

**AREA 1**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 001 01 0022 000 | 1427 CADIEUX   | 06/23/23  | \$399,900          | \$399,900          | \$136,700        | 34.18                    | \$318,639          | \$81,391    | \$318,509          | \$197,378        | 1.614  | 20%                      | 1,808        | \$176.17                   | 00001    | 35.3251           | 1.50 STORY                     | \$81,391           | FRONT FOOT 1 | 401            | 58             |
| 39 001 02 0039 000 | 1177 CADIEUX   | 06/13/23  | \$360,000          | \$360,000          | \$172,700        | 47.97                    | \$407,627          | \$133,000   | \$227,000          | \$228,475        | 0.994  | 37%                      | 1,756        | \$129.27                   | 00001    | 26.6908           | 1.00 STORY                     | \$133,000          | FRONT FOOT 3 | 401            | 45             |
| 39 001 02 0054 002 | 1033 CADIEUX   | 12/08/23  | \$422,000          | \$422,000          | \$156,700        | 37.13                    | \$384,414          | \$171,000   | \$251,000          | \$177,549        | 1.414  | 41%                      | 1,980        | \$126.77                   | 00001    | 15.3242           | 1.00 STORY                     | \$171,000          | FRONT FOOT 3 | 401            | 45             |
| 39 001 02 0055 000 | 1031 CADIEUX   | 11/08/24  | \$545,000          | \$545,000          | \$290,500        | 53.30                    | \$613,045          | \$161,500   | \$383,500          | \$375,661        | 1.021  | 30%                      | 3,132        | \$122.45                   | 00001    | 23.9586           | 2.00 STORY                     | \$161,500          | FRONT FOOT 3 | 401            | 47             |
| <b>Totals:</b>     |                |           | <b>\$1,726,900</b> | <b>\$1,726,900</b> | <b>\$756,600</b> |                          | <b>\$1,723,725</b> |             | <b>\$1,180,009</b> | <b>\$979,063</b> |        | <b>32%</b>               |              | <b>\$138.66</b>            |          | <b>5.5209</b>     |                                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>43.81</b>       |             |                    |                  |        | <b>E.C.F. =&gt;</b>      | <b>1.205</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.30381497</b> |                                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>9.00</b>        |             |                    |                  |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.260</b> | <b>Ave. Variance=&gt;</b>  |          | <b>25.3247</b>    | <b>Coefficient of Var=&gt;</b> | <b>20.09173815</b> |              |                |                |

**AREA 2**

| Parcel Number      | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Land % | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style  | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|--------|------------|-----------|----------|------------------|-----------------|------------|--------------|----------------|----------------|
| 39 001 01 0048 000 | 1382 HARVARD   | 07/12/24  | \$582,500  | \$582,500    | \$206,400      | 35.43         | \$452,859      | \$100,000   | \$482,500      | \$221,506    | 2.178  | 17%    | 1,978      | \$243.93  | 00002    | 60.7592          | OVER 2.00 STORY | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 01 0057 000 | 1336 HARVARD   | 11/20/23  | \$410,000  | \$410,000    | \$214,700      | 52.37         | \$492,249      | \$100,000   | \$310,000      | \$246,233    | 1.259  | 24%    | 1,806      | \$171.65  | 00002    | 31.1708          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 51             |
| 39 001 01 0066 000 | 1315 HARVARD   | 01/06/25  | \$685,000  | \$685,000    | \$250,000      | 36.50         | \$550,825      | \$110,000   | \$575,000      | \$276,726    | 2.078  | 16%    | 2,333      | \$246.46  | 00002    | 50.7186          | OVER 2.00 STORY | \$110,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 01 0075 000 | 1365 HARVARD   | 09/28/23  | \$529,000  | \$529,000    | \$245,600      | 46.43         | \$592,678      | \$100,000   | \$429,000      | \$309,277    | 1.387  | 19%    | 2,554      | \$167.97  | 00002    | 18.3572          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0057 000 | 1373 BISHOP    | 12/01/23  | \$459,900  | \$459,900    | \$191,900      | 41.73         | \$458,576      | \$100,000   | \$359,900      | \$225,095    | 1.599  | 22%    | 1,951      | \$184.47  | 00002    | 2.8203           | OVER 2.00 STORY | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0058 000 | 1377 BISHOP    | 10/01/24  | \$375,000  | \$375,000    | \$208,200      | 55.52         | \$459,215      | \$100,000   | \$275,000      | \$225,496    | 1.220  | 27%    | 1,919      | \$143.30  | 00002    | 35.1145          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0089 000 | 1346 BISHOP    | 07/17/23  | \$385,000  | \$385,000    | \$170,000      | 44.16         | \$404,024      | \$100,000   | \$285,000      | \$190,850    | 1.493  | 26%    | 1,790      | \$159.22  | 00002    | 7.7359           | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0095 000 | 1316 BISHOP    | 12/17/24  | \$400,000  | \$400,000    | \$189,200      | 47.30         | \$410,747      | \$100,000   | \$300,000      | \$195,070    | 1.538  | 25%    | 1,640      | \$182.93  | 00002    | 3.2772           | OVER 2.00 STORY | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0098 000 | 1264 BISHOP    | 12/04/24  | \$451,000  | \$451,000    | \$204,600      | 45.37         | \$453,921      | \$110,000   | \$341,000      | \$215,895    | 1.579  | 24%    | 1,910      | \$178.53  | 00002    | 0.8791           | 2.00 STORY      | \$110,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0102 000 | 1244 BISHOP    | 07/14/23  | \$480,000  | \$480,000    | \$149,400      | 31.13         | \$443,967      | \$100,000   | \$380,000      | \$215,924    | 1.760  | 21%    | 2,218      | \$171.33  | 00002    | 18.9199          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0106 000 | 1226 BISHOP    | 05/22/23  | \$430,000  | \$430,000    | \$197,400      | 45.91         | \$456,368      | \$100,000   | \$330,000      | \$223,709    | 1.475  | 23%    | 1,968      | \$167.68  | 00002    | 9.5546           | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 61             |
| 39 001 03 0140 002 | 1223 GRAYTON   | 02/28/25  | \$405,000  | \$405,000    | \$197,800      | 48.84         | \$421,314      | \$113,333   | \$291,667      | \$193,334    | 1.509  | 28%    | 1,723      | \$169.28  | 00002    | 6.2061           | 2.00 STORY      | \$113,333  | FRONT FOOT 2 | 401            | 58             |
| 39 001 03 0147 000 | 1253 GRAYTON   | 02/05/25  | \$535,000  | \$535,000    | \$204,900      | 38.30         | \$452,615      | \$100,000   | \$435,000      | \$221,353    | 1.965  | 19%    | 1,849      | \$235.26  | 00002    | 39.4510          | 1.50 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0158 000 | 1347 GRAYTON   | 10/26/23  | \$419,000  | \$419,000    | \$170,000      | 40.57         | \$404,735      | \$100,000   | \$319,000      | \$191,296    | 1.668  | 24%    | 2,251      | \$141.71  | 00002    | 9.6891           | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0167 000 | 1405 GRAYTON   | 08/18/23  | \$429,000  | \$429,000    | \$158,400      | 36.92         | \$381,806      | \$77,500    | \$351,500      | \$191,027    | 1.840  | 18%    | 1,771      | \$198.48  | 00002    | 26.9375          | OVER 2.00 STORY | \$77,500   | FRONT FOOT 1 | 401            | 45             |
| 39 001 03 0186 000 | 1404 GRAYTON   | 05/17/23  | \$415,000  | \$415,000    | \$195,000      | 46.99         | \$445,942      | \$77,500    | \$337,500      | \$231,288    | 1.459  | 19%    | 1,960      | \$172.19  | 00002    | 11.1460          | OVER 2.00 STORY | \$77,500   | FRONT FOOT 1 | 401            | 46             |
| 39 001 03 0191 000 | 1368 GRAYTON   | 05/06/24  | \$315,000  | \$315,000    | \$176,500      | 56.03         | \$378,552      | \$100,000   | \$215,000      | \$174,860    | 1.230  | 32%    | 1,332      | \$161.41  | 00002    | 34.1124          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 51             |
| 39 001 03 0198 000 | 1332 GRAYTON   | 09/25/23  | \$390,000  | \$390,000    | \$175,000      | 44.87         | \$413,882      | \$100,000   | \$290,000      | \$197,038    | 1.472  | 26%    | 1,780      | \$162.92  | 00002    | 9.8884           | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 58             |
| 39 001 03 0206 000 | 1254 GRAYTON   | 04/14/23  | \$315,000  | \$315,000    | \$153,200      | 48.63         | \$351,224      | \$100,000   | \$215,000      | \$157,705    | 1.363  | 32%    | 1,536      | \$139.97  | 00002    | 20.7373          | 2.00 STORY      | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 03 0215 000 | 1210 GRAYTON   | 08/09/24  | \$490,000  | \$490,000    | \$264,800      | 54.04         | \$562,966      | \$100,000   | \$390,000      | \$290,625    | 1.342  | 20%    | 2,454      | \$158.92  | 00002    | 22.8744          | OVER 2.00 STORY | \$100,000  | FRONT FOOT 2 | 401            | 51             |

|                |                    |                    |                          |  |                    |              |  |                    |                          |  |              |  |                            |  |                    |                                |  |                    |  |  |  |
|----------------|--------------------|--------------------|--------------------------|--|--------------------|--------------|--|--------------------|--------------------------|--|--------------|--|----------------------------|--|--------------------|--------------------------------|--|--------------------|--|--|--|
| <b>Totals:</b> | <b>\$8,900,400</b> | <b>\$8,900,400</b> | <b>\$3,923,000</b>       |  | <b>\$8,988,465</b> |              |  | <b>\$6,912,067</b> | <b>\$4,394,308</b>       |  | <b>23%</b>   |  | <b>\$177.88</b>            |  | <b>0.272296389</b> | <b>0.2280</b>                  |  |                    |  |  |  |
|                |                    |                    | <b>Sale. Ratio =&gt;</b> |  |                    | <b>44.08</b> |  |                    | <b>E.C.F. =&gt;</b>      |  | <b>1.573</b> |  | <b>Std. Deviation=&gt;</b> |  | <b>21.0175</b>     | <b>Coefficient of Var=&gt;</b> |  | <b>13.38114985</b> |  |  |  |
|                |                    |                    | <b>Std. Dev. =&gt;</b>   |  |                    | <b>6.90</b>  |  |                    | <b>Ave. E.C.F. =&gt;</b> |  | <b>1.571</b> |  | <b>Ave. Variance=&gt;</b>  |  |                    |                                |  |                    |  |  |  |

|                    |              |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |                 |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|-----------------|-----------|--------------|-----|----|
| 39 001 03 0181 000 | 1428 GRAYTON | 05/13/24 | \$420,000 | \$420,000 | \$145,000 | 34.52 | \$317,227 | \$77,500  | \$342,500 | \$150,488 | 2.276 | 18% | 1,570 | \$218.15 | 00002 | 70.5254 | 2.00 STORY      | \$77,500  | FRONT FOOT 1 | 401 | 45 |
| 39 001 03 0109 002 | 1204 BISHOP  | 01/29/24 | \$450,000 | \$450,000 | \$286,200 | 63.60 | \$632,542 | \$233,800 | \$216,200 | \$250,309 | 0.864 | 52% | 2,245 | \$96.30  | 00002 | 70.6946 | 2.00 STORY      | \$233,800 | FRONT FOOT 2 | 401 | 47 |
| 39 001 03 0214 000 | 1214 GRAYTON | 11/27/24 | \$439,300 | \$439,300 | \$306,000 | 69.66 | \$663,323 | \$100,000 | \$339,300 | \$353,624 | 0.959 | 23% | 2,292 | \$148.04 | 00002 | 61.1185 | 2.00 STORY      | \$100,000 | FRONT FOOT 2 | 401 | 45 |
| 39 001 03 0065 000 | 1425 BISHOP  | 03/10/25 | \$357,000 | \$357,000 | \$221,700 | 62.10 | \$472,085 | \$77,500  | \$279,500 | \$247,699 | 1.128 | 22% | 2,198 | \$127.16 | 00002 | 44.2295 | OVER 2.00 STORY | \$77,500  | FRONT FOOT 1 | 401 | 46 |
| 39 001 03 0075 000 | 1430 BISHOP  | 08/04/23 | \$425,000 | \$425,000 | \$241,700 | 56.87 | \$554,398 | \$77,500  | \$347,500 | \$299,371 | 1.161 | 18% | 2,414 | \$143.95 | 00002 | 40.9912 | OVER 2.00 STORY | \$77,500  | FRONT FOOT 1 | 401 | 46 |

**AREA 3**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Land %     | Floor Area | \$/Sq.Ft.                  | ECF Area           | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|------------|----------------------------|--------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 001 04 0053 000 | 1308 YORKSHIRE  | 04/19/23  | \$615,000          | \$615,000          | \$303,500          | 49.35                    | \$741,143          | \$118,000   | \$497,000          | \$380,197                | 1.307        | 19%        | 2,832      | \$175.49                   | 00003              | 35.5745                        | 2.00 STORY         | \$118,000  | FRONT FOOT 2 | 401            | 51             |
| 39 001 04 0073 000 | 1438 YORKSHIRE  | 02/16/24  | \$360,000          | \$360,000          | \$119,700          | 33.25                    | \$289,127          | \$85,250    | \$274,750          | \$124,391                | 2.209        | 24%        | 1,530      | \$179.58                   | 00003              | 54.5798                        | 2.00 STORY         | \$85,250   | FRONT FOOT 1 | 401            | 45             |
| 39 001 04 0074 001 | 1444 YORKSHIRE  | 05/15/23  | \$345,000          | \$345,000          | \$133,500          | 38.70                    | \$390,089          | \$69,750    | \$275,250          | \$195,448                | 1.408        | 20%        | 1,755      | \$156.84                   | 00003              | 25.4657                        | 2.00 STORY         | \$69,750   | FRONT FOOT 1 | 401            | 45             |
| 39 001 04 0080 000 | 1427 YORKSHIRE  | 06/28/24  | \$610,000          | \$610,000          | \$290,200          | 47.57                    | \$648,932          | \$85,250    | \$524,750          | \$343,918                | 1.526        | 14%        | 2,910      | \$180.33                   | 00003              | 13.7163                        | OVER 2.00 STORY    | \$85,250   | FRONT FOOT 1 | 401            | 45             |
| 39 001 04 0089 000 | 1363 YORKSHIRE  | 11/15/24  | \$566,640          | \$566,640          | \$286,300          | 50.53                    | \$641,143          | \$118,000   | \$448,640          | \$319,184                | 1.406        | 21%        | 2,875      | \$156.05                   | 00003              | 25.7378                        | OVER 2.00 STORY    | \$118,000  | FRONT FOOT 2 | 401            | 45             |
| 39 001 05 0042 301 | 1435 KENSINGTON | 02/24/24  | \$550,000          | \$550,000          | \$179,600          | 32.65                    | \$453,945          | \$93,000    | \$457,000          | \$220,223                | 2.075        | 17%        | 2,336      | \$195.63                   | 00003              | 41.2211                        | 2.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 41             |
| 39 001 06 0007 000 | 1228 KENSINGTON | 08/12/24  | \$700,000          | \$700,000          | \$291,100          | 41.59                    | \$675,952          | \$120,000   | \$580,000          | \$339,202                | 1.710        | 17%        | 2,789      | \$207.96                   | 00003              | 4.6934                         | OVER 2.00 STORY    | \$120,000  | FRONT FOOT 2 | 401            | 45             |
| <b>Totals:</b>     |                 |           | <b>\$3,746,640</b> | <b>\$3,746,640</b> | <b>\$1,603,900</b> |                          | <b>\$3,840,331</b> |             | <b>\$3,057,390</b> | <b>\$1,922,563</b>       |              | <b>19%</b> |            | <b>\$178.84</b>            |                    | <b>7.2694</b>                  |                    |            |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>42.81</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.590</b> |            |            | <b>Std. Deviation=&gt;</b> | <b>0.352722181</b> |                                |                    |            |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>7.45</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.663</b> |            |            | <b>Ave. Variance=&gt;</b>  | <b>28.7127</b>     | <b>Coefficient of Var=&gt;</b> | <b>17.26597869</b> |            |              |                |                |

