F. 0.948



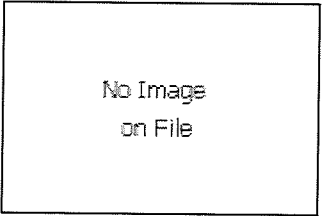
9468 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-32-501-006	01/05/2021 10024	401	200,000	13,273
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	57	184,056	156,175
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2671	2266	1.179	



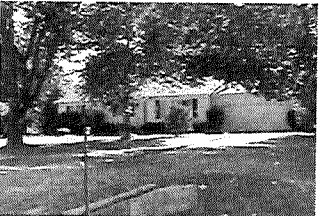
11185 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-576-020	01/05/2021 10024	401	149,000	26,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	45	122,400	156,132
				E.C.F. 0.784



10450 N LINDEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-28-501-007	12/29/2020 10024	401	164,999	14,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	61	150,590	136,167
				E.C.F. 1.106



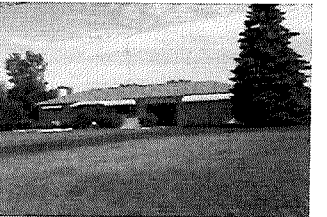
3480 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-10-300-010	12/11/2020 RCEST	401	279,900	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	96	264,900	248,638
				E.C.F. 1.065



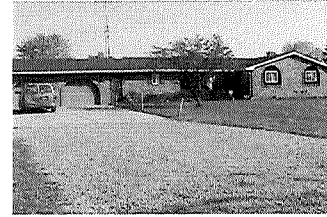
5458 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-17-300-015	11/20/2020 10025	401	127,000	22,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	50	104,500	120,249
				E.C.F. 0.869



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

11170 N LINDEN RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-21-300-003		11/17/2020		10024	401	200,000	21,700
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		62	178,300	207,552	0.859



12340 N CLIO RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-14-501-011		10/30/2020		10022	401	160,000	14,217
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1.5 STY		53	143,273	129,393	1.107
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		2510		2266	1.107		



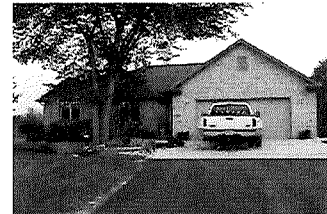
12456 TUSCOLA RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-14-100-079		10/23/2020		RCEST	401	164,900	19,650
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		58	143,536	149,693	0.959
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		1714		1788	0.959		



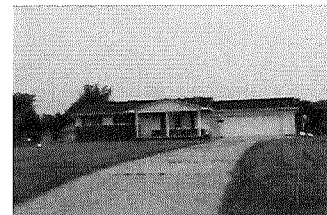
9308 N WEBSTER RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-32-100-026		10/23/2020		10024	401	229,000	14,628
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		BI-LVL		60	196,310	172,397	1.139
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		18062		15862	1.139		



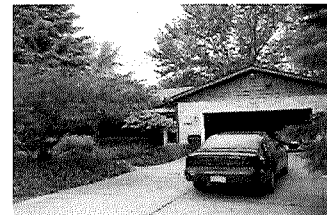
11070 N ELMS RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-19-300-021		10/23/2020		10025	401	365,000	16,900
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		75	331,557	240,379	1.379
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		16543		11994	1.379		



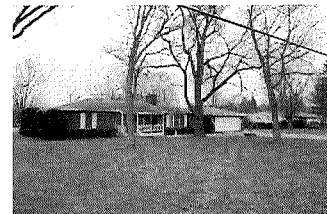
5300 W FRANCES RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-32-300-020		10/23/2020		10024	401	215,000	12,918
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		75	202,082	207,131	0.976



4480 W FRANCES RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-33-300-011		10/22/2020		10025	401	185,000	24,250
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		64	143,619	197,174	0.728
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		17131		23519	0.728		

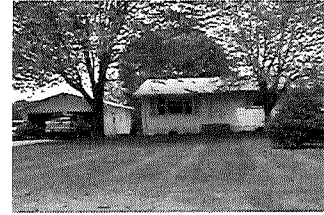


10478 N CLIO RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-26-100-029		10/14/2020		10024	401	140,000	14,999
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STY		56	125,001	143,647	0.870



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

4066 FIELD RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-16-200-023		10/13/2020		10024	401	149,900	12,975
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		1 STY	58	136,925	135,911	1.007	



2093 MORGAN RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-14-200-051		09/25/2020		RCEST	401	170,000	19,500
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		2 STY	48	138,158	142,256	0.971	
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		12342		12708	0.971		



9108 N WEBSTER RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-32-551-012		09/23/2020		10025	401	205,000	22,500
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		1 STY	60	173,291	219,550	0.789	
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		9209		11667	0.789		



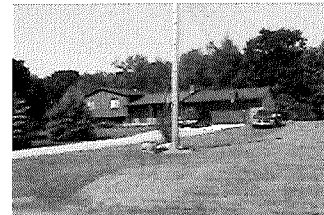
13468 N JENNINGS RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-10-501-001		09/16/2020		10024	401	140,000	17,889
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		TRI-LVL	54	122,111	129,248	0.945	



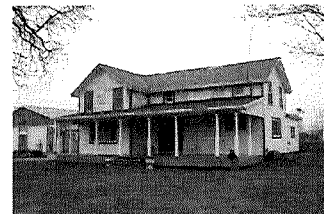
10508 MELINDA DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-28-501-018		09/14/2020		10024	401	169,000	14,434
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		BI-LVL	60	154,566	154,578	1.000	



11107 N WEBSTER RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-19-400-010		09/03/2020		10024	401	170,000	15,000
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		QUAD-LVL	71	155,000	172,710	0.897	



10180 N WEBSTER RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-29-300-003		09/01/2020		10024	401	280,000	25,100
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		1 3/4 STY	58	182,359	130,046	1.402	
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		72541		51731	1.402		



6390 W DODGE RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
18-30-300-009		08/25/2020		10024	401	247,000	38,892
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		1 STY	56	183,838	182,943	1.005	
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.		
		24270		24152	1.005		

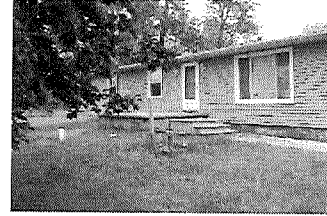


Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

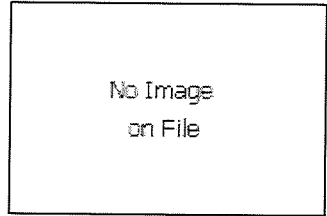
1297 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-12-100-020 08/18/2020 RCEST 401 207,000 50,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 63 147,517 169,229 0.872
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9443 10833 0.872



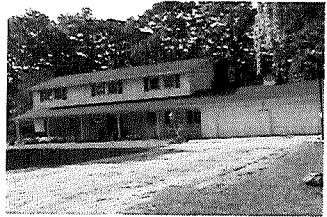
13160 N SAGINAW RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-11-300-016 08/17/2020 RCEST 401 144,000 11,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 50 132,745 97,685 1.359



10280 N CLIO RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-100-001 08/14/2020 10024 401 150,000 20,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 51 129,300 151,988 0.851



5419 SPRING GARDEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-29-100-030 08/11/2020 10025 401 325,000 116,469
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 57 208,531 258,137 0.808



3215 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-10-200-003 08/10/2020 RCEST 401 201,000 19,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STY 48 181,790 138,063 1.317



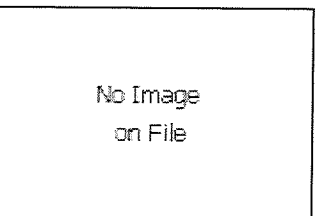
5459 W FARRAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-100-032 08/06/2020 10024 401 240,000 13,457
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 96 225,411 282,506 0.798
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1132 1418 0.798



12241 N WEBSTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-18-400-002 07/30/2020 10024 401 265,000 22,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 242,250 297,149 0.815



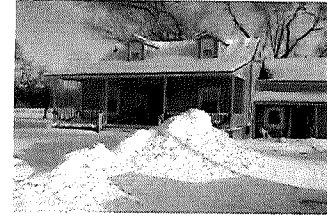
12330 N CLIO RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-14-501-010 07/30/2020 10022 401 152,000 13,792
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 54 138,208 146,825 0.941



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST
RC-EAST

13176 TUSCOLA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-400-083	07/01/2020 RCEST	401	259,000	48,933	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	52	208,581	153,598	1.358
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1486	1094	1.358		



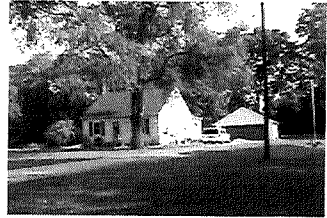
12116 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-17-551-006	06/17/2020 10024	401	124,900	19,442	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	57	105,458	97,546	1.081



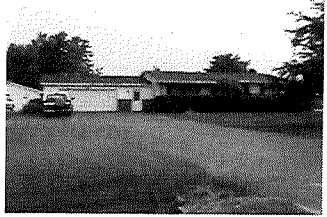
5144 W WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-20-400-003	06/08/2020 10024	401	150,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STY	48	87,379	85,711	1.019
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12621	12380	1.019		



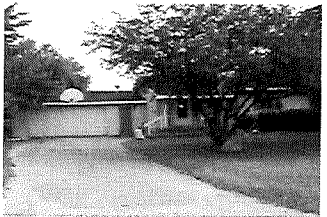
6404 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-30-300-008	06/05/2020 10024	401	135,000	16,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	63	109,341	129,691	0.843
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9459	11220	0.843		



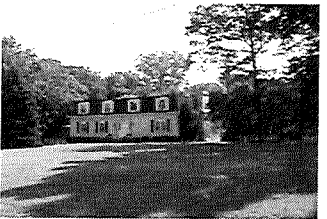
6224 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-30-400-022	06/01/2020 10024	401	78,400	14,628	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	54	63,772	94,365	0.676



11248 N ELMS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-19-300-011	05/19/2020 10025	401	200,000	23,808	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	63	169,806	214,145	0.793
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6386	8054	0.793		



10344 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-29-100-025	04/24/2020 10025	401	235,000	42,339	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	57	190,590	187,683	1.015
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2071	2040	1.015		



Neighborhoods Used: 10022 - 10022 R-EAST, 10024 - 10024 R-C WEST, 10025 - 10025 R-C+WEST, RCEST - RCEST RC-EAST

Table with 7 columns: Style, and 6 columns of costs (91..100, 81..90, 71..80, 61..70, 51..60, 0..50). Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Costs by Manual : 16,183,975
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 479,893
Total Commercial Costs by Manual : 0

Table with 7 columns: Style, and 6 columns of residual values (91..100, 81..90, 71..80, 61..70, 51..60, 0..50). Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Sale Residual Values : 16,152,473
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 514,345
Total Commercial Sale Residual Values : 0

Table with 6 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: After Application of E.C.F.s

Table with 7 columns: Style, and 6 columns of Economic Condition Factor Estimates (# of data points) (91..100, 81..90, 71..80, 61..70, 51..60, 0..50). Rows include 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO.

Neighborhoods Used: 10015 - 10015 R-A

12326 FIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-528-023 10/29/2021 10015 401 309,900 28,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+STY 98 281,263 284,390 0.989



12350 FIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-528-003 09/30/2021 10015 401 310,000 29,615
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 98 280,385 304,456 0.921



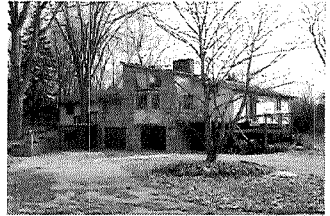
12375 SEQUOIA LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-528-009 05/26/2021 10015 401 422,000 38,075
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 81 383,925 455,147 0.844



12316 FIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-528-024 03/08/2021 10015 401 264,900 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 97 239,900 257,078 0.933



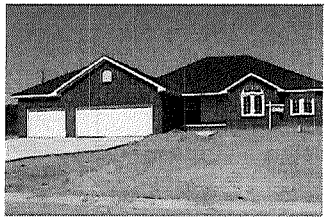
2161 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-200-012 11/06/2020 10015 401 475,000 69,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 73 405,630 479,762 0.845



5355 W FARRAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-501-003 11/05/2020 10015 401 260,000 16,214
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+STY 75 243,786 419,578 0.581



5256 SEQUOIA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-17-528-004 10/30/2020 10015 401 230,000 38,025
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 191,975 295,608 0.649



6183 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-31-200-015 10/08/2020 10015 401 290,000 22,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 76 254,293 315,493 0.806
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13207 16386 0.806



01/24/2023

ECF Analysis for: 18 - VIENNA TOWNSHIP

Page: 2/4

03:45 PM

DB: Vienna Twp 2023

Neighborhoods Used: 10015 - 10015 R-A

12446 SILVER CREEK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-15-528-011	10/05/2020 10015	401	385,000	16,476	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	78	368,524	326,449	1.129



Neighborhoods Used: 10015 - 10015 R-A

```

<<<<<<<<<<<<
Single Family Computed Costs by Manual
>>>>>>>>>>
* Style *
>1<2 STY      91..100      81..90      71..80      61..70      51..60      0..50
3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
1 1/4 STY     3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
1 3/4 STY     3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
1 STY         3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
1+STY        3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
1.5 STY      3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
2 STY        3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
BI-LVL       3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
CONDO        3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
DOUBLE WIDE  3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
DUPLEX       3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
GARAGE ONLY  3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
MANUFACTURED 3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
MODULAR      3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
MULTI-FAMILY 3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
NO HOUSE     3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
QUAD-LVL    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
TRI-LVL     3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962
3,137,962    3,137,962    3,137,962    3,137,962    3,137,962    3,137,962

```

Total Single Family Costs by Manual : 3,137,962
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 16,386
Total Commercial Costs by Manual : 0

```

<<<<<<<<<<<<
Single Family Sale Residual Values
>>>>>>>>>>
* Style *
>1<2 STY      91..100      81..90      71..80      61..70      51..60      0..50
2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
1 1/4 STY     2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
1 3/4 STY     2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
1 STY         2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
1+STY        2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
1.5 STY      2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
2 STY        2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
BI-LVL       2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
CONDO        2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
DOUBLE WIDE  2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
DUPLEX       2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
GARAGE ONLY  2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
MANUFACTURED 2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
MODULAR      2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
MULTI-FAMILY 2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
NO HOUSE     2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
QUAD-LVL    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
TRI-LVL     2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681
2,649,681    2,649,681    2,649,681    2,649,681    2,649,681    2,649,681

```

Total Single Family Sale Residual Values : 2,649,681
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 13,207
Total Commercial Sale Residual Values : 0

```

<<<<<<<<<<<<
Statistics for this Analysis
>>>>>>>>>>
# Valid # Invalid      Coefficient of      Coefficient of      Price Related
Sales   Sales         Dispersion (%)      Variation (%)        Differential
  9         4           14.17              19.15               1.021
After Application of E.C.F.s 13.94              18.90               1.020

```

```

<<<<<<<
Economic Condition Factor Estimates (# of data points)
>>>>>>>
* Style *
>1<2 STY      91..100      81..90      71..80      61..70      51..60      0..50
0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
1 1/4 STY     0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
1 3/4 STY     0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
1 STY         0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
1+STY        0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
1.5 STY      0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
2 STY        0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
BI-LVL       0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
CONDO        0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
DOUBLE WIDE  0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
DUPLEX       0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)
GARAGE ONLY  0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)    0.844( 9)

```

Neighborhoods Used: 10015 - 10015 R-A

MANUFACTURED	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
MODULAR	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
MULTI-FAMILY	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
NO HOUSE	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
QUAD-LVL	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
TRI-LVL	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)
	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)	0.844 (9)

- Single Family E.C.F. : 0.844 (9)
- Mobile Home E.C.F. : 1.000 (0)
- Town Home E.C.F. : 1.000 (0)
- Agricultural E.C.F. : 0.806 (1)
- Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022

Terms Selected: 1
Analyze by Style:
Analyze by %Good:

Show Valid Data : X
Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 10015 - 10015 R-A

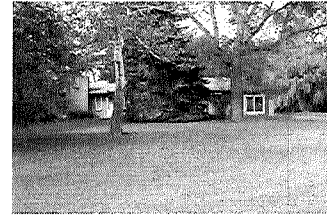
Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

