

City of Bloomfield Hills

2025 ECF Study

| NBHD    | Total Sales | Sale Price         | Assessment   | Ratio  | Used ECF |
|---------|-------------|--------------------|--------------|--------|----------|
| K-3     | 27          | \$6,836,209        | \$3,365,070  | 49.22% | 1.255    |
| K-4     | 2           | \$720,500          | \$355,330    | 49.32% | 1.475    |
| K-5     | 1           | \$390,000          | \$192,660    | 49.40% | 1.360    |
| K-6     | 6           | \$3,660,000        | \$1,853,200  | 50.63% | 1.365    |
| K-7     | 4           | \$2,043,037        | \$1,014,110  | 49.64% | 0.930    |
| K35     | 3           | \$2,100,000        | \$1,256,460  | 59.83% | 1.259    |
| K36     | 9           | \$2,862,000        | \$1,425,820  | 49.82% | 1.405    |
| K37     | 2           | \$955,000          | \$474,980    | 49.74% | 1.125    |
| K38     | 2           | \$964,000          | \$492,140    | 51.05% | 0.975    |
| K48     | 4           | \$4,100,000        | \$1,880,230  | 45.86% | 1.015    |
| K53     | 0           |                    |              |        | 1.500    |
| K55     | 3           | \$3,691,000        | \$1,820,480  | 49.32% | 1.075    |
| K57     | 0           |                    |              |        | 1.110    |
| K66     | 0           |                    |              |        | 1.135    |
| K67     | 0           |                    |              |        | 1.125    |
| K68     | 0           |                    |              |        | 0.815    |
| K69     | 0           |                    |              |        | 1.250    |
| K70     | 1           | \$1,496,700        | \$683,600    | 45.67% | 1.230    |
| K71     | 0           |                    |              |        | 0.965    |
| R-3     | 10          | \$13,705,000       | \$6,801,660  | 49.63% | 1.090    |
| R-5     | 5           | \$5,521,500        | \$2,973,880  | 53.86% | 1.050    |
| R-6     | 0           |                    |              |        | 1.000    |
| R-7     | 15          | \$9,448,000        | \$4,735,080  | 50.12% | 1.240    |
| R-9     | 3           | \$4,385,200        | \$2,185,410  | 49.84% | 1.155    |
| R33     | 2           | \$1,349,000        | \$701,910    | 52.03% | 1.110    |
| R34     | 0           |                    |              |        | 1.060    |
| R35     | 1           | \$592,000          | \$293,140    | 49.52% | 1.220    |
| R36     | 2           | \$2,497,000        | \$1,243,660  | 49.81% | 1.200    |
| R37     | 3           | \$3,059,000        | \$1,514,690  | 49.52% | 1.520    |
| R38     | 4           | \$6,805,000        | \$3,175,220  | 46.66% | 1.250    |
| R39     | 0           |                    |              |        | 1.345    |
| R43     | 1           | \$2,275,000        | \$1,132,070  | 49.76% | 1.060    |
| R45     | 21          | \$41,241,770       | \$20,249,380 | 49.10% | 1.375    |
| R46     | 3           | \$8,390,000        | \$4,184,600  | 49.88% | 1.590    |
| R47     | 2           | \$4,300,000        | \$2,694,410  | 62.66% | 1.475    |
| R48     | 1           | \$950,000          | \$468,810    | 49.35% | 1.000    |
| R49     | 1           | \$6,100,000        | \$2,575,280  | 42.22% | 1.350    |
| Totals: | 138         | \$140,436,916      | \$69,743,280 |        |          |
|         |             | 2 Year Sale Ratio: | 49.66%       |        |          |

\*Sale Study Period: 4/01/2022-03/31/2024

## 2 Year

| Parcel Number    | Street Address         | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|------------------------|------------|----------------|-----------------|------|------------|-------------|-------|-----------|------------|----------------|