**AREA 4**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Land %     | Floor Area | \$/Sq.Ft.                  | ECF Area           | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|------------|----------------------------|--------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 004 01 0014 002 | 1389 AUDUBON   | 08/27/24  | \$565,500          | \$565,500          | \$208,300                | 36.83         | \$530,331          | \$100,000   | \$465,500          | \$291,948                | 1.594        | 18%        | 2,014      | \$231.13                   | 00004              | 6.6952                         | 1.00 STORY         | \$100,000  | FRONT FOOT 2 | 401            | 57             |
| 39 004 01 0018 003 | 1359 AUDUBON   | 05/08/24  | \$534,000          | \$534,000          | \$279,800                | 52.40         | \$543,138          | \$120,000   | \$414,000          | \$287,068                | 1.442        | 22%        | 2,117      | \$195.56                   | 00004              | 8.5344                         | 1.00 STORY         | \$120,000  | FRONT FOOT 2 | 401            | 58             |
| 39 004 01 0023 000 | 1335 AUDUBON   | 06/11/24  | \$557,500          | \$557,500          | \$227,300                | 40.77         | \$481,950          | \$100,000   | \$457,500          | \$259,125                | 1.766        | 18%        | 2,060      | \$222.09                   | 00004              | 23.8047                        | 2.00 STORY         | \$100,000  | FRONT FOOT 2 | 401            | 46             |
| 39 004 01 0025 000 | 1323 AUDUBON   | 03/08/24  | \$615,000          | \$615,000          | \$215,500                | 35.04         | \$520,314          | \$100,000   | \$515,000          | \$285,152                | 1.806        | 16%        | 2,347      | \$219.43                   | 00004              | 27.8543                        | 1.00 STORY         | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 004 01 0060 000 | 1047 AUDUBON   | 06/13/23  | \$635,000          | \$635,000          | \$263,900                | 41.56         | \$605,417          | \$114,000   | \$521,000          | \$333,390                | 1.563        | 18%        | 2,329      | \$223.70                   | 00004              | 3.5222                         | 2.00 STORY         | \$114,000  | FRONT FOOT 3 | 401            | 60             |
| 39 004 01 0064 000 | 1039 AUDUBON   | 11/13/23  | \$605,000          | \$605,000          | \$302,100                | 49.93         | \$712,876          | \$114,000   | \$491,000          | \$406,293                | 1.208        | 19%        | 3,016      | \$162.80                   | 00004              | 31.9024                        | 2.00 STORY         | \$114,000  | FRONT FOOT 3 | 401            | 56             |
| 39 004 01 0086 002 | 1026 AUDUBON   | 07/31/23  | \$679,500          | \$679,500          | \$287,400                | 42.30         | \$706,349          | \$285,000   | \$394,500          | \$285,854                | 1.380        | 42%        | 2,326      | \$169.60                   | 00004              | 14.7437                        | 1.00 STORY         | \$285,000  | FRONT FOOT 3 | 401            | 45             |
| 39 004 01 0135 000 | 1336 AUDUBON   | 12/12/24  | \$424,500          | \$424,500          | \$173,800                | 40.94         | \$431,220          | \$100,000   | \$324,500          | \$224,708                | 1.444        | 24%        | 2,094      | \$154.97                   | 00004              | 8.3417                         | 2.00 STORY         | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| 39 004 01 0189 000 | 1305 WHITTIER  | 06/28/23  | \$880,000          | \$880,000          | \$335,600                | 38.14         | \$864,232          | \$232,700   | \$647,300          | \$428,448                | 1.511        | 26%        | 3,317      | \$195.15                   | 00004              | 1.6709                         | 2.00 STORY         | \$232,700  | FRONT FOOT 2 | 401            | 45             |
| 39 004 01 0263 002 | 1034 WHITTIER  | 07/22/24  | \$600,000          | \$600,000          | \$293,100                | 48.85         | \$625,136          | \$160,662   | \$439,338          | \$315,111                | 1.394        | 27%        | 2,266      | \$193.88                   | 00004              | 13.3280                        | 2.00 STORY         | \$152,000  | FRONT FOOT 3 | 401            | 51             |
| 39 004 01 0269 000 | 1044 WHITTIER  | 05/16/23  | \$739,000          | \$739,000          | \$315,800                | 42.73         | \$735,372          | \$164,462   | \$574,538          | \$387,320                | 1.483        | 22%        | 3,402      | \$168.88                   | 00004              | 4.4145                         | 2.00 STORY         | \$152,000  | FRONT FOOT 3 | 401            | 46             |
| 39 004 01 0296 000 | 1232 WHITTIER  | 02/13/25  | \$599,000          | \$599,000          | \$238,600                | 39.83         | \$523,177          | \$100,000   | \$499,000          | \$287,094                | 1.738        | 17%        | 2,334      | \$213.80                   | 00004              | 21.0593                        | 1.00 STORY         | \$100,000  | FRONT FOOT 2 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$7,434,000</b> | <b>\$7,434,000</b> | <b>\$3,141,200</b>       |               | <b>\$7,279,512</b> |             | <b>\$5,743,176</b> | <b>\$3,791,512</b>       |              | <b>22%</b> |            | <b>\$195.92</b>            |                    | <b>1.2766</b>                  |                    |            |              |                |                |
|                    |                |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>42.25</b>  |                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.515</b> |            |            | <b>Std. Deviation=&gt;</b> | <b>0.176344918</b> |                                |                    |            |              |                |                |
|                    |                |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.34</b>   |                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.528</b> |            |            | <b>Ave. Variance=&gt;</b>  | <b>13.8226</b>     | <b>Coefficient of Var=&gt;</b> | <b>9.049102821</b> |            |              |                |                |

12

|                    |               |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |                 |           |              |     |    |
|--------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|-----------------|-----------|--------------|-----|----|
| 39 005 99 0002 001 | 1004 AUDUBON  | 11/21/23 | \$625,000 | \$625,000 | \$347,300 | 55.57 | \$857,052 | \$177,935 | \$447,065 | \$460,731 | 0.970 | 28% | 4,056 | \$110.22 | 00004 | 55.7172 | OVER 2.00 STORY | \$177,935 | FRONT FOOT 3 | 401 | 45 |
| 39 004 01 0258 000 | 1022 WHITTIER | 07/10/24 | \$635,000 | \$635,000 | \$231,300 | 36.43 | \$504,974 | \$157,095 | \$477,905 | \$236,010 | 2.025 | 25% | 2,328 | \$205.29 | 00004 | 49.7422 | 2.00 STORY      | \$152,000 | FRONT FOOT 3 | 401 | 45 |

**AREA 5**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value | Land Table         | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|------------|--------------------|----------------|----------------|
| 39 001 02 0087 000 | 1127 HARVARD    | 09/23/24  | \$665,000          | \$665,000          | \$290,200          | 43.64                    | \$606,255          | \$133,000   | \$532,000          | \$324,815          | 1.638  | 20%                      | 2,591        | \$205.33                   | 00005    | 0.9042             | 2.00 STORY                     | \$133,000  | FRONT FOOT 3       | 401            | 45             |
| 39 001 03 0116 000 | 1142 BISHOP     | 10/11/24  | \$660,000          | \$660,000          | \$257,900          | 39.08                    | \$542,872          | \$142,500   | \$517,500          | \$274,792          | 1.883  | 22%                      | 2,314        | \$223.64                   | 00005    | 23.6344            | 2.00 STORY                     | \$142,500  | FRONT FOOT 3       | 401            | 45             |
| 39 001 04 0028 000 | 1104 YORKSHIRE  | 07/02/24  | \$739,900          | \$739,900          | \$415,400          | 56.14                    | \$831,413          | \$119,307   | \$620,593          | \$488,748          | 1.270  | 16%                      | 2,910        | \$213.26                   | 00005    | 37.7138            | OVER 2.00 STORY                | \$117,800  | FRONT FOOT 3       | 401            | 57             |
| 39 001 04 0034 000 | 1140 YORKSHIRE  | 03/20/24  | \$830,000          | \$830,000          | \$355,400          | 42.82                    | \$782,779          | \$117,800   | \$712,200          | \$456,403          | 1.560  | 14%                      | 3,202        | \$222.42                   | 00005    | 8.6435             | 2.00 STORY                     | \$117,800  | FRONT FOOT 3       | 401            | 57             |
| 39 001 06 0012 000 | 1174 KENSINGTON | 08/13/24  | \$841,000          | \$841,000          | \$333,500          | 39.66                    | \$687,261          | \$161,654   | \$679,346          | \$360,746          | 1.883  | 19%                      | 3,248        | \$209.16                   | 00005    | 23.6271            | OVER 2.00 STORY                | \$157,358  | FRONT FOOT 3       | 401            | 45             |
| <b>Totals:</b>     |                 |           | <b>\$3,735,900</b> | <b>\$3,735,900</b> | <b>\$1,652,400</b> |                          | <b>\$3,450,580</b> |             | <b>\$3,061,639</b> | <b>\$1,905,504</b> |        | <b>18%</b>               |              | <b>\$214.76</b>            |          | <b>4.0164</b>      |                                |            |                    |                |                |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>44.23</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.607</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.255669894</b> |                                |            |                    |                |                |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>6.92</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.647</b> | <b>Ave. Variance=&gt;</b>  |          | <b>18.9046</b>     | <b>Coefficient of Var=&gt;</b> |            | <b>11.47890622</b> |                |                |

**AREA 6**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value | Land Table         | Property Class | Building Depr. |  |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|------------|--------------------|----------------|----------------|--|
| 39 001 02 0003 004 | 1046 HARVARD    | 01/25/24  | \$525,000          | \$525,000          | \$183,900          | 35.03                    | \$470,513          | \$125,400   | \$399,600          | \$232,243          | 1.721  | 24%                      | 2,140        | \$186.73                   | 00006    | 15.4399            | 1.25 STORY                     | \$125,400  | FRONT FOOT 3       | 401            | 45             |  |
| 39 001 03 0122 000 | 1042 BISHOP     | 11/02/23  | \$875,000          | \$875,000          | \$383,100          | 43.78                    | \$958,746          | \$151,582   | \$723,418          | \$543,179          | 1.332  | 17%                      | 3,008        | \$240.50                   | 00006    | 23.4390            | 2.00 STORY                     | \$151,582  | FRONT FOOT 3       | 401            | 72             |  |
| 39 001 04 0011 000 | 1020 YORKSHIRE  | 08/08/24  | \$600,000          | \$600,000          | \$305,700          | 50.95                    | \$687,329          | \$133,000   | \$467,000          | \$373,034          | 1.252  | 22%                      | 2,345        | \$199.15                   | 00006    | 31.4317            | 2.00 STORY                     | \$133,000  | FRONT FOOT 3       | 401            | 66             |  |
| 39 001 04 0021 300 | 1046 YORKSHIRE  | 06/21/24  | \$840,000          | \$840,000          | \$311,100          | 37.04                    | \$710,189          | \$136,800   | \$703,200          | \$385,861          | 1.822  | 16%                      | 3,394        | \$207.19                   | 00006    | 25.6207            | OVER 2.00 STORY                | \$136,800  | FRONT FOOT 3       | 401            | 45             |  |
| 39 001 04 0138 000 | 1027 YORKSHIRE  | 06/02/23  | \$817,500          | \$817,500          | \$284,400          | 34.79                    | \$734,372          | \$134,900   | \$682,600          | \$403,413          | 1.692  | 17%                      | 3,348        | \$203.88                   | 00006    | 12.5849            | OVER 2.00 STORY                | \$134,900  | FRONT FOOT 3       | 401            | 45             |  |
| 39 001 04 0146 000 | 1011 YORKSHIRE  | 04/03/23  | \$975,000          | \$975,000          | \$327,000          | 33.54                    | \$826,608          | \$190,000   | \$785,000          | \$428,404          | 1.832  | 19%                      | 3,506        | \$223.90                   | 00006    | 26.6171            | OVER 2.00 STORY                | \$190,000  | FRONT FOOT 3       | 401            | 48             |  |
| 39 001 04 0146 000 | 1011 YORKSHIRE  | 05/10/24  | \$995,000          | \$995,000          | \$360,600          | 36.24                    | \$826,608          | \$190,000   | \$805,000          | \$428,404          | 1.879  | 19%                      | 3,506        | \$229.61                   | 00006    | 31.2855            | OVER 2.00 STORY                | \$190,000  | FRONT FOOT 3       | 401            | 48             |  |
| 39 002 02 0012 000 | 1047 KENSINGTON | 04/04/24  | \$825,000          | \$825,000          | \$441,500          | 53.52                    | \$985,765          | \$133,000   | \$692,000          | \$573,866          | 1.206  | 16%                      | 3,324        | \$208.18                   | 00006    | 36.0357            | OVER 2.00 STORY                | \$133,000  | FRONT FOOT 3       | 401            | 64             |  |
| 39 002 03 0007 000 | 1011 KENSINGTON | 12/11/23  | \$850,000          | \$850,000          | \$354,800          | 41.74                    | \$882,194          | \$161,500   | \$688,500          | \$484,989          | 1.420  | 19%                      | 2,873        | \$239.64                   | 00006    | 14.6594            | OVER 2.00 STORY                | \$161,500  | FRONT FOOT 3       | 401            | 57             |  |
| 39 002 03 0016 000 | 1008 KENSINGTON | 07/12/24  | \$1,055,000        | \$1,055,000        | \$524,800          | 49.74                    | \$1,171,869        | \$152,000   | \$903,000          | \$686,318          | 1.316  | 14%                      | 3,555        | \$254.01                   | 00006    | 25.0497            | 2.00 STORY                     | \$152,000  | FRONT FOOT 3       | 401            | 78             |  |
| 39 002 03 0018 000 | 1012 KENSINGTON | 12/15/23  | \$975,000          | \$975,000          | \$341,800          | 35.06                    | \$848,105          | \$152,000   | \$823,000          | \$468,442          | 1.757  | 16%                      | 3,138        | \$262.27                   | 00006    | 19.0674            | OVER 2.00 STORY                | \$152,000  | FRONT FOOT 3       | 401            | 57             |  |
| <b>Totals:</b>     |                 |           | <b>\$9,332,500</b> | <b>\$9,332,500</b> | <b>\$3,818,700</b> |                          | <b>\$9,102,298</b> |             | <b>\$7,672,318</b> | <b>\$5,008,153</b> |        | <b>18%</b>               |              | <b>\$223.19</b>            |          | <b>3.4247</b>      |                                |            |                    |                |                |  |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>40.92</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.532</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.260428563</b> |                                |            |                    |                |                |  |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>7.38</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.566</b> | <b>Ave. Variance=&gt;</b>  |          | <b>23.7483</b>     | <b>Coefficient of Var=&gt;</b> |            | <b>15.16286276</b> |                |                |  |

11

|                    |              |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 001 03 0230 000 | 1094 GRAYTON | 05/25/23 | \$650,000 | \$650,000 | \$322,700 | 49.65 | \$834,843 | \$238,602 | \$411,398 | \$401,239 | 1.025 | 37% | 3,511 | \$117.17 | 00006 | 54.0894 | 1.75 STORY | \$238,602 | FRONT FOOT 3 | 401 | 45 |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 7**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style  | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|-----------------|--------------------|--------------|----------------|----------------|
| 39 004 02 0023 301 | 1100 THREE MILE | 10/03/24  | \$1,000,000        | \$1,000,000        | \$488,600          | 48.86                    | \$1,076,943        | \$304,152   | \$695,848          | \$519,349          | 1.340                    | 30%          | 4,499                      | \$154.67        | 00007              | 18.4648                        | 2.00 STORY      | \$304,152          | FRONT FOOT 3 | 401            | 36             |
| 39 004 02 0036 000 | 1244 THREE MILE | 06/28/24  | \$920,000          | \$920,000          | \$373,300          | 40.58                    | \$862,520          | \$186,209   | \$733,791          | \$454,510          | 1.614                    | 20%          | 3,958                      | \$185.39        | 00007              | 8.9971                         | OVER 2.00 STORY | \$150,000          | FRONT FOOT 2 | 401            | 45             |
| 39 004 02 0039 000 | 1264 THREE MILE | 05/17/24  | \$827,000          | \$827,000          | \$387,900          | 46.90                    | \$904,851          | \$143,300   | \$683,700          | \$511,795          | 1.336                    | 17%          | 3,751                      | \$182.27        | 00007              | 18.8609                        | 2.00 STORY      | \$143,300          | FRONT FOOT 2 | 401            | 45             |
| 39 004 02 0070 000 | 1375 THREE MILE | 08/18/23  | \$564,000          | \$564,000          | \$225,400          | 39.96                    | \$575,728          | \$120,000   | \$444,000          | \$306,269          | 1.450                    | 21%          | 2,486                      | \$178.60        | 00007              | 7.4788                         | 1.00 STORY      | \$120,000          | FRONT FOOT 2 | 401            | 45             |
| 39 004 02 0089 000 | 1215 THREE MILE | 08/13/24  | \$1,295,000        | \$1,295,000        | \$430,500          | 33.24                    | \$1,055,019        | \$150,000   | \$1,145,000        | \$608,212          | 1.883                    | 12%          | 5,039                      | \$227.23        | 00007              | 35.8073                        | 2.00 STORY      | \$150,000          | FRONT FOOT 2 | 401            | 49             |
| <b>Totals:</b>     |                 |           | <b>\$4,606,000</b> | <b>\$4,606,000</b> | <b>\$1,905,700</b> |                          | <b>\$4,475,061</b> |             | <b>\$3,702,339</b> | <b>\$2,400,134</b> |                          | <b>20%</b>   |                            | <b>\$185.63</b> |                    | <b>1.8060</b>                  |                 |                    |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>41.37</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.543</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.229985046</b> |                                |                 |                    |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>6.20</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.524</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>17.9218</b>     | <b>Coefficient of Var=&gt;</b> |                 | <b>11.75587425</b> |              |                |                |