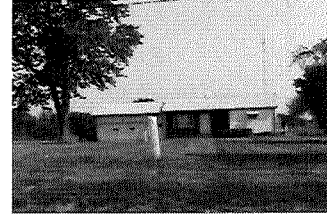
Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 126.126 MT MORRIS

9469 N SAGINAW RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-36-200-018		01/14/2022	126	401	125,000	20,970
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	55	104,030	122,719	0.848	



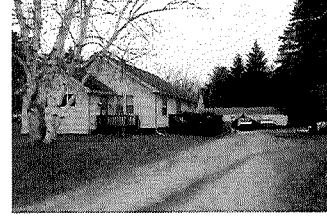
1152 W DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-25-400-007		06/15/2021	126	401	170,000	39,432
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	71	120,494	151,405	0.796	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10074	12659	0.796		



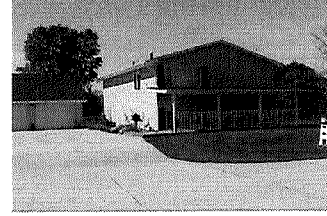
2394 W FRANCES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-35-300-015		12/07/2020	126	401	265,000	52,757
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	82	212,243	354,215	0.599	



2238 W DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-26-400-011		09/18/2020	126	401	155,000	21,660
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STY	60	133,340	140,964	0.946	



9503 N NEFF RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-35-200-009		09/02/2020	126	401	150,400	19,485
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LVL	60	130,915	134,268	0.975	



9105 N NEFF RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-35-400-021		07/31/2020	126	401	80,429	15,331
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	63	58,257	74,792	0.779	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		6841	8782	0.779		



9425 N NEFF RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-35-200-036		07/29/2020	126	401	299,900	31,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	80	255,894	321,703	0.795	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12106	15219	0.795		



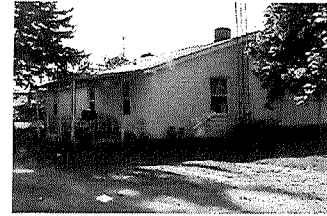
2027 W DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-35-200-015		07/24/2020	126	401	110,000	13,628
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	69	96,372	138,849	0.694	



Neighborhoods Used: 10023 - 10023 R-CD

13080 N SAGINAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-552-005	10/25/2021 10023	401	145,000	13,593	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	51	114,964	76,197	1.509
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16443	10898	1.509		



13048 FARR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-552-011	09/30/2021 10023	401	119,000	10,964	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	53	108,036	66,340	1.629



13310 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-501-006	07/30/2021 10023	401	156,000	12,012	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	83	143,988	184,068	0.782



2083 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-23-526-014	07/26/2021 10023	401	105,000	12,404	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX	70	92,596	157,242	0.589



13040 FARR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-11-552-012	12/04/2020 10023	401	101,000	11,326	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	54	89,674	75,054	1.195



2089 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-23-526-021	04/27/2020 10023	401	70,000	15,686	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STY	65	54,314	126,206	0.430



Neighborhoods Used: 10023 - 10023 R-CD

Single Family Computed Costs by Manual

Table with 7 columns: Style, and 6 columns of values. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Costs by Manual : 685,108
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 10,898
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, and 6 columns of values. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Sale Residual Values : 603,572
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 16,443
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include data for sales and after application of E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, and 6 columns of values. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY.

01/26/2023
09:33 AM

Neighborhoods Used: 10023 - 10023 R-CD

MANUFACTURED	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)
MODULAR	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)
MULTI-FAMILY	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)
NO HOUSE	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)
QUAD-LVL	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)
TRI-LVL	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)	0.881(6)

Single Family E.C.F. : 0.881 (6)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.509 (1)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 1

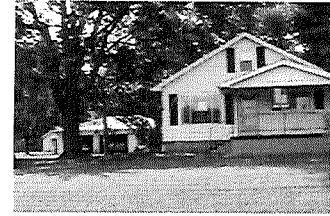
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 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 10023 - 10023 R-CD

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 125 - 125 D, 124 - 124 D2, RDWST - RDWST RD-WEST, RDEST - RDEST RD-EAST

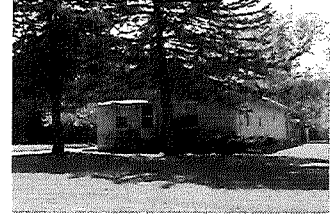
2333 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-35-100-018	03/08/2022 RDWST	401	96,900	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	48	61,900	81,050
				E.C.F. 0.764



12305 ALEXANDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-15-200-051	02/02/2022 RDEST	401	125,000	25,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	48	99,800	91,761
				E.C.F. 1.088



2402 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-11-300-027	08/31/2021 RDEST	401	105,000	12,287
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STY	51	92,713	80,585
				E.C.F. 1.150



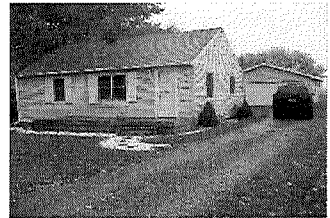
13196 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-12-300-017	07/26/2021 RDEST	401	105,000	71,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	51	31,438	73,694
Agricultural Buildings:			ResidualValue 1642	CostByManual 3849
				E.C.F. 0.427
				0.427



5250 W FRANCES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-32-400-019	05/14/2021 RDWST	401	97,000	11,767
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	48	85,233	56,881
				E.C.F. 1.498



3107 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-34-200-005	05/07/2021 RDWST	401	147,000	12,276
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	65	134,724	120,999
				E.C.F. 1.113



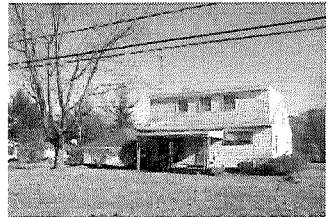
6152 W WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-19-400-017	03/16/2021 125	401	158,000	102,230
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	47	44,192	97,146
Agricultural Buildings:			ResidualValue 11578	CostByManual 25452
				E.C.F. 0.455
				0.455



11124 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-20-300-013	02/16/2021 RDWST	401	120,000	17,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STY	48	102,695	89,761
				E.C.F. 1.144

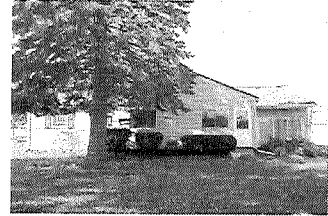


Neighborhoods Used: 125 - 125 D, 124 - 124 D2, RDWST - RDWST RD-WEST, RDEST - RDEST RD-EAST

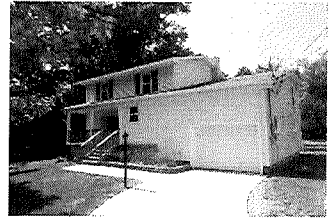
12311 N CLIO RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-15-200-028 02/02/2021 RDEST 401 249,900 38,664
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 75 211,236 203,072 1.040



13011 N NEFF RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-11-400-025 02/01/2021 RDEST 401 150,400 32,374
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 50 118,026 114,503 1.031



13645 TUSCOLA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-12-100-029 12/28/2020 RDEST 401 149,500 17,218
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 74 132,282 125,434 1.055



11401 PETERSON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-100-025 12/18/2020 125 401 112,500 16,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 61 94,272 139,246 0.677
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1408 2080 0.677



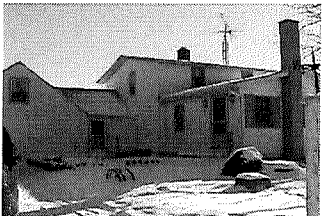
4168 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-400-013 12/10/2020 RDWST 401 152,000 18,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 45 133,700 97,572 1.370



2468 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-300-011 11/30/2020 RDWST 401 124,900 15,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 50 109,900 78,519 1.400



10308 JAMIESON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-200-002 10/26/2020 RDWST 401 40,000 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 48 10,000 12,659 0.790



6036 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-30-400-002 10/15/2020 RDWST 401 260,000 16,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 63 243,100 253,789 0.958



Neighborhoods Used: 125 - 125 D, 124 - 124 D2, RDWST - RDWST RD-WEST, RDEST - RDEST RD-EAST

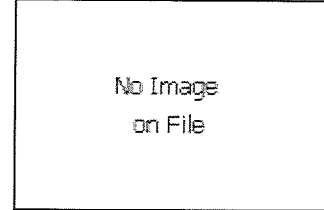
5347 W VIENNA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-20-100-024	06/19/2020 RDWST	401	130,000	81,911	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	42	43,157	131,537	0.328
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4932	15031	0.328		



12487 N SAGINAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-14-200-004	04/24/2020 RDEST	401	93,500	16,820	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	45	76,680	85,479	0.897



Neighborhoods Used: 29 - 29 CONDO

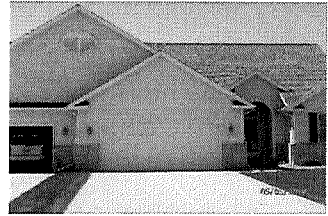
1300 CARPATHIAN WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-033 03/18/2022 29 401 230,000 20,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 209,297 229,506 0.912



1316 CARPATHIAN WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-128 03/10/2022 29 401 182,000 20,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 161,297 205,599 0.785



12031 SCHONBORN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-003 02/14/2022 29 401 190,000 20,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 78 169,297 185,845 0.911



3108 AMSTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-003 11/04/2021 29 401 183,000 20,223
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 162,777 184,861 0.881



3186 AMSTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-023 10/06/2021 29 401 187,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 81 166,888 187,175 0.892



11052 KASTEEL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-23-651-025 09/01/2021 29 401 189,900 21,519
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 78 168,381 190,640 0.883



3164 AMSTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-018 08/18/2021 29 401 185,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 81 164,888 186,564 0.884

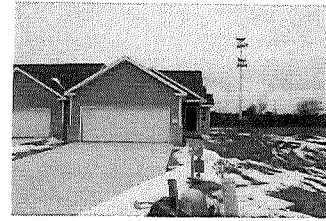


12022 INNSBRUCK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-073 08/03/2021 29 401 185,000 20,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 164,437 185,502 0.886



Neighborhoods Used: 29 - 29 CONDO

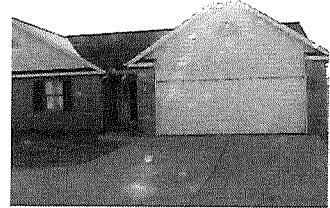
12113 INNSBRUCK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-099 03/29/2021 29 401 190,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 96 170,000 217,691 0.781



3123 AMSTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-044 03/15/2021 29 401 165,900 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 82 145,788 192,992 0.755



3166 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-057 02/04/2021 29 401 157,000 20,212
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 136,788 184,861 0.740



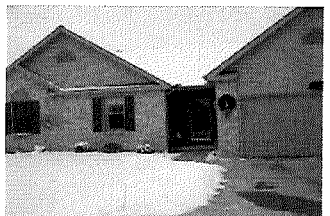
1333 BRENNER PASS
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-064 01/19/2021 29 401 169,900 20,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 81 149,197 213,936 0.697



12070 INNSBRUCK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-107 12/16/2020 29 401 168,900 20,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 82 148,337 192,490 0.771



3154 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-055 12/14/2020 29 401 172,500 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 77 152,388 182,711 0.834



1307 W WINDMILL PT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-601-003 12/08/2020 29 401 202,900 24,389
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 90 178,511 278,411 0.641



11434 W WINDMILL PT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-601-035 11/18/2020 29 401 199,000 23,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 96 175,500 244,986 0.716



Neighborhoods Used: 29 - 29 CONDO

12109 INNSBRUCK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-651-098	11/12/2020 29	401	192,900	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	96	172,900	225,822
				E.C.F. 0.766



1295 CARPATHIAN WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-651-028	10/29/2020 29	401	153,500	20,563
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	79	132,937	182,111
				E.C.F. 0.730



11432 W WINDMILL PT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-601-036	10/15/2020 29	401	196,000	23,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	96	172,500	246,132
				E.C.F. 0.701



12056 SCHONBORN PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-651-050	10/13/2020 29	401	155,000	20,563
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	79	134,437	185,439
				E.C.F. 0.725



3135 AMSTERDAM DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-676-041	10/07/2020 29	401	161,500	24,262
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	137,238	215,064
				E.C.F. 0.638



3171 AMSTERDAM DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-676-034	10/02/2020 29	401	165,000	20,112
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	81	144,888	195,998
				E.C.F. 0.739



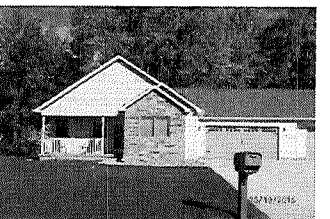
3186 AMSTERDAM DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-676-023	10/01/2020 29	401	166,500	20,112
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	81	146,388	187,175
				E.C.F. 0.782



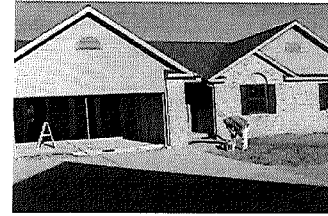
1302 W WINDMILL PT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-601-018	10/01/2020 29	401	175,000	24,389
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	93	150,611	237,345
				E.C.F. 0.635



Neighborhoods Used: 29 - 29 CONDO

3158 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-056 09/25/2020 29 401 150,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 79 129,888 182,546 0.712



3117 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-077 09/04/2020 29 401 158,000 20,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 137,609 186,860 0.736



12025 INNSBRUCK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-077 09/03/2020 29 401 175,000 20,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 154,437 223,058 0.692



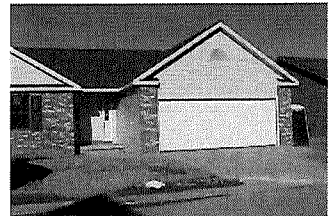
3141 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-071 08/25/2020 29 401 153,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 132,888 184,861 0.719



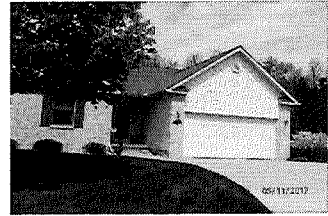
12019 INNSBRUCK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-13-651-075 07/28/2020 29 401 160,000 20,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 81 139,297 196,396 0.709



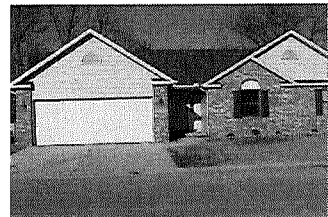
3138 ROTTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-051 07/24/2020 29 401 155,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 77 134,888 178,461 0.756



11062 KASTEEL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-23-651-023 06/30/2020 29 401 149,000 22,005
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 78 126,995 184,485 0.688



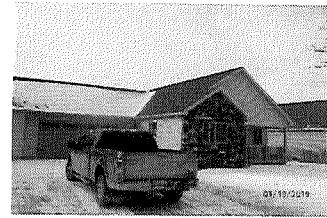
3112 AMSTERDAM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-676-004 06/29/2020 29 401 152,000 20,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 131,888 186,773 0.706



Neighborhoods Used: 29 - 29 CONDO

11463 W WINDMILL PT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-601-045	06/11/2020 29	401	199,000	23,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	95	175,500	236,597	0.742



Neighborhoods Used: 29 - 29 CONDO

<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Costs by Manual : 6,698,890
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

<<<<<<<<<<<<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY, MANUFACTURED, MODULAR, MULTI-FAMILY, NO HOUSE, QUAD-LVL, TRI-LVL.

Total Single Family Sale Residual Values : 5,079,060
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include After Application of E.C.F.s

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include >1<2 STY, 1 1/4 STY, 1 3/4 STY, 1 STY, 1+STY, 1.5 STY, 2 STY, BI-LVL, CONDO, DOUBLE WIDE, DUPLEX, GARAGE ONLY.