| 12-19-14-127-057 | 1733 HUNTINGWOOD LN    | 7/14/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$210,000  | \$107,840   | 51.35 | \$112.46  | 1,291      | Other          |
| 12-19-14-151-020 | 1735 TIVERTON RD       | 5/31/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$310,000  | \$148,330   | 47.85 | \$159.81  | 1,614      | Other          |
| 12-19-14-127-069 | 1791 HUNTINGWOOD LN    | 5/18/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$225,000  | \$106,200   | 47.20 | \$126.93  | 1,262      | Other          |
| 12-19-14-151-018 | 1725 TIVERTON RD       | 6/30/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$279,900  | \$126,400   | 45.16 | \$141.16  | 1,614      | Other          |
| 12-19-14-151-015 | 1725 TIVERTON RD       | 5/25/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$240,000  | \$144,600   | 60.25 | \$116.44  | 1,614      | Other          |
| 12-19-14-127-009 | 1720 TIVERTON RD       | 7/22/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$285,000  | \$144,390   | 50.66 | \$159.82  | 1,336      | Other          |
| 12-19-14-127-020 | 1750 TIVERTON RD       | 8/31/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$295,000  | \$139,430   | 47.26 | \$167.30  | 1,336      | Other          |
| 12-19-14-151-037 | 40750 WOODWARD AVE     | 10/17/2022 | 407            | 03-ARM'S LENGTH | K-3  | \$319,900  | \$158,410   | 49.52 | \$165.84  | 1,615      | Other          |
| 12-19-10-426-048 | 102 E HICKORY GROVE RD | 7/14/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$217,500  | \$134,170   | 61.69 | \$110.95  | 1,491      | Colonial/2Sty  |
| 12-19-10-426-044 | 110 E HICKORY GROVE RD | 6/23/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$220,000  | \$110,000   | 50.00 | \$112.63  | 1,491      | Colonial/2Sty  |
| 12-19-10-426-042 | 114 E HICKORY GROVE RD | 6/8/2022   | 407            | 03-ARM'S LENGTH | K-3  | \$300,000  | \$109,740   | 36.58 | \$166.29  | 1,491      | Colonial/2Sty  |
| 12-19-10-426-040 | 118 E HICKORY GROVE RD | 2/1/2023   | 407            | 03-ARM'S LENGTH | K-3  | \$175,000  | \$117,570   | 67.18 | \$70.77   | 1,737      | Colonial/2Sty  |
| 12-19-14-151-031 | 1745 TIVERTON RD       | 4/15/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$210,000  | \$125,760   | 59.89 | \$97.85   | 1,614      | Other          |
| 12-19-10-426-036 | 126 E HICKORY GROVE RD | 9/29/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$274,000  | \$119,250   | 43.52 | \$150.55  | 1,461      | Ranch          |
| 12-19-10-426-026 | 152 E HICKORY GROVE RD | 10/20/2023 | 407            | 03-ARM'S LENGTH | K-3  | \$210,000  | \$93,980    | 44.75 | \$165.21  | 955        | Ranch          |
| 12-19-10-426-025 | 150 E HICKORY GROVE RD | 3/15/2024  | 407            | 03-ARM'S LENGTH | K-3  | \$215,000  | \$94,530    | 43.97 | \$170.45  | 955        | Ranch          |
| 12-19-10-426-023 | 136 E HICKORY GROVE RD | 5/19/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$320,900  | \$138,500   | 43.16 | \$159.36  | 1,687      | Colonial/2Sty  |
| 12-19-10-426-018 | 146 E HICKORY GROVE RD | 4/26/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$345,009  | \$155,230   | 44.99 | \$159.47  | 1,837      | Colonial/2Sty  |
| 12-19-14-151-038 | 40750 WOODWARD AVE     | 11/15/2022 | 407            | 03-ARM'S LENGTH | K-3  | \$280,000  | \$136,230   | 48.65 | \$141.13  | 1,615      | Other          |
| 12-19-14-151-053 | 40760 WOODWARD AVE     | 3/23/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$235,500  | \$145,360   | 61.72 | \$113.58  | 1,615      | Other          |