5

|                    |                 |          |           |           |           |       |             |           |           |           |       |  |       |          |       |         |            |           |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-------------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 004 02 0012 002 | 1000 THREE MILE | 07/01/24 | \$965,000 | \$965,000 | \$717,600 | 74.36 | \$1,515,310 | \$229,188 | \$735,812 | \$864,329 | 0.851 |  | 3,731 | \$197.22 | 00007 | 67.3185 | 1.00 STORY | \$229,188 | FRONT FOOT 3 | 401 | 76 |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-------------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 8**

AREA 8

| Parcel Number      | Street Address     | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale  | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Floor Area       | \$/Sq.Ft.       | ECF Area   | Dev. by Mean (%)     | Building Style  | Land Value  | Land Table   | Property Class | Building Depr. |
|--------------------|--------------------|-----------|--------------------|--------------------|--------------------|----------------|--------------------|-------------|--------------------|--------------------|--------|------------------|-----------------|------------|----------------------|-----------------|-------------|--------------|----------------|----------------|
| 39 003 01 0004 000 | 875 ELLAIR PLACE   | 05/31/23  | \$730,000          | \$730,000          | \$226,400          | 31.01          | \$723,983          | \$191,480   | \$538,520          | \$430,828          | 1.250  | 2,748            | \$195.97        | 00008      | 12.8670              | 1.00 STORY      | \$190,000   | FRONT FOOT 5 | 401            | 63             |
| 39 003 01 0015 000 | 16632 E. JEFFERSON | 03/29/24  | \$1,600,000        | \$1,600,000        | \$593,700          | 37.11          | \$1,559,888        | \$173,923   | \$1,426,077        | \$1,121,331        | 1.272  | 6,682            | \$213.42        | 00008      | 15.0476              | OVER 2.00 STORY | \$171,532   | FRONT FOOT 5 | 401            | 60             |
| 39 003 01 0021 301 | 4 LAKE CT          | 03/20/24  | \$1,950,000        | \$1,950,000        | \$762,900          | 39.12          | \$2,109,438        | \$577,258   | \$1,372,742        | \$1,239,628        | 1.107  | 8,532            | \$160.89        | 00008      | 1.3913               | 2.00 STORY      | \$570,000   | FRONT FOOT 5 | 401            | 45             |
| 39 003 02 0001 000 | 895 BISHOP         | 09/27/24  | \$730,000          | \$730,000          | \$363,000          | 49.73          | \$831,058          | \$313,097   | \$416,903          | \$419,062          | 0.995  | 2,587            | \$161.15        | 00008      | 12.6448              | 2.00 STORY      | \$256,177   | FRONT FOOT 5 | 401            | 64             |
| 39 003 05 0015 000 | 900 BISHOP         | 02/27/25  | \$550,000          | \$550,000          | \$259,100          | 47.11          | \$634,547          | \$222,300   | \$327,700          | \$333,533          | 0.983  | 1,765            | \$185.67        | 00008      | 13.8785              | 1.00 STORY      | \$222,300   | FRONT FOOT 5 | 401            | 49             |
| <b>Totals:</b>     |                    |           | <b>\$5,560,000</b> | <b>\$5,560,000</b> | <b>\$2,205,100</b> |                | <b>\$5,858,914</b> |             | <b>\$4,081,942</b> | <b>\$3,544,382</b> |        |                  | <b>\$183.42</b> |            | <b>3.0370</b>        |                 |             |              |                |                |
|                    |                    |           |                    |                    |                    | Sale. Ratio => | 39.66              |             |                    | E.C.F. =>          | 1.152  | Std. Deviation=> |                 | 0.13660447 |                      |                 |             |              |                |                |
|                    |                    |           |                    |                    |                    | Std. Dev. =>   | 7.61               |             |                    | Ave. E.C.F. =>     | 1.121  | Ave. Variance=>  |                 | 11.1659    | Coefficient of Var=> |                 | 9.957999258 |              |                |                |

**AREA 9**

**AREA 9**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 003 04 0015 000 | 824 PARK LANE  | 05/13/24  | \$670,000          | \$670,000          | \$320,400        | 47.82                    | \$693,186          | \$228,323   | \$441,677          | \$376,103        | 1.174  | 34%                      | 2,282        | \$193.55                   | 00009    | 31.6994            | 1.00 STORY                     | \$228,323          | FRONT FOOT 5 | 401            | 45             |
| 39 003 04 0016 000 | 830 PARK LANE  | 03/21/25  | \$860,000          | \$860,000          | \$305,200        | 35.49                    | \$659,978          | \$228,019   | \$631,981          | \$349,481        | 1.808  | 27%                      | 2,783        | \$227.09                   | 00009    | 31.6994            | 2.00 STORY                     | \$228,019          | FRONT FOOT 5 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$1,530,000</b> | <b>\$1,530,000</b> | <b>\$625,600</b> |                          | <b>\$1,353,164</b> |             | <b>\$1,073,658</b> | <b>\$725,584</b> |        | <b>30%</b>               |              | <b>\$210.32</b>            |          | <b>1.1630</b>      |                                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>40.89</b>       |             |                    |                  |        | <b>E.C.F. =&gt;</b>      | <b>1.480</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.448296828</b> |                                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>8.72</b>        |             |                    |                  |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.491</b> | <b>Ave. Variance=&gt;</b>  |          | <b>31.6994</b>     | <b>Coefficient of Var=&gt;</b> | <b>21.25554999</b> |              |                |                |

2

**AREA 8 & 9 COMBINED**

| Parcel Number      | Street Address     | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|--------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 003 01 0004 000 | 875 ELLAIR PLACE   | 05/31/23  | \$730,000          | \$730,000          | \$226,400          | 31.01                    | \$723,983          | \$191,480   | \$538,520          | \$430,828          | 1.250  | 26%                      | 2,748        | \$195.97                   | 00008    | 2.2942             | 1.00 STORY                     | \$190,000          | FRONT FOOT 5 | 401            | 63             |
| 39 003 01 0015 000 | 16632 E. JEFFERSON | 03/29/24  | \$1,600,000        | \$1,600,000        | \$593,700          | 37.11                    | \$1,559,888        | \$173,923   | \$1,426,077        | \$1,121,331        | 1.272  | 11%                      | 6,682        | \$213.42                   | 00008    | 4.4748             | OVER 2.00 STORY                | \$171,532          | FRONT FOOT 5 | 401            | 60             |
| 39 003 01 0021 301 | 4 LAKE CT          | 03/20/24  | \$1,950,000        | \$1,950,000        | \$762,900          | 39.12                    | \$2,109,438        | \$577,258   | \$1,372,742        | \$1,239,628        | 1.107  | 30%                      | 8,532        | \$160.89                   | 00008    | 11.9642            | 2.00 STORY                     | \$570,000          | FRONT FOOT 5 | 401            | 45             |
| 39 003 04 0015 000 | 824 PARK LANE      | 05/13/24  | \$670,000          | \$670,000          | \$320,400          | 47.82                    | \$693,186          | \$228,323   | \$441,677          | \$376,103          | 1.174  | 34%                      | 2,282        | \$193.55                   | 00009    | 117.4352           | 1.00 STORY                     | \$228,323          | FRONT FOOT 5 | 401            | 45             |
| 39 003 04 0016 000 | 830 PARK LANE      | 03/21/25  | \$860,000          | \$860,000          | \$305,200          | 35.49                    | \$659,978          | \$228,019   | \$631,981          | \$349,481          | 1.808  | 27%                      | 2,783        | \$227.09                   | 00009    | 180.8339           | 2.00 STORY                     | \$228,019          | FRONT FOOT 5 | 401            | 45             |
| 39 003 02 0001 000 | 895 BISHOP         | 09/27/24  | \$730,000          | \$730,000          | \$363,000          | 49.73                    | \$831,058          | \$313,097   | \$416,903          | \$419,062          | 0.995  | 43%                      | 2,587        | \$161.15                   | 00008    | 23.2177            | 2.00 STORY                     | \$256,177          | FRONT FOOT 5 | 401            | 64             |
| 39 003 05 0015 000 | 900 BISHOP         | 02/27/25  | \$550,000          | \$550,000          | \$259,100          | 47.11                    | \$634,547          | \$222,300   | \$327,700          | \$333,533          | 0.983  | 40%                      | 1,765        | \$185.67                   | 00008    | 24.4513            | 1.00 STORY                     | \$222,300          | FRONT FOOT 5 | 401            | 49             |
| <b>Totals:</b>     |                    |           | <b>\$7,090,000</b> | <b>\$7,090,000</b> | <b>\$2,830,700</b> |                          | <b>\$7,212,078</b> |             | <b>\$5,155,600</b> | <b>\$4,269,966</b> |        | <b>30%</b>               |              | <b>\$191.11</b>            |          | <b>1.9614</b>      |                                |                    |              |                |                |
|                    |                    |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>39.93</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.207</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.280249122</b> |                                |                    |              |                |                |
|                    |                    |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>7.17</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.227</b> | <b>Ave. Variance=&gt;</b>  |          | <b>52.0959</b>     | <b>Coefficient of Var=&gt;</b> | <b>42.45710626</b> |              |                |                |

**AREA 10**

**AREA 10**

| Parcel Number      | Street Address   | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area          | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|-------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 006 01 0023 000 | 780 WHITTIER     | 02/28/25  | \$1,010,000        | \$1,010,000        | \$453,300          | 44.88                    | \$1,042,291        | \$133,000   | \$877,000          | \$582,879          | 1.505                    | 13%          | 4,240                      | \$206.84        | 00010             | 2.8648                         | 2.00 STORY         | \$133,000  | FRONT FOOT 5 | 401            | 53             |
| 39 006 01 0026 000 | 812 WHITTIER     | 02/03/25  | \$830,000          | \$830,000          | \$401,000          | 48.31                    | \$959,772          | \$133,000   | \$697,000          | \$529,982          | 1.315                    | 16%          | 4,257                      | \$163.73        | 00010             | 21.8110                        | 2.00 STORY         | \$133,000  | FRONT FOOT 5 | 401            | 45             |
| 39 006 02 0016 000 | 779 GRAND MARAIS | 07/15/24  | \$632,500          | \$632,500          | \$271,200          | 42.88                    | \$629,940          | \$123,500   | \$509,000          | \$324,641          | 1.568                    | 20%          | 2,357                      | \$215.95        | 00010             | 3.4637                         | 2.00 STORY         | \$123,500  | FRONT FOOT 5 | 401            | 53             |
| 39 006 02 0018 000 | 767 GRAND MARAIS | 07/03/24  | \$752,500          | \$752,500          | \$295,700          | 39.30                    | \$685,696          | \$123,500   | \$629,000          | \$360,382          | 1.745                    | 16%          | 2,572                      | \$244.56        | 00010             | 21.2121                        | 1.00 STORY         | \$123,500  | FRONT FOOT 5 | 401            | 59             |
| <b>Totals:</b>     |                  |           | <b>\$3,225,000</b> | <b>\$3,225,000</b> | <b>\$1,421,200</b> |                          | <b>\$3,317,699</b> |             | <b>\$2,712,000</b> | <b>\$1,797,884</b> |                          | <b>16%</b>   |                            | <b>\$207.77</b> |                   | <b>2.4809</b>                  |                    |            |              |                |                |
|                    |                  |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>44.07</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.508</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.17756475</b> |                                |                    |            |              |                |                |
|                    |                  |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>3.77</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.533</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>12.3379</b>    | <b>Coefficient of Var=&gt;</b> | <b>8.046898338</b> |            |              |                |                |

4

|                    |              |          |           |           |           |       |           |           |           |           |       |       |       |          |       |         |            |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-------|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 006 01 0034 000 | 868 WHITTIER | 01/31/25 | \$581,000 | \$581,000 | \$333,100 | 57.33 | \$770,979 | \$133,000 | \$448,000 | \$408,961 | 1.095 | 0.229 | 2,755 | \$162.61 | 00010 | 43.7790 | 2.00 STORY | \$133,000 | FRONT FOOT 5 | 401 | 53 |
| 39 006 01 0030 000 | 838 WHITTIER | 07/25/24 | \$601,250 | \$601,250 | \$324,700 | 54.00 | \$753,325 | \$133,000 | \$468,250 | \$397,644 | 1.178 | 22%   | 2,816 | \$166.28 | 00010 | 35.5689 | 2.00 STORY | \$133,000 | FRONT FOOT 5 | 401 | 53 |

**AREA 10, 11, & 12 COMBINED**

| Parcel Number      | Street Address   | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area          | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|-------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 004 02 0111 004 | 915 THREE MILE   | 07/01/24  | \$1,300,000        | \$1,300,000        | \$510,600          | 39.28                    | \$1,076,625        | \$209,950   | \$1,090,050        | \$608,193          | 1.792                    | 16%          | 4,273                      | \$255.10        | 00011             | 30.3362                        | 2.00 STORY         | \$209,950  | FRONT FOOT 5 | 401            | 52             |
| 39 006 01 0023 000 | 780 WHITTIER     | 02/28/25  | \$1,010,000        | \$1,010,000        | \$453,300          | 44.88                    | \$1,042,291        | \$133,000   | \$877,000          | \$582,879          | 1.505                    | 13%          | 4,240                      | \$206.84        | 00010             | 1.5686                         | 2.00 STORY         | \$133,000  | FRONT FOOT 5 | 401            | 53             |
| 39 006 01 0026 000 | 812 WHITTIER     | 02/03/25  | \$830,000          | \$830,000          | \$401,000          | 48.31                    | \$959,772          | \$133,000   | \$697,000          | \$529,982          | 1.315                    | 16%          | 4,257                      | \$163.73        | 00010             | 17.3776                        | 2.00 STORY         | \$133,000  | FRONT FOOT 5 | 401            | 45             |
| 39 006 01 0030 000 | 838 WHITTIER     | 07/25/24  | \$601,250          | \$601,250          | \$324,700          | 54.00                    | \$753,325          | \$133,000   | \$468,250          | \$397,644          | 1.178                    | 22%          | 2,816                      | \$166.28        | 00010             | 31.1355                        | 2.00 STORY         | \$133,000  | FRONT FOOT 5 | 401            | 53             |
| 39 006 02 0016 000 | 779 GRAND MARAIS | 07/15/24  | \$632,500          | \$632,500          | \$271,200          | 42.88                    | \$629,940          | \$123,500   | \$509,000          | \$324,641          | 1.568                    | 20%          | 2,357                      | \$215.95        | 00010             | 7.8971                         | 2.00 STORY         | \$123,500  | FRONT FOOT 5 | 401            | 53             |
| 39 006 02 0018 000 | 767 GRAND MARAIS | 07/03/24  | \$752,500          | \$752,500          | \$295,700          | 39.30                    | \$685,696          | \$123,500   | \$629,000          | \$360,382          | 1.745                    | 16%          | 2,572                      | \$244.56        | 00010             | 25.6455                        | 1.00 STORY         | \$123,500  | FRONT FOOT 5 | 401            | 59             |
| 39 006 03 0001 002 | 942 BEDFORD      | 09/05/23  | \$550,000          | \$550,000          | \$259,600          | 47.20                    | \$591,048          | \$113,750   | \$436,250          | \$310,741          | 1.404                    | 21%          | 2,217                      | \$196.77        | 00012             | 8.5012                         | 1.25 STORY         | \$113,750  | FRONT FOOT 4 | 401            | 57             |
| 39 006 03 0002 000 | 938 BEDFORD      | 09/13/23  | \$699,900          | \$699,900          | \$259,600          | 37.09                    | \$617,065          | \$103,976   | \$595,924          | \$334,042          | 1.784                    | 15%          | 2,767                      | \$215.37        | 00012             | 29.5063                        | 1.00 STORY         | \$103,976  | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0004 000 | 926 BEDFORD      | 11/20/23  | \$485,000          | \$485,000          | \$222,000          | 45.77                    | \$505,690          | \$113,750   | \$371,250          | \$255,169          | 1.455                    | 23%          | 2,192                      | \$169.37        | 00012             | 3.3998                         | 2.00 STORY         | \$113,750  | FRONT FOOT 4 | 401            | 51             |
| 39 006 03 0035 000 | 765 BEDFORD      | 05/25/23  | \$660,000          | \$660,000          | \$298,800          | 45.27                    | \$706,361          | \$168,190   | \$491,810          | \$350,372          | 1.404                    | 25%          | 2,913                      | \$168.83        | 00012             | 8.5234                         | 2.00 STORY         | \$140,000  | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0037 000 | 781 BEDFORD      | 01/18/24  | \$560,000          | \$560,000          | \$260,500          | 46.52                    | \$622,201          | \$140,000   | \$420,000          | \$313,933          | 1.338                    | 25%          | 2,634                      | \$159.45        | 00012             | 15.1050                        | 1.00 STORY         | \$140,000  | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0048 000 | 859 BEDFORD      | 06/27/23  | \$520,000          | \$520,000          | \$242,700          | 46.67                    | \$565,988          | \$113,750   | \$406,250          | \$294,426          | 1.380                    | 22%          | 2,238                      | \$181.52        | 00012             | 10.9110                        | OVER 2.00 STORY    | \$113,750  | FRONT FOOT 4 | 401            | 48             |
| <b>Totals:</b>     |                  |           | <b>\$8,601,150</b> | <b>\$8,601,150</b> | <b>\$3,799,700</b> |                          | <b>\$8,756,002</b> |             | <b>\$6,991,784</b> | <b>\$4,662,404</b> |                          | <b>20%</b>   |                            | <b>\$195.32</b> |                   | <b>1.0694</b>                  |                    |            |              |                |                |
|                    |                  |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>44.18</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.500</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.19744978</b> |                                |                    |            |              |                |                |
|                    |                  |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>4.62</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.489</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>15.8256</b>    | <b>Coefficient of Var=&gt;</b> | <b>10.62894493</b> |            |              |                |                |

