

Springfield Township
2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
10100	2	\$1,205,000	\$601,630	49.93%	0.950
10201	2	\$381,000	\$133,150	34.95%	1.455
10203	7	\$3,568,520	\$1,776,990	49.80%	0.900
10300	3	\$1,303,500	\$601,130	46.12%	1.100
10500	3	\$2,345,950	\$1,164,310	49.63%	0.880
10600	6	\$6,584,000	\$3,273,310	49.72%	0.725
10800	1	\$529,995	\$264,120	49.83%	0.915
10900	2	\$743,000	\$358,330	48.23%	1.180
12000	4	\$1,956,000	\$975,670	49.88%	0.896
12200	4	\$2,524,000	\$1,257,420	49.82%	0.900
12300	0				0.840
12400	3	\$1,247,000	\$569,960	45.71%	1.135
12500	11	\$4,395,450	\$2,192,110	49.87%	1.165
12790	7	\$3,520,000	\$1,757,410	49.93%	0.850
12800	8	\$4,083,500	\$2,036,240	49.87%	0.978
12840	1	\$500,000	\$243,410	48.68%	0.965
12850	2	\$864,900	\$364,550	42.15%	1.020
12900	4	\$1,945,000	\$970,250	49.88%	1.022
13001	0				1.230
13100	0				1.055
13150	7	\$4,285,000	\$2,133,820	49.80%	0.885
13160	4	\$2,319,000	\$1,154,120	49.77%	0.895
13170	1	\$550,000	\$242,410	44.07%	0.860
13200	0				1.000
13260	4	\$2,331,000	\$1,156,990	49.63%	0.815
13300	8	\$2,087,250	\$986,860	47.28%	1.225
13400	3	\$1,011,000	\$481,100	47.59%	1.390
13500	2	\$1,475,000	\$785,530	53.26%	0.930
13530	1	\$537,500	\$260,430	48.45%	0.975
13543	6	\$2,565,000	\$1,280,850	49.94%	1.601
13545	2	\$1,530,000	\$751,220	49.10%	1.135
13553	8	\$4,634,600	\$2,314,710	49.94%	2.108
13555	0				0.990
13560	8	\$4,315,000	\$1,932,440	44.78%	1.046
13570	0				1.120
13575	3	\$2,792,500	\$1,293,760	46.33%	0.930
13580	0				0.880
13585	0				1.005
13600	1	\$440,000	\$247,170	56.18%	0.760
13700	1	\$410,000	\$190,720	46.52%	0.935
13800	1	\$495,000	\$242,010	48.89%	0.890
14300	9	\$5,119,500	\$2,550,060	49.81%	0.767

Springfield Township

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
14400	2	\$1,207,500	\$557,590	46.18%	0.850
14500	3	\$2,293,000	\$1,100,410	47.99%	0.805
14600	3	\$1,184,900	\$590,830	49.86%	1.125
14801	15	\$3,368,900	\$1,682,240	49.93%	1.665
15000	3	\$1,343,000	\$670,850	49.95%	0.879
15500	0				0.880
15600	6	\$3,483,000	\$1,735,940	49.84%	0.900
15800	3	\$850,000	\$380,630	44.78%	1.400
15900	1	\$308,625	\$154,210	49.97%	1.240
16100	0				1.120
16200	6	\$2,877,900	\$1,434,450	49.84%	0.870
30000	0				1.250
31000	8	\$1,939,000	\$966,270	49.83%	1.250
32000	34	\$12,675,322	\$6,325,730	49.91%	1.288
33000	14	\$7,206,000	\$3,591,850	49.85%	1.280
34000	4	\$2,566,500	\$1,276,050	49.72%	0.970
35000	2	\$718,000	\$348,960	48.60%	1.240
35900	0				1.000
36000	2	\$512,000	\$285,620	55.79%	1.365
37000	28	\$10,034,000	\$4,995,920	49.79%	1.175
37500	12	\$5,500,500	\$2,744,910	49.90%	1.042
38000	4	\$2,125,000	\$1,060,770	49.92%	0.800
39000	2	\$645,000	\$321,450	49.84%	1.040
39500	6	\$1,366,200	\$680,650	49.82%	1.400
40000	23	\$5,038,620	\$2,514,150	49.90%	1.134
40010	4	\$1,569,900	\$761,720	48.52%	0.850
40100	2	\$540,000	\$258,470	47.86%	1.035
70000	0				0.900
		\$143,947,032	\$70,983,860		
		2 Year Sale Ratio:	49.31%		

*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
U -07-12-377-004	8689 S SHORE DR	11/9/2023	401	03-ARM'S LENGTH	10100	\$605,000	\$292,410	48.33	\$163.82	3,077	Colonial/2Sty
U -07-12-377-007	8563 S SHORE DR	5/13/2022	401	03-ARM'S LENGTH	10100	\$600,000	\$309,220	51.54	\$170.23	3,061	Colonial/2Sty
U -07-28-227-027	6130 HILLSBORO RD	7/27/2022	401	03-ARM'S LENGTH	10201	\$216,000	\$83,330	38.58	\$128.42	1,576	TriLevel/Quad
U -07-28-228-035	6178 NEILSON RD	5/3/2022	401	03-ARM'S LENGTH	10201	\$165,000	\$49,820	30.19	\$201.60	648	Ranch
U -07-28-101-023	11789 SCENIC VLY	3/17/2023	401	03-ARM'S LENGTH	10203	\$549,900	\$287,680	52.31	\$150.30	3,080	Colonial/2Sty
U -07-28-102-015	11726 SCENIC VLY	10/28/2022	401	03-ARM'S LENGTH	10203	\$502,365	\$279,760	55.69	\$143.11	2,675	Colonial/2Sty
U -07-28-102-023	12062 SCENIC VLY	12/20/2022	401	03-ARM'S LENGTH	10203	\$529,675	\$285,090	53.82	\$148.51	2,721	Colonial/2Sty
U -07-28-227-008	6192 HILLSBORO RD	5/24/2022	401	03-ARM'S LENGTH	10203	\$271,000	\$112,000	41.33	\$153.83	1,624	Colonial/2Sty
U -07-28-276-007	6086 HILLSBORO RD	2/23/2024	401	03-ARM'S LENGTH	10203	\$355,000	\$145,110	40.88	\$188.53	1,546	Ranch
U -07-29-200-021	12146 SCENIC VLY	1/19/2024	401	03-ARM'S LENGTH	10203	\$525,580	\$271,450	51.65	\$157.40	2,650	Colonial/2Sty
U -07-29-451-021	12150 SHAFFER RD	9/2/2022	401	03-ARM'S LENGTH	10203	\$835,000	\$395,900	47.41	\$283.52	2,442	Ranch
U -07-22-301-009	11055 NICOLE CT	7/28/2023	401	03-ARM'S LENGTH	10300	\$402,500	\$185,860	46.18	\$183.42	1,840	Colonial/2Sty
U -07-22-301-013	11134 YOUNGSTREE CT	7/18/2023	401	03-ARM'S LENGTH	10300	\$486,000	\$233,880	48.12	\$191.39	2,160	Colonial/2Sty
U -07-22-301-017	11262 YOUNGSTREE CT	3/27/2024	401	03-ARM'S LENGTH	10300	\$415,000	\$181,390	43.71	\$189.29	1,849	Ranch
U -07-14-227-010	9298 LAKE RIDGE DR	9/15/2022	401	03-ARM'S LENGTH	10500	\$800,000	\$414,500	51.81	\$199.96	3,628	Colonial/2Sty
U -07-14-228-009	9315 LAKE RIDGE DR	6/23/2022	401	03-ARM'S LENGTH	10500	\$809,000	\$373,070	46.11	\$229.31	3,211	Colonial/2Sty
U -07-14-276-002	9235 LAKEBLUFF DR	1/5/2024	401	03-ARM'S LENGTH	10500	\$736,950	\$376,740	51.12	\$225.97	2,839	Ranch
U -07-13-452-002	7688 STONEVALLEY BLF	11/30/2022	401	03-ARM'S LENGTH	10600	\$1,300,000	\$583,320	44.87	\$211.45	4,873	Colonial/2Sty
U -07-13-452-011	8377 HIGH MEADOW TRL	8/26/2022	401	03-ARM'S LENGTH	10600	\$750,000	\$398,640	53.15	\$175.20	3,283	Colonial/2Sty
U -07-13-453-002	7705 STONEVALLEY BLF	10/20/2023	401	03-ARM'S LENGTH	10600	\$1,200,000	\$550,460	45.87	\$217.15	4,542	Colonial/2Sty