| 12-19-14-177-015 | 150 E LONG LAKE RD     | 6/23/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$270,000  | \$136,220   | 50.45 | \$128.24  | 1,548      | Other          |
| 12-19-14-127-040 | 1705 HUNTINGWOOD LN    | 2/9/2024   | 407            | 03-ARM'S LENGTH | K-3  | \$180,000  | \$106,080   | 58.93 | \$91.27   | 1,262      | Other          |
| 12-19-14-127-054 | 1725 HUNTINGWOOD LN    | 9/11/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$256,000  | \$119,320   | 46.61 | \$123.34  | 1,550      | Other          |
| 12-19-14-127-056 | 1733 HUNTINGWOOD LN    | 9/9/2022   | 407            | 03-ARM'S LENGTH | K-3  | \$210,000  | \$107,490   | 51.19 | \$112.46  | 1,291      | Other          |
| 12-19-14-127-063 | 1761 HUNTINGWOOD LN    | 10/5/2023  | 407            | 03-ARM'S LENGTH | K-3  | \$270,000  | \$119,690   | 44.33 | \$132.37  | 1,550      | Other          |
| 12-19-10-426-027 | 154 E HICKORY GROVE RD | 10/23/2023 | 407            | 03-ARM'S LENGTH | K-3  | \$224,500  | \$93,980    | 41.86 | \$180.39  | 955        | Ranch          |
| 12-19-14-151-028 | 1745 TIVERTON RD       | 5/19/2022  | 407            | 03-ARM'S LENGTH | K-3  | \$258,000  | \$126,370   | 48.98 | \$127.59  | 1,614      | Other          |
| 12-19-10-426-052 | 41350 WOODWARD AVE     | 11/22/2022 | 407            | 03-ARM'S LENGTH | K-4  | \$350,000  | \$177,250   | 50.64 | \$203.43  | 1,326      | Colonial/2Sty  |
| 12-19-10-426-059 | 41350 WOODWARD AVE     | 10/11/2023 | 407            | 03-ARM'S LENGTH | K-4  | \$370,500  | \$178,080   | 48.06 | \$221.77  | 1,303      | Colonial/2Sty  |
| 12-19-15-427-011 | 18 BARBOUR LN          | 12/5/2022  | 407            | 03-ARM'S LENGTH | K-5  | \$390,000  | \$192,660   | 49.40 | \$168.41  | 1,720      | TwHse/Duplex   |
| 12-19-10-426-112 | 2377 HICKORY GLEN DR   | 9/29/2023  | 407            | 03-ARM'S LENGTH | K-6  | \$650,000  | \$294,850   | 45.36 | \$281.31  | 1,964      | Ranch          |
| 12-19-10-426-111 | 2383 HICKORY GLEN DR   | 6/6/2022   | 407            | 03-ARM'S LENGTH | K-6  | \$625,000  | \$310,030   | 49.60 | \$215.57  | 2,447      | TwHse/Duplex   |
| 12-19-10-426-110 | 2389 HICKORY GLEN DR   | 3/15/2024  | 407            | 03-ARM'S LENGTH | K-6  | \$600,000  | \$311,990   | 52.00 | \$206.45  | 2,434      | TwHse/Duplex   |
| 12-19-10-426-089 | 2468 HICKORY GLEN DR   | 5/25/2022  | 407            | 03-ARM'S LENGTH | K-6  | \$650,000  | \$310,390   | 47.75 | \$225.79  | 2,447      | Colonial/2Sty  |
| 12-19-10-426-103 | 2429 HICKORY GLEN DR   | 7/18/2023  | 407            | 03-ARM'S LENGTH | K-6  | \$560,000  | \$320,470   | 57.23 | \$181.04  | 2,447      | Colonial/2Sty  |
| 12-19-10-426-114 | 2414 HICKORY GLEN DR   | 7/21/2023  | 407            | 03-ARM'S LENGTH | K-6  | \$575,000  | \$305,470   | 53.13 | \$195.14  | 2,447      | Colonial/2Sty  |
| 12-19-15-427-040 | 69 BARDEN CT           | 6/3/2022   | 407            | 03-ARM'S LENGTH | K-7  | \$499,000  | \$234,100   | 46.91 | \$187.60  | 2,083      | Other          |
| 12-19-15-427-039 | 63 BARDEN CT           | 6/28/2022  | 407            | 03-ARM'S LENGTH | K-7  | \$510,000  | \$280,050   | 54.91 | \$140.27  | 2,868      | Other          |
| 12-19-15-427-038 | 109 BARDEN CT          | 1/15/2024  | 407            | 03-ARM'S LENGTH | K-7  | \$523,787  | \$263,200   | 50.25 | \$157.45  | 2,641      | Other          |
| 12-19-15-427-035 | 101 BARDEN CT          | 11/20/2023 | 407            | 03-ARM'S LENGTH | K-7  | \$510,250  | \$236,760   | 46.40 | \$191.04  | 2,104      | Other          |
| 12-19-14-303-015 | 35 VAUGHAN RIDGE RD    | 11/29/2023 | 407            | 03-ARM'S LENGTH | K35  | \$730,000  | \$460,530   | 63.09 | \$163.57  | 3,631      | Colonial/2Sty  |