|                    |              |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 006 01 0034 000 | 868 WHITTIER | 01/31/25 | \$581,000 | \$581,000 | \$333,100 | 57.33 | \$770,979 | \$133,000 | \$448,000 | \$408,961 | 1.095 | 23% | 2,755 | \$162.61 | 00010 | 39.3456 | 2.00 STORY | \$133,000 | FRONT FOOT 5 | 401 | 53 |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 11**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 004 02 0111 004 | 915 THREE MILE | 11/01/22  | \$1,200,000        | \$1,200,000        | \$372,500          | 31.04                    | \$1,068,578        | \$209,950   | \$990,050          | \$589,717          | 1.679  | 17%                      | 4,273        | \$231.70                   | 00011    | 27.9228           | 2.00 STORY                     | \$209,950          | FRONT FOOT 5 | 401            | 53             |
| 39 004 02 0111 004 | 915 THREE MILE | 07/01/24  | \$1,300,000        | \$1,300,000        | \$510,600          | 39.28                    | \$1,076,625        | \$209,950   | \$1,090,050        | \$608,193          | 1.792  | 16%                      | 4,273        | \$255.10                   | 00011    | 39.2648           | 2.00 STORY                     | \$209,950          | FRONT FOOT 5 | 401            | 52             |
| 39 004 02 0113 004 | 823 THREE MILE | 04/29/22  | \$600,000          | \$600,000          | \$371,700          | 61.95                    | \$962,747          | \$237,500   | \$362,500          | \$498,109          | 0.728  | 40%                      | 4,609        | \$78.65                    | 00011    | 67.1876           | 2.00 STORY                     | \$237,500          | FRONT FOOT 5 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$3,100,000</b> | <b>\$3,100,000</b> | <b>\$1,254,800</b> |                          | <b>\$3,107,950</b> |             | <b>\$2,442,600</b> | <b>\$1,696,019</b> |        | <b>24%</b>               |              | <b>\$188.48</b>            |          | <b>4.0568</b>     |                                |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>40.48</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.440</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.58461884</b> |                                |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>16.01</b>       |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.400</b> | <b>Ave. Variance=&gt;</b>  |          | <b>44.7917</b>    | <b>Coefficient of Var=&gt;</b> | <b>32.00260065</b> |              |                |                |

**AREA 12**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style  | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|-----------------|--------------------|--------------|----------------|----------------|
| 39 006 03 0001 002 | 942 BEDFORD    | 09/05/23  | \$550,000          | \$550,000          | \$259,600          | 47.20                    | \$591,048          | \$113,750   | \$436,250          | \$310,741          | 1.404                    | 21%          | 2,217                      | \$196.77        | 00012              | 5.6788                         | 1.25 STORY      | \$113,750          | FRONT FOOT 4 | 401            | 57             |
| 39 006 03 0002 000 | 938 BEDFORD    | 09/13/23  | \$699,900          | \$699,900          | \$259,600          | 37.09                    | \$617,065          | \$103,976   | \$595,924          | \$334,042          | 1.784                    | 15%          | 2,767                      | \$215.37        | 00012              | 32.3286                        | 1.00 STORY      | \$103,976          | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0004 000 | 926 BEDFORD    | 11/20/23  | \$485,000          | \$485,000          | \$222,000          | 45.77                    | \$505,690          | \$113,750   | \$371,250          | \$255,169          | 1.455                    | 23%          | 2,192                      | \$169.37        | 00012              | 0.5775                         | 2.00 STORY      | \$113,750          | FRONT FOOT 4 | 401            | 51             |
| 39 006 03 0035 000 | 765 BEDFORD    | 05/25/23  | \$660,000          | \$660,000          | \$298,800          | 45.27                    | \$706,361          | \$168,190   | \$491,810          | \$350,372          | 1.404                    | 25%          | 2,913                      | \$168.83        | 00012              | 5.7011                         | 2.00 STORY      | \$140,000          | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0037 000 | 781 BEDFORD    | 01/18/24  | \$560,000          | \$560,000          | \$260,500          | 46.52                    | \$622,201          | \$140,000   | \$420,000          | \$313,933          | 1.338                    | 25%          | 2,634                      | \$159.45        | 00012              | 12.2826                        | 1.00 STORY      | \$140,000          | FRONT FOOT 4 | 401            | 45             |
| 39 006 03 0048 000 | 859 BEDFORD    | 06/27/23  | \$520,000          | \$520,000          | \$242,700          | 46.67                    | \$565,988          | \$113,750   | \$406,250          | \$294,426          | 1.380                    | 22%          | 2,238                      | \$181.52        | 00012              | 8.0887                         | OVER 2.00 STORY | \$113,750          | FRONT FOOT 4 | 401            | 48             |
| <b>Totals:</b>     |                |           | <b>\$3,474,900</b> | <b>\$3,474,900</b> | <b>\$1,543,200</b> |                          | <b>\$3,608,353</b> |             | <b>\$2,721,484</b> | <b>\$1,858,683</b> |                          | <b>22%</b>   |                            | <b>\$181.89</b> |                    | <b>0.3509</b>                  |                 |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>44.41</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.464</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.162881201</b> |                                |                 |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>3.82</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.461</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>10.7762</b>     | <b>Coefficient of Var=&gt;</b> |                 | <b>7.377474457</b> |              |                |                |

**AREA 13**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 004 03 0017 000 | 1114 BEDFORD   | 04/26/24  | \$742,000          | \$742,000          | \$268,500        | 36.19                    | \$646,580          | \$142,500   | \$599,500          | \$381,879        | 1.570                    | 19%          | 3,348                      | \$179.06        | 00013              | 13.0704                        | 1.00 STORY         | \$142,500  | FRONT FOOT 3 | 401            | 45             |
| 39 004 03 0021 000 | 1144 BEDFORD   | 08/02/24  | \$653,000          | \$653,000          | \$270,400        | 41.41                    | \$657,502          | \$142,500   | \$510,500          | \$390,153        | 1.308                    | 22%          | 2,534                      | \$201.46        | 00013              | 13.0704                        | 2.00 STORY         | \$142,500  | FRONT FOOT 3 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$1,395,000</b> | <b>\$1,395,000</b> | <b>\$538,900</b> |                          | <b>\$1,304,082</b> |             | <b>\$1,110,000</b> | <b>\$772,032</b> |                          | <b>21%</b>   |                            | <b>\$190.26</b> |                    | <b>0.1401</b>                  |                    |            |              |                |                |
|                    |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>38.63</b>       |             |                    |                  | <b>E.C.F. =&gt;</b>      | <b>1.438</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.184844044</b> |                                |                    |            |              |                |                |
|                    |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>3.69</b>        |             |                    |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.439</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>13.0704</b>     | <b>Coefficient of Var=&gt;</b> | <b>9.081963482</b> |            |              |                |                |

2

|                    |              |          |           |           |           |       |           |           |           |           |       |     |       |          |       |          |            |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|-----------|--------------|-----|----|
| 39 004 03 0014 001 | 1084 BEDFORD | 04/26/23 | \$799,000 | \$799,000 | \$196,000 | 24.53 | \$482,693 | \$152,000 | \$647,000 | \$250,525 | 2.583 | 19% | 2,133 | \$303.33 | 00013 | 114.3411 | 2.00 STORY | \$152,000 | FRONT FOOT 3 | 401 | 45 |
| 39 004 03 0104 000 | 1113 BEDFORD | 09/26/23 | \$430,000 | \$430,000 | \$236,200 | 54.93 | \$583,330 | \$142,500 | \$287,500 | \$333,962 | 0.861 | 33% | 2,780 | \$103.42 | 00013 | 57.8289  | 1.00 STORY | \$142,500 | FRONT FOOT 3 | 401 | 45 |

**AREA 14**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|----------------|--------------------|--------------|----------------|----------------|
| 39 004 03 0031 000 | 1228 BEDFORD   | 06/20/23  | \$505,000          | \$505,000          | \$186,900        | 37.01                    | \$440,668          | \$120,000   | \$385,000          | \$242,930        | 1.585                    | 24%          | 1,980                      | \$194.44        | 00014              | 9.0334                         | 1.00 STORY     | \$120,000          | FRONT FOOT 2 | 401            | 45             |
| 39 004 03 0043 000 | 1332 BEDFORD   | 11/27/24  | \$480,000          | \$480,000          | \$206,900        | 43.10                    | \$466,299          | \$120,000   | \$360,000          | \$262,348        | 1.372                    | 25%          | 2,314                      | \$155.57        | 00014              | 12.2258                        | 2.00 STORY     | \$120,000          | FRONT FOOT 2 | 401            | 45             |
| 39 004 03 0072 000 | 1371 BEDFORD   | 12/23/23  | \$400,000          | \$400,000          | \$184,900        | 46.23                    | \$436,190          | \$120,000   | \$280,000          | \$239,538        | 1.169                    | 30%          | 2,068                      | \$135.40        | 00014              | 32.5565                        | 1.00 STORY     | \$120,000          | FRONT FOOT 2 | 401            | 45             |
| 39 004 03 0087 000 | 1247 BEDFORD   | 03/06/25  | \$465,000          | \$465,000          | \$166,900        | 35.89                    | \$365,900          | \$120,000   | \$345,000          | \$186,288        | 1.852                    | 26%          | 1,530                      | \$225.49        | 00014              | 35.7490                        | 1.00 STORY     | \$120,000          | FRONT FOOT 2 | 401            | 53             |
| <b>Totals:</b>     |                |           | <b>\$1,850,000</b> | <b>\$1,850,000</b> | <b>\$745,600</b> |                          | <b>\$1,709,057</b> |             | <b>\$1,370,000</b> | <b>\$931,104</b> |                          | <b>26%</b>   |                            | <b>\$177.73</b> |                    | <b>2.3111</b>                  |                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>40.30</b>       |             |                    |                  | <b>E.C.F. =&gt;</b>      | <b>1.471</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.292631103</b> |                                |                |                    |              |                |                |
|                    |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>4.93</b>        |             |                    |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.494</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>22.3912</b>     | <b>Coefficient of Var=&gt;</b> |                | <b>14.98255876</b> |              |                |                |

4

|                    |              |          |           |           |           |       |           |           |           |           |       |  |       |          |       |         |            |           |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 004 03 0084 000 | 1265 BEDFORD | 05/10/24 | \$565,000 | \$565,000 | \$182,600 | 32.32 | \$409,524 | \$120,000 | \$445,000 | \$219,336 | 2.029 |  | 1,768 | \$251.70 | 00014 | 53.4365 | 1.00 STORY | \$120,000 | FRONT FOOT 2 | 401 | 45 |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 15**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 004 04 0110 000 | 1016 BUCKINGHAM | 12/05/24  | \$1,025,000        | \$1,025,000        | \$508,700          | 49.63                    | \$1,135,039        | \$296,606   | \$728,394          | \$573,876          | 1.269  | 29%                      | 3,918        | \$185.91                   | 00015    | 23.9013            | 1.00 STORY                     | \$289,750          | FRONT FOOT 3 | 401            | 45             |
| 39 004 04 0023 000 | 1170 DEVONSHIRE | 06/08/23  | \$490,000          | \$490,000          | \$233,200          | 47.59                    | \$565,023          | \$157,232   | \$332,768          | \$279,118          | 1.192  | 32%                      | 2,431        | \$136.89                   | 00015    | 31.6052            | 1.00 STORY                     | \$152,000          | FRONT FOOT 3 | 401            | 45             |
| 39 004 04 0180 000 | 1177 BUCKINGHAM | 08/15/24  | \$750,000          | \$750,000          | \$325,700          | 43.43                    | \$714,887          | \$152,000   | \$598,000          | \$385,275          | 1.552  | 20%                      | 3,204        | \$186.64                   | 00015    | 4.3872             | 1.00 STORY                     | \$152,000          | FRONT FOOT 3 | 401            | 45             |
| 39 004 04 0181 000 | 1169 BUCKINGHAM | 04/09/24  | \$600,000          | \$600,000          | \$276,300          | 46.05                    | \$619,142          | \$152,000   | \$448,000          | \$319,741          | 1.401  | 25%                      | 2,654        | \$168.80                   | 00015    | 10.7133            | 1.00 STORY                     | \$152,000          | FRONT FOOT 3 | 401            | 45             |
| 39 004 04 0188 000 | 1115 BUCKINGHAM | 04/08/24  | \$830,000          | \$830,000          | \$329,300          | 39.67                    | \$718,874          | \$152,000   | \$678,000          | \$388,004          | 1.747  | 18%                      | 3,277        | \$206.90                   | 00015    | 23.9138            | 1.00 STORY                     | \$152,000          | FRONT FOOT 3 | 401            | 45             |
| 39 007 01 0008 000 | 1040 BERKSHIRE  | 08/24/23  | \$695,000          | \$695,000          | \$340,600          | 49.01                    | \$799,012          | \$190,000   | \$505,000          | \$416,846          | 1.211  | 27%                      | 3,120        | \$161.86                   | 00015    | 29.6787            | 1.25 STORY                     | \$190,000          | FRONT FOOT 3 | 401            | 45             |
| 39 007 01 0099 002 | 1001 BERKSHIRE  | 01/31/25  | \$645,000          | \$645,000          | \$308,800          | 47.88                    | \$681,343          | \$190,000   | \$455,000          | \$336,306          | 1.353  | 29%                      | 2,930        | \$155.29                   | 00015    | 15.5331            | 1.00 STORY                     | \$190,000          | FRONT FOOT 3 | 401            | 45             |
| 39 007 01 0100 002 | 1002 BALFOUR    | 08/28/24  | \$575,000          | \$575,000          | \$201,200          | 34.99                    | \$491,963          | \$168,283   | \$406,717          | \$221,547          | 1.836  | 29%                      | 2,122        | \$191.67                   | 00015    | 32.7540            | 2.00 STORY                     | \$168,283          | FRONT FOOT 3 | 401            | 45             |
| 39 007 01 0198 000 | 1055 BALFOUR    | 06/24/24  | \$800,000          | \$800,000          | \$280,200          | 35.03                    | \$623,574          | \$155,800   | \$644,200          | \$320,174          | 2.012  | 19%                      | 2,458        | \$262.08                   | 00015    | 50.3766            | 1.00 STORY                     | \$155,800          | FRONT FOOT 3 | 401            | 45             |
| <b>Totals:</b>     |                 |           | <b>\$6,410,000</b> | <b>\$6,410,000</b> | <b>\$2,804,000</b> |                          | <b>\$6,348,857</b> |             | <b>\$4,796,079</b> | <b>\$3,240,887</b> |        | <b>26%</b>               |              | <b>\$184.00</b>            |          | <b>2.8400</b>      |                                |                    |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>43.74</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.480</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.295989519</b> |                                |                    |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.80</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.508</b> | <b>Ave. Variance=&gt;</b>  |          | <b>24.7626</b>     | <b>Coefficient of Var=&gt;</b> | <b>16.41791428</b> |              |                |                |
| 9                  |                 |           |                    |                    |                    |                          |                    |             |                    |                    |        |                          |              |                            |          |                    |                                |                    |              |                |                |
| 39 007 01 0123 000 | 1178 BALFOUR    | 02/21/25  | \$549,000          | \$549,000          | \$158,300          | 28.83                    | \$360,594          | \$152,000   | \$397,000          | \$142,775          | 2.781  |                          | 1,936        | \$205.06                   | 00015    | 127.2337           | 2.00 STORY                     | \$152,000          | FRONT FOOT 3 | 401            | 38             |