U -07-13-453-007	7535 STONEVALLEY BLF	7/26/2023	401	03-ARM'S LENGTH	10600	\$925,000	\$457,110	49.42	\$224.67	3,467	Colonial/2Sty
U -07-13-454-006	8376 BRIDLEWOOD CT	1/10/2024	401	03-ARM'S LENGTH	10600	\$1,650,000	\$741,860	44.96	\$228.71	6,493	Colonial/2Sty
U -07-24-451-011	6705 COLLEGE PARK DR	4/22/2022	401	03-ARM'S LENGTH	10600	\$759,000	\$541,920	71.40	\$113.96	5,888	Colonial/2Sty
U -07-25-476-017	8243 CARIBOU LAKE LN	10/14/2022	401	03-ARM'S LENGTH	10800	\$529,995	\$264,120	49.83	\$170.15	2,730	Colonial/2Sty
U -07-08-401-007	8847 BUGGY WHIP DR	7/26/2022	401	03-ARM'S LENGTH	10900	\$403,000	\$211,020	52.36	\$192.22	1,692	Ranch
U -07-08-427-006	8665 TINDALL RD	2/7/2024	401	03-ARM'S LENGTH	10900	\$340,000	\$147,310	43.33	\$168.09	1,648	TriLevel/Quad
U -07-20-300-039	6666 COUNTRY LANE DR	7/1/2022	401	03-ARM'S LENGTH	12000	\$472,000	\$225,640	47.81	\$143.70	2,767	Colonial/2Sty
U -07-20-300-049	6850 MEADOW VALLEY DR	8/28/2023	401	03-ARM'S LENGTH	12000	\$409,000	\$159,820	39.08	\$155.81	2,325	Colonial/2Sty
U -07-20-326-001	12687 SCOTT RD	8/17/2023	401	03-ARM'S LENGTH	12000	\$525,000	\$310,970	59.23	\$118.56	3,758	CapeCod
U -07-20-376-004	6575 HIGH PINE DR	9/18/2023	401	03-ARM'S LENGTH	12000	\$550,000	\$279,240	50.77	\$167.32	2,818	Colonial/2Sty
U -07-11-351-018	9888 KING RD	12/22/2023	401	03-ARM'S LENGTH	12200	\$770,000	\$290,530	37.73	\$199.88	3,409	Colonial/2Sty
U -07-11-352-002	8421 ZEERCO BLVD	3/15/2023	401	03-ARM'S LENGTH	12200	\$580,000	\$291,480	50.26	\$139.63	3,418	Colonial/2Sty
U -07-11-353-002	9825 KING RD	6/3/2022	401	03-ARM'S LENGTH	12200	\$594,000	\$359,960	60.60	\$146.14	3,477	Colonial/2Sty
U -07-11-353-010	8456 ZEERCO BLVD	6/3/2022	401	03-ARM'S LENGTH	12200	\$580,000	\$315,450	54.39	\$159.07	3,045	Colonial/2Sty
U -07-13-227-005	8300 HOLCOMB RD	12/29/2022	401	03-ARM'S LENGTH	12400	\$370,000	\$158,730	42.90	\$188.59	1,392	Ranch
U -07-13-227-011	8124 SLEEPY TIME CT	10/6/2022	401	03-ARM'S LENGTH	12400	\$442,000	\$217,670	49.25	\$162.44	1,945	Ranch
U -07-13-227-015	8071 ELLIS CREEK DR	11/21/2022	401	03-ARM'S LENGTH	12400	\$435,000	\$193,560	44.50	\$165.59	1,925	Colonial/2Sty
U -07-24-476-011	6588 WILLOWBROOK DR	11/10/2023	401	03-ARM'S LENGTH	12500	\$700,000	\$386,420	55.20	\$213.89	2,766	Colonial/2Sty
U -07-24-477-005	6581 NADETTE DR	11/10/2022	401	03-ARM'S LENGTH	12500	\$230,000	\$103,400	44.96	\$145.17	1,137	Ranch
U -07-24-477-006	6561 NADETTE DR	6/29/2022	401	03-ARM'S LENGTH	12500	\$315,000	\$140,490	44.60	\$118.93	2,078	TriLevel/Quad
U -07-24-477-014	8135 ENGLEWOOD DR	3/11/2024	401	03-ARM'S LENGTH	12500	\$370,000	\$150,320	40.63	\$140.71	2,162	BiLevel
U -07-24-477-015	8165 ENGLEWOOD DR	7/20/2023	401	03-ARM'S LENGTH	12500	\$375,000	\$178,940	47.72	\$108.84	2,830	TriLevel/Quad
U -07-24-477-021	8317 ENGLEWOOD DR	7/10/2023	401	03-ARM'S LENGTH	12500	\$330,000	\$127,040	38.50	\$158.53	1,672	TriLevel/Quad
U -07-24-477-024	6585 WILLOWBROOK DR	9/1/2022	401	03-ARM'S LENGTH	12500	\$545,000	\$350,730	64.35	\$166.67	2,669	Contemporary

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-24-478-007	6540 NADETTE DR	3/14/2023	401	03-ARM'S LENGTH	12500	\$460,000	\$230,020	50.00	\$173.84	2,074	Ranch
U -07-24-478-008	6520 NADETTE DR	10/20/2023	401	03-ARM'S LENGTH	12500	\$319,000	\$165,320	51.82	\$165.93	1,433	Ranch
U -07-24-479-009	8182 FAIRFIELD CIR	12/20/2022	401	03-ARM'S LENGTH	12500	\$336,450	\$147,400	43.81	\$118.05	2,300	BiLevel
U -07-25-226-006	6211 ENGLEWOOD DR	5/26/2022	401	03-ARM'S LENGTH	12500	\$415,000	\$212,030	51.09	\$143.43	2,104	Contemporary
U -07-21-476-042	11149 CASSIDY TRL	2/24/2023	401	03-ARM'S LENGTH	12790	\$475,000	\$256,310	53.96	\$153.90	2,537	Colonial/2Sty
U -07-21-476-048	11257 CASSIDY TRL	2/7/2024	401	03-ARM'S LENGTH	12790	\$550,000	\$242,860	44.16	\$237.63	1,961	Ranch
U -07-26-127-001	10043 QUARRY RIDGE RD	3/20/2024	407	03-ARM'S LENGTH	12790	\$520,000	\$251,700	48.40	\$201.28	2,186	Ranch
U -07-26-127-002	10029 QUARRY RIDGE RD	11/21/2023	407	03-ARM'S LENGTH	12790	\$499,000	\$251,140	50.33	\$192.41	2,162	Ranch
U -07-26-127-003	10015 QUARRY RIDGE RD	1/19/2024	407	03-ARM'S LENGTH	12790	\$489,000	\$257,890	52.74	\$194.01	2,088	Ranch
U -07-26-127-004	10001 QUARRY RIDGE RD	3/14/2024	407	03-ARM'S LENGTH	12790	\$480,000	\$246,220	51.30	\$194.09	2,045	Ranch
U -07-26-127-005	9987 QUARRY RIDGE RD	3/21/2024	407	03-ARM'S LENGTH	12790	\$507,000	\$251,290	49.56	\$206.34	2,042	Ranch
U -07-14-351-013	7554 RED OAK VALLEY DR	9/27/2022	401	03-ARM'S LENGTH	12800	\$382,500	\$198,340	51.85	\$163.77	1,915	Ranch
U -07-14-351-034	9858 FOREST RIDGE DR	6/3/2022	401	03-ARM'S LENGTH	12800	\$625,000	\$297,920	47.67	\$176.55	3,144	Colonial/2Sty
U -07-14-351-039	9840 OAK VALLEY DR	11/30/2022	401	03-ARM'S LENGTH	12800	\$489,000	\$247,120	50.54	\$165.80	2,554	Colonial/2Sty
U -07-14-377-013	7547 RIDGE VALLEY DR	8/16/2023	401	03-ARM'S LENGTH	12800	\$485,000	\$239,880	49.46	\$189.86	2,220	Colonial/2Sty
U -07-15-427-008	9996 MAPLE VALLEY DR	3/20/2023	401	03-ARM'S LENGTH	12800	\$635,000	\$319,880	50.37	\$216.12	2,608	Colonial/2Sty
U -07-23-276-021	6685 SPRINGCREST CT	3/14/2023	401	03-ARM'S LENGTH	12800	\$400,000	\$207,210	51.80	\$174.59	1,847	Ranch
U -07-23-276-026	7280 NORTHWIND CT	7/15/2022	401	03-ARM'S LENGTH	12800	\$432,000	\$201,860	46.73	\$181.31	1,985	Ranch
U -07-23-276-030	6800 NORTHWIND CT	8/23/2023	401	03-ARM'S LENGTH	12800	\$635,000	\$324,030	51.03	\$179.35	3,068	Colonial/2Sty