Neighborhoods Used: 29 - 29 CONDO

MANUFACTURED	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)
MODULAR	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)
MULTI-FAMILY	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)
NO HOUSE	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)
QUAD-LVL	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)
TRI-LVL	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)	0.758 (33)

Single Family E.C.F. : 0.758 (33)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 03/31/2022

Terms Selected: 1
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 29 - 29 CONDO

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 10020 - 10020 ULA, 10019 - 10019 DENISE

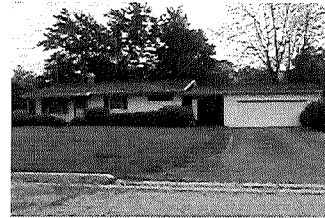
2187 HAYWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-526-013	03/17/2022 10019	401	198,000	14,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	66	183,941	179,348
				E.C.F.
				1.026



2441 MEADOWBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-26-552-033	03/14/2022 10019	401	139,000	18,186
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	50	120,814	128,954
				E.C.F.
				0.937



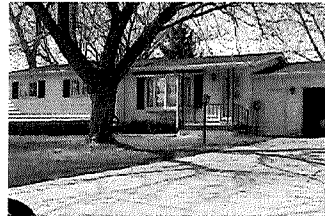
12445 JOEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-527-011	12/01/2021 10019	401	167,000	30,052
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LVL	63	134,874	147,828
				E.C.F.
				0.912
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2074	2273	0.912	



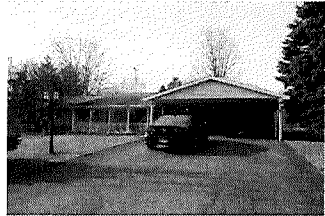
2164 HAYWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-11-577-005	11/01/2021 10019	401	162,800	16,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	65	146,470	121,698
				E.C.F.
				1.204



10505 VARNA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-26-503-002	10/08/2021 10019	401	225,000	17,119
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	63	207,881	235,655
				E.C.F.
				0.882



12506 JOEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-527-033	08/05/2021 10019	401	137,000	13,921
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	55	123,079	94,191
				E.C.F.
				1.307



12453 JOEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-14-527-009	07/30/2021 10019	401	160,000	15,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	65	144,821	172,824
				E.C.F.
				0.838



2445 BINGHAM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-26-300-027	07/27/2021 10019	401	113,300	19,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	68	89,090	146,495
				E.C.F.
				0.608
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5010	8238	0.608	



Neighborhoods Used: 10020 - 10020 ULA, 10019 - 10019 DENISE

11082 VARNA ST
Parcel Number 18-23-551-035
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/12/2021 10019	401	165,000	14,831
%Good	ResidualValue	CostByManual	E.C.F.
65	150,169	151,269	0.993



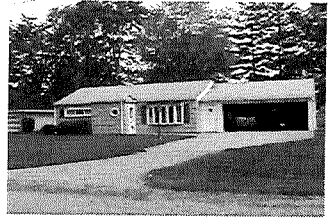
2488 MEADOWBROOK LN
Parcel Number 18-26-552-042
Occupancy Single Family
Style BI-LVL

** Valid Sale	** Class	AdjSalePrice	LandValue
06/24/2021 10019	401	126,500	15,957
%Good	ResidualValue	CostByManual	E.C.F.
62	110,543	183,886	0.601



2436 VAUGHN DR
Parcel Number 18-14-503-021
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
06/18/2021 10020	401	100,000	12,491
%Good	ResidualValue	CostByManual	E.C.F.
48	87,509	72,363	1.209



2174 HAYWARD DR
Parcel Number 18-14-526-009
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/19/2021 10019	401	150,000	13,498
%Good	ResidualValue	CostByManual	E.C.F.
63	136,502	128,613	1.061



10496 VARNA ST
Parcel Number 18-26-503-011
Occupancy Single Family
Style 2 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
04/28/2021 10019	401	170,000	15,798
%Good	ResidualValue	CostByManual	E.C.F.
55	154,202	153,616	1.004



2363 MEADOWBROOK LN
Parcel Number 18-26-552-025
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
04/02/2021 10019	401	162,000	14,359
%Good	ResidualValue	CostByManual	E.C.F.
57	147,641	119,881	1.232



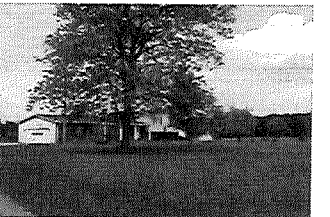
12469 JOEL DR
Parcel Number 18-14-527-005
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
02/05/2021 10019	401	110,000	13,167
%Good	ResidualValue	CostByManual	E.C.F.
60	96,833	97,333	0.995



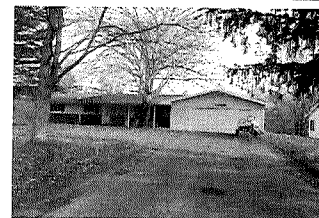
2110 BINGHAM RD
Parcel Number 18-26-200-006
Occupancy Single Family
Style BI-LVL
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
01/13/2021 10019	401	215,000	66,400
%Good	ResidualValue	CostByManual	E.C.F.
66	143,091	194,140	0.737
ResidualValue	CostByManual	E.C.F.	
5509	7475	0.737	

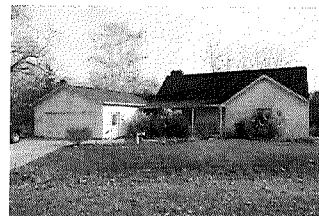


Neighborhoods Used: 10020 - 10020 ULA, 10019 - 10019 DENISE

10506 VARNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-503-012 12/03/2020 10019 401 163,000 15,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 65 147,202 178,945 0.823



10464 VARNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-26-503-008 11/09/2020 10019 401 177,000 20,751
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 67 156,249 178,703 0.874



12445 JOEL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-14-527-011 11/06/2020 10019 401 160,000 30,052
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LVL 63 127,980 147,828 0.866
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1968 2273 0.866



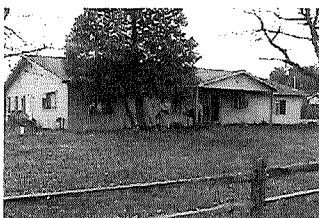
2032 DAVE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-11-400-015 10/22/2020 10019 401 128,000 21,468
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 48 106,532 100,035 1.065



9080 FORREST PINES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-31-552-015 09/29/2020 10019 401 199,000 17,688
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 67 181,312 151,164 1.199



2335 MCCOMB DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-14-100-056 09/25/2020 10020 401 175,000 17,050
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 41 122,011 121,225 1.006
Commercial Buildings: ResidualValue CostByManual E.C.F.
 35939 35708 1.006



2214 HAYWARD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-14-526-003 09/18/2020 10019 401 64,000 16,068
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 47,932 82,311 0.582



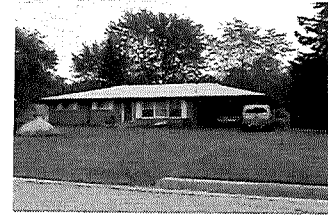
2307 ULA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-14-502-018 08/26/2020 10020 401 97,000 13,176
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 49 83,824 63,816 1.314



Neighborhoods Used: 10020 - 10020 ULA, 10019 - 10019 DENISE

2421 MEADOWBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-26-552-031	08/17/2020 10019	401	148,500	14,446	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	57	134,054	149,264	0.898



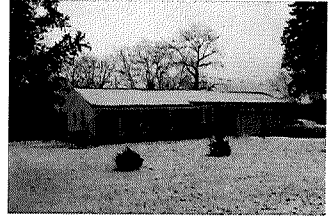
2456 BINGHAM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-26-100-007	06/01/2020 10019	401	110,000	13,851	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	96,149	115,376	0.833



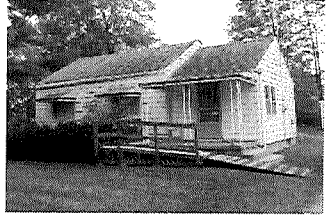
12068 BELANN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-14-576-004	05/04/2020 10019	401	135,000	14,039	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	120,961	136,585	0.886



2483 BINGHAM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-26-300-039	04/30/2020 10019	401	89,900	15,514	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	40	74,386	65,050	1.144



Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

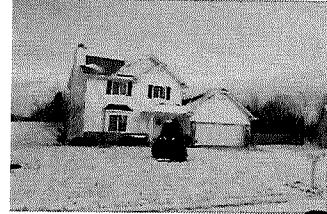
3188 CENTENNIAL OAK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-601-048	03/16/2022 10031	401	237,000	20,571
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LVL	92	216,429	208,174
				E.C.F. 1.040



11460 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-033	12/17/2021 10029	401	225,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	80	205,000	199,648
				E.C.F. 1.027



11340 AUTUMN BREEZE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-601-076	11/18/2021 10031	401	210,200	20,502
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	81	189,698	188,721
				E.C.F. 1.005



11414 HIDDEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-602-038	11/10/2021 10030	401	244,900	24,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	95	220,900	216,882
				E.C.F. 1.019



11316 AUTUMN BREEZE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-601-073	11/08/2021 10031	401	215,000	20,571
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	82	194,429	192,788
				E.C.F. 1.009



11108 PHEASANT RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-677-004	10/29/2021 10031	401	224,000	27,246
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	81	196,754	210,053
				E.C.F. 0.937



11315 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-011	10/04/2021 10029	401	255,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	78	235,000	218,974
				E.C.F. 1.073



11189 PHEASANT RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-677-104	08/11/2021 10031	401	255,000	24,711
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	81	230,289	315,040
				E.C.F. 0.731



Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

11397 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-005 06/30/2021 10031 401 217,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 196,429 192,200 1.022



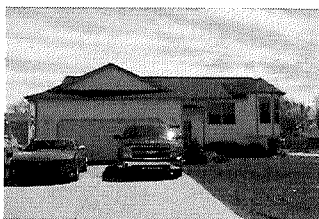
11378 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-013 05/17/2021 10031 401 203,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 81 182,429 192,229 0.949



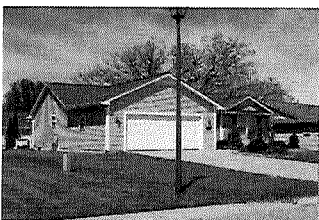
3227 CENTENNIAL OAK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-059 04/30/2021 10031 401 209,900 23,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 91 186,142 226,540 0.822



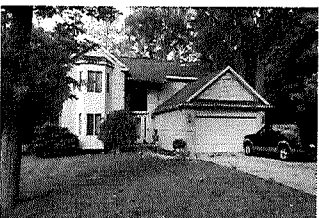
11276 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-068 03/12/2021 10031 401 191,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 82 170,429 227,562 0.749



3257 CENTENNIAL OAK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-017 02/12/2021 10031 401 160,000 20,502
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 81 139,498 190,295 0.733



4080 BARKER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-626-060 01/15/2021 10029 401 215,000 20,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 76 194,268 346,366 0.561



4121 MCCORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-626-016 12/07/2020 10029 401 212,600 25,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 77 187,438 225,907 0.830



3401 ELMWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-602-060 10/29/2020 10030 401 185,000 24,356
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 82 160,644 212,731 0.755



Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

4113 WICKER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-626-021	09/08/2020 10029	401	173,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77	153,000	225,428	0.679



11354 HIDDEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-602-053	08/28/2020 10030	401	195,000	24,356	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	170,644	217,811	0.783



11436 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-626-036	07/28/2020 10029	401	178,400	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77	158,400	184,755	0.857



4119 BARKER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-626-004	07/23/2020 10029	401	177,500	21,949	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	76	154,848	209,926	0.738
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			703	954	0.738



11332 AUTUMN BREEZE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-601-075	07/22/2020 10031	401	177,400	20,502	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	156,898	201,243	0.780



11460 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-21-626-033	06/26/2020 10029	401	184,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	164,000	199,648	0.821



11390 HIDDEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-602-044	06/12/2020 10030	401	184,900	24,356	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	160,544	204,126	0.786

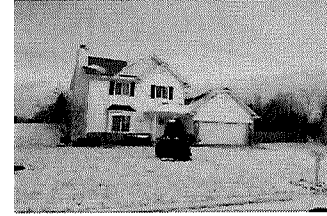


Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

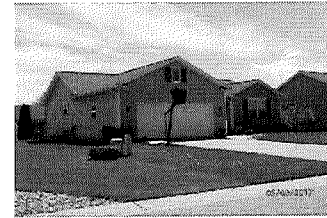
3188 CENTENNIAL OAK CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-601-048	03/16/2022 10031	401	237,000	20,571		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LVL	92	216,429	208,174	1.040	



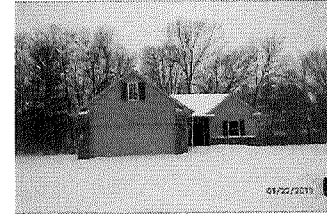
11460 GRAND OAKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-21-626-033	12/17/2021 10029	401	225,000	20,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	80	205,000	199,648	1.027	



11340 AUTUMN BREEZE TRL						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-601-076	11/18/2021 10031	401	210,200	20,502		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	81	189,698	188,721	1.005	



11414 HIDDEN OAKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-602-038	11/10/2021 10030	401	244,900	24,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	95	220,900	216,882	1.019	



11316 AUTUMN BREEZE TRL						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-601-073	11/08/2021 10031	401	215,000	20,571		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	82	194,429	192,788	1.009	



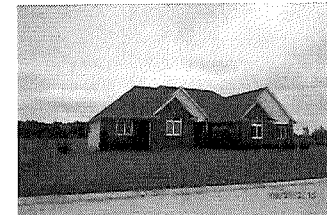
11108 PHEASANT RUN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-677-004	10/29/2021 10031	401	224,000	27,246		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	81	196,754	210,053	0.937	



11315 GRAND OAKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-21-626-011	10/04/2021 10029	401	255,000	20,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	78	235,000	218,974	1.073	



11189 PHEASANT RUN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18-22-677-104	08/11/2021 10031	401	255,000	24,711		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	81	230,289	315,040	0.731	



Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

11397 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-005 06/30/2021 10031 401 217,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 80 196,429 192,200 1.022



11378 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-013 05/17/2021 10031 401 203,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 81 182,429 192,229 0.949



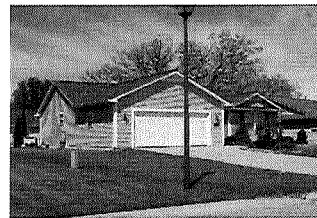
3227 CENTENNIAL OAK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-059 04/30/2021 10031 401 209,900 23,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 91 186,142 226,540 0.822



11276 AUTUMN BREEZE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-068 03/12/2021 10031 401 191,000 20,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 82 170,429 227,562 0.749



3257 CENTENNIAL OAK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-601-017 02/12/2021 10031 401 160,000 20,502
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 81 139,498 190,295 0.733



4080 BARKER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-626-060 01/15/2021 10029 401 215,000 20,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 76 194,268 346,366 0.561



4121 MCCORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-21-626-016 12/07/2020 10029 401 212,600 25,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 77 187,438 225,907 0.830



3401 ELMWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-602-060 10/29/2020 10030 401 185,000 24,356
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 82 160,644 212,731 0.755



Neighborhoods Used: 10029 - 10029 CENTENIAL OAKS, 10030 - 10030 HIDDEN OAKS, 10031 - 10031 REV CENTENIAL

4113 WICKER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-021	09/08/2020 10029	401	173,000	20,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77	153,000	225,428
				0.679



11354 HIDDEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-602-053	08/28/2020 10030	401	195,000	24,356
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	170,644	217,811
				0.783



11436 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-036	07/28/2020 10029	401	178,400	20,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77	158,400	184,755
				0.857



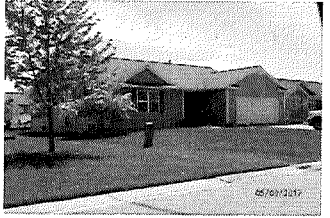
4119 BARKER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-004	07/23/2020 10029	401	177,500	21,949
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	76	154,848	209,926
				0.738
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	703	954	0.738	



11332 AUTUMN BREEZE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-601-075	07/22/2020 10031	401	177,400	20,502
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	156,898	201,243
				0.780



11460 GRAND OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-21-626-033	06/26/2020 10029	401	184,000	20,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	164,000	199,648
				0.821



11390 HIDDEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-602-044	06/12/2020 10030	401	184,900	24,356
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	82	160,544	204,126
				0.786

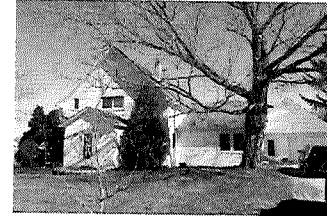


Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

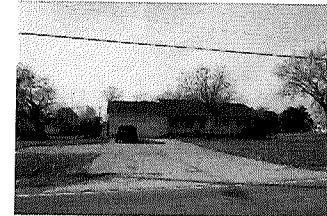
13394 N ELMS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-07-100-018 03/31/2022 20024 401 147,200 19,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STY 65 123,549 119,393 1.035
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4651 4494 1.035