| 12-19-14-303-026 | 72 VAUGHAN RIDGE RD    | 4/3/2023   | 407            | 03-ARM'S LENGTH | K35  | \$745,000  | \$390,830   | 52.46 | \$258.35  | 2,353      | RaisedRanch    |
| 12-19-14-303-034 | 25 VAUGHAN RIDGE RD    | 12/19/2022 | 407            | 03-ARM'S LENGTH | K35  | \$625,000  | \$405,100   | 64.82 | \$154.28  | 3,169      | Colonial/2Sty  |

| Parcel Number    | Street Address         | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|------------------------|------------|----------------|-----------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 12-19-14-326-008 | 1080 STRATFORD LN      | 3/12/2024  | 407            | 03-ARM'S LENGTH | K36  | \$332,500   | \$132,800   | 39.94 | \$205.85  | 1,283      | Ranch          |
| 12-19-14-326-011 | 1073 STRATFORD LN      | 9/16/2022  | 407            | 03-ARM'S LENGTH | K36  | \$307,500   | \$145,500   | 47.32 | \$185.64  | 1,288      | Ranch          |
| 12-19-14-326-014 | 1061 STRATFORD LN      | 3/25/2024  | 407            | 03-ARM'S LENGTH | K36  | \$339,000   | \$147,360   | 43.47 | \$210.75  | 1,284      | Ranch          |
| 12-19-14-326-031 | 1005 STRATFORD LN      | 5/31/2023  | 407            | 03-ARM'S LENGTH | K36  | \$385,000   | \$197,520   | 51.30 | \$167.38  | 1,881      | Colonial/2Sty  |
| 12-19-14-326-033 | 1017 STRATFORD LN      | 3/15/2023  | 407            | 03-ARM'S LENGTH | K36  | \$281,000   | \$183,700   | 65.37 | \$109.66  | 1,898      | Colonial/2Sty  |
| 12-19-14-326-040 | 1074 STRATFORD LN      | 3/26/2023  | 407            | 03-ARM'S LENGTH | K36  | \$207,000   | \$124,800   | 60.29 | \$97.74   | 1,418      | Colonial/2Sty  |
| 12-19-14-326-044 | 1064 STRATFORD LN      | 6/16/2023  | 407            | 03-ARM'S LENGTH | K36  | \$320,000   | \$145,110   | 45.35 | \$170.92  | 1,472      | Colonial/2Sty  |
| 12-19-14-326-071 | 1018 STRATFORD LN      | 8/15/2022  | 407            | 03-ARM'S LENGTH | K36  | \$420,000   | \$200,500   | 47.74 | \$185.50  | 1,880      | Colonial/2Sty  |
| 12-19-14-326-007 | 1082 STRATFORD LN      | 3/6/2024   | 407            | 03-ARM'S LENGTH | K36  | \$270,000   | \$148,530   | 55.01 | \$134.13  | 1,503      | Ranch          |
| 12-19-14-326-077 | 1052 STRATFORD PL      | 12/15/2022 | 407            | 03-ARM'S LENGTH | K37  | \$500,000   | \$239,530   | 47.91 | \$169.79  | 2,297      | Ranch          |
| 12-19-14-326-109 | 1029 STRATFORD PL      | 5/30/2023  | 407            | 03-ARM'S LENGTH | K37  | \$455,000   | \$235,450   | 51.75 | \$180.53  | 1,911      | Ranch          |
| 12-19-14-326-100 | 992 STRATFORD PL       | 2/15/2023  | 407            | 03-ARM'S LENGTH | K38  | \$439,000   | \$240,690   | 54.83 | \$157.43  | 2,182      | Ranch          |
| 12-19-14-326-086 | 1030 STRATFORD PL      | 3/22/2024  | 407            | 03-ARM'S LENGTH | K38  | \$525,000   | \$251,450   | 47.90 | \$154.19  | 2,792      | Colonial/2Sty  |
| 12-19-23-228-057 | 174 KIRKWOOD CT        | 3/23/2023  | 407            | 03-ARM'S LENGTH | K48  | \$1,455,000 | \$507,660   | 34.89 | \$378.36  | 3,393      | Other          |
| 12-19-23-228-048 | 780 WINDEMERE CT       | 6/14/2023  | 407            | 03-ARM'S LENGTH | K48  | \$1,075,000 | \$567,610   | 52.80 | \$266.84  | 3,394      | Other          |
| 12-19-23-228-045 | 759 WINDEMERE CT       | 5/19/2023  | 407            | 03-ARM'S LENGTH | K48  | \$875,000   | \$420,640   | 48.07 | \$203.97  | 3,453      | Other          |
| 12-19-23-251-043 | 77 BOULDER LN          | 4/12/2023  | 407            | 03-ARM'S LENGTH | K48  | \$695,000   | \$384,320   | 55.30 | \$166.11  | 3,169      | Colonial/2Sty  |