U -07-17-302-004	7779 FOUNTAIN HILLS LN	6/29/2023	401	03-ARM'S LENGTH	12840	\$500,000	\$243,410	48.68	\$137.09	2,933	Colonial/2Sty
U -07-17-304-008	12765 CAROLYN WAY	12/28/2023	401	03-ARM'S LENGTH	12850	\$440,000	\$183,970	41.81	\$239.50	1,705	Ranch
U -07-17-304-012	7449 VILLAGE CT	3/8/2024	401	03-ARM'S LENGTH	12850	\$424,900	\$180,580	42.50	\$246.66	1,600	Ranch
U -07-01-152-004	8863 AUTUMNGLO DR	11/22/2023	401	03-ARM'S LENGTH	12900	\$640,000	\$291,290	45.51	\$251.63	2,239	Colonial/2Sty
U -07-02-253-011	9982 WHITE PINE CT	8/31/2022	401	03-ARM'S LENGTH	12900	\$440,000	\$236,040	53.65	\$159.90	2,291	Ranch
U -07-02-253-012	9998 WHITE PINE CT	8/21/2023	401	03-ARM'S LENGTH	12900	\$450,000	\$247,560	55.01	\$153.59	2,451	Contemporary
U -07-02-278-002	9971 GREENTREE DR	7/13/2022	401	03-ARM'S LENGTH	12900	\$415,000	\$195,360	47.07	\$110.64	3,029	TriLevel/Quad
U -07-14-302-003	9688 KINGSTON POINTE DR	6/5/2023	401	03-ARM'S LENGTH	13150	\$610,000	\$279,060	45.75	\$202.03	2,724	Bungalow
U -07-14-302-009	7763 KINGSTON CT	7/10/2023	401	03-ARM'S LENGTH	13150	\$550,000	\$278,040	50.55	\$164.66	2,982	Bungalow
U -07-14-302-015	9899 KINGSTON POINTE DR	10/7/2022	401	03-ARM'S LENGTH	13150	\$685,000	\$342,800	50.04	\$233.78	2,638	Ranch
U -07-14-302-024	9667 KINGSTON POINTE DR	8/15/2022	401	03-ARM'S LENGTH	13150	\$548,500	\$249,130	45.42	\$162.66	3,000	Colonial/2Sty
U -07-14-302-028	9804 KINGS VLY	8/9/2022	401	03-ARM'S LENGTH	13150	\$581,500	\$329,190	56.61	\$197.30	2,636	Ranch
U -07-14-302-038	9854 KINGSTON RDG	11/23/2022	401	03-ARM'S LENGTH	13150	\$540,000	\$301,750	55.88	\$152.18	3,120	Colonial/2Sty
U -07-14-302-042	9957 KINGSTON RDG	6/7/2023	401	03-ARM'S LENGTH	13150	\$770,000	\$353,850	45.95	\$199.72	3,491	Colonial/2Sty
U -07-30-351-004	5575 BIRCH DR	9/8/2022	401	03-ARM'S LENGTH	13160	\$530,000	\$313,140	59.08	\$135.61	3,319	Colonial/2Sty
U -07-31-102-009	5408 BIRCH DR	11/1/2022	401	03-ARM'S LENGTH	13160	\$545,000	\$256,190	47.01	\$167.95	2,909	Colonial/2Sty
U -07-31-102-018	5279 BIRCH LN	2/16/2024	401	03-ARM'S LENGTH	13160	\$599,000	\$285,200	47.61	\$181.45	3,019	Colonial/2Sty
U -07-31-151-008	5239 BIRCH DR	11/17/2023	401	03-ARM'S LENGTH	13160	\$645,000	\$299,590	46.45	\$213.38	2,730	Colonial/2Sty
U -07-07-201-003	8942 WILD IRIS CT	9/6/2023	401	03-ARM'S LENGTH	13170	\$550,000	\$242,410	44.07	\$154.61	3,060	Colonial/2Sty
U -07-14-453-005	7460 ELLIS FREEMAN CT	5/20/2022	401	03-ARM'S LENGTH	13260	\$531,000	\$271,420	51.11	\$204.62	2,231	Colonial/2Sty
U -07-23-203-003	7280 INGOMAR LN	4/14/2023	401	03-ARM'S LENGTH	13260	\$670,000	\$354,530	52.91	\$150.15	3,984	Colonial/2Sty
U -07-23-204-003	7217 INGOMAR LN	10/27/2022	401	03-ARM'S LENGTH	13260	\$535,000	\$263,480	49.25	\$175.98	2,718	Colonial/2Sty
U -07-23-205-004	7154 INGOMAR LN	6/22/2023	401	03-ARM'S LENGTH	13260	\$595,000	\$267,560	44.97	\$190.76	2,762	Colonial/2Sty
U -07-11-401-009	9370 CHERRYWOOD RD	6/26/2023	401	03-ARM'S LENGTH	13300	\$232,000	\$101,340	43.68	\$131.99	1,144	Ranch
U -07-11-402-020	9461 CHERRYWOOD RD	4/12/2023	401	03-ARM'S LENGTH	13300	\$306,000	\$140,280	45.84	\$124.74	1,755	Bungalow
U -07-11-426-004	9226 CHERRYWOOD RD	5/13/2022	401	03-ARM'S LENGTH	13300	\$303,750	\$202,610	66.70	\$102.18	2,068	Ranch
U -07-11-477-024	9100 DAVISBURG RD	4/3/2023	401	03-ARM'S LENGTH	13300	\$285,000	\$143,520	50.36	\$111.18	1,751	Ranch

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-11-477-025	9080 DAVISBURG RD	4/28/2023	401	03-ARM'S LENGTH	13300	\$282,500	\$107,290	37.98	\$179.33	1,092	Ranch
U -07-11-477-026	8510 CLARRIDGE RD	9/8/2022	401	03-ARM'S LENGTH	13300	\$219,000	\$104,710	47.81	\$132.34	1,032	Ranch
U -07-12-351-026	8459 BRIDGE LAKE RD	2/28/2023	401	03-ARM'S LENGTH	13300	\$214,000	\$97,440	45.53	\$115.36	1,463	Ranch
U -07-12-351-037	9010 DAVISBURG RD	9/25/2023	401	03-ARM'S LENGTH	13300	\$245,000	\$89,670	36.60	\$201.80	900	Ranch
U -07-10-476-027	10015 KING RD	7/28/2023	401	19-MULTI PARCEL ARM'S LENGTH	13400	\$255,000	\$107,670	42.22	\$166.55	1,092	Ranch
U -07-10-476-044	10043 KING RD	4/28/2022	401	03-ARM'S LENGTH	13400	\$431,000	\$236,690	54.92	\$226.89	1,678	Bungalow
U -07-10-476-045	10227 KING RD	8/17/2023	401	03-ARM'S LENGTH	13400	\$325,000	\$136,740	42.07	\$178.61	1,408	Ranch
U -07-14-478-024	9071 STONEHAUSE CT	4/21/2023	401	03-ARM'S LENGTH	13500	\$730,000	\$380,530	52.13	\$210.61	2,856	Colonial/2Sty
U -07-25-476-012	8091 CARIBOU LAKE LN	10/5/2023	401	03-ARM'S LENGTH	13500	\$745,000	\$405,000	54.36	\$212.74	2,777	Ranch
U -07-09-151-013	8700 RACHAEL DR	5/18/2022	401	03-ARM'S LENGTH	13530	\$537,500	\$260,430	48.45	\$159.28	2,062	Ranch
U -07-28-204-014	6243 HILLSBORO RD	8/10/2023	401	03-ARM'S LENGTH	13543	\$440,000	\$208,170	47.31	\$233.94	1,314	Ranch
U -07-28-204-048	6249 HILLSBORO RD	7/29/2022	401	03-ARM'S LENGTH	13543	\$420,000	\$217,420	51.77	\$205.78	1,212	Ranch
U -07-28-251-012	6059 LONG POINT DR	7/27/2023	401	03-ARM'S LENGTH	13543	\$265,000	\$139,680	52.71	\$142.26	918	Ranch
U -07-28-251-025	5956 LONG POINT DR	7/28/2023	401	03-ARM'S LENGTH	13543	\$470,000	\$243,570	51.82	\$184.06	1,548	Ranch
U -07-28-301-005	12008 BIG LAKE RD	7/20/2022	401	03-ARM'S LENGTH	13543	\$390,000	\$205,410	52.67	\$157.73	1,318	Bungalow
U -07-28-301-006	12001 BIG LAKE RD	11/27/2023	401	03-ARM'S LENGTH	13543	\$580,000	\$266,600	45.97	\$212.04	1,848	Colonial/2Sty
U -07-28-203-012	11467 EMBER	8/8/2022	401	03-ARM'S LENGTH	13545	\$815,000	\$398,910	48.95	\$230.61	2,948	Colonial/2Sty