3454 W DODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-27-300-011 03/21/2022 REV 401 168,000 13,899
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 70 137,527 194,213 0.708
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16574 23405 0.708



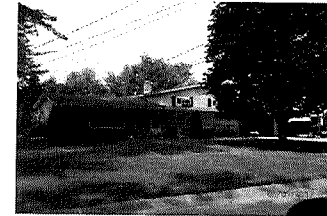
14019 N LINDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-05-400-026 03/14/2022 20024 401 180,000 16,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 75 163,800 175,112 0.935



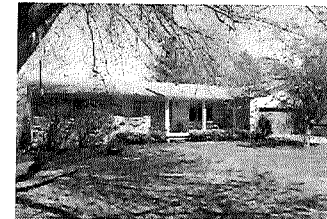
13136 N LINDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-09-552-012 03/11/2022 20024 401 231,000 12,705
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 218,295 209,695 1.041



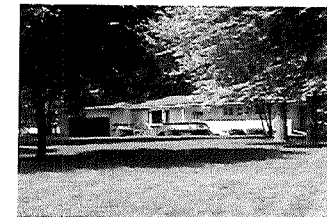
11427 COLONIAL WOODS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-504-026 01/14/2022 20025 401 229,000 12,876
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 70 216,124 183,662 1.177



3332 LESSIA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-27-502-002 01/14/2022 REV 401 213,000 19,176
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 193,824 180,852 1.072



3338 GERNADA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-27-502-075 12/17/2021 REV 401 190,000 12,828
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 177,172 181,721 0.975



6377 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-07-100-004 12/07/2021 20024 401 179,700 12,975
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LVL 65 166,725 170,152 0.980

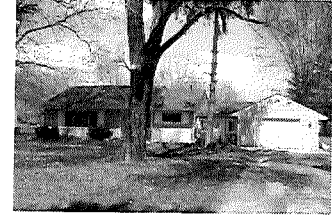


Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

14038 WEIR RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-04-400-025		12/06/2021		20022	150,000	22,500
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		65	127,500	140,690
						0.906



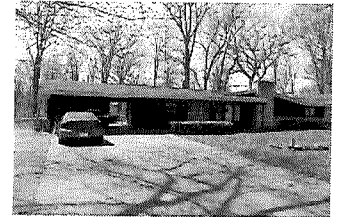
3096 W DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-400-033		11/19/2021		REV	122,200	12,638
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		60	109,562	99,188
						1.105



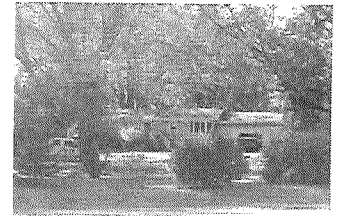
6280 W LAKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-06-300-020		11/08/2021		20024	350,000	86,460
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		80	233,136	359,066
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		30404		46828	0.649	



3083 WILMAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-576-012		11/05/2021		REV	167,000	14,154
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		65	152,846	159,425
						0.959



14391 N SAGINAW RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-03-100-025		11/05/2021		20001	180,000	36,994
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LVL			75	143,006	209,049
						0.684



13356 N LINDEN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-09-100-030		11/04/2021		20024	195,000	28,750
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		75	166,250	245,284
						0.678



1337 W HURD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-300-029		10/21/2021		REV	260,000	24,098
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	STY		75	235,902	220,779
						1.069



1379 W HURD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-300-023		10/06/2021		REV	197,612	25,587
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR			70	172,025	153,063
						1.124



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

5402 W FARRAND RD
Parcel Number 18-08-551-006
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/29/2021 20024	401	195,000	35,000
%Good	ResidualValue	CostByManual	E.C.F.
75	160,000	252,903	0.633



3392 MICHELLE CT
Parcel Number 18-27-502-047
Occupancy Single Family
Style 2 STY
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/20/2021 REV	401	260,000	13,757
%Good	ResidualValue	CostByManual	E.C.F.
75	244,395	223,128	1.095
ResidualValue 1848		CostByManual 1687	E.C.F. 1.095



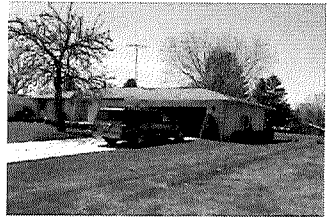
10378 RENE DR
Parcel Number 18-27-502-011
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/14/2021 REV	401	170,000	13,609
%Good	ResidualValue	CostByManual	E.C.F.
65	156,391	166,986	0.937



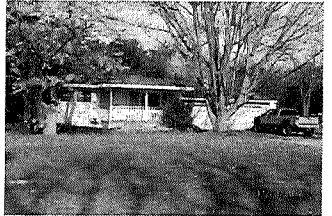
10509 RENE DR
Parcel Number 18-27-501-009
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/14/2021 REV	401	175,000	13,628
%Good	ResidualValue	CostByManual	E.C.F.
70	161,372	165,882	0.973



3128 W WILSON RD
Parcel Number 18-22-400-024
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/10/2021 20024	401	190,000	36,100
%Good	ResidualValue	CostByManual	E.C.F.
65	153,900	161,556	0.953



13208 N LINDEN RD
Parcel Number 18-09-552-006
Occupancy Single Family
Style BI-LVL

** Valid Sale	** Class	AdjSalePrice	LandValue
09/10/2021 20024	401	124,999	12,705
%Good	ResidualValue	CostByManual	E.C.F.
70	112,294	162,824	0.690



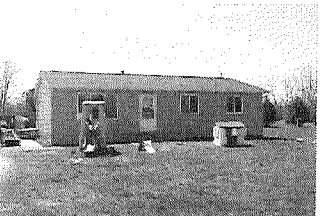
1287 W WILLARD RD
Parcel Number 18-01-100-022
Occupancy Single Family
Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/08/2021 REV	401	310,000	52,131
%Good	ResidualValue	CostByManual	E.C.F.
75	257,869	264,122	0.976



1455 W WILLARD RD
Parcel Number 18-01-100-029
Occupancy Single Family
Style 1 STY

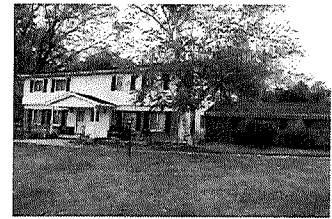
** Valid Sale	** Class	AdjSalePrice	LandValue
09/08/2021 REV	401	170,000	16,200
%Good	ResidualValue	CostByManual	E.C.F.
75	153,800	144,101	1.067



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

3337 FIELD RD A8

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-15-651-008	09/02/2021 20025	401	100,000	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	90,000	82,822	1.087



1421 W WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-01-100-031	08/04/2021 REV	401	230,000	40,595	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	166,808	142,158	1.173
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22597	19257	1.173		



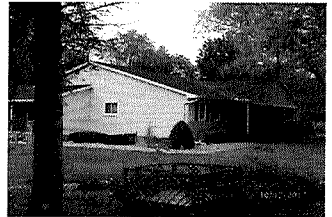
3337 FIELD RD A11

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-15-652-003	08/02/2021 20025	401	145,000	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	135,000	109,116	1.237



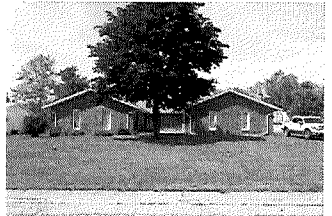
3337 FIELD RD A16

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-15-652-008	07/26/2021 20025	401	80,000	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	70,000	115,646	0.605



10387 ATABERRY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-502-042	07/20/2021 REV	401	337,000	26,005	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	310,995	338,109	0.920



13030 N ELMS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-07-300-013	07/06/2021 20024	401	300,000	17,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	79	265,098	262,683	1.009
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	17802	17640	1.009		



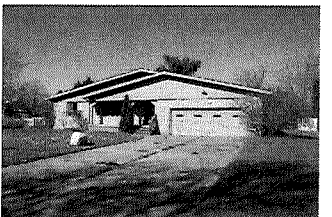
2438 W LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-300-008	06/25/2021 REV	401	75,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	23,449	136,406	0.172
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1551	9023	0.172		



10465 ATABERRY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-501-029	06/14/2021 REV	401	250,000	12,917	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	237,083	196,143	1.209



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

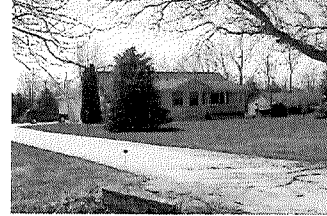
14245 N LINDEN RD
Parcel Number 18-05-400-002
Occupancy Style 1 STY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
06/10/2021 20024	401	205,000	23,891
%Good 75	ResidualValue 181,109	CostByManual 172,230	E.C.F. 1.052



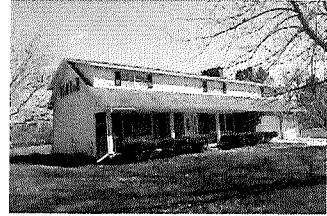
1467 W WILLARD RD
Parcel Number 18-01-100-027
Occupancy Style 1 STY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
06/10/2021 REV	401	273,000	23,496
%Good 75	ResidualValue 249,504	CostByManual 237,179	E.C.F. 1.052



10428 RENE DR
Parcel Number 18-27-502-006
Occupancy Style 2 STY
Single Family
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
06/09/2021 REV	401	280,000	27,341
%Good 70	ResidualValue 250,934	CostByManual 275,955	E.C.F. 0.909
ResidualValue 1725	CostByManual 1897	E.C.F. 0.909	



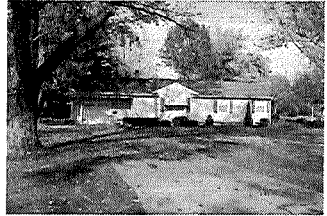
13290 N LINDEN RD
Parcel Number 18-09-100-002
Occupancy Style 2 STY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
06/02/2021 20024	401	215,000	32,171
%Good 65	ResidualValue 182,829	CostByManual 213,615	E.C.F. 0.856



3052 W WILSON RD
Parcel Number 18-22-400-021
Occupancy Style 1 STY
Single Family
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
05/27/2021 20024	401	175,000	42,327
%Good 70	ResidualValue 128,924	CostByManual 156,565	E.C.F. 0.823
ResidualValue 3749	CostByManual 4553	E.C.F. 0.823	



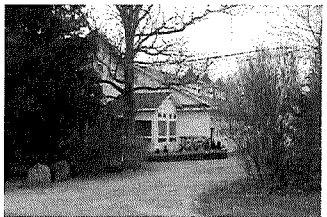
3337 FIELD RD A19
Parcel Number 18-15-652-011
Occupancy Style 1 STY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
05/20/2021 20025	401	100,000	10,000
%Good 70	ResidualValue 90,000	CostByManual 109,116	E.C.F. 0.825



5474 W FARRAND RD
Parcel Number 18-08-300-005
Occupancy Style 2 STY
Single Family
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
05/07/2021 20024	401	390,000	15,734
%Good 75	ResidualValue 363,161	CostByManual 361,402	E.C.F. 1.005
ResidualValue 11105	CostByManual 11051	E.C.F. 1.005	



13418 N LINDEN RD
Parcel Number 18-09-100-013
Occupancy Style 1 STY
Single Family

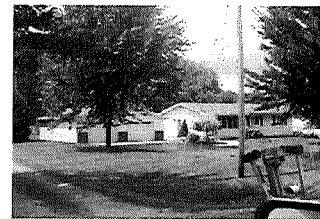
** Valid Sale	** Class	AdjSalePrice	LandValue
04/30/2021 20024	401	155,000	18,000
%Good 70	ResidualValue 137,000	CostByManual 220,340	E.C.F. 0.622



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

14271 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-02-200-012	04/16/2021 REV	401	162,000	18,340
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	70	143,660	132,773
				E.C.F. 1.082



1136 W LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-01-400-028	04/02/2021 REV	401	211,500	15,956
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	195,544	210,156
				E.C.F. 0.930



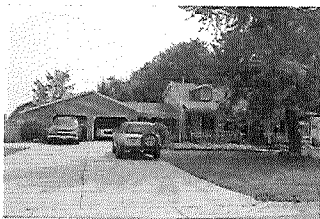
14066 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-02-300-016	03/31/2021 REV	401	162,000	22,571
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	83	139,429	145,495
				E.C.F. 0.958



11520 COLONIAL WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-504-001	03/26/2021 20025	401	180,000	13,005
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STY	75	163,059	196,049
Agricultural Buildings:			ResidualValue	CostByManual
			3936	4732
				E.C.F. 0.832



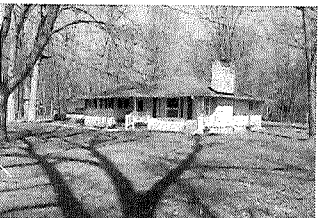
11306 N SAGINAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-100-016	03/17/2021 20001	401	147,000	22,650
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STY	65	113,522	119,526
Agricultural Buildings:			ResidualValue	CostByManual
			10828	11400
				E.C.F. 0.950



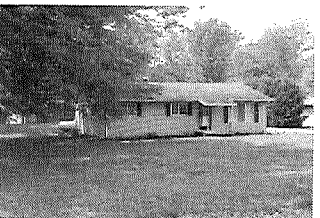
3126 WILMAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-27-576-008	02/18/2021 REV	401	141,000	14,558
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	60	125,184	146,854
Agricultural Buildings:			ResidualValue	CostByManual
			1258	1476
				E.C.F. 0.852



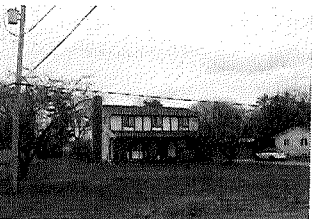
14267 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-02-200-013	02/10/2021 REV	401	140,000	13,879
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	65	117,125	120,918
Agricultural Buildings:			ResidualValue	CostByManual
			8996	9287
				E.C.F. 0.969



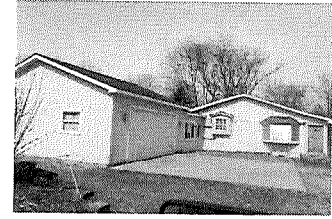
5428 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-551-004	01/29/2021 20024	401	203,000	40,893
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	75	162,107	211,247
				E.C.F. 0.767



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

14031 TUSCOLA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-01-300-035 01/25/2021 REV 401 189,000 34,783
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 55 150,532 113,049 1.332
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3685 2767 1.332



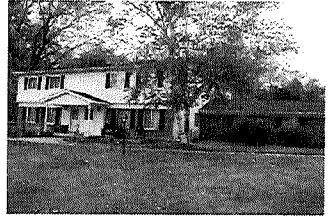
1460 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-01-300-036 01/08/2021 REV 401 247,000 19,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 75 223,750 208,544 1.073
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4250 3961 1.073



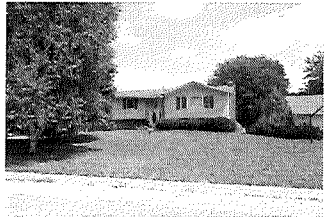
14034 TUSCOLA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-01-300-009 12/14/2020 REV 401 146,000 19,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 75 115,126 167,519 0.687
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11648 16949 0.687



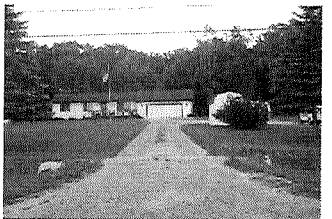
3337 FIELD RD A2
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-15-651-005 12/11/2020 20025 401 74,900 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 70 64,900 83,777 0.775



10360 ATABERRY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-27-502-084 11/30/2020 REV 401 240,000 18,498
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 70 221,502 209,991 1.055



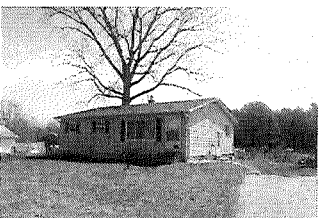
2117 W WILLARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-02-200-009 11/25/2020 REV 401 178,000 16,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 151,044 168,621 0.896
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10706 11952 0.896



3337 FIELD RD A18
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-15-652-010 11/24/2020 20025 401 115,000 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 105,000 109,116 0.962