| 12-19-15-226-004 | 953 BLOOMFIELD WOODS   | 4/17/2023  | 407            | 03-ARM'S LENGTH | K55  | \$896,000   | \$437,870   | 48.87 | \$266.05  | 2,675      | Colonial/2Sty  |
| 12-19-15-229-009 | 25 SCENIC OAKS DR      | 10/25/2023 | 407            | 03-ARM'S LENGTH | K55  | \$1,600,000 | \$742,080   | 46.38 | \$295.04  | 4,606      | Contemporary   |
| 12-19-15-229-015 | 13 SCENIC OAKS DR      | 10/28/2022 | 407            | 03-ARM'S LENGTH | K55  | \$1,195,000 | \$640,530   | 53.60 | \$253.96  | 3,767      | Contemporary   |
| 12-19-14-351-031 | 20 CRANBROOK LN        | 7/25/2022  | 407            | 03-ARM'S LENGTH | K70  | \$1,496,700 | \$683,600   | 45.67 | \$320.02  | 3,966      | Colonial/2Sty  |
| 12-19-15-151-005 | 3645 LAHSER RD         | 6/29/2023  | 401            | 03-ARM'S LENGTH | R-3  | \$2,555,000 | \$1,169,510 | 45.77 | \$429.40  | 5,051      | Colonial/2Sty  |
| 12-19-10-301-011 | 2565 LAHSER RD         | 6/7/2023   | 401            | 03-ARM'S LENGTH | R-3  | \$870,000   | \$468,880   | 53.89 | \$162.05  | 4,463      | Colonial/2Sty  |
| 12-19-10-301-013 | 165 W HICKORY GROVE RD | 7/26/2022  | 401            | 03-ARM'S LENGTH | R-3  | \$765,000   | \$475,530   | 62.16 | \$143.43  | 3,796      | Tudor          |
| 12-19-10-302-006 | 256 CHESTNUT CIR       | 11/21/2022 | 401            | 03-ARM'S LENGTH | R-3  | \$930,000   | \$476,370   | 51.22 | \$196.89  | 3,661      | Colonial/2Sty  |
| 12-19-10-303-003 | 275 CHESTNUT CIR       | 6/13/2022  | 401            | 03-ARM'S LENGTH | R-3  | \$1,060,000 | \$548,280   | 51.72 | \$208.85  | 4,078      | Tudor          |
| 12-19-10-303-008 | 245 CHESTNUT CIR       | 7/31/2023  | 401            | 03-ARM'S LENGTH | R-3  | \$930,000   | \$459,850   | 49.45 | \$189.30  | 3,820      | Tudor          |
| 12-19-10-351-013 | 335 PINE RIDGE DR      | 2/28/2024  | 401            | 03-ARM'S LENGTH | R-3  | \$1,595,000 | \$694,540   | 43.54 | \$263.86  | 5,133      | Colonial/2Sty  |
| 12-19-10-351-016 | 355 PINE RIDGE DR      | 1/11/2023  | 401            | 03-ARM'S LENGTH | R-3  | \$2,100,000 | \$1,120,020 | 53.33 | \$292.37  | 5,911      | Ranch          |
| 12-19-10-378-001 | 2220 CHESTNUT DR       | 1/8/2024   | 401            | 03-ARM'S LENGTH | R-3  | \$1,200,000 | \$708,690   | 59.06 | \$151.56  | 6,227      | Contemporary   |
| 12-19-10-378-005 | 22 MANORWOOD DR        | 4/14/2022  | 401            | 03-ARM'S LENGTH | R-3  | \$1,700,000 | \$679,990   | 40.00 | \$290.31  | 4,792      | Colonial/2Sty  |
| 12-19-23-228-007 | 841 CANTERBURY CRES    | 8/25/2023  | 401            | 03-ARM'S LENGTH | R-5  | \$1,367,000 | \$674,030   | 49.31 | \$224.82  | 4,437      | Colonial/2Sty  |
| 12-19-23-228-029 | 120 CANTERBURY RD      | 6/29/2022  | 401            | 03-ARM'S LENGTH | R-5  | \$879,500   | \$523,360   | 59.51 | \$113.53  | 3,950      | Colonial/2Sty  |
| 12-19-23-228-030 | 140 CANTERBURY RD      | 6/15/2023  | 401            | 03-ARM'S LENGTH | R-5  | \$1,100,000 | \$640,700   | 58.25 | \$133.93  | 5,063      | Ranch          |
| 12-19-23-228-036 | 635 WILLOW GLEN CT     | 2/14/2024  | 401            | 03-ARM'S LENGTH | R-5  | \$750,000   | \$390,050   | 52.01 | \$154.50  | 3,163      | Colonial/2Sty  |
| 12-19-10-426-078 | 240 E HICKORY GROVE RD | 12/12/2022 | 401            | 03-ARM'S LENGTH | R-5  | \$1,425,000 | \$745,740   | 52.33 | \$168.34  | 7,435      | Tudor          |
| 12-19-11-326-005 | 543 KINGSLEY TRL       | 12/22/2023 | 401            | 03-ARM'S LENGTH | R-7  | \$710,000   | \$322,030   | 45.36 | \$172.16  | 3,179      | BiLevel        |
| 12-19-11-326-009 | 567 KINGSLEY CT        | 9/2/2022   | 401            | 03-ARM'S LENGTH | R-7  | \$725,000   | \$364,880   | 50.33 | \$165.57  | 3,474      | Colonial/2Sty  |