U -07-28-376-027	11578 HAYLOCK	2/23/2024	401	03-ARM'S LENGTH	13545	\$715,000	\$352,310	49.27	\$136.29	3,692	Colonial/2Sty
U -07-10-278-026	10099 GRAHAM DR	6/16/2023	401	03-ARM'S LENGTH	13553	\$530,000	\$284,730	53.72	\$197.40	1,668	TriLevel/Quad
U -07-10-402-019	10478 KING RD	10/28/2022	401	03-ARM'S LENGTH	13553	\$600,000	\$258,410	43.07	\$314.61	1,344	Bungalow
U -07-10-402-033	10346 KING RD	5/12/2022	401	03-ARM'S LENGTH	13553	\$765,000	\$405,790	53.04	\$213.91	2,926	CapeCod
U -07-10-402-034	10342 KING RD	5/6/2022	401	03-ARM'S LENGTH	13553	\$292,000	\$167,460	57.35	\$156.05	960	Ranch
U -07-10-402-058	10378 KING RD	9/29/2022	401	03-ARM'S LENGTH	13553	\$470,000	\$231,980	49.36	\$170.26	2,061	Colonial/2Sty
U -07-10-427-027	10048 KING RD	2/5/2024	401	03-ARM'S LENGTH	13553	\$635,500	\$282,680	44.48	\$248.50	2,052	BiLevel
U -07-11-152-010	9981 DIXIE HWY	7/28/2023	401	03-ARM'S LENGTH	13553	\$642,500	\$328,800	51.18	\$197.36	2,522	Colonial/2Sty
U -07-11-301-007	9955 DIXIE HWY	9/18/2023	401	03-ARM'S LENGTH	13553	\$699,600	\$354,860	50.72	\$330.37	1,584	Colonial/2Sty
U -07-11-327-030	9635 NORMAN RD	6/26/2022	401	03-ARM'S LENGTH	13560	\$660,000	\$227,030	34.40	\$172.39	2,817	Bungalow
U -07-11-327-045	9797 NORMAN RD	7/12/2022	401	03-ARM'S LENGTH	13560	\$545,000	\$203,410	37.32	\$140.59	2,344	Colonial/2Sty
U -07-11-327-048	9745 NORMAN RD	4/4/2022	401	03-ARM'S LENGTH	13560	\$700,000	\$268,240	38.32	\$262.17	2,139	Ranch
U -07-11-376-033	9850 RILTON CT	9/21/2023	401	03-ARM'S LENGTH	13560	\$345,000	\$226,180	65.56	\$15.57	1,803	TriLevel/Quad
U -07-11-377-011	9553 SUSIN LN	1/25/2024	401	03-ARM'S LENGTH	13560	\$280,000	\$144,030	51.44	\$125.03	1,439	Ranch
U -07-11-378-012	9596 DOLORES DR	8/31/2023	401	03-ARM'S LENGTH	13560	\$495,000	\$173,660	35.08	\$212.70	1,341	Ranch
U -07-11-402-017	9511 CHERRYWOOD RD	9/16/2022	401	03-ARM'S LENGTH	13560	\$715,000	\$358,650	50.16	\$92.03	3,447	Colonial/2Sty
U -07-11-454-004	8691 HARBORTOWNE DR	7/15/2022	401	03-ARM'S LENGTH	13560	\$575,000	\$331,240	57.61	\$190.81	1,618	Ranch
U -07-12-251-001	8495 WAUMEGAH RD	4/6/2023	401	03-ARM'S LENGTH	13575	\$940,000	\$372,960	39.68	\$291.89	2,564	Bungalow
U -07-12-376-007	8856 BRIDGE LAKE RD	2/27/2024	401	03-ARM'S LENGTH	13575	\$895,000	\$450,990	50.39	\$223.46	2,122	Ranch
U -07-12-427-022	8695 ELLIS RD	5/2/2023	401	03-ARM'S LENGTH	13575	\$957,500	\$469,810	49.07	\$184.99	3,090	Log
U -07-36-351-014	4429 COASTAL PKWY	6/28/2023	401	03-ARM'S LENGTH	13600	\$440,000	\$247,170	56.18	\$146.85	2,387	Colonial/2Sty
U -07-10-126-009	9302 WILDFLOWER WAY	11/9/2023	401	03-ARM'S LENGTH	13700	\$410,000	\$190,720	46.52	\$186.97	1,942	Colonial/2Sty
U -07-13-102-005	8269 MEADOW RDG	4/24/2023	401	03-ARM'S LENGTH	13800	\$495,000	\$242,010	48.89	\$188.54	2,241	Colonial/2Sty
U -07-14-151-002	9964 PEBBLE CREEK CT	9/15/2023	401	03-ARM'S LENGTH	14300	\$533,000	\$241,540	45.32	\$134.61	3,364	Colonial/2Sty
U -07-14-151-006	10013 PEBBLE CREEK CT	7/6/2023	401	03-ARM'S LENGTH	14300	\$587,500	\$278,560	47.41	\$170.38	2,902	Colonial/2Sty
U -07-14-154-010	9920 CREEKWOOD TRL	9/30/2022	401	03-ARM'S LENGTH	14300	\$520,000	\$302,250	58.13	\$145.38	3,032	Colonial/2Sty
U -07-14-155-008	9899 CREEKWOOD TRL	11/3/2023	401	03-ARM'S LENGTH	14300	\$585,000	\$271,870	46.47	\$157.47	3,212	Colonial/2Sty
U -07-15-251-004	10270 BOULDER PASS	5/18/2023	401	03-ARM'S LENGTH	14300	\$619,000	\$274,460	44.34	\$151.63	3,560	Colonial/2Sty
U -07-15-276-001	10204 CREEKWOOD TRL	11/1/2023	401	03-ARM'S LENGTH	14300	\$615,000	\$283,390	46.08	\$180.26	2,958	Ranch

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-15-276-002	10190 CREEKWOOD TRL	6/12/2023	401	03-ARM'S LENGTH	14300	\$635,000	\$374,970	59.05	\$139.54	3,917	Colonial/2Sty
U -07-15-276-010	10064 CREEKWOOD TRL	3/26/2024	401	03-ARM'S LENGTH	14300	\$550,000	\$286,380	52.07	\$147.36	3,087	Contemporary
U -07-15-277-012	10047 CREEKWOOD TRL	8/31/2022	401	03-ARM'S LENGTH	14300	\$475,000	\$236,640	49.82	\$173.29	2,284	Colonial/2Sty
U -07-15-202-010	8261 PINE LAKE DR	12/22/2023	401	03-ARM'S LENGTH	14400	\$630,000	\$241,840	38.39	\$211.32	2,552	Colonial/2Sty
U -07-15-204-002	8270 LOST PINES DR	2/14/2024	401	03-ARM'S LENGTH	14400	\$577,500	\$315,750	54.68	\$166.10	2,941	Colonial/2Sty
U -07-25-200-036	6235 WINDSTONE CIR	2/26/2024	401	03-ARM'S LENGTH	14500	\$715,000	\$325,060	45.46	\$183.68	3,362	Colonial/2Sty
U -07-25-276-004	6076 ENGLEWOOD DR	8/28/2023	401	03-ARM'S LENGTH	14500	\$678,000	\$344,800	50.86	\$189.95	3,038	Colonial/2Sty
U -07-25-276-008	6179 ENGLEWOOD DR	7/25/2022	401	19-MULTI PARCEL ARM'S LENGTH	14500	\$900,000	\$430,550	47.84	\$213.10	3,481	Colonial/2Sty
U -07-06-151-015	10106 ORCHARD RIDGE CT	9/7/2022	401	03-ARM'S LENGTH	14600	\$339,900	\$178,850	52.62	\$159.31	1,608	Colonial/2Sty
U -07-06-151-023	10090 CHESTNUT RIDGE CT	8/1/2023	401	03-ARM'S LENGTH	14600	\$465,000	\$218,570	47.00	\$163.19	2,195	Colonial/2Sty
U -07-08-451-021	12457 WINDCLIFF DR	6/7/2023	401	03-ARM'S LENGTH	14600	\$380,000	\$193,410	50.90	\$212.28	1,418	Ranch
U -07-14-428-002	9310 HILLCREST DR	2/20/2024	401	03-ARM'S LENGTH	14801	\$210,000	\$99,480	47.37	\$197.83	951	Ranch
U -07-26-226-018	9212 VILLA CREST DR	11/17/2023	401	03-ARM'S LENGTH	14801	\$224,000	\$104,670	46.73	\$173.98	888	Ranch
U -07-26-227-006	9287 VILLA CREST DR	9/30/2022	401	03-ARM'S LENGTH	14801	\$195,000	\$102,540	52.58	\$113.08	1,200	Ranch
U -07-26-227-010	9217 VILLA CREST DR	8/28/2023	401	03-ARM'S LENGTH	14801	\$245,000	\$109,130	44.54	\$148.10	1,300	Ranch