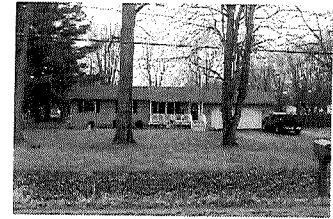
14164 TUSCOLA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-01-300-012 11/23/2020 REV 401 70,000 14,450
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 54,074 87,299 0.619
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1476 2384 0.619



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

13479 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-09-526-014	11/13/2020 20024	401	171,000	13,913	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	157,087	213,821	0.735



10431 RENE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-502-004	11/13/2020 REV	401	162,500	15,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	146,810	175,396	0.837



1324 W LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-01-300-003	11/12/2020 REV	401	190,000	30,058	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	70	159,942	173,327	0.923



10071 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-400-025	10/30/2020 REV	401	104,000	18,964	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	65	85,036	81,939	1.038



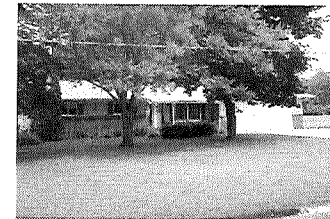
2256 W LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-400-014	10/22/2020 REV	401	103,000	11,715	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	91,285	83,195	1.097



2028 W LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-576-005	10/16/2020 REV	401	160,000	12,409	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	146,095	173,212	0.843
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			1496	1773	0.843



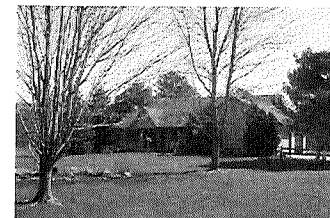
14367 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-03-200-009	10/05/2020 20001	401	500,000	40,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	75	459,080	361,981	1.268



14218 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-01-300-050	10/05/2020 REV	401	247,000	19,768	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	227,232	298,236	0.762



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

11477 COLONIAL WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-504-031	09/29/2020 20025	401	149,900	14,302	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	135,598	209,870	0.646



13040 N WEBSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-08-553-002	09/25/2020 20024	401	139,900	13,291	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	126,609	158,579	0.798



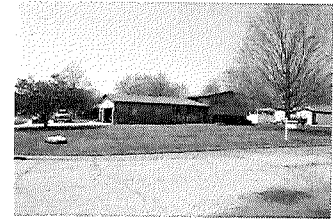
13136 N LINDEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-09-552-012	09/08/2020 20024	401	189,900	12,705	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	177,195	209,695	0.845



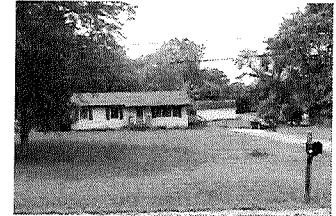
10341 RENE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-502-062	08/24/2020 REV	401	185,000	13,117	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LVL	75	171,883	223,504	0.769



14033 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-576-007	08/20/2020 REV	401	138,000	24,850	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	108,935	114,222	0.954
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4215	4420	0.954		



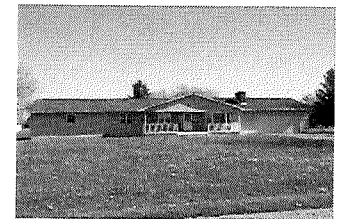
1125 W TOBIAS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-400-028	08/14/2020 20001	401	365,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STY	75	293,592	300,380	0.977
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	21408	21903	0.977		



3468 W DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-300-010	08/10/2020 REV	401	160,000	18,028	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	141,972	240,768	0.590



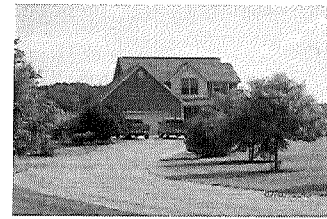
14058 N NEFF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-01-300-055	08/04/2020 REV	401	96,000	23,620	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LVL	65	72,380	188,277	0.384



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

1506 MORGAN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-100-046		07/31/2020	REV	401	341,000	58,311
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84		270,738	298,000	0.909
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		11951		13154		0.909



10370 N JENNINGS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-100-018		07/17/2020	REV	401	285,000	57,618
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	75		227,382	318,770	0.713



2100 W LAKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-02-400-006		07/13/2020	REV	401	227,000	27,937
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	70		199,063	199,728	0.997



3337 FIELD RD B1						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-15-651-002		07/10/2020	20025	401	72,500	10,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		62,500	93,160	0.671



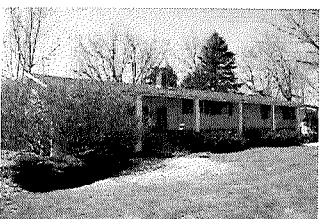
3318 W DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-300-019		07/08/2020	REV	401	169,900	31,883
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65		138,017	185,640	0.743



3345 ELMWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-22-506-017		07/07/2020	20025	401	175,000	18,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70		156,939	265,360	0.591



3385 W WILSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-501-001		06/29/2020	REV	401	164,900	18,430
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LVL	70		146,470	224,428	0.653



10063 N CLIO RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-27-400-026		06/19/2020	REV	401	145,000	17,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65		127,500	139,108	0.917



Neighborhoods Used: REV - RRESIDENTIAL REVIEWED, 20025 - 20025 R-C+WESTREV, 20024 - 20024 R-CWESTREV, 20022 - 20022 R-EASTREV, 20001 - 20001 RC-EASTREV

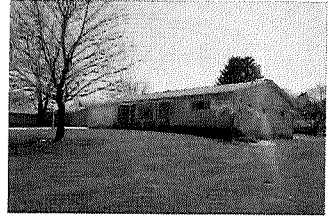
14365 WEBSTER RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-06-200-023		06/12/2020	20024	401	154,000	15,250
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	70	129,327	182,404	0.709	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		9423	13291	0.709		



1125 W TOBIAS RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-400-028		05/28/2020	20001	401	369,900	50,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STY	75	298,159	300,380	0.993	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		21741	21903	0.993		



3315 W WILSON RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-501-007		05/28/2020	REV	401	130,000	14,349
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	70	115,651	155,212	0.745	



2256 W LAKE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-400-014		05/27/2020	REV	401	71,000	11,715
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	65	59,285	83,195	0.713	



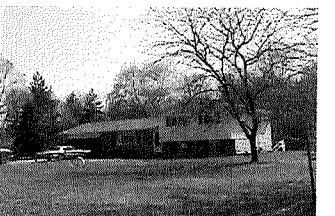
2242 W LAKE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-02-400-032		05/19/2020	REV	401	106,000	26,550
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	65	78,615	132,372	0.594	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		835	1405	0.594		



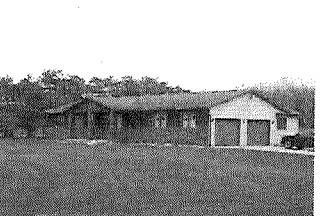
5410 W LAKE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-05-551-013		05/14/2020	20024	401	149,900	16,550
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	65	132,615	152,525	0.869	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		735	846	0.869		



14630 TUSCOLA RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-01-200-018		04/24/2020	REV	401	165,000	21,401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LVL	70	143,599	164,922	0.871	



10270 N JENNINGS RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
18-27-100-008		04/08/2020	REV	401	285,000	52,935
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	75	206,931	206,894	1.000	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		25134	25130	1.000		



Neighborhoods Used: 20015 - 20015 R-AREV

11093 CRAB TREE LN
 Parcel Number 18-22-651-020
 Occupancy Single Family
 Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
01/28/2022 20015	401	247,500	32,457
%Good 82	ResidualValue 215,043	CostByManual 264,176	E.C.F. 0.814



5256 W FARRAND RD
 Parcel Number 18-08-554-013
 Occupancy Single Family
 Style 1+STY

** Valid Sale	** Class	AdjSalePrice	LandValue
01/13/2022 20015	401	310,000	37,000
%Good 75	ResidualValue 273,000	CostByManual 380,154	E.C.F. 0.718



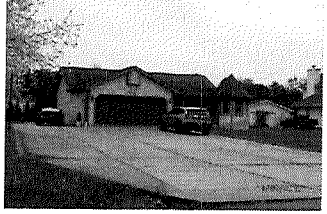
5098 HARVEST LN
 Parcel Number 18-08-576-025
 Occupancy Single Family
 Style 1+STY

** Valid Sale	** Class	AdjSalePrice	LandValue
12/13/2021 20015	401	525,000	43,000
%Good 75	ResidualValue 482,000	CostByManual 752,249	E.C.F. 0.641



11096 N JENNINGS RD
 Parcel Number 18-22-551-005
 Occupancy Single Family
 Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
12/10/2021 20015	401	209,900	13,356
%Good 70	ResidualValue 196,544	CostByManual 195,590	E.C.F. 1.005



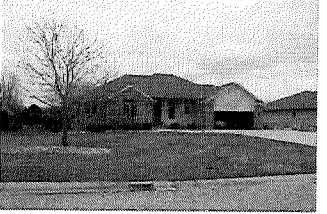
13100 VILLAGE CT
 Parcel Number 18-08-676-010
 Occupancy Single Family
 Style 2 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/03/2021 20015	401	245,000	32,527
%Good 74	ResidualValue 212,473	CostByManual 322,612	E.C.F. 0.659



5099 OLD BARN LN
 Parcel Number 18-08-576-041
 Occupancy Single Family
 Style 1 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
08/27/2021 20015	401	370,000	58,916
%Good 83	ResidualValue 311,084	CostByManual 423,904	E.C.F. 0.734



5058 OLD BARN LN
 Parcel Number 18-08-576-031
 Occupancy Single Family
 Style 2 STY

** Valid Sale	** Class	AdjSalePrice	LandValue
08/10/2021 20015	401	535,000	56,687
%Good 81	ResidualValue 478,313	CostByManual 706,455	E.C.F. 0.677



5128 OLD BARN LN
 Parcel Number 18-08-576-021
 Occupancy Single Family
 Style 2 STY

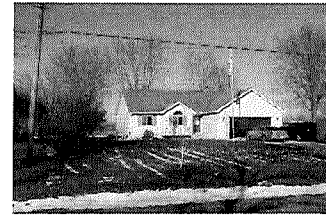
** Valid Sale	** Class	AdjSalePrice	LandValue
03/01/2021 20015	401	350,000	36,000
%Good 76	ResidualValue 314,000	CostByManual 440,677	E.C.F. 0.713



Neighborhoods Used: 20015 - 20015 R-AREV

6300 W FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-07-551-008	01/20/2021 20015	401	228,000	13,879
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	214,121	236,803
				E.C.F.
				0.904



5208 OLD BARN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-576-010	12/29/2020 20015	401	389,900	36,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	82	353,900	506,502
				E.C.F.
				0.699



13089 GRANT CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-07-552-024	12/21/2020 20015	401	305,900	17,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	83	288,700	326,317
				E.C.F.
				0.885



1061 W TOBIAS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-400-033	11/09/2020 20015	401	262,000	16,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	76	245,200	295,759
				E.C.F.
				0.829



5069 OLD BARN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-576-040	10/07/2020 20015	401	450,000	44,786
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	84	405,214	482,807
				E.C.F.
				0.839



13136 GRANT CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-07-552-013	10/06/2020 20015	401	399,900	16,650
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	78	383,250	357,126
				E.C.F.
				1.073



5015 OLD BARN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-576-003	10/05/2020 20015	401	317,500	36,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	82	281,500	361,284
				E.C.F.
				0.779



6402 W FARRAND RD

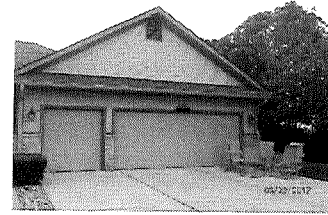
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-07-300-044	09/28/2020 20015	401	317,000	18,494
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	298,506	340,511
				E.C.F.
				0.877



Neighborhoods Used: 20015 - 20015 R-AREV

13121 VILLAGE CT

Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-676-016		07/23/2020 20015	401	191,000	32,366
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	158,634	232,780	0.681



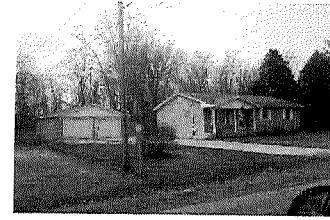
5147 CORNSILK LN

Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
18-08-576-046		06/18/2020 20015	401	515,000	46,565
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	79	468,435	730,010	0.642



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11449 ELMDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-527-029 02/25/2022 20020 401 149,900 17,570
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 132,330 138,239 0.957



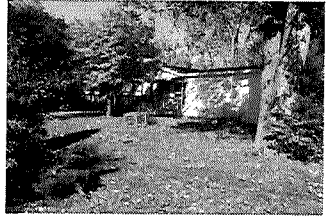
11481 WING DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-502-004 02/03/2022 20020 401 166,500 12,774
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 143,593 149,807 0.959
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10133 10571 0.959



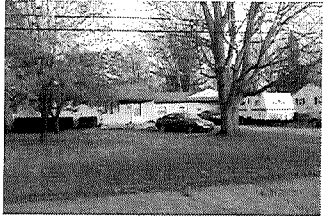
11490 ELMDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-527-004 02/01/2022 20020 401 146,000 12,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 133,850 137,842 0.971



14322 N SAGINAW RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-03-200-021 01/07/2022 20002 401 59,000 15,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 74 43,900 156,353 0.281



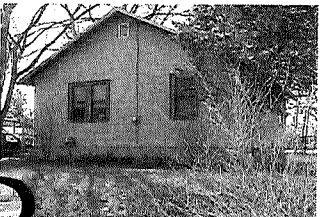
11200 PHYLLIS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-553-025 12/10/2021 20020 401 132,000 13,395
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 118,605 122,469 0.968



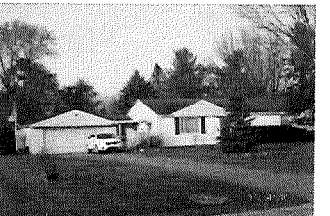
11452 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-505-010 11/30/2021 20019 401 185,000 14,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 170,341 175,932 0.968



11509 DEXTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-503-039 11/05/2021 224 401 84,900 9,175
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 75,725 70,189 1.079

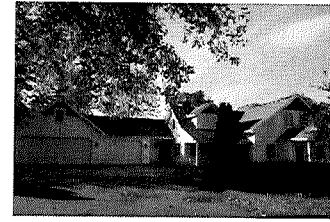


3376 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-552-003 10/05/2021 20020 401 144,750 12,301
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 132,449 109,673 1.208



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11069 N CLIO RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-400-009 09/30/2021 20023 401 250,000 22,455
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 75 226,222 318,993 0.709
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1323 1866 0.709



11340 WING DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-502-051 09/30/2021 20020 401 154,900 16,652
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 75 133,270 164,916 0.808
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4978 6160 0.808



5481 W LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-08-100-023 09/27/2021 20003 401 367,000 28,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 94 310,978 275,247 1.130
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 27222 24094 1.130



11510 ELMDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-527-001 09/24/2021 20020 401 187,900 16,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 79 171,761 197,995 0.868



11443 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-505-009 09/14/2021 20019 401 140,500 17,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 122,651 135,880 0.903



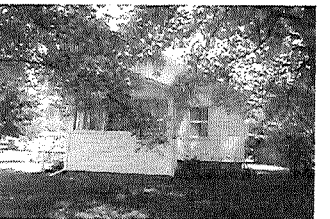
11440 ELMDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-527-009 08/24/2021 20020 401 77,000 12,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 64,850 112,451 0.577



14166 WEIR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-04-400-034 08/05/2021 20003 401 155,000 14,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 75 140,205 158,411 0.885

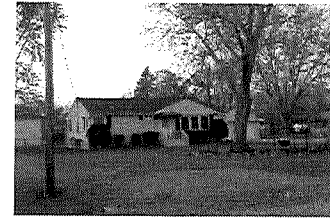


11458 DEXTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-503-040 07/30/2021 224 401 70,000 10,148
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 59,852 85,451 0.700



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

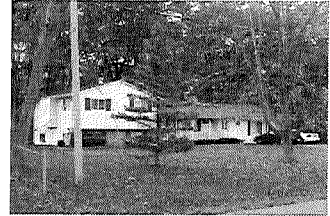
11119 PHYLLIS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-22-553-010 07/30/2021 20020 401 126,000 12,598
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 65 109,639 107,306 1.022
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3763 3683 1.022



11491 WATER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-501-010 07/26/2021 20020 401 165,000 11,777
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 75 153,223 123,439 1.241