| 12-19-11-326-010 | 571 KINGSLEY CT        | 2/20/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$530,000   | \$352,370   | 66.48 | \$114.28  | 3,288      | Colonial/2Sty  |
| 12-19-11-327-001 | 504 KINGSLEY TRL       | 2/16/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$612,000   | \$343,600   | 56.14 | \$136.69  | 3,306      | Colonial/2Sty  |
| 12-19-11-403-011 | 2353 HUNT CLUB DR      | 12/8/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$496,000   | \$231,570   | 46.69 | \$158.73  | 2,283      | Ranch          |
| 12-19-11-401-011 | 661 KINGSLEY TRL       | 5/12/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$550,000   | \$302,060   | 54.92 | \$117.00  | 3,392      | Colonial/2Sty  |
| 12-19-11-402-001 | 620 KINGSLEY TRL       | 5/13/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$666,500   | \$289,700   | 43.47 | \$194.19  | 2,674      | Colonial/2Sty  |
| 12-19-11-402-002 | 2476 HUNT CLUB DR      | 2/29/2024  | 401            | 03-ARM'S LENGTH | R-7  | \$730,000   | \$337,610   | 46.25 | \$180.19  | 3,283      | Colonial/2Sty  |

| Parcel Number    | Street Address      | Sale Date  | Property Class | Terms of Sale            | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|---------------------|------------|----------------|--------------------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 12-19-11-402-006 | 2360 HUNT CLUB DR   | 8/22/2022  | 401            | 03-ARM'S LENGTH          | R-7  | \$583,000   | \$294,910   | 50.58 | \$147.88  | 2,955      | Colonial/2Sty  |
| 12-19-11-402-013 | 2242 HUNT CLUB DR   | 4/14/2022  | 401            | 03-ARM'S LENGTH          | R-7  | \$925,000   | \$419,290   | 45.33 | \$181.89  | 4,060      | Other          |
| 12-19-11-402-018 | 638 KINGSLEY TRL    | 4/28/2023  | 401            | 03-ARM'S LENGTH          | R-7  | \$525,000   | \$279,220   | 53.18 | \$162.75  | 2,352      | Ranch          |
| 12-19-11-327-010 | 503 WHITEHALL RD    | 5/31/2023  | 401            | 03-ARM'S LENGTH          | R-7  | \$625,000   | \$286,170   | 45.79 | \$167.93  | 2,767      | Colonial/2Sty  |
| 12-19-11-426-001 | 705 WESTVIEW RD     | 2/22/2023  | 401            | 03-ARM'S LENGTH          | R-7  | \$499,000   | \$279,190   | 55.95 | \$110.36  | 2,975      | Colonial/2Sty  |
| 12-19-11-426-004 | 725 WESTVIEW RD     | 2/29/2024  | 401            | 03-ARM'S LENGTH          | R-7  | \$660,000   | \$319,440   | 48.40 | \$167.11  | 3,053      | Colonial/2Sty  |
| 12-19-11-428-002 | 708 PARKMAN DR      | 3/21/2024  | 401            | 03-ARM'S LENGTH          | R-7  | \$611,500   | \$313,040   | 51.19 | \$155.58  | 2,900      | Ranch          |
| 12-19-14-226-008 | 1780 KENSINGTON RD  | 7/27/2023  | 401            | -MULTI PARCEL ARM'S LENG | R-9  | \$1,700,000 | \$952,330   | 56.02 | \$167.50  | 7,215      | Colonial/2Sty  |
| 12-19-14-226-002 | 500 E LONG LAKE RD  | 5/26/2023  | 401            | 03-ARM'S LENGTH          | R-9  | \$1,589,500 | \$700,080   | 44.04 | \$285.05  | 4,140      | Tudor          |
| 12-19-14-226-023 | 1935 HILLWOOD DR    | 11/29/2023 | 401            | 03-ARM'S LENGTH          | R-9  | \$1,095,700 | \$533,000   | 48.64 | \$180.62  | 3,294      | Colonial/2Sty  |
| 12-19-11-301-005 | 461 WISHBONE DR     | 9/29/2022  | 401            | 03-ARM'S LENGTH          | R33  | \$505,000   | \$235,730   | 46.68 | \$96.20   | 3,050      | CapeCod        |
| 12-19-11-302-002 | 431 WISHBONE DR     | 6/23/2022  | 401            | 03-ARM'S LENGTH          | R33  | \$844,000   | \$466,180   | 55.23 | \$144.19  | 4,387      | Colonial/2Sty  |