U -07-26-227-019	9238 EAGLE HILL DR	3/12/2024	401	03-ARM'S LENGTH	14801	\$185,000	\$101,170	54.69	\$126.81	1,029	Ranch
U -07-26-228-015	9332 UTE POINTE DR	10/28/2022	401	03-ARM'S LENGTH	14801	\$200,000	\$110,230	55.12	\$128.06	1,152	Ranch
U -07-26-229-006	9307 UTE POINTE DR	6/3/2022	401	03-ARM'S LENGTH	14801	\$285,000	\$125,440	44.01	\$133.02	1,748	Colonial/2Sty
U -07-26-229-018	9244 BRUCEDALE DR	8/24/2022	401	03-ARM'S LENGTH	14801	\$195,000	\$99,750	51.15	\$141.39	1,008	Ranch
U -07-26-276-012	9368 DEBBY JO DR	3/12/2024	401	03-ARM'S LENGTH	14801	\$245,000	\$106,320	43.40	\$186.98	1,008	Ranch
U -07-26-277-039	9245 DEBBY JO DR	2/21/2023	401	03-ARM'S LENGTH	14801	\$120,000	\$83,990	69.99	\$86.75	912	Ranch
U -07-26-277-045	9289 DEBBY JO DR	11/15/2022	401	03-ARM'S LENGTH	14801	\$299,900	\$139,030	46.36	\$151.01	1,633	Colonial/2Sty
U -07-26-277-048	9244 ROBERTDALE DR	3/21/2023	401	03-ARM'S LENGTH	14801	\$192,000	\$87,210	45.42	\$152.88	1,008	Ranch
U -07-26-278-038	9270 SEMINDALE DR	4/21/2022	401	03-ARM'S LENGTH	14801	\$275,000	\$154,700	56.25	\$186.86	1,183	Ranch
U -07-26-278-042	5981 FARLEY RD	7/1/2022	401	03-ARM'S LENGTH	14801	\$285,000	\$147,050	51.60	\$129.47	1,792	Colonial/2Sty
U -07-26-279-031	9286 FOSTER RD	5/4/2023	401	03-ARM'S LENGTH	14801	\$213,000	\$111,530	52.36	\$146.90	1,192	Ranch
U -07-14-478-016	9066 STONEHAUSE CT	5/1/2023	401	03-ARM'S LENGTH	15000	\$465,000	\$237,850	51.15	\$117.93	2,996	Colonial/2Sty
U -07-23-227-004	7133 OAK MEADOWS DR	6/14/2022	401	03-ARM'S LENGTH	15000	\$428,000	\$216,910	50.68	\$200.60	1,790	Ranch
U -07-23-228-008	9177 SOFTWATER WOODS DR	7/27/2022	401	03-ARM'S LENGTH	15000	\$450,000	\$216,090	48.02	\$167.71	2,281	Colonial/2Sty
U -07-11-227-006	9155 KELLY LAKE DR	10/20/2023	401	03-ARM'S LENGTH	15600	\$595,000	\$359,590	60.44	\$142.80	3,443	Colonial/2Sty
U -07-12-101-011	8988 STONEGATE DR	8/11/2023	401	03-ARM'S LENGTH	15600	\$601,000	\$233,660	38.88	\$220.05	2,434	Colonial/2Sty
U -07-12-102-003	9171 KELLY LAKE DR	6/23/2022	401	03-ARM'S LENGTH	15600	\$510,000	\$261,680	51.31	\$154.80	2,870	Colonial/2Sty
U -07-12-151-020	8954 KELLY LAKE DR	11/16/2023	401	03-ARM'S LENGTH	15600	\$607,000	\$320,000	52.72	\$156.03	3,224	Colonial/2Sty
U -07-12-151-021	8920 KELLY LAKE DR	7/21/2022	401	03-ARM'S LENGTH	15600	\$525,000	\$306,130	58.31	\$149.82	3,032	Colonial/2Sty
U -07-12-152-005	9017 KELLY LAKE DR	8/11/2023	401	03-ARM'S LENGTH	15600	\$645,000	\$254,880	39.52	\$198.99	2,916	Colonial/2Sty
U -07-10-201-031	9045 SHERWOOD DR	10/30/2023	401	03-ARM'S LENGTH	15800	\$245,000	\$100,460	41.00	\$201.18	1,001	Ranch
U -07-10-201-036	9181 SHERWOOD DR	8/28/2023	401	03-ARM'S LENGTH	15800	\$285,000	\$122,630	43.03	\$138.12	1,560	Ranch
U -07-10-201-045	9161 SHERWOOD DR	6/21/2023	401	03-ARM'S LENGTH	15800	\$320,000	\$157,540	49.23	\$209.97	1,234	Ranch
U -07-11-177-004	9073 TARTAN DR	11/23/2022	401	03-ARM'S LENGTH	15900	\$308,625	\$154,210	49.97	\$175.23	1,452	Ranch
U -07-03-401-012	9672 WESTWOOD CIR	1/19/2024	401	03-ARM'S LENGTH	16200	\$493,000	\$216,470	43.91	\$168.27	2,492	Colonial/2Sty
U -07-03-401-021	9707 WINDSOR LN	7/20/2022	401	03-ARM'S LENGTH	16200	\$515,000	\$271,050	52.63	\$162.91	2,720	Colonial/2Sty
U -07-03-402-016	9920 WESTWOOD CIR	8/2/2022	401	03-ARM'S LENGTH	16200	\$459,900	\$219,010	47.62	\$144.01	2,681	Colonial/2Sty
U -07-03-426-007	9843 WESTWOOD CIR	6/13/2022	401	03-ARM'S LENGTH	16200	\$530,000	\$268,200	50.60	\$224.76	2,021	Ranch
U -07-03-426-016	9645 WESTWOOD CIR	9/12/2023	401	03-ARM'S LENGTH	16200	\$470,000	\$262,590	55.87	\$161.85	2,428	Colonial/2Sty
U -07-03-476-013	9589 WELLINGTON CT	7/15/2022	401	03-ARM'S LENGTH	16200	\$410,000	\$197,130	48.08	\$124.67	2,705	Colonial/2Sty
U -07-14-402-008	7565 OLD POND DR	11/23/2022	401	03-ARM'S LENGTH	31000	\$158,500	\$93,820	59.19	\$84.06	1,056	Ranch

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-24-301-015	8707 CLARK RD	10/16/2023	401	03-ARM'S LENGTH	31000	\$335,000	\$152,830	45.62	\$234.08	1,140	Ranch
U -07-26-301-005	9729 ANDERSONVILLE RD	5/25/2022	401	03-ARM'S LENGTH	31000	\$220,000	\$101,000	45.91	\$140.33	1,118	Ranch
U -07-26-376-008	9593 ANDERSONVILLE RD	11/10/2022	401	03-ARM'S LENGTH	31000	\$249,000	\$124,390	49.96	\$147.30	1,064	Ranch
U -07-36-302-007	8870 CROSBY LAKE RD	1/24/2024	401	03-ARM'S LENGTH	31000	\$195,000	\$89,350	45.82	\$124.36	1,001	Bungalow
U -07-36-326-016	8720 ANDERSONVILLE RD	8/19/2022	401	03-ARM'S LENGTH	31000	\$286,500	\$162,170	56.60	\$184.87	1,176	Ranch
U -07-36-327-005	8649 ANDERSONVILLE RD	11/17/2022	401	03-ARM'S LENGTH	31000	\$215,000	\$110,360	51.33	\$127.17	1,092	Ranch
U -07-36-376-013	8655 CROSBY LAKE RD	4/3/2023	401	03-ARM'S LENGTH	31000	\$280,000	\$132,350	47.27	\$195.78	1,056	Ranch
U -07-01-376-009	8600 RATTALEE LAKE RD	5/5/2022	401	03-ARM'S LENGTH	32000	\$355,000	\$183,460	51.68	\$175.49	1,561	Ranch
U -07-02-400-020	9431 TREECE CT	1/11/2023	401	03-ARM'S LENGTH	32000	\$590,000	\$322,760	54.71	\$157.48	2,900	Contemporary
U -07-10-326-015	10690 KING RD	1/19/2024	401	03-ARM'S LENGTH	32000	\$360,000	\$182,900	50.81	\$123.54	2,180	Ranch
U -07-10-451-006	10431 KING RD	10/5/2022	401	03-ARM'S LENGTH	32000	\$385,000	\$151,150	39.26	\$193.15	1,660	Colonial/2Sty
U -07-10-451-026	10422 BIGELOW RD	9/26/2022	401	03-ARM'S LENGTH	32000	\$316,000	\$118,850	37.61	\$212.18	1,204	Ranch
U -07-10-476-037	8406 W ELLIS RD	4/20/2022	401	03-ARM'S LENGTH	32000	\$335,000	\$145,540	43.44	\$155.46	1,696	Ranch