11239 LANGDON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-22-555-026 04/08/2021 20020 401 155,000 16,419
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family QUAD-LVL 65 137,278 214,912 0.639
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1303 2040 0.639



11460 COLLINGWOOD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-526-039 03/18/2021 20020 401 119,900 12,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 75 106,950 136,580 0.783



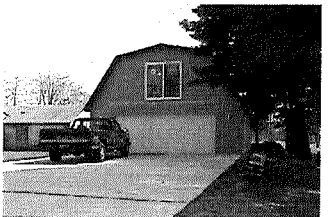
1133 ROSEBERRY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-526-019 03/18/2021 20020 401 156,500 15,256
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 75 140,896 169,064 0.833
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 348 417 0.833



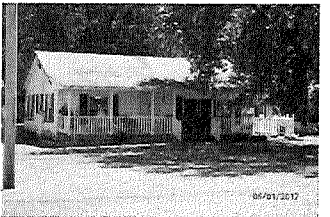
11465 CASTLE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-526-026 03/11/2021 20020 401 139,000 12,798
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 75 126,202 128,731 0.980



3265 PINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-22-100-005 02/26/2021 225 401 169,847 13,001
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 75 156,846 191,236 0.820



11400 N JENNINGS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-22-501-013 12/29/2020 20023 401 135,000 13,134
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 60 121,866 114,047 1.069

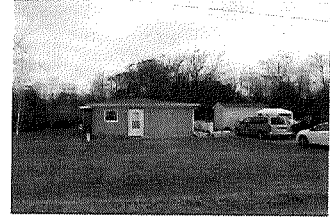


Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

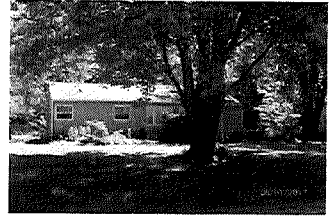
11520 WATER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-100-063 11/05/2020 20020 401 145,000 14,389
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 76 124,815 169,941 0.734
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5796 7892 0.734



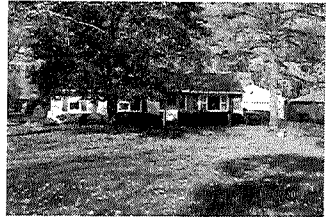
11316 N NEFF RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-100-036 10/16/2020 20002 401 103,600 16,932
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MULTI-FAMILY 65 86,668 99,250 0.873



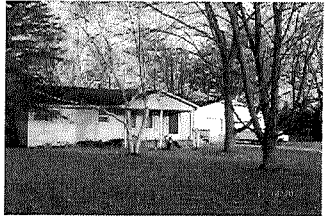
11358 WING DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-502-033 10/09/2020 20020 401 126,000 12,318
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 113,682 106,516 1.067



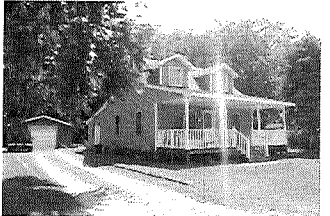
3076 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-400-020 10/08/2020 20003 401 143,000 15,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 126,312 127,676 0.989
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1146 1158 0.989



11198 BARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-554-031 10/02/2020 20020 401 133,000 15,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 116,908 103,463 1.130
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 938 830 1.130



11488 HAVEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-503-006 08/13/2020 20023 401 131,000 10,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 70 120,638 112,559 1.072



11169 BARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-554-015 07/13/2020 20020 401 115,000 12,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 100,446 163,203 0.615
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1687 2741 0.615



11395 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-506-005 07/10/2020 20019 401 164,500 15,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 70 149,427 177,993 0.840



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11140 PHYLLIS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-553-031	06/19/2020 20020	401	80,000	13,009	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	65,980	130,228	0.507
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1011	1995	0.507		



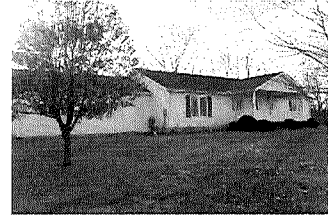
11119 PHYLLIS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-553-010	05/07/2020 20020	401	111,500	12,598	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	95,620	107,306	0.891
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3282	3683	0.891		



11535 WATER ST

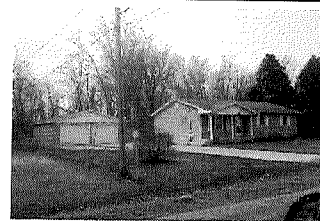
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-501-103	04/29/2020 20020	401	144,500	13,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	81	131,206	269,447	0.487



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11449 ELMDALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-527-029	02/25/2022 20020	401	149,900	17,570	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	132,330	138,239	0.957



11481 WING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-502-004	02/03/2022 20020	401	166,500	12,774	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	143,593	149,807	0.959
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10133	10571	0.959		



11490 ELMDALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-527-004	02/01/2022 20020	401	146,000	12,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	133,850	137,842	0.971



11200 PHYLLIS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-553-025	12/10/2021 20020	401	132,000	13,395	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	118,605	122,469	0.968



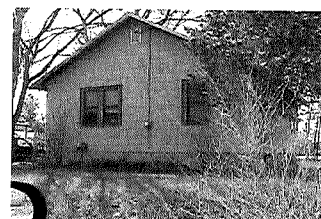
11452 SUNSET DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-505-010	11/30/2021 20019	401	185,000	14,659	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	170,341	175,932	0.968



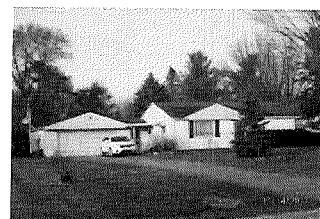
11509 DEXTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-503-039	11/05/2021 224	401	84,900	9,175	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	75,725	70,189	1.079



3376 W WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-552-003	10/05/2021 20020	401	144,750	12,301	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	60	132,449	109,673	1.208



11069 N CLIO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-400-009	09/30/2021 20023	401	250,000	22,455	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	75	226,222	318,993	0.709
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1323	1866	0.709		



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11340 WING DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-502-051	09/30/2021 20020	401	154,900	16,652	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	75	133,270	164,916	0.808
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4978	6160	0.808		



5481 W LAKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-08-100-023	09/27/2021 20003	401	367,000	28,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	94	310,978	275,247	1.130
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	27222	24094	1.130		



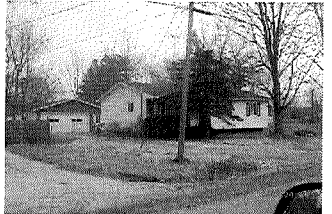
11510 ELMDALE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-527-001	09/24/2021 20020	401	187,900	16,139	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	79	171,761	197,995	0.868



11443 SUNSET DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-505-009	09/14/2021 20019	401	140,500	17,849	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	122,651	135,880	0.903



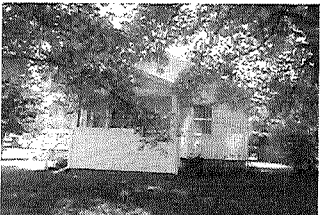
11440 ELMDALE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-527-009	08/24/2021 20020	401	77,000	12,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	64,850	112,451	0.577



14166 WEIR RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-04-400-034	08/05/2021 20003	401	155,000	14,795	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	75	140,205	158,411	0.885



11458 DEXTER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-503-040	07/30/2021 224	401	70,000	10,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	59,852	85,451	0.700



11119 PHYLLIS DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-553-010	07/30/2021 20020	401	126,000	12,598	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	109,639	107,306	1.022
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3763	3683	1.022		



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

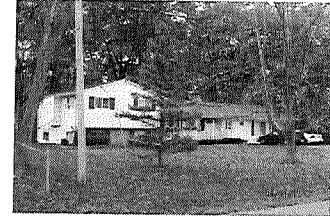
11491 WATER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-501-010	07/26/2021 20020	401	165,000	11,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	153,223	123,439
				E.C.F. 1.241



11239 LANGDON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-555-026	04/08/2021 20020	401	155,000	16,419
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	QUAD-LVL	65	137,278	214,912
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1303	2040	0.639	



11460 COLLINGWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-526-039	03/18/2021 20020	401	119,900	12,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	106,950	136,580
				E.C.F. 0.783



1133 ROSEBERRY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-526-019	03/18/2021 20020	401	156,500	15,256
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	140,896	169,064
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	348	417	0.833	



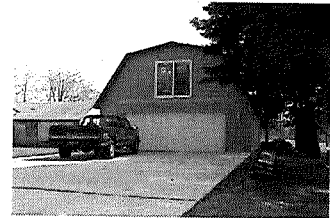
11465 CASTLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-526-026	03/11/2021 20020	401	139,000	12,798
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	126,202	128,731
				E.C.F. 0.980



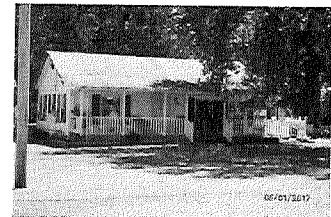
3265 PINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-100-005	02/26/2021 225	401	169,847	13,001
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	75	156,846	191,236
				E.C.F. 0.820



11400 N JENNINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-22-501-013	12/29/2020 20023	401	135,000	13,134
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	60	121,866	114,047
				E.C.F. 1.069



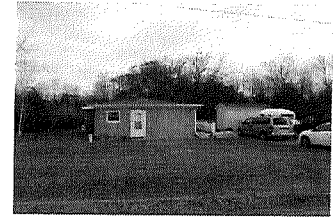
11520 WATER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-100-063	11/05/2020 20020	401	145,000	14,389
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	76	124,815	169,941
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5796	7892	0.734	



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

11316 N NEFF RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-24-100-036 10/16/2020 20002 401 103,600 16,932
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MULTI-FAMILY 65 86,668 99,250 0.873



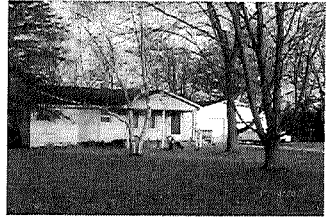
11358 WING DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-502-033 10/09/2020 20020 401 126,000 12,318
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 113,682 106,516 1.067



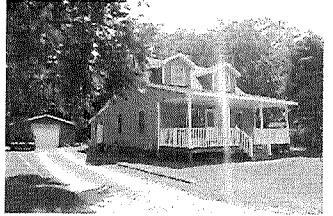
3076 W WILSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-400-020 10/08/2020 20003 401 143,000 15,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 126,312 127,676 0.989
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1146 1158 0.989



11198 BARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-554-031 10/02/2020 20020 401 133,000 15,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 65 116,908 103,463 1.130
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 938 830 1.130



11488 HAVEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-503-006 08/13/2020 20023 401 131,000 10,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STY 70 120,638 112,559 1.072



11169 BARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-554-015 07/13/2020 20020 401 115,000 12,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 70 100,446 163,203 0.615
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1687 2741 0.615



11395 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-506-005 07/10/2020 20019 401 164,500 15,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 70 149,427 177,993 0.840



11140 PHYLLIS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18-22-553-031 06/19/2020 20020 401 80,000 13,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 60 65,980 130,228 0.507
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1011 1995 0.507



Neighborhoods Used: 20023 - 20023 R-CDREV, 225 - 225 DREV, 224 - 224 D2REV, 20020 - 20020 ULAREV, 20019 - 20019 DENISEREV, 20002 - 20002 RD-EASTREV, 20003 - 20003 RD-WESTREV

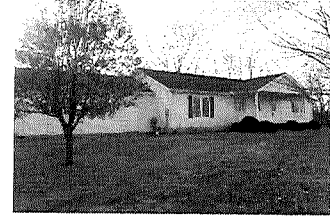
11119 PHYLLIS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-22-553-010	05/07/2020 20020	401	111,500	12,598	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	95,620	107,306	0.891
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3282	3683	0.891		



11535 WATER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-501-103	04/29/2020 20020	401	144,500	13,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	81	131,206	269,447	0.487



Vienna Township 2022 Subdivision Land

30003 - Eitzen Farms/Whispering pines

Parcel	Date	Price	Adj Price	Reason	Current LV	Notes
18-17-528-003/023/024	6/18/2020	\$ 18,333	\$ 21,082	Bulk Sale	\$21,000	3 parcel \$55,000
18-17-528-003/023/025	6/19/2020	\$ 18,333	\$ 21,082	Bulk Sale	\$21,000	
18-17-528-003/023/026	6/20/2020	\$ 18,333	\$ 21,082	Bulk Sale	\$21,000	

10% Land Residual on 2 improved sales = \$44,000, overall increase in nbhd indicates a 20% increase. Use \$25,000

18-17-528-015	9/30/2019	\$ 31,000	\$ 31,000		\$30,000	
18-17-528-022	11/8/2019	\$ 19,900	\$ 19,900		\$30,000	
18-17-528-019	10/30/2020	\$ 28,000	\$ 28,000		\$30,000	
			\$ 26,300			

10% Land Residual on 11 improved sales shows a 20% increase. Use \$36,000

Grand Oaks/Centennial Oaks

Parcel	Date	Price	Adj Price	Reason	Current LV
18-26-626-058	9/30/2019	\$ 8,500	\$ 8,500		\$20,000
18-22-601-084	11/30/2020	\$ 8,000	\$ 8,000		\$20,000
18-21-626-057	11/3/2022	\$ 12,500	\$ 12,500		\$20,000

10% Land Residual on 18 improved sales = \$20,112. Use \$20,000

HO - Hidden Oaks

Parcel	Date	Price	Adj Price	Reason	Current LV	Notes
18-22-602-025	1/28/2021	\$ 30,000	\$ 30,000		\$24,000	Resold 6/25/21
18-22-602-025	6/25/2021	\$ 25,000	\$ 25,000		\$24,000	Resale
18-22-602-020	2/18/2021	\$ 25,000	\$ 25,000		\$24,000	
18-22-602-014	7/2/2021	\$ 25,000	\$ 25,000		\$24,000	
18-22-602-050 etal	11/30/2021	\$ 129,500	\$ 129,500		\$168,000	7 parcels @ \$18,500/parcel
18-22-602-031 etal	1/26/2022	\$ 160,000	\$ 160,000		\$192,000	8 parcels @ \$20,000/ parcel
18-22-602-021 etal	3/17/2022	\$ 220,000	\$ 220,000		\$240,000	10 parcels @ \$22,000/parcel
18-22-602-068	9/30/2022	\$ 40,000	\$ 40,000		\$24,000	

12% Land Residual on 4 improved sales = \$24,294. Use \$24,000

40016 - Mt. Vernon Condos

10% Land Residual on 7 improved sales = \$9,820. Use \$10,000

33 - Pheasant Run

10% Land Residual on 2 improved sales = \$23,950. Use \$24,000

20020 - Pine Creek/Country Club

15% Land Residual on 4 improved sales = \$354/FF. Use \$350/FF

30009 - Ashtyn Estates

10% Land Residual on 2 improved sales = \$31,875 Use \$32,000

30009 - CC Village Condo

15% Land Residual on 3 improved sales = \$32,300. Use \$32,000 (\$34,000 on golf course)

Condo. Condo

12% Land Residual on 29 improved sales = \$20,582. Use \$20,000

12% Land Residual on 5 improved sales = \$23,326. Use \$23,500 (Dutchmans Cove)

Vienna Main

		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
ADDRESS		4323 Vienna	11411 N Linden	1145 N Belsay	8089 Lapeer	Miller					
Parcel		Clio	Clio	Burton	Davison	Flint Township					
Sale Amount		18-21-100-034	18-20-200-010	59-11-400-027	05-17-100-012	07-28-529-001					
Sq. Ft.		36,155	58,370	24,037	81,294	21,146					
Adj. Front Feet		140	175	100	288	89					
		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple					
		11.76	4.75	8.53	5.04	8.51					
		Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.					
		3,036	1,584	2,050	1,424	2,022					
		11.76	4.75	8.53	5.04	8.51					
		Market	Market	Market	Market	Market					
		3,036	1,584	2,050	1,424	2,022					
		0%	0%	0%	0%	0%					
		Similar	Similar	Similar	Similar	Similar					
		11.76	4.75	8.53	5.04	8.51					
		3,036	1,584	2,050	1,424	2,022					
		0%	0%	0%	0%	0%					
		Mar-20	Dec-17	Jan-18	Dec-18	Dec-18					
Time		11.76	4.75	8.53	5.04	8.51					
		3,036	1,584	2,050	1,424	2,022					
		100%	100%	100%	100%	100%					
		11.76	4.75	8.53	5.04	8.51					
		3,036	1,584	2,050	1,424	2,022					
Location		Equal	Equal	Equal	Equal	Equal					
Property Adjustments		Similar	Similar	Similar	Similar	Similar					
Location		Similar	Similar	Similar	Similar	Similar					
Physical Characteristics		Similar	Similar	Similar	Similar	Similar					
Functional Utility		Similar	Similar	Similar	Similar	Similar					
Total Property Adjustments		100%	100%	100%	100%	100%					
Adjusted Sale Price/Sq. Ft.		11.76	4.75	8.53	5.04	8.51					
Price Front Foot		3,036	1,584	2,050	1,424	2,022					