| 12-19-14-127-080 | 1835 HUNTINGWOOD LN | 4/19/2022  | 401            | 03-ARM'S LENGTH          | R35  | \$592,000   | \$293,140   | 49.52 | \$138.20  | 3,118      | Colonial/2Sty  |
| 12-19-14-276-011 | 1750 HILLWOOD DR    | 4/1/2022   | 401            | 03-ARM'S LENGTH          | R36  | \$1,072,000 | \$689,920   | 64.36 | \$159.52  | 4,847      | Contemporary   |
| 12-19-14-276-006 | 1930 HILLWOOD DR    | 3/16/2024  | 401            | 03-ARM'S LENGTH          | R36  | \$1,425,000 | \$553,740   | 38.86 | \$273.12  | 4,458      | Ranch          |
| 12-19-14-302-003 | 130 GUILFORD RD     | 8/2/2022   | 401            | 03-ARM'S LENGTH          | R37  | \$959,000   | \$522,990   | 54.53 | \$196.99  | 3,273      | Colonial/2Sty  |
| 12-19-15-428-001 | 241 BARDEN RD       | 9/12/2022  | 401            | 03-ARM'S LENGTH          | R37  | \$1,050,000 | \$437,020   | 41.62 | \$290.18  | 2,918      | Bungalow       |
| 12-19-15-428-003 | 111 DENBAR RD       | 7/14/2022  | 401            | 03-ARM'S LENGTH          | R37  | \$1,050,000 | \$554,680   | 52.83 | \$281.57  | 2,999      | Colonial/2Sty  |
| 12-19-14-303-013 | 86 WHYSALL LN       | 6/8/2023   | 401            | 03-ARM'S LENGTH          | R38  | \$1,575,000 | \$802,760   | 50.97 | \$233.45  | 5,256      | Contemporary   |
| 12-19-14-351-001 | 97 WHYSALL LN       | 5/25/2023  | 401            | 03-ARM'S LENGTH          | R38  | \$1,050,000 | \$572,880   | 54.56 | \$182.53  | 3,104      | RaisedRanch    |
| 12-19-15-403-006 | 219 GUILFORD RD     | 5/18/2022  | 401            | 03-ARM'S LENGTH          | R38  | \$1,680,000 | \$707,160   | 42.09 | \$304.78  | 3,613      | Ranch          |
| 12-19-15-426-005 | 232 GUILFORD RD     | 6/3/2022   | 401            | 03-ARM'S LENGTH          | R38  | \$2,500,000 | \$1,092,420 | 43.70 | \$301.79  | 6,492      | Colonial/2Sty  |
| 12-19-15-276-018 | 1620 RATHMOR RD     | 6/22/2022  | 401            | 03-ARM'S LENGTH          | R43  | \$2,275,000 | \$1,132,070 | 49.76 | \$359.49  | 5,264      | Contemporary   |
| 12-19-22-302-016 | 755 KENNEBEC CT     | 5/6/2022   | 401            | 03-ARM'S LENGTH          | R45  | \$1,825,000 | \$1,100,890 | 60.32 | \$171.18  | 7,134      | Colonial/2Sty  |
| 12-19-23-352-014 | 95 QUARTON LN       | 2/17/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$950,000   | \$630,070   | 66.32 | \$122.56  | 4,018      | Colonial/2Sty  |
| 12-19-23-353-011 | 51 CRANBROOK RD     | 3/11/2024  | 401            | 03-ARM'S LENGTH          | R45  | \$4,500,000 | \$1,933,520 | 42.97 | \$522.43  | 7,515      | Tudor          |
| 12-19-23-251-021 | 115 LINDA KNL       | 8/29/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$2,400,000 | \$815,840   | 33.99 | \$366.49  | 5,413      | BiLevel        |
| 12-19-23-176-033 | 100 LINDA LN        | 3/16/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$815,000   | \$510,620   | 62.65 | \$82.87   | 4,093      | Ranch          |
| 12-19-22-301-002 | 415 THETFORD LN     | 2/21/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$1,765,000 | \$593,070   | 33.60 | \$312.35  | 4,667      | Other          |
| 12-19-22-452-021 | 597 YARBORO DR      | 10/31/2022 | 401            | 03-ARM'S LENGTH          | R45  | \$2,660,000 | \$1,621,120 | 60.94 | \$358.89  | 6,017      | Colonial/2Sty  |
| 12-19-22-452-016 | 555 YARBORO DR      | 6/27/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$3,650,000 | \$1,586,180 | 43.46 | \$490.70  | 6,388      | Colonial/2Sty  |
| 12-19-22-477-013 | 343 DONINGHAM LN    | 7/12/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$1,450,000 | \$767,680   | 52.94 | \$271.74  | 3,076      | Other          |