**AREA 16**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.       | ECF Area | Dev. by Mean (%)           | Building Style     | Land Value                     | Land Table         | Property Class | Building Depr. |  |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|-----------------|----------|----------------------------|--------------------|--------------------------------|--------------------|----------------|----------------|--|
| 39 004 04 0033 000 | 1304 DEVONSHIRE | 12/07/23  | \$474,900          | \$474,900          | \$190,400          | 40.09                    | \$441,677          | \$150,000   | \$324,900          | \$226,633          | 1.434  | 32%                      | 1,880        | \$172.82        | 00016    | 12.7931                    | 1.00 STORY         | \$150,000                      | FRONT FOOT 2       | 401            | 43             |  |
| 39 004 04 0055 000 | 1423 DEVONSHIRE | 08/22/23  | \$475,000          | \$475,000          | \$195,600          | 41.18                    | \$474,168          | \$93,000    | \$382,000          | \$296,168          | 1.290  | 20%                      | 2,469        | \$154.72        | 00016    | 1.5854                     | OVER 2.00 STORY    | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 004 04 0059 000 | 1385 DEVONSHIRE | 02/12/24  | \$542,500          | \$542,500          | \$239,100          | 44.07                    | \$577,452          | \$154,700   | \$387,800          | \$328,479          | 1.181  | 29%                      | 2,962        | \$130.93        | 00016    | 12.5069                    | 1.00 STORY         | \$154,700                      | FRONT FOOT 2       | 401            | 45             |  |
| 39 004 04 0059 000 | 1385 DEVONSHIRE | 01/02/25  | \$590,000          | \$590,000          | \$262,200          | 44.44                    | \$577,452          | \$154,700   | \$435,300          | \$328,479          | 1.325  | 26%                      | 2,962        | \$146.96        | 00016    | 1.9537                     | 1.00 STORY         | \$154,700                      | FRONT FOOT 2       | 401            | 45             |  |
| 39 004 04 0147 000 | 1410 BUCKINGHAM | 11/17/23  | \$442,000          | \$442,000          | \$147,900          | 33.46                    | \$356,168          | \$97,419    | \$344,581          | \$201,048          | 1.714  | 22%                      | 2,470        | \$139.51        | 00016    | 40.8259                    | 2.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 004 04 0156 000 | 1421 BUCKINGHAM | 11/18/24  | \$375,000          | \$375,000          | \$201,800          | 53.81                    | \$429,562          | \$93,000    | \$282,000          | \$261,509          | 1.078  | 25%                      | 1,807        | \$156.06        | 00016    | 22.7306                    | 1.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 54             |  |
| 39 004 04 0157 000 | 1417 BUCKINGHAM | 11/08/24  | \$500,000          | \$500,000          | \$243,600          | 48.72                    | \$534,037          | \$93,000    | \$407,000          | \$342,686          | 1.188  | 19%                      | 3,022        | \$134.68        | 00016    | 11.7987                    | 2.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 004 04 0168 000 | 1329 BUCKINGHAM | 03/06/24  | \$575,000          | \$575,000          | \$263,900          | 45.90                    | \$637,897          | \$150,000   | \$425,000          | \$379,096          | 1.121  | 26%                      | 3,416        | \$124.41        | 00016    | 18.4576                    | 1.00 STORY         | \$150,000                      | FRONT FOOT 2       | 401            | 45             |  |
| 39 007 01 0025 000 | 1222 BERKSHIRE  | 06/09/23  | \$685,000          | \$685,000          | \$255,500          | 37.30                    | \$616,178          | \$160,000   | \$525,000          | \$354,451          | 1.481  | 23%                      | 3,006        | \$174.65        | 00016    | 17.5502                    | 2.00 STORY         | \$160,000                      | FRONT FOOT 2       | 401            | 45             |  |
| 39 007 01 0037 000 | 1350 BERKSHIRE  | 06/16/23  | \$590,000          | \$590,000          | \$258,800          | 43.86                    | \$599,285          | \$152,731   | \$437,269          | \$346,973          | 1.260  | 26%                      | 2,571        | \$170.08        | 00016    | 4.5423                     | 1.00 STORY         | \$150,000                      | FRONT FOOT 2       | 401            | 53             |  |
| 39 007 01 0048 000 | 1434 BERKSHIRE  | 11/20/23  | \$400,000          | \$400,000          | \$199,000          | 49.75                    | \$482,202          | \$93,000    | \$307,000          | \$302,410          | 1.015  | 23%                      | 2,392        | \$128.34        | 00016    | 29.0486                    | 2.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 007 01 0048 000 | 1434 BERKSHIRE  | 10/30/24  | \$450,000          | \$450,000          | \$220,300          | 48.96                    | \$482,202          | \$93,000    | \$357,000          | \$302,410          | 1.181  | 21%                      | 2,392        | \$149.25        | 00016    | 12.5148                    | 2.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 007 01 0057 000 | 1405 BERKSHIRE  | 05/22/24  | \$560,000          | \$560,000          | \$258,600          | 46.18                    | \$568,776          | \$93,000    | \$467,000          | \$369,678          | 1.263  | 17%                      | 3,220        | \$145.03        | 00016    | 4.2403                     | 1.00 STORY         | \$93,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 007 01 0062 000 | 1359 BERKSHIRE  | 08/01/24  | \$700,000          | \$700,000          | \$282,200          | 40.31                    | \$612,366          | \$196,646   | \$503,354          | \$323,015          | 1.558  | 28%                      | 3,094        | \$162.69        | 00016    | 25.2637                    | 2.00 STORY         | \$140,000                      | FRONT FOOT 2       | 401            | 44             |  |
| 39 007 01 0126 000 | 1222 BALFOUR    | 12/09/24  | \$605,000          | \$605,000          | \$266,500          | 44.05                    | \$566,921          | \$146,000   | \$459,000          | \$327,056          | 1.403  | 24%                      | 2,324        | \$197.50        | 00016    | 9.7767                     | 1.00 STORY         | \$146,000                      | FRONT FOOT 2       | 401            | 66             |  |
| 39 007 01 0141 000 | 1360 BALFOUR    | 10/25/23  | \$550,000          | \$550,000          | \$220,500          | 40.09                    | \$517,052          | \$136,000   | \$414,000          | \$296,078          | 1.398  | 25%                      | 2,624        | \$157.77        | 00016    | 9.2619                     | 1.00 STORY         | \$136,000                      | FRONT FOOT 2       | 401            | 45             |  |
| <b>Totals:</b>     |                 |           | <b>\$8,514,400</b> | <b>\$8,514,400</b> | <b>\$3,705,900</b> |                          | <b>\$8,473,395</b> |             | <b>\$6,458,204</b> | <b>\$4,986,169</b> |        | <b>24%</b>               |              | <b>\$152.84</b> |          | <b>1.0439</b>              |                    |                                |                    |                |                |  |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>43.53</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.295</b> |                 |          | <b>Std. Deviation=&gt;</b> | <b>0.185408187</b> |                                |                    |                |                |  |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.12</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.306</b> |                 |          | <b>Ave. Variance=&gt;</b>  | <b>14.6781</b>     | <b>Coefficient of Var=&gt;</b> | <b>11.24190834</b> |                |                |  |

16

|                    |                 |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 007 01 0145 000 | 1384 BALFOUR    | 12/22/23 | \$500,000 | \$500,000 | \$297,900 | 59.58 | \$686,878 | \$134,000 | \$366,000 | \$429,587 | 0.852 |     | 2,961 | \$123.61 | 00016 | 45.3681 | 1.00 STORY | \$134,000 | FRONT FOOT 2 | 401 | 53 |
| 39 004 04 0175 000 | 1239 BUCKINGHAM | 10/30/24 | \$775,000 | \$775,000 | \$271,600 | 35.05 | \$586,444 | \$160,000 | \$615,000 | \$331,347 | 1.856 |     | 2,588 | \$237.64 | 00016 | 55.0395 | 2.00 STORY | \$160,000 | FRONT FOOT 2 | 401 | 45 |
| 39 004 04 0070 000 | 1303 DEVONSHIRE | 05/06/24 | \$399,000 | \$399,000 | \$239,000 | 59.90 | \$509,266 | \$150,000 | \$249,000 | \$279,150 | 0.892 |     | 2,370 | \$105.06 | 00016 | 41.3669 | 2.00 STORY | \$150,000 | FRONT FOOT 2 | 401 | 47 |
| 39 007 01 0160 000 | 1417 BALFOUR    | 10/10/23 | \$420,000 | \$420,000 | \$252,500 | 60.12 | \$471,983 | \$93,000  | \$327,000 | \$294,470 | 1.110 | 22% | 2,492 | \$131.22 | 00016 | 19.5194 | 1.00 STORY | \$93,000  | FRONT FOOT 1 | 401 | 53 |
| 39 004 04 0035 000 | 1320 DEVONSHIRE | 07/21/23 | \$430,000 | \$430,000 | \$221,000 | 51.40 | \$530,756 | \$150,000 | \$280,000 | \$295,848 | 0.946 | 35% | 2,625 | \$106.67 | 00016 | 35.9230 | 2.00 STORY | \$150,000 | FRONT FOOT 2 | 401 | 45 |

**AREA 17**

**AREA 17**

| Parcel Number      | Street Address    | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|-------------------|-----------|------------------|------------------|------------------|--------------------------|------------------|-------------|------------------|------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 007 02 0068 000 | 1322 -24 SOMERSET | 06/29/22  | \$319,000        | \$319,000        | \$126,800        | 39.75                    | \$310,116        | \$60,000    | \$259,000        | \$168,315        | 1.539                    | 19%          | 2,162                      | \$119.80        | 00017              | 17.3355                        | 1.00 STORY         | \$60,000   | FRONT FOOT 1 | 401            | 58             |
| 39 007 02 0085 000 | 1402 -04 SOMERSET | 11/06/24  | \$345,000        | \$345,000        | \$186,200        | 53.97                    | \$414,779        | \$62,000    | \$283,000        | \$237,402        | 1.192                    | 18%          | 3,024                      | \$93.58         | 00017              | 17.3355                        | 1.00 STORY         | \$62,000   | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                   |           | <b>\$664,000</b> | <b>\$664,000</b> | <b>\$313,000</b> |                          | <b>\$724,895</b> |             | <b>\$542,000</b> | <b>\$405,717</b> |                          | <b>18%</b>   |                            | <b>\$106.69</b> |                    | <b>2.9519</b>                  |                    |            |              |                |                |
|                    |                   |           |                  |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>47.14</b>     |             |                  |                  | <b>E.C.F. =&gt;</b>      | <b>1.336</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.245160945</b> |                                |                    |            |              |                |                |
|                    |                   |           |                  |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>10.06</b>     |             |                  |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.365</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>17.3355</b>     | <b>Coefficient of Var=&gt;</b> | <b>12.69602549</b> |            |              |                |                |

2

|                    |               |          |           |           |           |       |           |          |           |           |       |     |       |         |       |         |            |          |              |     |    |
|--------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|---------|-------|---------|------------|----------|--------------|-----|----|
| 39 007 02 0063 000 | 1302 SOMERSET | 07/15/22 | \$260,000 | \$260,000 | \$144,200 | 55.46 | \$368,895 | \$61,770 | \$198,230 | \$206,679 | 0.959 | 24% | 2,941 | \$67.40 | 00017 | 40.6307 | 1.00 STORY | \$61,770 | FRONT FOOT 1 | 401 | 45 |
|--------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|---------|-------|---------|------------|----------|--------------|-----|----|

**AREA 17 & 40 COMBINED**

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Land %       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style    | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|-------------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|-------------------|------------|--------------|----------------|----------------|
| 39 007 02 0063 000 | 1302 SOMERSET     | 07/15/22  | \$260,000          | \$260,000          | \$144,200        | 55.46                    | \$368,895          | \$61,770    | \$198,230          | \$206,679          | 0.959                    | 24%          | 2,941                      | \$67.40         | 00017              | 50.4661                        | 1.00 STORY        | \$61,770   | FRONT FOOT 1 | 401            | 45             |
| 39 007 02 0068 000 | 1322 -24 SOMERSET | 06/29/22  | \$319,000          | \$319,000          | \$126,800        | 39.75                    | \$310,116          | \$60,000    | \$259,000          | \$168,315          | 1.539                    | 19%          | 2,162                      | \$119.80        | 00017              | 7.5001                         | 1.00 STORY        | \$60,000   | FRONT FOOT 1 | 401            | 58             |
| 39 007 02 0085 000 | 1402 -04 SOMERSET | 11/06/24  | \$345,000          | \$345,000          | \$186,200        | 53.97                    | \$414,779          | \$62,000    | \$283,000          | \$237,402          | 1.192                    | 18%          | 3,024                      | \$93.58         | 00017              | 27.1709                        | 1.00 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0038 000 | 1215 NOTTINGHAM   | 07/17/22  | \$300,000          | \$300,000          | \$140,000        | 46.67                    | \$319,706          | \$75,000    | \$225,000          | \$164,674          | 1.366                    | 25%          | 2,178                      | \$103.31        | 00040              | 9.7447                         | 1.00 STORY        | \$75,000   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0074 000 | 1415 NOTTINGHAM   | 03/31/25  | \$385,000          | \$385,000          | \$131,800        | 34.23                    | \$280,635          | \$62,000    | \$323,000          | \$147,130          | 2.195                    | 16%          | 1,622                      | \$199.14        | 00040              | 73.1558                        | 1.25 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0079 000 | 1437 NOTTINGHAM   | 07/08/22  | \$225,500          | \$225,500          | \$120,800        | 53.57                    | \$242,377          | \$60,000    | \$165,500          | \$122,730          | 1.348                    | 27%          | 1,256                      | \$131.77        | 00040              | 11.5294                        | 1.00 STORY        | \$60,000   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0123 000 | 1334 NOTTINGHAM   | 02/03/23  | \$315,000          | \$315,000          | \$121,300        | 38.51                    | \$290,361          | \$62,000    | \$253,000          | \$153,675          | 1.646                    | 20%          | 1,839                      | \$137.57        | 00040              | 18.2551                        | 1.00 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                   |           | <b>\$2,149,500</b> | <b>\$2,149,500</b> | <b>\$971,100</b> |                          | <b>\$2,226,869</b> |             | <b>\$1,706,730</b> | <b>\$1,200,605</b> |                          | <b>21%</b>   |                            | <b>\$121.80</b> |                    | <b>4.2223</b>                  |                   |            |              |                |                |
|                    |                   |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>45.18</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.422</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.392730734</b> |                                |                   |            |              |                |                |
|                    |                   |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>8.61</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.464</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>28.2603</b>     | <b>Coefficient of Var=&gt;</b> | <b>19.3063779</b> |            |              |                |                |

7

|                    |                 |          |           |           |           |       |           |          |           |           |       |     |       |          |       |          |            |          |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|----------|--------------|-----|----|
| 39 007 03 0063 000 | 1357 NOTTINGHAM | 07/29/25 | \$439,520 | \$439,520 | \$129,400 | 29.44 | \$269,749 | \$62,000 | \$377,520 | \$139,804 | 2.700 | 14% | 1,720 | \$219.49 | 00040 | 123.6568 | 1.00 STORY | \$62,000 | FRONT FOOT 1 | 401 | 45 |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|----------|--------------|-----|----|

**AREA 18**

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value | Land Table         | Property Class | Building Depr. |
|--------------------|-------------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|------------|--------------------|----------------|----------------|
| 39 007 06 0039 000 | 1416 LAKEPOINTE   | 10/21/24  | \$300,000          | \$300,000          | \$113,100        | 37.70                    | \$258,953          | \$46,500    | \$253,500          | \$119,692        | 2.118  | 16%                      | 1,596        | \$158.83                   | 00018    | 31.0212           | 1.00 STORY                     | \$46,500   | FRONT FOOT 1       | 401            | 45             |
| 39 007 06 0077 000 | 1459 LAKEPOINTE   | 05/10/23  | \$210,000          | \$210,000          | \$88,800         | 42.29                    | \$202,311          | \$46,500    | \$163,500          | \$87,781         | 1.863  | 22%                      | 1,000        | \$163.50                   | 00018    | 5.4866            | 1.00 STORY                     | \$46,500   | FRONT FOOT 1       | 401            | 45             |
| 39 007 06 0085 000 | 1435 LAKEPOINTE   | 10/06/23  | \$275,000          | \$275,000          | \$101,400        | 36.87                    | \$240,518          | \$46,500    | \$228,500          | \$109,306        | 2.090  | 17%                      | 1,440        | \$158.68                   | 00018    | 28.2737           | 1.00 STORY                     | \$46,500   | FRONT FOOT 1       | 401            | 45             |
| 39 007 08 0026 000 | 1477 MARYLAND     | 05/05/23  | \$259,900          | \$259,900          | \$128,600        | 49.48                    | \$303,372          | \$66,394    | \$193,506          | \$133,509        | 1.449  | 26%                      | 1,689        | \$114.57                   | 00018    | 35.8338           | 1.00 STORY                     | \$66,394   | FRONT FOOT 1       | 401            | 45             |
| 39 007 09 0011 000 | 1422 -24 MARYLAND | 11/12/24  | \$294,000          | \$294,000          | \$146,500        | 49.83                    | \$334,544          | \$54,250    | \$239,750          | \$157,912        | 1.518  | 18%                      | 2,027        | \$118.28                   | 00018    | 28.9477           | OVER 2.00 STORY                | \$54,250   | FRONT FOOT 1       | 401            | 45             |
| <b>Totals:</b>     |                   |           | <b>\$1,338,900</b> | <b>\$1,338,900</b> | <b>\$578,400</b> |                          | <b>\$1,339,698</b> |             | <b>\$1,078,756</b> | <b>\$608,199</b> |        | <b>20%</b>               |              | <b>\$142.77</b>            |          | <b>3.4039</b>     |                                |            |                    |                |                |
|                    |                   |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>43.20</b>       |             |                    |                  |        | <b>E.C.F. =&gt;</b>      | <b>1.774</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.31280401</b> |                                |            |                    |                |                |
|                    |                   |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>6.22</b>        |             |                    |                  |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.808</b> | <b>Ave. Variance=&gt;</b>  |          | <b>25.9126</b>    | <b>Coefficient of Var=&gt;</b> |            | <b>14.33436706</b> |                |                |