7.72
2,023

Secondary

ADDRESS	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Parcel	133,500	87,000	250,000	60,000	10,000
Sale Amount	32,234	113,997	87,120	41,818	17,860
Sq. Ft.	135	229	615	136	78
Adj. Front Feet	0%	0%	0%	0%	0%
	4.14	0.76	2.87	1.43	0.56
	989	380	407	441	128
	0%	0%	0%	0%	0%
	4.14	0.76	2.87	1.43	0.56
	989	380	407	441	128
	0%	0%	0%	0%	0%
	4.14	0.76	2.87	1.43	0.56
	989	380	407	441	128
	0%	0%	0%	0%	0%
	4.14	0.76	2.87	1.43	0.56
	989	380	407	441	128
Time	Dec-20	Jan-21	Mar-21	May-18	Aug-20
Location	N Saginaw Clio 18-14-401-074	6212 Lapeer Burton 59-13-552-035	N State Davison 16-34-100-029	N Genesee Genesee Twp 11-23-501-018	N Jennings Clio 18-22-501-008
Property Adjustments	Equal	Corner	Superior	Equal	Inferior
Location	Similar	Similar	Similar	Similar	Similar
Physical Characteristics	Similar	Similar	Similar	Similar	Similar
Functional Utility	Similar	Similar	Similar	Similar	Similar
Total Property Adjustments	100%	80%	90%	100%	110%
Adjusted Sale Price/Sq. Ft.	4.14	0.61	2.58	1.43	0.62
Price Front Foot	989	304	366	441	141

1.88
448

N Linden

ADDRESS	11470 N Linden	Comparable 1
LEOS	Clio	
Parcel	18-21-100-041	
Sale Amount	400,000	
Sq. Ft.	166,935	
Adj. Front Feet	389	
	Fee Simple	2.40
		1,028
	Cash Equiv.	2.40
		1,028
	Market	2.40
		1,028
	Similar	2.40
		1,028
Time	Dec-20	2.40
		1,028
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		100%
Adjusted Sale Price/Sq. Ft.		2.40
Price Front Foot		1,028

ADDRESS	11411 N Linden	Comparable 2
LEOS	Clio	
Parcel	18-20-200-010	
Sale Amount	277,257	
Sq. Ft.	58,370	
Adj. Front Feet	175	
	Fee Simple	4.75
		1,584
	Cash Equiv.	4.75
		1,584
	Market	4.75
		1,584
	Similar	4.75
		1,584
Time	Dec-17	4.75
		1,584
Location		
Property Adjustments		-10%
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		90%
Adjusted Sale Price/Sq. Ft.		4.27
Price Front Foot		1,426

ADDRESS	1429 S State	Comparable 3
LEOS	Davison	
Parcel	05-15-551-013	
Sale Amount	153,500	
Sq. Ft.	54,750	
Adj. Front Feet	141	
	Fee Simple	2.80
		1,089
	Cash Equiv.	2.80
		1,089
	Market	2.80
		1,089
	Similar	2.80
		1,089
Time	Jan-18	2.80
		1,089
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		100%
Adjusted Sale Price/Sq. Ft.		2.80
Price Front Foot		1,089

ADDRESS	8089 Lapeer	Comparable 4
LEOS	Davison	
Parcel	05-17-100-012	
Sale Amount	410,000	
Sq. Ft.	81,294	
Adj. Front Feet	288	
	Fee Simple	5.04
		1,424
	Cash Equiv.	5.04
		1,424
	Market	5.04
		1,424
	Similar	5.04
		1,424
Time	Dec-18	5.04
		1,424
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		100%
Adjusted Sale Price/Sq. Ft.		5.04
Price Front Foot		1,424

ADDRESS	2020 Office Park Dr.	Comparable 5
LEOS	Flint Township	
Parcel	12-33-552-001	
Sale Amount	170,000	
Sq. Ft.	36,982	
Adj. Front Feet	131	
	Fee Simple	3.24
		916
	Cash Equiv.	3.24
		916
	Market	3.24
		916
	Similar	3.24
		916
Time	Dec-20	3.24
		916
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		20%
Adjusted Sale Price/Sq. Ft.		120%
Price Front Foot		3.89

ADDRESS	W Vienna Rd	Comparable 6
LEOS	Vienna Township	
Parcel	18-16-300-039	
Sale Amount	695,000	
Sq. Ft.	209,960	
Adj. Front Feet	0	
	Fee Simple	3.31
		3.31
	Cash Equiv.	3.31
		3.31
	Market	3.31
		3.31
	Similar	3.31
		3.31
Time	Aug-22	3.31
		3.31
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		100%
Adjusted Sale Price/Sq. Ft.		3.31
Price Front Foot		3.31

ADDRESS	N Linden	Comparable 7
LEOS	Vienna Township	
Parcel	18-17-400-035	
Sale Amount	265,000	
Sq. Ft.	133,729	
Adj. Front Feet	337	
	Fee Simple	1.98
		786
	Cash Equiv.	1.98
		786
	Market	1.98
		786
	Similar	1.98
		786
Time	Jun-22	1.98
		786
Location		
Property Adjustments		
Location		
Physical Characteristics		
Functional Utility		
Total Property Adjustments		10%
Adjusted Sale Price/Sq. Ft.		110%
Price Front Foot		2.18

3.41
1.155

Agricultural Land

Parcel Number 33-200-011 & 400-005

Date 7/16/2021

Acres/Amount 111.24 375,000

R/W			
Drain			
1st Acre	1	(15,300)	(15,300)
Woods rear	-	(2,200)	-
Scrub	5	(1,200)	(6,000)
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	30	(400)	(12,000)
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	36		(33,300)
	75.24		341,700

Misc Ded 10,906

Soil	Rate	Acres	
1	1.00	0	-
2	0.95	75.24	71.48
3	0.90		-
4	0.85		-
5	0.80		-
6	0.75		-
7	0.70		-
8	0.65		-
		75.24	71.48
		111.24	4,780

Parcel Number 02-400-033

Date 4/16/2020

Acres/Amount 69.74 150,000

R/W			
Drain			
1st Acre	1	(15,300)	(15,300)
Woods rear	11	(2,200)	(25,124)
Scrub	-	(1,200)	-
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	-	(400)	-
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	12		(40,424)
	57.32		109,576

Misc Ded 10,906 98,670

Soil Rate Acres

1	1.00	0	-
2	0.95	0	-
3	0.90		-
4	0.85	26	22.10
5	0.80	31.32	25.06
6	0.75		-
7	0.70		-
8	0.65		-
		57.32	47.16
		69.74	2,324

Parcel Number 05-400-028 & 031

Date 5/18/2021

Acres/Amount 232.19 755,531

R/W			
Drain			
1st Acre	2	(15,300)	(30,600)
Woods rear	-	(2,200)	-
Scrub	-	(1,200)	-
Pasture	-	(600)	-
Poor Drainage	4	(500)	(2,000)
Wetland	-	(400)	-
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	6		(32,600)
	226.19		722,931

Misc Ded

Soil	Rate	Acres	
1	1.00	21.00	21.00
2	0.95	-	-
3	0.90	120.19	108.17
4	0.85	85.00	72.25
5	0.80		-
6	0.75		-
7	0.70		-
8	0.65		-
		226.19	201.42
			3,589

Parcel Number 06-100-005,008 & 300-021

Date 6/10/2021

Acres/Amount 184.65 500,000

R/W			
Drain			
1st Acre	2.00	(15,300)	(30,600)
Woods rear	-	(2,200)	-

Scrub	8.00	(1,200)	(9,600)
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	-	(400)	-
non rated	13.55	(3,200)	(43,360)
Front woods	-	(2,400)	-
Total dedct	23.55		(83,560)
	161.10		416,440

Misc Ded

Soil	Rate	Acres	
1	1.00	-	-
2	0.95	15.00	14.25
3	0.90	-	-
4	0.85	146.10	124.19
5	0.80		-
6	0.75		-
7	0.70		-
8	0.65		-
		161.10	138.44
			3,008

Parcel Number 18-34-200-016

Date 11/29/2022

Acres/Amount 98.73 360,000

R/W			
Drain			
1st Acre	1.00	(15,300)	(15,300)
Woods rear	18.00	(2,200)	(39,600)
Scrub	5.00	(1,200)	(6,000)
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	-	(400)	-
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	24.00		(60,900)
	74.73		299,100

Misc Ded

Soil	Rate	Acres	
1	1.00	13.00	13.00
2	0.95	61.73	58.64
3	0.90	-	-
4	0.85	-	-
5	0.80		-
6	0.75		-
7	0.70		-
8	0.65		-
		74.73	71.64

			4,175
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Parcel Number 18-02-300-004

Date 12/19/2022

Acres/Amount 56.00 170,250

R/W			
Drain	3		
1st Acre	1.00	(15,300)	(15,300)
Woods rear	10.00	(2,200)	(22,000)
Scrub	-	(1,200)	-
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	-	(400)	-
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	11.00		(37,300)
	45.00		132,950

Misc Ded

Soil	Rate	Acres	
1	1.00	-	-
2	0.95	-	-
3	0.90	-	-
4	0.85	22.50	19.13
5	0.80	22.50	18.00
6	0.75		-
7	0.70		-
8	0.65		-
		45.00	37.13
			3,581

Parcel Number 18-29-300-013

Date 2/4/2022

Acres/Amount 40.00 180,000

R/W			
Drain	2.10		
1st Acre	1.00	(15,300)	(15,300)
Woods rear	-	(2,200)	-
Scrub	11.30	(1,200)	(13,560)
Pasture	-	(600)	-
Poor Drainage	-	(500)	-
Wetland	2.90	(400)	(1,160)
non rated	-	(3,200)	-
Front woods	-	(2,400)	-
Total dedct	17.30		(30,020)
	22.70		149,980

Misc Ded

Soil	Rate	Acres
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1	1.00	-	-
2	0.95	-	-
3	0.90	22.70	20.43
4	0.85	-	-
5	0.80	-	-
6	0.75		-
7	0.70		-
8	0.65		-
		22.70	20.43
			7,341

33-200-011 & 400-	4,780
02-400-033	2,324
05-400-028 & 031	3,589
06-100-005,008 & 031	3,008
18-34-200-016	4,175
18-02-300-004	3,581
18-29-300-013	7,341
USE	4,100

Vienna Township
2023 Res Acreage

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre
18-18-100-025	8/26/2019	\$ 20,000	\$ 20,000		2.81	\$ 7,117
18-18-100-026	8/26/2019	\$ 20,000	\$ 20,000		2.81	\$ 7,117
18-27-100-030	1/10/2020	\$ 39,000	\$ 39,000		4.09	\$ 9,535
18-15-100-039/011	1/27/2020	\$ 100,000	\$ 100,000		26.95	\$ 3,711
18-11-400-055/56/76	10/20/2021	\$ 83,000	\$ 83,000		37.08	\$ 2,238
18-25-200-003	6/2/2020	\$ 23,500	\$ 23,500		2.31	\$ 10,173
18-09-200-008	6/23/2020	\$ 27,000	\$ 27,000		3.08	\$ 8,766
18-10-300-006	8/6/2020	\$ 20,000	\$ 20,000		1.22	\$ 16,393
18-10-300-006	7/28/2021	\$ 20,500	\$ 20,500		1.22	\$ 16,803
18-32-400-011	9/1/2020	\$ 8,000	\$ 8,000		0.723	\$ 11,065
18-24-400-019	9/17/2020	\$ 42,900	\$ 42,900		10.01	\$ 4,286
18-30-400-036	10/13/2020	\$ 70,000	\$ 70,000		14.58	\$ 4,801
18-26-200-002	10/26/2020	\$ 40,000	\$ 40,000		4	\$ 10,000
18-14-400-040	10/23/2020	\$ 25,000	\$ 25,000		2.50	\$ 10,000
18-16-100-037	12/29/2020	\$ 130,000	\$ 130,000		26.00	\$ 5,000
18-09-200-009	7/31/2020	\$ 26,500	\$ 26,500		3.40	\$ 7,794
18-08-200-004	2/16/2021	\$ 49,900	\$ 49,900		11.80	\$ 4,229
18-36-200-010	3/3/2021	\$ 25,000	\$ 25,000		9.24	\$ 2,706
18-14-501-094	4/22/2021	\$ 20,670	\$ 20,670		0.96	\$ 21,531
18-24-501-096	4/22/2021	\$ 21,980	\$ 21,980		1.53	\$ 14,366
18-25-400-003	4/28/2021	\$ 55,000	\$ 55,000		5.00	\$ 11,000
18-32-400-012	5/6/2021	\$ 40,000	\$ 40,000		9.30	\$ 4,301
18-12-200-014	6/7/2021	\$ 20,000	\$ 20,000		5.62	\$ 3,559
18-02-200-030	2/12/2021	\$ 82,500	\$ 82,500		25.98	\$ 3,176
18-18-400-012	6/14/2021	\$ 40,000	\$ 40,000		3.71	\$ 10,782
18-24-100-058	7/16/2021	\$ 20,670	\$ 20,670		2.20	\$ 9,395
18-17-527-015	8/12/2021	\$ 25,000	\$ 25,000		1.40	\$ 17,857
18-19-400-029	8/6/2021	\$ 16,000	\$ 16,000		1.25	\$ 12,800
18-10-300-006	7/28/2021	\$ 20,500	\$ 20,500		1.22	\$ 16,803
18-18-400-013	11/9/2021	\$ 12,000	\$ 12,000		1.04	\$ 11,538
18-10-200-005	12/2/2021	\$ 18,000	\$ 18,000		1.25	\$ 14,400
18-29-400-033	1/27/2022	\$ 20,000	\$ 20,000		1.37	\$ 14,599
18-17-300-010	2/2/2022	\$ 82,500	\$ 82,500		17.37	\$ 4,750
18-24-400-019	3/11/2022	\$ 42,900	\$ 42,900		10.01	\$ 4,286
18-23-300-050	5/3/2022	\$ 55,000	\$ 55,000		4.88	\$ 11,270
18-11-400-089	7/11/2022	\$ 22,700	\$ 22,700		3.03	\$ 7,492
18-11-400-088	7/11/2022	\$ 59,500	\$ 59,500		12.86	\$ 4,627
18-18-100-003	7/27/2022	\$ 30,000	\$ 30,000		0.60	\$ 50,000
18-27-100-020	8/2/2022	\$ 20,000	\$ 20,000		0.61	\$ 32,787
18-27-100-030	8/10/2022	\$ 45,000	\$ 45,000		4.09	\$ 11,002
18-24-100-066	10/21/2022	\$ 65,000	\$ 40,000	bldg	6.71	\$ 5,961
18-32-300-033	11/9/2022	\$ 100,000	\$ 89,000	bldg	12.17	\$ 7,313

Acres	Indicated Value	Rate/Acre	2022 Value	2022/Acre	Use 2023	Rate/acre
1	\$15,167	\$ 15,167	\$15,000	\$15,000	\$15,000	\$15,000
1.5	\$22,868	\$ 15,245	\$17,500	\$11,667	\$17,500	\$11,667
2	\$19,569	\$ 9,785	\$19,000	\$9,500	\$19,000	\$9,500
2.5	\$22,238	\$ 8,895	\$22,500	\$9,000	\$22,500	\$9,000
3	\$24,946	\$ 8,315	\$25,000	\$8,333	\$25,000	\$8,333
4	\$40,423	\$ 10,106	\$30,000	\$7,500	\$30,000	\$7,500
5	\$36,397	\$ 7,279	\$35,000	\$7,000	\$35,000	\$7,000
7	\$0	\$ -	\$40,000	\$5,714	\$40,000	\$5,714
10	\$42,786	\$ 4,279	\$50,000	\$5,000	\$50,000	\$5,000
15	\$72,016	\$ 4,801	\$70,000	\$4,667	\$70,000	\$4,667
20	\$0	\$ -	\$85,000	\$4,250	\$85,000	\$4,250
25	\$99,048	\$ 3,962	\$100,000	\$4,000	\$100,000	\$4,000
30	\$0	\$ -	\$105,000	\$3,500	\$105,000	\$3,500
40	\$89,536	\$ 2,238	\$120,000	\$3,000	\$120,000	\$3,000
50	\$0	\$ -	\$125,000	\$2,500	\$125,000	\$2,500
100	\$0	\$ -	\$250,000	\$2,500	\$250,000	\$2,500