| 12-19-22-327-008 | 570 RUDGATE RD      | 1/9/2023   | 401            | 03-ARM'S LENGTH          | R45  | \$2,625,000 | \$1,092,220 | 41.61 | \$436.19  | 4,901      | Colonial/2Sty  |
| 12-19-22-302-018 | 711 KENNEBEC CT     | 5/2/2022   | 401            | 03-ARM'S LENGTH          | R45  | \$950,000   | \$544,030   | 57.27 | \$174.37  | 3,332      | Ranch          |
| 12-19-22-302-020 | 730 FALMOUTH DR     | 10/3/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$1,230,000 | \$656,440   | 53.37 | \$165.54  | 4,804      | Ranch          |
| 12-19-22-326-001 | 692 BENNINGTON DR   | 3/20/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$1,300,000 | \$612,930   | 47.15 | \$212.60  | 4,703      | Colonial/2Sty  |
| 12-19-22-326-006 | 662 BENNINGTON DR   | 2/2/2024   | 401            | 03-ARM'S LENGTH          | R45  | \$1,300,000 | \$634,050   | 48.77 | \$211.72  | 4,359      | CapeCod        |
| 12-19-22-327-002 | 651 BENNINGTON DR   | 8/25/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$3,750,000 | \$1,803,840 | 48.10 | \$405.21  | 7,431      | Colonial/2Sty  |
| 12-19-22-401-009 | 465 LONE PINE CT    | 12/11/2023 | 401            | 03-ARM'S LENGTH          | R45  | \$1,300,000 | \$573,640   | 44.13 | \$242.61  | 3,320      | CapeCod        |
| 12-19-23-451-009 | 250 CHESTERFIELD RD | 9/28/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$970,000   | \$512,530   | 52.84 | \$164.61  | 3,392      | CapeCod        |
| 12-19-22-401-038 | 540 HAVERHILL RD    | 11/7/2023  | 401            | 03-ARM'S LENGTH          | R45  | \$1,799,000 | \$729,710   | 40.56 | \$310.93  | 4,320      | Colonial/2Sty  |
| 12-19-22-401-051 | 550 HAVERHILL RD    | 6/17/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$2,227,770 | \$1,256,740 | 56.41 | \$311.81  | 5,751      | Contemporary   |
| 12-19-22-401-055 | 626 YARBORO DR      | 4/21/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$2,375,000 | \$1,405,980 | 59.20 | \$322.52  | 6,064      | Colonial/2Sty  |
| 12-19-22-401-035 | 580 HAVERHILL RD    | 6/10/2022  | 401            | 03-ARM'S LENGTH          | R45  | \$1,400,000 | \$868,280   | 62.02 | \$150.98  | 6,277      | Colonial/2Sty  |

| Parcel Number    | Street Address   | Sale Date  | Property Class | Terms of Sale            | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|------------------|------------|----------------|--------------------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 12-19-22-426-026 | 420 DUNSTON RD   | 12/9/2022  | 401            | 03-ARM'S LENGTH          | R46  | \$3,500,000 | \$1,546,600 | 44.19 | \$400.72  | 6,727      | Colonial/2Sty  |
| 12-19-22-401-053 | 491 MARTELL DR   | 8/11/2022  | 401            | 03-ARM'S LENGTH          | R46  | \$2,950,000 | \$1,647,320 | 55.84 | \$341.15  | 6,712      | Colonial/2Sty  |
| 12-19-22-426-012 | 320 MARTELL CT   | 10/28/2022 | 401            | 03-ARM'S LENGTH          | R46  | \$1,940,000 | \$990,680   | 51.07 | \$267.82  | 5,153      | Ranch          |
| 12-19-23-251-012 | 110 LONE PINE RD | 3/14/2023  | 401            | 03-ARM'S LENGTH          | R47  | \$2,100,000 | \$1,224,650 | 58.32 | \$146.53  | 7,691      | Colonial/2Sty  |
| 12-19-23-176-050 | 11 BRADY LN      | 1/10/2023  | 401            | 03-ARM'S LENGTH          | R47  | \$2,200,000 | \$1,469,760 | 66.81 | \$285.79  | 6,516      | Contemporary   |
| 12-19-23-228-040 | 126 BARBARA LN   | 12/9/2022  | 401            | 03-ARM'S LENGTH          | R48  | \$950,000   | \$468,810   | 49.35 | \$201.97  | 3,635      | Bungalow       |
| 12-19-23-326-031 | 300 LOWELL CT    | 7/26/2023  | 401            | -MULTI PARCEL ARM'S LENG | R49  | \$6,100,000 | \$2,575,280 | 42.22 | \$672.65  | 8,078      | Colonial/2Sty  |