5

|                    |                   |          |           |           |          |       |           |          |           |          |       |  |       |          |       |         |            |          |              |     |    |
|--------------------|-------------------|----------|-----------|-----------|----------|-------|-----------|----------|-----------|----------|-------|--|-------|----------|-------|---------|------------|----------|--------------|-----|----|
| 39 007 04 0060 000 | 1434 BEACONSFIELD | 11/02/23 | \$275,000 | \$275,000 | \$86,100 | 31.31 | \$202,677 | \$54,250 | \$220,750 | \$83,621 | 2.640 |  | 1,350 | \$163.52 | 00018 | 83.2165 | 1.00 STORY | \$54,250 | FRONT FOOT 1 | 401 | 34 |
|--------------------|-------------------|----------|-----------|-----------|----------|-------|-----------|----------|-----------|----------|-------|--|-------|----------|-------|---------|------------|----------|--------------|-----|----|

**AREA 19**

| Parcel Number      | Street Address          | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|-------------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 007 04 0036 000 | 1369 -71 BEACONSFIELD   | 07/26/24  | \$299,000          | \$299,000          | \$150,100          | 50.20                    | \$338,556          | \$54,250    | \$244,750          | \$144,538          | 1.693  | 18%                      | 2,016        | \$121.40                   | 00019    | 32.6315           | 1.25 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 04 0046 000 | 1368 BEACONSFIELD       | 04/28/23  | \$209,000          | \$209,000          | \$99,500           | 47.61                    | \$229,758          | \$54,250    | \$154,750          | \$89,226           | 1.734  | 26%                      | 960          | \$161.20                   | 00019    | 28.5288           | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 05 0036 000 | 1303 BEACONSFIELD       | 05/26/23  | \$355,000          | \$355,000          | \$137,600          | 38.76                    | \$315,992          | \$57,900    | \$297,100          | \$131,211          | 2.264  | 16%                      | 1,653        | \$179.73                   | 00019    | 24.4649           | 1.00 STORY                     | \$57,900           | FRONT FOOT 1 | 401            | 45             |
| 39 007 05 0044 000 | 1331 -1333 BEACONSFIELD | 05/26/23  | \$310,000          | \$310,000          | \$119,200          | 38.45                    | \$274,302          | \$54,250    | \$255,750          | \$111,872          | 2.286  | 18%                      | 1,152        | \$222.01                   | 00019    | 26.6454           | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 05 0079 000 | 1212 BEACONSFIELD       | 06/09/23  | \$290,000          | \$290,000          | \$128,300          | 44.24                    | \$294,337          | \$62,225    | \$227,775          | \$118,003          | 1.930  | 21%                      | 1,552        | \$146.76                   | 00019    | 8.9396            | 1.00 STORY                     | \$62,225           | FRONT FOOT 1 | 401            | 45             |
| 39 007 06 0021 000 | 1342 LAKEPOINTE         | 06/28/23  | \$289,900          | \$289,900          | \$106,200          | 36.63                    | \$243,959          | \$54,250    | \$235,650          | \$96,446           | 2.443  | 19%                      | 1,140        | \$206.71                   | 00019    | 42.3696           | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 06 0127 000 | 1243 -1245 LAKEPOINTE   | 09/20/24  | \$419,000          | \$419,000          | \$200,700          | 47.90                    | \$450,779          | \$54,250    | \$364,750          | \$201,591          | 1.809  | 13%                      | 2,478        | \$147.20                   | 00019    | 21.0284           | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 07 0017 000 | 1212 LAKEPOINTE         | 12/15/23  | \$325,000          | \$325,000          | \$118,500          | 36.46                    | \$270,076          | \$50,584    | \$274,416          | \$111,587          | 2.459  | 16%                      | 1,441        | \$190.43                   | 00019    | 43.9564           | 1.00 STORY                     | \$50,584           | FRONT FOOT 1 | 401            | 45             |
| 39 007 07 0023 000 | 1231 LAKEPOINTE         | 02/08/24  | \$345,000          | \$345,000          | \$125,100          | 36.26                    | \$287,799          | \$53,661    | \$291,339          | \$119,033          | 2.448  | 16%                      | 1,711        | \$170.27                   | 00019    | 42.7904           | 1.00 STORY                     | \$53,661           | FRONT FOOT 1 | 401            | 45             |
| 39 007 12 0056 000 | 1377 MARYLAND           | 12/10/24  | \$142,000          | \$142,000          | \$65,200           | 45.92                    | \$145,137          | \$46,500    | \$95,500           | \$50,146           | 1.904  | 33%                      | 720          | \$132.64                   | 00019    | 11.5201           | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 12 0060 000 | 1365 MARYLAND           | 07/15/24  | \$272,500          | \$272,500          | \$139,500          | 51.19                    | \$309,510          | \$54,250    | \$218,250          | \$129,771          | 1.682  | 20%                      | 1,140        | \$191.45                   | 00019    | 33.7837           | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 13 0028 000 | 1322 -24 MARYLAND       | 10/29/24  | \$349,600          | \$349,600          | \$162,300          | 46.42                    | \$362,032          | \$52,700    | \$296,900          | \$157,261          | 1.888  | 15%                      | 2,304        | \$128.86                   | 00019    | 13.1697           | 1.00 STORY                     | \$52,700           | FRONT FOOT 1 | 401            | 45             |
| 39 007 16 0088 000 | 1225 MARYLAND           | 04/17/23  | \$280,000          | \$280,000          | \$112,800          | 40.29                    | \$250,847          | \$46,500    | \$233,500          | \$103,888          | 2.248  | 17%                      | 1,056        | \$221.12                   | 00019    | 22.7977           | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 16 0078 002 | 1253 -55 MARYLAND       | 08/20/24  | \$325,100          | \$325,100          | \$179,700          | 55.28                    | \$399,073          | \$62,000    | \$263,100          | \$171,364          | 1.535  | 19%                      | 1,868        | \$140.85                   | 00019    | 48.4315           | 1.00 STORY                     | \$62,000           | FRONT FOOT 1 | 401            | 45             |
| 39 007 16 0094 000 | 1216 MARYLAND           | 12/12/23  | \$270,000          | \$270,000          | \$113,500          | 42.04                    | \$260,967          | \$46,500    | \$223,500          | \$109,033          | 2.050  | 17%                      | 1,308        | \$170.87                   | 00019    | 3.0204            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 16 0105 000 | 1254 -1256 MARYLAND     | 07/22/24  | \$285,000          | \$285,000          | \$129,900          | 45.58                    | \$288,378          | \$46,500    | \$238,500          | \$122,968          | 1.940  | 16%                      | 2,352        | \$101.40                   | 00019    | 8.0114            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                         |           | <b>\$4,766,100</b> | <b>\$4,766,100</b> | <b>\$2,088,100</b> |                          | <b>\$4,721,502</b> |             | <b>\$3,915,530</b> | <b>\$1,967,937</b> |        | <b>19%</b>               |              | <b>\$164.56</b>            |          | <b>2.9981</b>     |                                |                    |              |                |                |
|                    |                         |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>43.81</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.990</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.30170451</b> |                                |                    |              |                |                |
|                    |                         |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.80</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>2.020</b> | <b>Ave. Variance=&gt;</b>  |          | <b>25.7556</b>    | <b>Coefficient of Var=&gt;</b> | <b>12.75254753</b> |              |                |                |

|                    |               |          |           |           |          |       |           |          |           |          |       |  |       |          |       |         |            |          |              |     |    |
|--------------------|---------------|----------|-----------|-----------|----------|-------|-----------|----------|-----------|----------|-------|--|-------|----------|-------|---------|------------|----------|--------------|-----|----|
| 39 007 14 0010 000 | 1311 MARYLAND | 07/17/24 | \$280,000 | \$280,000 | \$96,800 | 34.57 | \$214,478 | \$53,088 | \$226,912 | \$82,049 | 2.766 |  | 1,035 | \$219.24 | 00019 | 74.5930 | 1.50 STORY | \$53,088 | FRONT FOOT 1 | 401 | 45 |
|--------------------|---------------|----------|-----------|-----------|----------|-------|-----------|----------|-----------|----------|-------|--|-------|----------|-------|---------|------------|----------|--------------|-----|----|

**AREA 20**

| Parcel Number      | Street Address        | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.       | ECF Area | Dev. by Mean (%)           | Building Style     | Land Value                     | Land Table         | Property Class | Building Depr. |  |
|--------------------|-----------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|-----------------|----------|----------------------------|--------------------|--------------------------------|--------------------|----------------|----------------|--|
| 39 008 02 0011 000 | 1012 BEACONSFIELD     | 06/17/24  | \$392,000          | \$392,000          | \$141,700          | 36.15                    | \$328,444          | \$50,375    | \$341,625          | \$134,398          | 2.542  | 13%                      | 2,495        | \$136.92        | 00020    | 45.4889                    | 2.00 STORY         | \$50,375                       | FRONT FOOT 1       | 401            | 34             |  |
| 39 008 02 0020 000 | 1050 BEACONSFIELD     | 07/09/24  | \$255,000          | \$255,000          | \$115,900          | 45.45                    | \$264,104          | \$62,000    | \$193,000          | \$97,682           | 1.976  | 24%                      | 1,244        | \$155.14        | 00020    | 11.1206                    | 1.00 STORY         | \$62,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 02 0029 002 | 1088 BEACONSFIELD     | 03/27/25  | \$510,000          | \$510,000          | \$225,100          | 44.14                    | \$504,879          | \$58,900    | \$451,100          | \$215,553          | 2.093  | 12%                      | 3,444        | \$130.98        | 00020    | 0.5752                     | 2.00 STORY         | \$58,900                       | FRONT FOOT 1       | 401            | 38             |  |
| 39 008 02 0048 001 | 1099 BEACONSFIELD     | 10/09/24  | \$242,000          | \$242,000          | \$119,300          | 49.30                    | \$273,590          | \$47,570    | \$194,430          | \$109,241          | 1.780  | 20%                      | 1,442        | \$134.83        | 00020    | 30.7182                    | 1.00 STORY         | \$47,570                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 02 0057 000 | 1063 BEACONSFIELD     | 01/24/24  | \$465,000          | \$465,000          | \$196,500          | 42.26                    | \$505,577          | \$62,000    | \$403,000          | \$214,392          | 1.880  | 13%                      | 4,176        | \$96.50         | 00020    | 20.7271                    | 1.00 STORY         | \$62,000                       | FRONT FOOT 1       | 401            | 36             |  |
| 39 008 03 0022 000 | 1083 LAKEPOINTE       | 02/15/24  | \$230,000          | \$230,000          | \$99,300           | 43.17                    | \$247,955          | \$46,500    | \$183,500          | \$97,368           | 1.885  | 20%                      | 1,140        | \$160.96        | 00020    | 20.2409                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 03 0031 000 | 1105 -1107 LAKEPOINTE | 01/05/24  | \$360,000          | \$360,000          | \$146,000          | 40.56                    | \$367,441          | \$46,500    | \$313,500          | \$155,119          | 2.021  | 13%                      | 2,120        | \$147.88        | 00020    | 6.5975                     | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 03 0032 000 | 1111 LAKEPOINTE       | 12/15/23  | \$371,500          | \$371,500          | \$140,600          | 37.85                    | \$338,831          | \$46,500    | \$325,000          | \$141,291          | 2.300  | 13%                      | 1,538        | \$211.31        | 00020    | 21.3212                    | 2.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 53             |  |
| 39 008 03 0040 000 | 1135 LAKEPOINTE       | 10/10/24  | \$275,000          | \$275,000          | \$113,500          | 41.27                    | \$262,515          | \$46,500    | \$228,500          | \$104,406          | 2.189  | 17%                      | 1,260        | \$181.35        | 00020    | 10.1576                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 03 0073 000 | 1132 LAKEPOINTE       | 09/24/24  | \$315,000          | \$315,000          | \$129,600          | 41.14                    | \$296,373          | \$46,500    | \$268,500          | \$120,770          | 2.223  | 15%                      | 1,562        | \$171.90        | 00020    | 13.6230                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 03 0086 000 | 1092 LAKEPOINTE       | 07/12/24  | \$235,000          | \$235,000          | \$121,500          | 51.70                    | \$268,899          | \$46,500    | \$188,500          | \$107,491          | 1.754  | 20%                      | 888          | \$212.27        | 00020    | 33.3372                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 58             |  |
| 39 008 03 0108 004 | 1016 LAKEPOINTE       | 01/05/24  | \$476,000          | \$476,000          | \$154,900          | 32.54                    | \$393,738          | \$62,000    | \$414,000          | \$160,337          | 2.582  | 13%                      | 2,600        | \$159.23        | 00020    | 49.5050                    | 1.00 STORY         | \$62,000                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 06 0014 000 | 1144 WAYBURN          | 07/31/23  | \$236,000          | \$236,000          | \$103,300          | 43.77                    | \$256,919          | \$54,250    | \$181,750          | \$97,955           | 1.855  | 23%                      | 1,344        | \$135.23        | 00020    | 23.1563                    | 1.00 STORY         | \$54,250                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 06 0016 000 | 1149 MARYLAND         | 10/31/24  | \$220,000          | \$220,000          | \$79,800           | 36.27                    | \$182,040          | \$49,135    | \$170,865          | \$64,236           | 2.660  | 22%                      | 1,386        | \$123.28        | 00020    | 57.2937                    | 1.00 STORY         | \$49,135                       | FRONT FOOT 1       | 401            | 35             |  |
| 39 008 07 0118 000 | 1145 -47 MARYLAND     | 07/24/24  | \$310,000          | \$310,000          | \$124,900          | 40.29                    | \$287,249          | \$46,500    | \$263,500          | \$116,360          | 2.265  | 15%                      | 2,004        | \$131.49        | 00020    | 17.7517                    | 2.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 43             |  |
| 39 008 07 0121 000 | 1133 -1135 MARYLAND   | 07/26/23  | \$292,500          | \$292,500          | \$139,300          | 47.62                    | \$352,048          | \$46,500    | \$246,000          | \$147,679          | 1.666  | 16%                      | 1,998        | \$123.12        | 00020    | 42.1232                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 07 0125 002 | 1121 MARYLAND         | 10/16/24  | \$335,000          | \$335,000          | \$120,100          | 35.85                    | \$276,707          | \$46,500    | \$288,500          | \$111,265          | 2.593  | 14%                      | 1,536        | \$187.83        | 00020    | 50.5906                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 07 0134 000 | 1079 MARYLAND         | 12/08/23  | \$280,079          | \$280,079          | \$100,800          | 35.99                    | \$253,477          | \$46,500    | \$233,579          | \$100,037          | 2.335  | 17%                      | 1,308        | \$178.58        | 00020    | 24.7915                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 07 0153 002 | 1019 -21 MARYLAND     | 04/29/23  | \$314,000          | \$314,000          | \$147,600          | 47.01                    | \$373,711          | \$62,000    | \$252,000          | \$150,658          | 1.673  | 20%                      | 2,536        | \$99.37         | 00020    | 41.4341                    | 1.00 STORY         | \$62,000                       | FRONT FOOT 1       | 401            | 43             |  |
| 39 008 07 0160 000 | 1016 MARYLAND         | 12/30/24  | \$335,000          | \$335,000          | \$181,400          | 54.15                    | \$419,808          | \$46,500    | \$288,500          | \$180,429          | 1.599  | 14%                      | 2,350        | \$122.77        | 00020    | 48.8041                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| 39 008 07 0181 001 | 1080 -1082 MARYLAND   | 09/13/24  | \$300,000          | \$300,000          | \$136,600          | 45.53                    | \$314,287          | \$46,500    | \$253,500          | \$129,428          | 1.959  | 16%                      | 1,915        | \$132.38        | 00020    | 12.8391                    | 1.00 STORY         | \$46,500                       | FRONT FOOT 1       | 401            | 45             |  |
| <b>Totals:</b>     |                       |           | <b>\$6,749,079</b> | <b>\$6,749,079</b> | <b>\$2,837,700</b> |                          | <b>\$6,768,592</b> |             | <b>\$5,682,849</b> | <b>\$2,756,096</b> |        | <b>17%</b>               |              | <b>\$149.21</b> |          | <b>2.5086</b>              |                    |                                |                    |                |                |  |
|                    |                       |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>42.05</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>2.062</b> |                 |          | <b>Std. Deviation=&gt;</b> | <b>0.329172494</b> |                                |                    |                |                |  |
|                    |                       |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.63</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>2.087</b> |                 |          | <b>Ave. Variance=&gt;</b>  | <b>27.7236</b>     | <b>Coefficient of Var=&gt;</b> | <b>13.28393441</b> |                |                |  |

|                    |                       |          |           |           |           |       |           |          |           |           |       |     |       |          |       |         |            |          |              |     |    |
|--------------------|-----------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|----------|--------------|-----|----|
| 39 008 03 0112 004 | 1004 -1006 LAKEPOINTE | 06/07/24 | \$260,000 | \$260,000 | \$183,600 | 70.62 | \$424,972 | \$66,456 | \$193,544 | \$173,280 | 1.117 | 26% | 2,250 | \$86.02  | 00020 | 97.0061 | 1.00 STORY | \$66,456 | FRONT FOOT 1 | 401 | 45 |
| 39 008 02 0059 000 | 1053 BEACONSFIELD     | 12/22/23 | \$260,000 | \$260,000 | \$166,700 | 64.12 | \$408,282 | \$62,000 | \$198,000 | \$167,367 | 1.183 | 24% | 2,300 | \$86.09  | 00020 | 90.3976 | 1.00 STORY | \$62,000 | FRONT FOOT 1 | 401 | 45 |
| 39 008 07 0182 003 | 1084 MARYLAND         | 08/09/23 | \$275,000 | \$275,000 | \$183,000 | 66.55 | \$443,564 | \$73,904 | \$201,096 | \$178,666 | 1.126 | 27% | 1,728 | \$116.38 | 00020 | 96.1464 | 1.25 STORY | \$73,904 | FRONT FOOT 1 | 401 | 36 |
| 39 007 05 0010 000 | 1165 BEACONSFIELD     | 08/09/24 | \$425,000 | \$425,000 | \$149,500 | 35.18 | \$343,595 | \$62,000 | \$363,000 | \$136,102 | 2.667 | 15% | 1,787 | \$203.13 | 00020 | 58.0112 | 1.00 STORY | \$62,000 | FRONT FOOT 1 | 401 | 45 |