2023 Res Acreage

1 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	1 Acre Ind.
18-10-300-006	8/6/2020	\$ 20,000	\$ 20,000		1.22	\$ 16,393	\$ 16,393
18-10-300-006	7/28/2021	\$ 20,500	\$ 20,500		1.22	\$ 16,803	\$ 16,803
18-32-400-011	9/1/2020	\$ 8,000	\$ 8,000		0.723	\$ 11,065	\$ 11,065
18-14-501-094	4/22/2021	\$ 20,670	\$ 20,670		0.96	\$ 21,531	\$ 21,531
18-19-400-029	8/6/2021	\$ 16,000	\$ 16,000		1.25	\$ 12,800	\$ 12,800
18-10-300-006	7/28/2021	\$ 20,500	\$ 20,500		1.22	\$ 16,803	\$ 16,803
18-18-400-013	11/9/2021	\$ 12,000	\$ 12,000		1.04	\$ 11,538	\$ 11,538
18-10-200-005	12/2/2021	\$ 18,000	\$ 18,000		1.25	\$ 14,400	\$ 14,400
18-29-400-033	1/27/2022	\$ 20,000	\$ 20,000		1.37	\$ 14,599	\$ 14,599
18-14-200-006	3/14/2022	\$ 15,000	\$ 15,000		0.91	\$ 16,484	\$ 16,484
							\$ 15,242

1.5 acre parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	1.5 Acre Ind.
18-24-501-096	4/22/2021	\$ 21,980	\$ 21,980		1.53	\$ 14,366	\$ 21,549
18-17-527-015	8/12/2021	\$ 25,000	\$ 25,000		1.40	\$ 17,857	\$ 26,786
18-19-400-029	8/6/2021	\$ 16,000	\$ 16,000		1.25	\$ 12,800	\$ 19,200
18-10-300-006	7/28/2021	\$ 20,500	\$ 20,500		1.22	\$ 16,803	\$ 25,205
18-10-200-005	12/2/2021	\$ 18,000	\$ 18,000		1.25	\$ 14,400	\$ 21,600
18-29-400-033	1/27/2022	\$ 20,000	\$ 20,000		1.37	\$ 14,599	\$ 21,898
							\$ 22,706

2 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2 Acre Ind.
18-25-200-003	6/2/2020	\$ 23,500	\$ 23,500		2.31	\$ 10,173	\$ 20,346
18-24-100-058	7/16/2021	\$ 20,670	\$ 20,670		2.20	\$ 9,395	\$ 18,791
							\$ 19,569

2.5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2.5 Acre Ind.
18-25-200-003	6/2/2020	\$ 23,500	\$ 23,500		2.31	\$ 10,173	\$ 25,433
18-18-100-026	8/26/2019	\$ 20,000	\$ 20,000		2.81	\$ 7,117	\$ 17,794
18-24-100-058	7/16/2021	\$ 20,670	\$ 20,670		2.20	\$ 9,395	\$ 23,489
							\$ 22,238

3 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	3 Acre Ind.
18-09-200-008	6/23/2020	\$ 27,000	\$ 27,000		3.08	\$ 8,766	\$ 26,299
18-09-200-009	7/31/2020	\$ 26,500	\$ 26,500		3.40	\$ 7,794	\$ 23,382
18-18-400-012	6/14/2021	\$ 40,000	\$ 40,000		3.71	\$ 10,782	\$ 32,345
18-11-400-089	7/11/2022	\$ 22,700	\$ 22,700		3.03	\$ 7,492	\$ 22,475
							\$ 26,125

4 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	4 Acre Ind.
18-27-100-030	1/10/2020	\$ 39,000	\$ 39,000		4.09	\$ 9,535	\$ 38,142
18-26-200-002	10/26/2020	\$ 40,000	\$ 40,000		4	\$ 10,000	\$ 40,000
18-18-400-012	6/14/2021	\$ 40,000	\$ 40,000		3.71	\$ 10,782	\$ 43,127
18-27-100-030	8/10/2022	\$ 45,000	\$ 45,000		4.09	\$ 11,002	\$ 44,010
							\$ 41,320

5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	5 Acre Ind.
18-25-400-003	4/28/2021	\$ 55,000	\$ 55,000		5.00	\$ 11,000	\$ 55,000
18-12-200-014	6/7/2021	\$ 20,000	\$ 20,000		5.62	\$ 3,559	\$ 17,794
18-23-300-050	5/3/2022	\$ 55,000	\$ 55,000		4.88	\$ 11,270	\$ 56,352
18-24-100-066	10/21/2022	\$ 65,000	\$ 40,000	bldg	6.71	\$ 5,961	\$ 29,806
							\$ 39,738

10 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	10 Acre Ind.
18-08-200-004	2/16/2021	\$ 49,900	\$ 49,900		11.80	\$ 4,229	\$ 42,288
18-36-200-010	3/3/2021	\$ 25,000	\$ 25,000		9.24	\$ 2,706	\$ 27,056
18-32-400-012	5/6/2021	\$ 40,000	\$ 40,000		9.30	\$ 4,301	\$ 43,011
18-18-400-012	9/17/2021	\$ 65,000	\$ 65,000		11.07	\$ 5,872	\$ 58,717
18-24-400-019	3/11/2022	\$ 42,900	\$ 42,900		10.01	\$ 4,286	\$ 42,857
18-11-400-088	7/11/2022	\$ 59,500	\$ 59,500		12.86	\$ 4,627	\$ 46,267
18-32-300-033	11/9/2022	\$ 100,000	\$ 89,000	bldg	12.17	\$ 7,313	\$ 73,131
							\$ 47,618

15 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	15 Acre Ind.
18-30-400-036	10/13/2020	\$ 70,000	\$ 70,000		14.58	\$ 4,801	\$ 72,016
18-17-300-010	2/2/2022	\$ 82,500	\$ 82,500		17.37	\$ 4,750	\$ 71,244
18-11-400-088	7/11/2022	\$ 59,500	\$ 59,500		12.86	\$ 4,627	\$ 69,401
18-32-300-033	11/9/2022	\$ 100,000	\$ 89,000	bldg	12.17	\$ 7,313	\$ 109,696
							\$ 80,589

20 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	20 Acre Ind.
18-17-300-010	2/2/2022	\$ 82,500	\$ 82,500		17.37	\$ 4,750	\$ 94,991

25 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	25 Acre Ind.
18-15-100-039/011	1/27/2020	\$ 100,000	\$ 100,000		26.95	\$ 3,711	\$ 92,764
18-16-100-037	12/29/2020	\$ 130,000	\$ 130,000		26.00	\$ 5,000	\$ 124,990
18-02-200-030	2/12/2021	\$ 82,500	\$ 82,500		25.98	\$ 3,176	\$ 79,388
							\$ 99,048

40 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	40 Acre Ind.
18-1003-002	10/2/2019	\$ 83,000	\$ 83,000		37.08	\$ 2,238	\$ 89,536

Vienna Township

2022 Res Meets and Bounds Front Foot

Parcel	Date	Price	Adj Price	Reason	Front Foot	Land Value	Eq. FF	Rate/FF
18-22-501-008	8/22/2019	\$ 10,000	\$ 10,000		100.00	\$12,150	67.50	\$148
18-18-100-003	8/27/2019	\$ 12,500	\$ 12,500		100.00	\$13,077	72.65	\$172
18-18-100-003	10/12/2021	\$ 30,000	\$ 30,000		100.00	\$13,077	72.65	\$413
18-27-100-020	9/22/2020	\$ 9,000	\$ 9,000		107.00	\$13,241	73.56	\$122
18-32-400-011	9/1/2020	\$ 8,000	\$ 8,000		180.00	\$14,412	80.07	\$100
18-17-100-031	10/23/2020	\$ 10,000	\$ 10,000		100.00	\$13,457	74.76	\$134
18-14-200-006	9/7/2021	\$ 10,000	\$ 10,000		160.00	\$14,904	82.80	\$121
18-14-200-006	3/14/2022	\$ 15,000	\$ 15,000		160.00	\$14,904	82.80	\$181
18-27-100-020	8/2/2022	\$ 20,000	\$ 20,000		107.00	\$13,241	73.56	\$272
								\$185

2023 used \$180

Vienna 2023 Land Residential Land Residual

30003 - Eitzen Farms/Whispering Pines

Sales.propclass	Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	10% residual	ParcelMaster.landvalue	20% increase	use 2023
	401 18-08-576-025	30003	12/13/2021	525000	\$52,500	21000	25200	25000
	401 18-08-576-041	30003	8/27/2021	370000	\$37,000	21000		
					\$44,750			
	401 18-08-576-031	30003	8/10/2021	535000	\$53,500	30000	36000	36000
	401 18-17-528-009	30003	5/26/2021	422000	\$42,200	30000		
	401 18-17-528-024	30003	3/8/2021	264900	\$26,490	30000		
	401 18-08-576-021	30003	3/1/2021	350000	\$35,000	30000		
	401 18-08-576-010	30003	12/29/2020	389900	\$38,990	30000		
	401 18-17-528-004	30003	10/30/2020	230000	\$23,000	30000		
	401 18-08-576-040	30003	10/7/2020	450000	\$45,000	30000		
	401 18-08-576-003	30003	10/5/2020	317500	\$31,750	30000		
					\$36,991			
	401 18-08-576-046	30003	6/18/2020	515000	\$51,500	36000	43200	43000

Percent Increase 23%

30009 - Ashtyn Estates

Sales.propclass	Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	10% Residual	ParcelMaster.landvalue
	401 18-22-651-019	30009	4/28/2022	390000	39000	30000
	401 18-22-651-020	30009	1/28/2022	247500	24750	30000
				\$	31,875	

Percent Increase 6%

CC Village Condo

Sales.propclass	Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	15% Residual	ParcelMaster.landvalue
	401 18-08-676-030	30006	4/22/2022	210000	31500	26000
	401 18-08-676-010	30006	9/3/2021	245000	36750	26000
	401 18-08-676-016	30006	7/23/2020	191000	28650	26000
					32300	

Percent Increase 24%

Condo

Sales.propclass	Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	12% land Res	ParcelMaster.landvalue
	401 18-13-651-033	CONDO	3/18/2022	230000	27600	20000
	401 18-13-651-128	CONDO	3/10/2022	182000	21840	20000
	401 18-13-651-003	CONDO	2/14/2022	190000	22800	20000
	401 18-22-676-003	CONDO	11/4/2021	183000	21960	20000
	401 18-22-676-023	CONDO	10/6/2021	187000	22440	20000
	401 18-23-651-025	CONDO	9/1/2021	189900	22788	20000
	401 18-22-676-018	CONDO	8/18/2021	185000	22200	20000
	401 18-13-651-073	CONDO	8/3/2021	185000	22200	20000
	401 18-13-651-099	CONDO	3/29/2021	190000	22800	20000
	401 18-22-676-044	CONDO	3/15/2021	165900	19908	20000
	401 18-22-676-057	CONDO	2/4/2021	157000	18840	20000
	401 18-13-651-064	CONDO	1/19/2021	169900	20388	20000
	401 18-13-651-107	CONDO	12/16/2020	168900	20268	20000
	401 18-22-676-055	CONDO	12/14/2020	172500	20700	20000
	401 18-13-651-098	CONDO	11/12/2020	192900	23148	20000
	401 18-13-651-028	CONDO	10/29/2020	153500	18420	20000
	401 18-13-651-050	CONDO	10/13/2020	155000	18600	20000
	401 18-22-676-041	CONDO	10/7/2020	161500	19380	20000
	401 18-22-676-034	CONDO	10/2/2020	165000	19800	20000
	401 18-22-676-023	CONDO	10/1/2020	166500	19980	20000
	401 18-22-676-056	CONDO	9/25/2020	150000	18000	20000
	401 18-22-676-077	CONDO	9/4/2020	158000	18960	20000
	401 18-13-651-077	CONDO	9/3/2020	175000	21000	20000
	401 18-22-676-071	CONDO	8/25/2020	153000	18360	20000
	401 18-13-651-075	CONDO	7/28/2020	160000	19200	20000
	401 18-22-676-051	CONDO	7/24/2020	155000	18600	20000
	401 18-23-651-023	CONDO	6/30/2020	149000	17880	20000
	401 18-22-676-004	CONDO	6/29/2020	152000	18240	20000
					\$20,582	
	401 18-24-601-003	CONDO	12/8/2020	202900	24348	23500
	401 18-24-601-035	CONDO	11/18/2020	199000	23880	23500
	401 18-24-601-036	CONDO	10/15/2020	196000	23520	23500
	401 18-24-601-018	CONDO	10/1/2020	175000	21000	23500
	401 18-24-601-045	CONDO	6/11/2020	199000	23880	23500
					\$23,326	

Grand/Centennial

Sales.propclass	Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	10% land res	ParcelMaster.landvalue
	401 18-22-601-048	30008	3/16/2022	237000	23700	20000
	401 18-21-626-033	30008	12/17/2021	225000	22500	20000
	401 18-22-601-076	30008	11/18/2021	210200	21020	20000
	401 18-22-601-073	30008	11/8/2021	215000	21500	20000
	401 18-21-626-011	30008	10/4/2021	255000	25500	20000
	401 18-22-601-005	30008	6/30/2021	217000	21700	20000
	401 18-22-601-013	30008	5/17/2021	203000	20300	20000
	401 18-22-601-059	30008	4/30/2021	209900	20990	20000
	401 18-22-601-068	30008	3/12/2021	191000	19100	20000
	401 18-22-601-017	30008	2/12/2021	160000	16000	20000
	401 18-21-626-060	30008	1/15/2021	215000	21500	20000
	401 18-21-626-016	30008	12/7/2020	212600	21260	20000
	401 18-21-626-021	30008	9/8/2020	173000	17300	20000
	401 18-21-626-036	30008	7/28/2020	178400	17840	20000
	401 18-21-626-004	30008	7/23/2020	177500	17750	20000
	401 18-22-601-075	30008	7/22/2020	177400	17740	20000
	401 18-21-626-033	30008	6/26/2020	184000	18400	20000
	401 18-22-601-067	30008	3/31/2020	181000	18100	20000

\$20,122

Hidden Oaks

Sales.propclass

Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	12% land Res	ParcelMaster.landvalue
401 18-22-602-038	HO	11/10/2021	244900	29388	24000
401 18-22-602-060	HO	10/29/2020	185000	22200	24000
401 18-22-602-053	HO	8/28/2020	195000	23400	24000
401 18-22-602-044	HO	6/12/2020	184900	22188	24000
				24294	

Mt. Vernon Condos

Sales.propclass

Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	10% land resid	ParcelMaster.landvalue
401 18-15-651-008	40016	9/2/2021	100000	10000	8000
401 18-15-652-003	40016	8/2/2021	145000	14500	8000
401 18-15-652-008	40016	7/26/2021	80000	8000	8000
401 18-15-652-011	40016	5/20/2021	100000	10000	8000
401 18-15-651-005	40016	12/11/2020	74900	7490	8000
401 18-15-652-010	40016	11/24/2020	115000	11500	8000
401 18-15-651-002	40016	7/10/2020	72500	7250	8000
				9820	

Pheasant Run

Sales.propclass

Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	10% land res	ParcelMaster.landvalue
401 18-22-677-004	33	10/29/2021	224000	22400	20000
401 18-22-677-104	33	8/11/2021	255000	25500	20000
				23950	

20020 - Pine Creek/Country Club

Sales.propclass

Parcels.pnum	Parcels.neighborhood	Sales.saledate	Sales.adjsaleprice	15% land resid	ParcelMaster.landvalue	EFF	Rate
401 18-08-554-013	20020	1/13/2022	310000	46500	30000	100	465
401 18-08-551-006	20020	9/29/2021	195000	29250	30000	100	292.5
401 18-08-551-004	20020	1/29/2021	203000	30450	30000	100	304.5
							354