U -07-12-126-005	8615 RATTALEE LAKE RD	8/26/2022	401	03-ARM'S LENGTH	32000	\$350,000	\$162,570	46.45	\$140.16	1,850	TriLevel/Quad
U -07-13-251-021	8481 HOLCOMB RD	12/9/2022	401	03-ARM'S LENGTH	32000	\$710,000	\$376,420	53.02	\$292.21	2,156	Ranch
U -07-14-176-026	9641 DAVISBURG RD	8/18/2022	401	03-ARM'S LENGTH	32000	\$205,000	\$123,000	60.00	\$97.84	1,298	Ranch
U -07-14-176-027	9635 DAVISBURG RD	9/22/2023	401	03-ARM'S LENGTH	32000	\$452,000	\$188,150	41.63	\$262.11	1,436	Ranch
U -07-14-402-006	7605 OLD POND DR	4/27/2022	401	03-ARM'S LENGTH	32000	\$385,000	\$135,230	35.12	\$215.26	1,472	Ranch
U -07-15-126-014	10801 DAVISBURG RD	8/1/2022	401	03-ARM'S LENGTH	32000	\$387,900	\$224,030	57.75	\$194.04	1,616	Ranch
U -07-21-201-006	11720 ANDERSONVILLE RD	11/2/2023	401	03-ARM'S LENGTH	32000	\$433,000	\$188,420	43.52	\$176.47	1,880	Ranch
U -07-21-426-004	11286 ANDERSONVILLE RD	11/17/2023	401	03-ARM'S LENGTH	32000	\$235,000	\$123,860	52.71	\$147.73	1,141	Ranch
U -07-21-428-001	11341 ANDERSONVILLE RD	6/6/2022	401	03-ARM'S LENGTH	32000	\$280,000	\$156,280	55.81	\$119.94	1,930	Colonial/2Sty
U -07-21-476-024	11204 BIG LAKE RD	4/1/2022	401	03-ARM'S LENGTH	32000	\$405,000	\$247,260	61.05	\$198.82	1,690	Ranch
U -07-22-101-007	10950 CLARK RD	10/26/2022	401	03-ARM'S LENGTH	32000	\$340,000	\$187,100	55.03	\$104.82	1,736	Ranch
U -07-22-151-005	7165 HOGBACK LAKE RD	2/20/2024	401	03-ARM'S LENGTH	32000	\$335,000	\$205,140	61.24	\$158.17	1,666	Colonial/2Sty
U -07-22-476-009	10150 ANDERSONVILLE RD	8/30/2022	401	03-ARM'S LENGTH	32000	\$315,000	\$155,790	49.46	\$120.73	1,792	Colonial/2Sty
U -07-22-476-024	6469 RIDGEWOOD RD	9/14/2023	401	03-ARM'S LENGTH	32000	\$352,000	\$142,670	40.53	\$202.46	1,363	Colonial/2Sty
U -07-23-127-001	7290 OLD POND DR	3/23/2023	401	03-ARM'S LENGTH	32000	\$310,000	\$140,310	45.26	\$178.38	1,208	Ranch
U -07-23-151-004	9785 CLARK RD	1/5/2023	401	03-ARM'S LENGTH	32000	\$325,000	\$156,320	48.10	\$123.81	1,721	Colonial/2Sty
U -07-23-300-032	6540 SPRINGFIELD LN	8/1/2022	401	03-ARM'S LENGTH	32000	\$477,500	\$191,910	40.19	\$176.90	2,024	Colonial/2Sty
U -07-23-400-022	9112 BIG LAKE RD	9/19/2022	401	03-ARM'S LENGTH	32000	\$407,400	\$244,110	59.92	\$213.55	1,631	Ranch
U -07-23-400-024	9144 BIG LAKE RD	10/10/2023	401	03-ARM'S LENGTH	32000	\$495,000	\$237,360	47.95	\$268.97	1,617	Ranch
U -07-24-301-017	8808 BIG LAKE RD	5/1/2022	401	03-ARM'S LENGTH	32000	\$496,300	\$314,850	63.44	\$223.81	1,909	Ranch
U -07-25-401-014	8459 FOSTER RD	4/19/2022	401	03-ARM'S LENGTH	32000	\$215,000	\$91,520	42.57	\$126.95	1,131	Ranch
U -07-26-376-004	9643 ANDERSONVILLE RD	12/21/2023	401	03-ARM'S LENGTH	32000	\$260,000	\$125,270	48.18	\$133.93	1,376	TriLevel/Quad
U -07-26-401-026	5631 FARLEY RD	7/10/2023	401	03-ARM'S LENGTH	32000	\$358,000	\$157,660	44.04	\$197.34	1,556	Colonial/2Sty
U -07-28-451-030	5625 HILLSBORO RD	7/22/2022	401	03-ARM'S LENGTH	32000	\$290,000	\$171,940	59.29	\$119.28	1,860	TriLevel/Quad
U -07-33-452-008	4410 HILLSBORO RD	8/31/2022	401	03-ARM'S LENGTH	32000	\$445,000	\$189,580	42.60	\$207.82	1,666	Ranch
U -07-35-203-011	5360 FARLEY RD	10/12/2022	401	03-ARM'S LENGTH	32000	\$405,000	\$217,810	53.78	\$157.66	2,063	Colonial/2Sty
U -07-35-277-002	9207 ANDERSONVILLE RD	1/20/2024	401	03-ARM'S LENGTH	32000	\$385,000	\$216,990	56.36	\$150.19	2,063	Colonial/2Sty
U -07-36-327-003	8693 ANDERSONVILLE RD	8/24/2022	401	03-ARM'S LENGTH	32000	\$280,222	\$149,520	53.36	\$119.24	1,635	Ranch
U -07-01-200-013	10001 ELLIS RD	2/29/2024	401	03-ARM'S LENGTH	33000	\$710,000	\$376,850	53.08	\$139.80	2,943	Colonial/2Sty
U -07-01-400-007	9497 ELLIS RD	8/5/2022	401	03-ARM'S LENGTH	33000	\$520,000	\$209,780	40.34	\$184.16	2,390	Ranch
U -07-12-226-003	9291 SHAMROCK LN	12/28/2022	401	03-ARM'S LENGTH	33000	\$400,000	\$160,010	40.00	\$141.78	2,129	TriLevel/Quad
U -07-14-226-016	9155 DAVISBURG RD	11/10/2023	401	03-ARM'S LENGTH	33000	\$630,000	\$287,120	45.57	\$194.45	2,726	Colonial/2Sty
U -07-14-226-019	9275 DAVISBURG RD	4/25/2022	401	03-ARM'S LENGTH	33000	\$470,000	\$239,260	50.91	\$210.01	1,921	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
U -07-21-201-020	11541 CLARK RD	6/1/2023	401	03-ARM'S LENGTH	33000	\$615,000	\$287,490	46.75	\$168.50	2,720	Bungalow
U -07-21-201-038	11511 CLARK RD	6/2/2023	401	03-ARM'S LENGTH	33000	\$470,000	\$199,550	42.46	\$140.85	2,594	Colonial/2Sty
U -07-21-326-006	11918 SCOTT RD	12/27/2023	401	03-ARM'S LENGTH	33000	\$625,000	\$372,820	59.65	\$193.30	2,856	CapeCod
U -07-22-476-022	6515 RIDGEWOOD RD	3/3/2023	401	03-ARM'S LENGTH	33000	\$450,000	\$250,380	55.64	\$159.75	2,357	Contemporary
U -07-23-151-007	6935 RIDGEWOOD RD	9/11/2023	401	03-ARM'S LENGTH	33000	\$575,000	\$251,120	43.67	\$139.37	3,338	Bungalow
U -07-25-326-029	5786 EDGAR RD	3/28/2024	401	03-ARM'S LENGTH	33000	\$385,000	\$169,950	44.14	\$141.82	2,368	TriLevel/Quad
U -07-25-426-023	8732 CLEMENT RD	9/23/2022	401	03-ARM'S LENGTH	33000	\$465,000	\$304,560	65.50	\$132.81	2,986	Colonial/2Sty
U -07-28-102-006	11800 OLD OAKS DR	8/2/2022	401	03-ARM'S LENGTH	33000	\$455,000	\$281,230	61.81	\$166.20	2,306	Colonial/2Sty
U -07-28-476-023	5420 HILLSBORO RD	5/13/2022	401	03-ARM'S LENGTH	33000	\$436,000	\$201,730	46.27	\$158.30	2,182	Colonial/2Sty
U -07-13-251-017	7822 BROOK LN	5/17/2022	401	03-ARM'S LENGTH	34000	\$705,500	\$378,680	53.68	\$155.27	4,089	CapeCod
U -07-13-301-005	8930 DIXIE HWY	8/5/2022	401	03-ARM'S LENGTH	34000	\$600,000	\$320,030	53.34	\$142.45	3,170	Colonial/2Sty