**AREA 21**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 007 03 0031 000 | 1159 NOTTINGHAM | 07/22/24  | \$315,000          | \$315,000          | \$148,000        | 46.98                    | \$323,210          | \$77,500    | \$237,500          | \$179,744          | 1.321  | 25%                      | 1,426        | \$166.55                   | 00021    | 7.9920             | 2.00 STORY                     | \$77,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0033 000 | 1169 NOTTINGHAM | 03/11/24  | \$387,500          | \$387,500          | \$170,400        | 43.97                    | \$388,575          | \$77,500    | \$310,000          | \$227,560          | 1.362  | 20%                      | 1,957        | \$158.41                   | 00021    | 3.8968             | 1.00 STORY                     | \$77,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0147 000 | 1170 NOTTINGHAM | 02/07/25  | \$330,000          | \$330,000          | \$183,900        | 55.73                    | \$401,702          | \$77,500    | \$252,500          | \$237,163          | 1.065  | 23%                      | 2,038        | \$123.90                   | 00021    | 33.6576            | 1.00 STORY                     | \$77,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0167 000 | 1026 NOTTINGHAM | 04/03/23  | \$475,000          | \$475,000          | \$139,200        | 29.31                    | \$454,789          | \$93,000    | \$382,000          | \$264,659          | 1.443  | 20%                      | 3,016        | \$126.66                   | 00021    | 4.2123             | 2.00 STORY                     | \$93,000           | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0172 000 | 1016 NOTTINGHAM | 09/11/23  | \$360,000          | \$360,000          | \$135,100        | 37.53                    | \$294,142          | \$93,000    | \$267,000          | \$147,141          | 1.815  | 26%                      | 1,359        | \$196.47                   | 00021    | 41.3340            | 1.00 STORY                     | \$93,000           | FRONT FOOT 1 | 401            | 52             |
| <b>Totals:</b>     |                 |           | <b>\$1,867,500</b> | <b>\$1,867,500</b> | <b>\$776,600</b> |                          | <b>\$1,862,418</b> |             | <b>\$1,449,000</b> | <b>\$1,056,268</b> |        | <b>23%</b>               |              | <b>\$154.40</b>            |          | <b>2.9432</b>      |                                |                    |              |                |                |
|                    |                 |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>41.59</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.372</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.271022642</b> |                                |                    |              |                |                |
|                    |                 |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>9.95</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.401</b> | <b>Ave. Variance=&gt;</b>  |          | <b>18.2185</b>     | <b>Coefficient of Var=&gt;</b> | <b>13.00167323</b> |              |                |                |

5

|                    |                 |          |           |           |           |       |           |           |           |           |       |  |       |          |       |         |            |           |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 007 03 0004 002 | 1011 NOTTINGHAM | 07/10/24 | \$535,000 | \$535,000 | \$174,100 | 32.54 | \$379,704 | \$139,500 | \$395,500 | \$175,716 | 2.251 |  | 1,973 | \$200.46 | 00021 | 84.9545 | 1.00 STORY | \$139,500 | FRONT FOOT 1 | 401 | 45 |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|--|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 22**

**AREA 22**

| Parcel Number      | Street Address | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       | Land %     | Floor Area | \$/Sq.Ft.                  | ECF Area          | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|------------------|------------------|------------------|--------------------------|------------------|-------------|------------------|--------------------------|--------------|------------|------------|----------------------------|-------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 008 08 0173 000 | 1028 SOMERSET  | 03/14/25  | \$320,000        | \$320,000        | \$125,500        | 39.22                    | \$306,133        | \$93,000    | \$227,000        | \$155,913                | 1.456        | 29%        | 1,238      | \$183.36                   | 00022             | 16.6490                        | 1.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 45             |
| 39 008 08 0177 000 | 1044 SOMERSET  | 05/17/23  | \$370,000        | \$370,000        | \$109,600        | 29.62                    | \$304,669        | \$93,000    | \$277,000        | \$154,842                | 1.789        | 25%        | 1,218      | \$227.42                   | 00022             | 16.6490                        | 1.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$690,000</b> | <b>\$690,000</b> | <b>\$235,100</b> |                          | <b>\$610,802</b> |             | <b>\$504,000</b> | <b>\$310,755</b>         |              | <b>27%</b> |            | <b>\$205.39</b>            |                   | <b>0.0574</b>                  |                    |            |              |                |                |
|                    |                |           |                  |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>34.07</b>     |             |                  | <b>E.C.F. =&gt;</b>      | <b>1.622</b> |            |            | <b>Std. Deviation=&gt;</b> | <b>0.23545234</b> |                                |                    |            |              |                |                |
|                    |                |           |                  |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>6.79</b>      |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.622</b> |            |            | <b>Ave. Variance=&gt;</b>  | <b>16.6490</b>    | <b>Coefficient of Var=&gt;</b> | <b>10.26176094</b> |            |              |                |                |

2

**AREA 21 & 22 COMBINED**

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Land %     | Floor Area | \$/Sq.Ft.                  | ECF Area          | Dev. by Mean (%)               | Building Style     | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|------------|----------------------------|-------------------|--------------------------------|--------------------|------------|--------------|----------------|----------------|
| 39 007 03 0031 000 | 1159 NOTTINGHAM | 07/22/24  | \$315,000          | \$315,000          | \$148,000          | 46.98                    | \$323,210          | \$77,500    | \$237,500          | \$179,744                | 1.321        | 25%        | 1,426      | \$166.55                   | 00021             | 14.3116                        | 2.00 STORY         | \$77,500   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0033 000 | 1169 NOTTINGHAM | 03/11/24  | \$387,500          | \$387,500          | \$170,400          | 43.97                    | \$388,575          | \$77,500    | \$310,000          | \$227,560                | 1.362        | 20%        | 1,957      | \$158.41                   | 00021             | 10.2164                        | 1.00 STORY         | \$77,500   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0167 000 | 1026 NOTTINGHAM | 04/03/23  | \$475,000          | \$475,000          | \$139,200          | 29.31                    | \$454,789          | \$93,000    | \$382,000          | \$264,659                | 1.443        | 20%        | 3,016      | \$126.66                   | 00021             | 2.1074                         | 2.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 45             |
| 39 007 03 0172 000 | 1016 NOTTINGHAM | 09/11/23  | \$360,000          | \$360,000          | \$135,100          | 37.53                    | \$294,142          | \$93,000    | \$267,000          | \$147,141                | 1.815        | 26%        | 1,359      | \$196.47                   | 00021             | 35.0144                        | 1.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 52             |
| 39 007 03 0147 000 | 1170 NOTTINGHAM | 02/07/25  | \$330,000          | \$330,000          | \$183,900          | 55.73                    | \$401,702          | \$77,500    | \$252,500          | \$237,163                | 1.065        | 23%        | 2,038      | \$123.90                   | 00021             | 39.9772                        | 1.00 STORY         | \$77,500   | FRONT FOOT 1 | 401            | 45             |
| 39 008 08 0177 000 | 1044 SOMERSET   | 05/17/23  | \$370,000          | \$370,000          | \$109,600          | 29.62                    | \$304,669          | \$93,000    | \$277,000          | \$154,842                | 1.789        | 25%        | 1,218      | \$227.42                   | 00022             | 32.4481                        | 1.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 45             |
| 39 008 08 0173 000 | 1028 SOMERSET   | 03/14/25  | \$320,000          | \$320,000          | \$125,500          | 39.22                    | \$306,133          | \$93,000    | \$227,000          | \$155,913                | 1.456        | 29%        | 1,238      | \$183.36                   | 00022             | 0.8499                         | 1.00 STORY         | \$93,000   | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                 |           | <b>\$2,557,500</b> | <b>\$2,557,500</b> | <b>\$1,011,700</b> |                          | <b>\$2,473,220</b> |             | <b>\$1,953,000</b> | <b>\$1,367,023</b>       |              | <b>24%</b> |            | <b>\$168.97</b>            |                   | <b>3.5788</b>                  |                    |            |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>39.56</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.429</b> |            |            | <b>Std. Deviation=&gt;</b> | <b>0.26430471</b> |                                |                    |            |              |                |                |
|                    |                 |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>9.49</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.464</b> |            |            | <b>Ave. Variance=&gt;</b>  | <b>19.2750</b>    | <b>Coefficient of Var=&gt;</b> | <b>13.16201901</b> |            |              |                |                |

|                    |                 |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 007 03 0004 002 | 1011 NOTTINGHAM | 07/10/24 | \$535,000 | \$535,000 | \$174,100 | 32.54 | \$379,704 | \$139,500 | \$395,500 | \$175,716 | 2.251 | 26% | 1,973 | \$200.46 | 00021 | 78.6349 | 1.00 STORY | \$139,500 | FRONT FOOT 1 | 401 | 45 |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 23**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%) | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 009 02 0261 000 | 517 BARRINGTON | 04/19/24  | \$575,000          | \$575,000          | \$219,200          | 38.12                    | \$488,311          | \$105,000   | \$470,000          | \$271,659          | 1.730  | 18%                      | 2,170        | \$216.59                   | 00023    | 30.1640          | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0278 000 | 542 BARRINGTON | 04/17/24  | \$421,000          | \$421,000          | \$150,400          | 35.72                    | \$338,563          | \$105,000   | \$316,000          | \$165,530          | 1.909  | 25%                      | 1,641        | \$192.57                   | 00023    | 48.0548          | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0365 000 | 905 PEMBERTON  | 07/10/24  | \$425,000          | \$425,000          | \$203,100          | 47.79                    | \$459,028          | \$131,075   | \$293,925          | \$232,426          | 1.265  | 31%                      | 1,877        | \$156.59                   | 00023    | 16.3874          | 2.00 STORY                     | \$131,075          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0381 001 | 801 PEMBERTON  | 06/20/23  | \$440,000          | \$440,000          | \$176,300          | 40.07                    | \$448,776          | \$140,000   | \$300,000          | \$218,835          | 1.371  | 32%                      | 1,901        | \$157.81                   | 00023    | 5.7573           | 1.00 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0473 000 | 928 PEMBERTON  | 10/11/24  | \$480,500          | \$480,500          | \$220,400          | 45.87                    | \$496,353          | \$131,250   | \$349,250          | \$258,755          | 1.350  | 27%                      | 2,143        | \$162.97                   | 00023    | 7.8736           | 1.00 STORY                     | \$131,250          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0493 000 | 923 LAKEPOINTE | 10/04/24  | \$350,000          | \$350,000          | \$181,300          | 51.80                    | \$396,712          | \$105,000   | \$245,000          | \$206,741          | 1.185  | 30%                      | 1,530        | \$160.13                   | 00023    | 24.3414          | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 55             |
| 39 009 02 0501 000 | 877 LAKEPOINTE | 05/24/24  | \$499,000          | \$499,000          | \$202,900          | 40.66                    | \$454,652          | \$105,000   | \$394,000          | \$247,804          | 1.590  | 21%                      | 2,063        | \$190.98                   | 00023    | 16.1494          | 2.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0614 000 | 932 LAKEPOINTE | 01/30/24  | \$422,000          | \$422,000          | \$167,700          | 39.74                    | \$427,762          | \$105,000   | \$317,000          | \$228,747          | 1.386  | 25%                      | 1,965        | \$161.32                   | 00023    | 4.2659           | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0620 000 | 970 LAKEPOINTE | 05/24/24  | \$410,000          | \$410,000          | \$206,300          | 50.32                    | \$461,340          | \$105,000   | \$305,000          | \$252,544          | 1.208  | 26%                      | 2,056        | \$148.35                   | 00023    | 22.0761          | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0621 000 | 976 LAKEPOINTE | 12/07/23  | \$350,000          | \$350,000          | \$146,300          | 41.80                    | \$372,606          | \$105,000   | \$245,000          | \$189,657          | 1.292  | 30%                      | 1,582        | \$154.87                   | 00023    | 13.6664          | 2.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$4,372,500</b> | <b>\$4,372,500</b> | <b>\$1,873,900</b> |                          | <b>\$4,344,103</b> |             | <b>\$3,235,175</b> | <b>\$2,272,699</b> |        | <b>26%</b>               |              | <b>\$170.22</b>            |          | <b>0.4975</b>    |                                |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>42.86</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.423</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.2387106</b> |                                |                    |              |                |                |
|                    |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.42</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.428</b> | <b>Ave. Variance=&gt;</b>  |          | <b>18.8736</b>   | <b>Coefficient of Var=&gt;</b> | <b>13.21248195</b> |              |                |                |

10

|                    |                |          |           |           |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|----------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 009 02 0332 000 | 866 BARRINGTON | 05/31/23 | \$435,000 | \$435,000 | \$121,500 | 27.93 | \$309,285 | \$105,000 | \$330,000 | \$144,780 | 2.279 |     | 1,779 | \$185.50 | 00023 | 85.0846 | 1.00 STORY | \$105,000 | FRONT FOOT 4 | 401 | 45 |
| 39 009 02 0343 000 | 948 BARRINGTON | 04/19/24 | \$239,600 | \$239,600 | \$161,800 | 67.53 | \$364,256 | \$105,000 | \$134,600 | \$183,739 | 0.733 |     | 1,597 | \$84.28  | 00023 | 69.5910 | 1.00 STORY | \$105,000 | FRONT FOOT 4 | 401 | 45 |
| 39 009 02 0235 000 | 717 BARRINGTON | 01/02/25 | \$380,000 | \$380,000 | \$216,700 | 57.03 | \$484,645 | \$105,000 | \$275,000 | \$269,061 | 1.022 |     | 1,958 | \$140.45 | 00023 | 40.6397 | 1.00 STORY | \$105,000 | FRONT FOOT 4 | 401 | 45 |
| 39 009 02 0309 000 | 764 BARRINGTON | 07/31/23 | \$280,000 | \$280,000 | \$143,000 | 51.07 | \$349,106 | \$105,000 | \$175,000 | \$173,002 | 1.012 | 38% | 1,036 | \$168.92 | 00023 | 41.6922 | 1.00 STORY | \$105,000 | FRONT FOOT 4 | 401 | 53 |