U -07-22-201-010	10300 CLARK RD	6/8/2022	401	03-ARM'S LENGTH	34000	\$640,000	\$304,120	47.52	\$119.86	3,409	Colonial/2Sty
U -07-35-203-007	5342 FARLEY RD	4/25/2022	401	03-ARM'S LENGTH	34000	\$621,000	\$273,220	44.00	\$175.01	3,107	Ranch
U -07-13-228-002	8150 HOLCOMB RD	10/28/2022	401	03-ARM'S LENGTH	35000	\$408,000	\$199,680	48.94	\$98.37	3,088	Colonial/2Sty
U -07-27-227-026	10101 ANDERSONVILLE RD	9/29/2022	401	03-ARM'S LENGTH	35000	\$310,000	\$149,280	48.15	\$79.43	2,030	Colonial/2Sty
U -07-08-476-012	8381 TINDALL RD	11/14/2023	401	03-ARM'S LENGTH	36000	\$197,000	\$129,060	65.51	\$78.48	1,391	Bungalow
U -07-31-451-007	4549 ORMOND RD	10/6/2023	401	03-ARM'S LENGTH	36000	\$315,000	\$156,560	49.70	\$204.55	1,194	CapeCod
U -07-02-176-007	10130 GIBBS RD	3/17/2023	401	03-ARM'S LENGTH	37000	\$433,000	\$170,700	39.42	\$168.90	1,968	Tudor
U -07-02-301-005	9950 TROTTER LN	10/23/2023	401	03-ARM'S LENGTH	37000	\$430,000	\$160,880	37.41	\$228.75	1,474	Ranch
U -07-02-376-010	9500 GIBBS RD	6/24/2022	401	03-ARM'S LENGTH	37000	\$370,000	\$175,700	47.49	\$151.44	1,964	Colonial/2Sty
U -07-07-100-019	13665 RATTALEE LAKE RD	10/27/2023	401	03-ARM'S LENGTH	37000	\$360,000	\$192,880	53.58	\$136.07	1,785	Contemporary
U -07-09-202-024	11280 BIGELOW RD	8/19/2022	401	03-ARM'S LENGTH	37000	\$287,500	\$139,920	48.67	\$109.60	1,860	Ranch
U -07-09-351-012	11873 ELY RD	3/10/2023	401	03-ARM'S LENGTH	37000	\$302,500	\$123,870	40.95	\$159.13	1,428	Colonial/2Sty
U -07-09-376-007	11685 ELY RD	8/24/2023	401	03-ARM'S LENGTH	37000	\$423,000	\$204,700	48.39	\$116.77	1,814	Colonial/2Sty
U -07-10-100-008	10693 RATTALEE LAKE RD	6/14/2022	401	03-ARM'S LENGTH	37000	\$360,000	\$140,630	39.06	\$164.28	1,611	CapeCod
U -07-10-100-011	9281 HIDDEN TRL	12/28/2023	401	03-ARM'S LENGTH	37000	\$330,000	\$182,470	55.29	\$117.69	1,904	Colonial/2Sty
U -07-10-102-001	9268 ERIN CT	6/26/2023	401	03-ARM'S LENGTH	37000	\$384,000	\$220,740	57.48	\$183.74	1,659	Ranch
U -07-10-202-023	10323 RATTALEE LAKE RD	9/28/2022	401	03-ARM'S LENGTH	37000	\$210,000	\$120,440	57.35	\$77.94	1,735	Ranch
U -07-16-102-001	11980 DAVISBURG RD	3/25/2024	401	03-ARM'S LENGTH	37000	\$300,000	\$130,870	43.62	\$150.58	1,446	Colonial/2Sty
U -07-16-351-005	7530 DILLEY RD	7/21/2023	401	03-ARM'S LENGTH	37000	\$375,000	\$157,280	41.94	\$150.67	1,967	Colonial/2Sty
U -07-17-151-029	8030 SANDMAR LN	5/25/2023	401	03-ARM'S LENGTH	37000	\$250,000	\$138,630	55.45	\$140.43	1,392	Ranch
U -07-17-152-028	8073 CROSSHILL ST	10/18/2023	401	03-ARM'S LENGTH	37000	\$320,000	\$153,780	48.06	\$120.93	2,031	BiLevel
U -07-17-377-015	12499 ANDERSONVILLE RD	8/21/2023	401	03-ARM'S LENGTH	37000	\$419,000	\$234,950	56.07	\$178.94	1,935	Ranch
U -07-17-377-017	7475 HALL RD	9/28/2022	401	03-ARM'S LENGTH	37000	\$250,000	\$133,350	53.34	\$140.94	1,279	Ranch
U -07-18-176-003	7985 CLEMAE	4/3/2023	401	03-ARM'S LENGTH	37000	\$355,000	\$126,170	35.54	\$152.16	1,805	Colonial/2Sty
U -07-20-201-013	12167 ANDERSONVILLE RD	9/11/2023	401	03-ARM'S LENGTH	37000	\$300,000	\$168,500	56.17	\$136.15	1,732	Ranch
U -07-20-300-030	12705 SCOTT RD	2/15/2023	401	03-ARM'S LENGTH	37000	\$400,000	\$199,740	49.94	\$159.53	1,703	Bungalow
U -07-20-426-004	11946 SCOTT RD	9/21/2023	401	03-ARM'S LENGTH	37000	\$385,000	\$212,180	55.11	\$160.53	1,958	Ranch
U -07-30-276-009	5924 ORMOND RD	5/29/2022	401	03-ARM'S LENGTH	37000	\$360,000	\$185,760	51.60	\$196.26	1,372	Ranch
U -07-30-401-045	5495 ORMOND RD	2/9/2024	401	03-ARM'S LENGTH	37000	\$365,000	\$221,020	60.55	\$123.24	1,302	Contemporary
U -07-31-100-018	13920 NEAL RD	8/23/2022	401	03-ARM'S LENGTH	37000	\$375,000	\$182,970	48.79	\$192.94	1,470	Ranch
U -07-31-276-008	13180 WOODLAND TRL	3/4/2024	401	19-MULTI PARCEL ARM'S LENGTH	37000	\$415,000	\$253,970	61.20	\$96.19	2,472	TriLevel/Quad
U -07-31-300-024	7000 EAGLE RD	1/24/2024	401	03-ARM'S LENGTH	37000	\$360,000	\$212,290	58.97	\$182.36	1,616	Ranch
U -07-32-151-005	12720 WOODLAND TRL	8/18/2023	401	03-ARM'S LENGTH	37000	\$381,000	\$183,890	48.27	\$117.77	1,666	Colonial/2Sty
U -07-32-200-007	12127 SHAFFER RD	3/1/2024	401	03-ARM'S LENGTH	37000	\$534,000	\$267,640	50.12	\$166.49	1,955	Colonial/2Sty
U -07-02-101-004	10159 GIBBS RD	10/13/2023	401	03-ARM'S LENGTH	37500	\$515,000	\$240,860	46.77	\$155.15	2,876	Contemporary

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-02-101-014	10333 GIBBS RD	6/2/2023	401	03-ARM'S LENGTH	37500	\$758,500	\$405,130	53.41	\$205.66	3,082	Ranch
U -07-02-302-003	9899 TROTTER LN	8/22/2022	401	03-ARM'S LENGTH	37500	\$525,000	\$277,240	52.81	\$193.08	2,247	Ranch
U -07-05-451-008	12140 RATTALEE LAKE RD	2/23/2023	401	03-ARM'S LENGTH	37500	\$200,000	\$126,410	63.21	\$54.77	2,172	TriLevel/Quad
U -07-06-100-015	7210 TUCKER RD	12/15/2023	401	03-ARM'S LENGTH	37500	\$502,000	\$221,360	44.10	\$150.92	2,834	CapeCod
U -07-08-151-009	9011 EATON RD	6/30/2023	401	03-ARM'S LENGTH	37500	\$425,000	\$213,050	50.13	\$150.78	2,159	Colonial/2Sty
U -07-08-200-014	12475 RATTALEE LAKE RD	9/15/2022	401	03-ARM'S LENGTH	37500	\$485,000	\$242,780	50.06	\$121.37	2,146	CapeCod
U -07-16-351-016	11916 CLARK RD	10/27/2022	401	03-ARM'S LENGTH	37500	\$387,000	\$185,470	47.93	\$112.50	2,798	BiLevel
U -07-18-451-008	13225 DAVISBURG RD	12/21/2023	401	03-ARM'S LENGTH	37500	\$380,000	\$153,370	40.36	\$138.28	2,164	Colonial/2Sty
U -07-19-226-018	7202 ORMOND RD	6/3/2022	401	03-ARM'S LENGTH	37500	\$475,000	\$235,630	49.61	\$144.46	2,720	Colonial/2Sty
U -07-31-251-005	5069 ORMOND RD	11/18/2022	401	03-ARM'S LENGTH	37500	\$350,000	\$144,900	41.40	\$108.85	2,299	Colonial/2Sty
U -07-32-200-016	12109 SHAFFER RD	7/13/2022	401	03-ARM'S LENGTH	37500	\$498,000	\$298,710	59.98	\$120.08	2,268	Colonial/2Sty
U -07-02-176-015	9400 AUTUMNGLO DR	9/26/2022	401	03-ARM'S LENGTH	38000	\$590,000	\$377,790	64.03	\$128.29	3,040	Ranch
U -07-05-300-019	12800 RATTALEE LAKE RD	10/21/2022	401	03-ARM'S LENGTH	38000	\$485,000	\$182,230	37.57	\$110.21	3,160	Colonial/2Sty
U -07-10-100-030	10920 BIGELOW RD	12/27/2022	401	03-ARM'S LENGTH	38000	\$500,000	\$236,790	47.36	\$90.44	3,440	TriLevel/Quad
U -07-31-451-010	4503 ORMOND RD	6/8/2022	401	03-ARM'S LENGTH	38000	\$550,000	\$263,960	47.99	\$149.24	3,185	Colonial/2Sty
U -07-16-301-006	7660 DILLEY RD	2/6/2023	401	03-ARM'S LENGTH	39000	\$445,000	\$224,970	50.56	\$93.63	4,004	Colonial/2Sty
U -07-21-101-007	11850 ANDERSONVILLE RD	3/16/2023	401	03-ARM'S LENGTH	39000	\$200,000	\$96,480	48.24	\$94.94	1,238	Bungalow
U -07-17-179-001	783 BROADWAY RD	8/4/2023	401	03-ARM'S LENGTH	39500	\$300,000	\$126,950	42.32	\$107.17	2,366	Colonial/2Sty
U -07-17-179-009	13121 ANDERSONVILLE RD	12/4/2023	401	03-ARM'S LENGTH	39500	\$178,450	\$69,730	39.08	\$172.93	920	Colonial/2Sty
U -07-17-227-008	8202 TINDALL RD	8/29/2023	401	03-ARM'S LENGTH	39500	\$221,000	\$124,660	56.41	\$110.88	1,458	Ranch
U -07-17-227-012	100 BROADWAY RD	2/7/2024	401	03-ARM'S LENGTH	39500	\$300,000	\$172,390	57.46	\$104.63	2,015	Ranch
U -07-17-252-004	383 BROADWAY RD	2/23/2023	401	03-ARM'S LENGTH	39500	\$200,000	\$103,040	51.52	\$84.61	1,815	Colonial/2Sty
U -07-17-252-013	273 BROADWAY RD	9/30/2022	401	03-ARM'S LENGTH	39500	\$166,750	\$83,880	50.30	\$112.83	952	Ranch
U -07-24-101-052	9077 BAVARIAN CT	4/4/2022	407	03-ARM'S LENGTH	40000	\$202,000	\$93,600	46.34	\$129.61	1,190	TwnHse/Duplex
U -07-24-101-058	9091 BAVARIAN WAY DR	6/28/2022	407	03-ARM'S LENGTH	40000	\$207,000	\$95,600	46.18	\$129.88	1,226	TwnHse/Duplex
U -07-24-101-059	9093 BAVARIAN WAY DR	12/15/2023	407	03-ARM'S LENGTH	40000	\$260,000	\$113,270	43.57	\$190.69	1,113	Ranch
U -07-24-101-062	9099 BAVARIAN WAY DR	10/31/2022	407	03-ARM'S LENGTH	40000	\$215,000	\$95,430	44.39	\$140.19	1,190	TwnHse/Duplex
U -07-24-102-001	7300 BLUE WATER DR	6/2/2022	407	03-ARM'S LENGTH	40000	\$151,000	\$78,620	52.07	\$114.59	900	TwnHse/Duplex
U -07-24-102-009	7300 BLUE WATER DR	10/6/2023	407	03-ARM'S LENGTH	40000	\$144,900	\$69,680	48.09	\$107.81	900	TwnHse/Duplex
U -07-24-102-014	7310 BLUE WATER DR	2/12/2024	407	03-ARM'S LENGTH	40000	\$149,500	\$72,430	48.45	\$112.92	900	TwnHse/Duplex
U -07-24-102-025	7230 BLUE WATER DR	3/30/2023	407	03-ARM'S LENGTH	40000	\$148,000	\$70,120	47.38	\$111.25	900	TwnHse/Duplex
U -07-24-102-041	7220 BLUE WATER DR	2/3/2023	407	03-ARM'S LENGTH	40000	\$150,000	\$76,180	50.79	\$103.13	990	TwnHse/Duplex
U -07-24-102-045	7220 BLUE WATER DR	6/9/2023	407	03-ARM'S LENGTH	40000	\$125,000	\$57,940	46.35	\$103.68	745	TwnHse/Duplex
U -07-24-102-047	7210 BLUE WATER DR	11/9/2023	407	03-ARM'S LENGTH	40000	\$154,000	\$71,700	46.56	\$112.30	946	TwnHse/Duplex
U -07-24-103-011	9015 E BLUE WATER DR	8/3/2022	407	03-ARM'S LENGTH	40000	\$167,000	\$87,840	52.60	\$132.49	900	TwnHse/Duplex
U -07-24-103-012	9017 E BLUE WATER DR	10/20/2023	407	03-ARM'S LENGTH	40000	\$191,500	\$88,230	46.07	\$159.71	900	TwnHse/Duplex
U -07-24-103-013	9021 E BLUE WATER DR	10/5/2023	407	03-ARM'S LENGTH	40000	\$200,000	\$94,820	47.41	\$183.20	831	TwnHse/Duplex
U -07-24-103-024	9038 E BLUE WATER DR	7/11/2022	407	03-ARM'S LENGTH	40000	\$190,000	\$108,370	57.04	\$136.16	1,044	TwnHse/Duplex
U -07-24-104-001	8719 CEDAR CT	5/24/2023	407	03-ARM'S LENGTH	40000	\$308,320	\$170,940	55.44	\$159.27	1,486	TwnHse/Duplex
U -07-24-104-004	8755 CEDAR CT	9/14/2022	407	03-ARM'S LENGTH	40000	\$392,500	\$204,570	52.12	\$215.92	1,486	TwnHse/Duplex
U -07-24-104-010	8826 CEDAR LN	9/15/2023	407	03-ARM'S LENGTH	40000	\$273,000	\$163,030	59.72	\$151.57	1,486	TwnHse/Duplex
U -07-24-105-003	7145 BLUE WATER DR	1/8/2024	407	03-ARM'S LENGTH	40000	\$325,000	\$171,850	52.88	\$174.37	1,453	TwnHse/Duplex
U -07-24-105-011	7160 BLUE WATER DR	7/17/2023	407	03-ARM'S LENGTH	40000	\$279,900	\$136,420	48.74	\$179.67	1,292	TwnHse/Duplex
U -07-24-105-017	7080 S BLUE WATER DR	5/22/2023	407	03-ARM'S LENGTH	40000	\$265,000	\$120,980	45.65	\$168.14	1,292	TwnHse/Duplex
U -07-24-105-021	7006 S BLUE WATER DR	3/28/2024	407	03-ARM'S LENGTH	40000	\$270,000	\$126,610	46.89	\$172.01	1,292	TwnHse/Duplex
U -07-24-105-025	7053 S BLUE WATER DR	9/16/2022	407	03-ARM'S LENGTH	40000	\$270,000	\$145,920	54.04	\$169.59	1,292	TwnHse/Duplex

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
U -07-14-303-003	9518 KINGSWAY CIR	5/23/2023	407	03-ARM'S LENGTH	40010	\$420,000	\$204,360	48.66	\$167.47	2,217	TwHse/Duplex
U -07-14-303-022	9549 KINGSWAY CIR	9/16/2022	407	03-ARM'S LENGTH	40010	\$375,000	\$196,400	52.37	\$181.09	1,807	TwHse/Duplex
U -07-14-303-023	9541 KINGSWAY CIR	7/10/2023	407	03-ARM'S LENGTH	40010	\$405,000	\$217,190	53.63	\$157.24	2,272	TwHse/Duplex
U -07-14-303-027	9509 KINGSWAY CIR	4/27/2023	407	03-ARM'S LENGTH	40010	\$369,900	\$143,770	38.87	\$178.27	1,807	TwHse/Duplex
U -07-10-226-027	10263 CEDAR COVE LN	2/10/2023	407	03-ARM'S LENGTH	40100	\$240,000	\$125,300	52.21	\$183.43	1,048	TwHse/Duplex
U -07-10-226-036	11175 BAYSHORE CT	7/14/2023	407	03-ARM'S LENGTH	40100	\$300,000	\$133,170	44.39	\$231.06	1,086	TwHse/Duplex