**AREA 24**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%) | Building Style                 | Land Value | Land Table         | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|------------------|--------------------------------|------------|--------------------|----------------|----------------|
| 39 009 02 0387 000 | 751 PEMBERTON  | 01/24/24  | \$500,000          | \$500,000          | \$204,500          | 40.90                    | \$483,005          | \$131,250   | \$368,750          | \$251,074          | 1.469  | 26%                      | 2,301        | \$160.26                   | 00024    | 1.5295           | 1.00 STORY                     | \$131,250  | FRONT FOOT 4       | 401            | 48             |
| 39 009 02 0419 000 | 504 PEMBERTON  | 03/29/24  | \$665,000          | \$665,000          | \$261,900          | 39.38                    | \$617,190          | \$131,250   | \$533,750          | \$346,852          | 1.539  | 20%                      | 2,653        | \$201.19                   | 00024    | 5.4856           | 1.00 STORY                     | \$131,250  | FRONT FOOT 4       | 401            | 47             |
| 39 009 02 0432 000 | 606 PEMBERTON  | 07/19/24  | \$620,000          | \$620,000          | \$280,300          | 45.21                    | \$626,632          | \$131,174   | \$488,826          | \$353,646          | 1.382  | 21%                      | 3,873        | \$126.21                   | 00024    | 10.1737          | 1.00 STORY                     | \$131,174  | FRONT FOOT 4       | 401            | 45             |
| 39 009 02 0439 000 | 660 PEMBERTON  | 05/31/23  | \$572,000          | \$572,000          | \$233,100          | 40.75                    | \$579,291          | \$131,250   | \$440,750          | \$319,801          | 1.378  | 23%                      | 3,086        | \$142.82                   | 00024    | 10.5782          | 1.00 STORY                     | \$131,250  | FRONT FOOT 4       | 401            | 41             |
| 39 009 02 0441 000 | 704 PEMBERTON  | 05/17/24  | \$650,000          | \$650,000          | \$257,200          | 39.57                    | \$569,869          | \$122,500   | \$527,500          | \$319,321          | 1.652  | 19%                      | 2,925        | \$180.34                   | 00024    | 16.7958          | 2.00 STORY                     | \$122,500  | FRONT FOOT 4       | 401            | 45             |
| <b>Totals:</b>     |                |           | <b>\$3,007,000</b> | <b>\$3,007,000</b> | <b>\$1,237,000</b> |                          | <b>\$2,875,987</b> |             | <b>\$2,359,576</b> | <b>\$1,590,694</b> |        | <b>22%</b>               |              | <b>\$162.16</b>            |          | <b>0.0622</b>    |                                |            |                    |                |                |
|                    |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>41.14</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.483</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.1151014</b> |                                |            |                    |                |                |
|                    |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>2.36</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.484</b> | <b>Ave. Variance=&gt;</b>  |          | <b>8.9126</b>    | <b>Coefficient of Var=&gt;</b> |            | <b>6.005830818</b> |                |                |

5

|                    |               |          |             |             |           |       |           |           |           |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|---------------|----------|-------------|-------------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 009 02 0388 000 | 743 PEMBERTON | 04/05/24 | \$1,133,000 | \$1,133,000 | \$359,600 | 31.74 | \$800,929 | \$196,875 | \$936,125 | \$431,159 | 2.171 | 17% | 3,110 | \$301.00 | 00024 | 68.7198 | 2.00 STORY | \$196,875 | FRONT FOOT 4 | 401 | 45 |
| 39 009 02 0404 000 | 573 PEMBERTON | 12/12/24 | \$406,000   | \$406,000   | \$230,400 | 56.75 | \$499,501 | \$131,250 | \$274,750 | \$262,849 | 1.045 | 32% | 2,076 | \$132.35 | 00024 | 43.8706 | 1.00 STORY | \$131,250 | FRONT FOOT 4 | 401 | 46 |

**AREA 25**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value | Land Table         | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|------------|--------------------|----------------|----------------|
| 39 009 02 0670 000 | 749 MIDDLESEX  | 05/13/22  | \$620,000          | \$620,000          | \$163,100          | 26.31                    | \$594,138          | \$136,000   | \$484,000          | \$292,927          | 1.652  | 22%                      | 3,184        | \$152.01                   | 00025    | 3.1172            | 1.25 STORY                     | \$136,000  | FRONT FOOT 4       | 401            | 49             |
| 39 009 02 0670 000 | 749 MIDDLESEX  | 11/06/24  | \$725,000          | \$725,000          | \$204,700          | 28.23                    | \$601,552          | \$140,000   | \$585,000          | \$295,110          | 1.982  | 19%                      | 3,184        | \$183.73                   | 00025    | 36.1196           | 1.25 STORY                     | \$140,000  | FRONT FOOT 4       | 401            | 48             |
| 39 009 02 0694 000 | 521 MIDDLESEX  | 11/01/22  | \$1,110,000        | \$1,110,000        | \$446,700          | 40.24                    | \$1,238,002        | \$102,000   | \$1,008,000        | \$726,344          | 1.388  | 9%                       | 3,241        | \$311.02                   | 00025    | 23.3343           | 2.00 STORY                     | \$102,000  | FRONT FOOT 4       | 401            | 61             |
| 39 009 02 0697 001 | 536 MIDDLESEX  | 05/30/25  | \$935,000          | \$935,000          | \$422,700          | 45.21                    | \$882,529          | \$204,167   | \$730,833          | \$433,735          | 1.685  | 22%                      | 3,698        | \$197.63                   | 00025    | 6.3859            | 1.25 STORY                     | \$204,167  | FRONT FOOT 4       | 401            | 45             |
| 39 009 02 0722 000 | 774 MIDDLESEX  | 06/24/22  | \$629,000          | \$629,000          | \$252,400          | 40.13                    | \$682,110          | \$136,000   | \$493,000          | \$349,175          | 1.412  | 22%                      | 2,761        | \$178.56                   | 00025    | 20.9217           | 1.00 STORY                     | \$136,000  | FRONT FOOT 4       | 401            | 47             |
| 39 009 02 0722 000 | 774 MIDDLESEX  | 04/19/24  | \$717,000          | \$717,000          | \$325,500          | 45.40                    | \$701,404          | \$140,000   | \$577,000          | \$358,954          | 1.607  | 20%                      | 2,761        | \$208.98                   | 00025    | 1.3667            | 1.00 STORY                     | \$140,000  | FRONT FOOT 4       | 401            | 46             |
| <b>Totals:</b>     |                |           | <b>\$4,736,000</b> | <b>\$4,736,000</b> | <b>\$1,815,100</b> |                          | <b>\$4,699,735</b> |             | <b>\$3,877,833</b> | <b>\$2,456,246</b> |        | <b>19%</b>               |              | <b>\$205.32</b>            |          | <b>4.2351</b>     |                                |            |                    |                |                |
|                    |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>38.33</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.579</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.21629615</b> |                                |            |                    |                |                |
|                    |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>8.33</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.621</b> | <b>Ave. Variance=&gt;</b>  |          | <b>15.2076</b>    | <b>Coefficient of Var=&gt;</b> |            | <b>9.380940499</b> |                |                |

6

|                    |               |          |           |           |           |       |           |           |           |           |       |     |       |          |       |          |            |           |              |     |    |
|--------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|-----------|--------------|-----|----|
| 39 009 02 0704 000 | 628 MIDDLESEX | 05/31/24 | \$660,000 | \$660,000 | \$196,000 | 29.70 | \$442,629 | \$140,000 | \$520,000 | \$193,497 | 2.687 | 21% | 2,248 | \$231.32 | 00025 | 106.6267 | 2.00 STORY | \$140,000 | FRONT FOOT 4 | 401 | 34 |
|--------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|-----------|--------------|-----|----|

**AREA 26**

| Parcel Number      | Street Address       | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.       | ECF Area | Dev. by Mean (%)           | Building Style    | Land Value                     | Land Table         | Property Class | Building Depr. |
|--------------------|----------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|-----------------|----------|----------------------------|-------------------|--------------------------------|--------------------|----------------|----------------|
| 39 009 01 0027 002 | 974 -976 NOTTINGHAM  | 04/10/23  | \$410,000          | \$410,000          | \$162,000          | 39.51                    | \$404,324          | \$64,750    | \$345,250          | \$205,927          | 1.677  | 16%                      | 2,576        | \$134.03        | 00026    | 0.7289                     | 1.00 STORY        | \$64,750                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0035 002 | 950 -952 NOTTINGHAM  | 10/31/23  | \$330,000          | \$330,000          | \$154,800          | 46.91                    | \$387,223          | \$61,250    | \$268,750          | \$197,679          | 1.360  | 19%                      | 2,550        | \$105.39        | 00026    | 30.9749                    | 1.00 STORY        | \$61,250                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0061 002 | 860 NOTTINGHAM       | 09/20/24  | \$500,050          | \$500,050          | \$191,600          | 38.32                    | \$434,285          | \$65,625    | \$434,425          | \$223,566          | 1.943  | 13%                      | 3,132        | \$138.71        | 00026    | 27.3890                    | 1.00 STORY        | \$65,625                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0115 002 | 925 -927 NOTTINGHAM  | 01/24/24  | \$360,000          | \$360,000          | \$136,900          | 38.03                    | \$340,927          | \$63,000    | \$297,000          | \$168,543          | 1.762  | 18%                      | 2,538        | \$117.02        | 00026    | 9.2890                     | 1.00 STORY        | \$63,000                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0136 000 | 990 BEACONSFIELD     | 10/11/24  | \$360,000          | \$360,000          | \$182,300          | 50.64                    | \$400,328          | \$70,000    | \$290,000          | \$200,320          | 1.448  | 19%                      | 2,408        | \$120.43        | 00026    | 22.1592                    | 2.00 STORY        | \$70,000                       | FRONT FOOT 4       | 401            | 53             |
| 39 009 01 0166 000 | 894 BEACONSFIELD     | 04/28/23  | \$325,000          | \$325,000          | \$137,800          | 42.40                    | \$328,041          | \$52,500    | \$272,500          | \$167,096          | 1.631  | 16%                      | 1,824        | \$149.40        | 00026    | 3.8474                     | 1.00 STORY        | \$52,500                       | FRONT FOOT 4       | 401            | 51             |
| 39 009 01 0168 000 | 884 BEACONSFIELD     | 07/12/24  | \$365,000          | \$365,000          | \$162,100          | 44.41                    | \$352,839          | \$52,500    | \$312,500          | \$182,134          | 1.716  | 14%                      | 2,147        | \$145.55        | 00026    | 4.6495                     | 1.00 STORY        | \$52,500                       | FRONT FOOT 4       | 401            | 46             |
| 39 009 01 0213 000 | 869 -71 BEACONSFIELD | 11/15/23  | \$342,000          | \$342,000          | \$135,600          | 39.65                    | \$334,374          | \$54,250    | \$287,750          | \$169,875          | 1.694  | 16%                      | 2,230        | \$129.04        | 00026    | 2.4617                     | 1.00 STORY        | \$54,250                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0218 002 | 895 BEACONSFIELD     | 02/02/24  | \$510,000          | \$510,000          | \$179,100          | 35.12                    | \$449,214          | \$64,750    | \$445,250          | \$233,150          | 1.910  | 13%                      | 3,306        | \$134.68        | 00026    | 24.0442                    | 1.00 STORY        | \$64,750                       | FRONT FOOT 4       | 401            | 45             |
| 39 009 01 0234 000 | 933 BEACONSFIELD     | 05/05/23  | \$350,000          | \$350,000          | \$155,800          | 44.51                    | \$366,143          | \$87,500    | \$262,500          | \$168,977          | 1.553  | 25%                      | 2,032        | \$129.18        | 00026    | 11.5808                    | 1.00 STORY        | \$87,500                       | FRONT FOOT 4       | 401            | 46             |
| <b>Totals:</b>     |                      |           | <b>\$3,852,050</b> | <b>\$3,852,050</b> | <b>\$1,598,000</b> |                          | <b>\$3,797,698</b> |             | <b>\$3,215,925</b> | <b>\$1,917,267</b> |        | <b>17%</b>               |              | <b>\$130.34</b> |          | <b>0.8074</b>              |                   |                                |                    |                |                |
|                    |                      |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>41.48</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.677</b> |                 |          | <b>Std. Deviation=&gt;</b> | <b>0.18385268</b> |                                |                    |                |                |
|                    |                      |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>4.71</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.669</b> |                 |          | <b>Ave. Variance=&gt;</b>  | <b>13.7124</b>    | <b>Coefficient of Var=&gt;</b> | <b>8.214615567</b> |                |                |

|                    |                     |          |           |           |           |       |           |          |           |           |       |  |       |         |       |         |            |          |              |     |    |
|--------------------|---------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|--|-------|---------|-------|---------|------------|----------|--------------|-----|----|
| 39 009 01 0043 002 | 918 -920 NOTTINGHAM | 08/21/24 | \$308,269 | \$308,269 | \$194,200 | 63.00 | \$439,996 | \$70,000 | \$238,269 | \$224,376 | 1.062 |  | 2,856 | \$83.43 | 00026 | 60.7356 | 1.00 STORY | \$70,000 | FRONT FOOT 4 | 401 | 45 |
|--------------------|---------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|--|-------|---------|-------|---------|------------|----------|--------------|-----|----|

**AREA 27**

| Parcel Number      | Street Address  | Sale Date | Sale Price          | Adj. Sale \$        | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|-----------------|-----------|---------------------|---------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 009 02 0642 000 | 895 WESTCHESTER | 04/28/23  | \$510,000           | \$510,000           | \$246,300          | 48.29                    | \$576,682          | \$106,750   | \$403,250          | \$361,486          | 1.116  | 21%                      | 2,669        | \$151.09                   | 00027    | 24.4536            | 1.00 STORY                     | \$106,750          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0657 000 | 15417 ESSEX     | 05/31/24  | \$475,000           | \$475,000           | \$191,400          | 40.29                    | \$430,339          | \$105,000   | \$370,000          | \$250,261          | 1.478  | 22%                      | 1,807        | \$204.76                   | 00027    | 11.8388            | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0731 000 | 757 WESTCHESTER | 06/17/24  | \$640,000           | \$640,000           | \$308,000          | 48.13                    | \$657,967          | \$140,000   | \$500,000          | \$398,436          | 1.255  | 22%                      | 2,524        | \$198.10                   | 00027    | 10.5163            | 1.00 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0749 000 | 623 WESTCHESTER | 09/08/23  | \$685,000           | \$685,000           | \$323,400          | 47.21                    | \$757,396          | \$175,000   | \$510,000          | \$447,997          | 1.138  | 26%                      | 3,404        | \$149.82                   | 00027    | 22.1669            | 2.00 STORY                     | \$175,000          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0756 000 | 670 WESTCHESTER | 08/15/23  | \$870,000           | \$870,000           | \$323,000          | 37.13                    | \$757,804          | \$157,500   | \$712,500          | \$461,772          | 1.543  | 18%                      | 3,182        | \$223.92                   | 00027    | 18.2899            | 2.00 STORY                     | \$157,500          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0772 000 | 798 WESTCHESTER | 02/12/25  | \$420,000           | \$420,000           | \$182,400          | 43.43                    | \$412,300          | \$162,826   | \$257,174          | \$191,903          | 1.340  | 39%                      | 1,638        | \$157.00                   | 00027    | 1.9945             | 2.00 STORY                     | \$162,826          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0783 000 | 874 WESTCHESTER | 11/21/23  | \$438,000           | \$438,000           | \$193,400          | 44.16                    | \$456,723          | \$105,000   | \$333,000          | \$270,556          | 1.231  | 24%                      | 2,127        | \$156.56                   | 00027    | 12.9272            | 2.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0791 000 | 916 WESTCHESTER | 09/08/23  | \$405,000           | \$405,000           | \$193,900          | 47.88                    | \$459,080          | \$105,000   | \$300,000          | \$272,369          | 1.101  | 26%                      | 1,863        | \$161.03                   | 00027    | 25.8624            | 1.25 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 58             |
| 39 009 02 0796 000 | 946 WESTCHESTER | 09/01/24  | \$665,000           | \$665,000           | \$238,000          | 35.79                    | \$510,678          | \$105,000   | \$560,000          | \$312,060          | 1.795  | 16%                      | 2,405        | \$232.85                   | 00027    | 43.4457            | 1.00 STORY                     | \$105,000          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0823 000 | 805 BALFOUR     | 03/10/25  | \$650,000           | \$650,000           | \$236,200          | 36.34                    | \$540,062          | \$232,024   | \$417,976          | \$236,952          | 1.764  | 36%                      | 2,960        | \$141.21                   | 00027    | 40.3897            | 2.00 STORY                     | \$232,024          | FRONT FOOT 4 | 401            | 38             |
| 39 009 02 0830 000 | 721 BALFOUR     | 12/02/24  | \$850,000           | \$850,000           | \$376,800          | 44.33                    | \$818,919          | \$180,232   | \$669,768          | \$491,298          | 1.363  | 21%                      | 3,785        | \$176.95                   | 00027    | 0.3193             | 1.00 STORY                     | \$175,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0852 000 | 824 BALFOUR     | 05/05/23  | \$680,000           | \$680,000           | \$261,300          | 38.43                    | \$611,221          | \$146,688   | \$533,312          | \$357,333          | 1.492  | 22%                      | 2,875        | \$185.50                   | 00027    | 13.2409            | 2.00 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 47             |
| 39 009 02 0858 000 | 872 BALFOUR     | 10/12/23  | \$919,500           | \$919,500           | \$324,100          | 35.25                    | \$787,245          | \$140,000   | \$779,500          | \$497,881          | 1.566  | 15%                      | 3,815        | \$204.33                   | 00027    | 20.5566            | 2.00 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 43             |
| 39 009 02 0864 000 | 946 BALFOUR     | 07/19/23  | \$875,000           | \$875,000           | \$374,700          | 42.82                    | \$901,691          | \$193,101   | \$681,899          | \$545,069          | 1.251  | 22%                      | 4,849        | \$140.63                   | 00027    | 10.9038            | 2.00 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0869 000 | 986 BALFOUR     | 10/01/24  | \$395,000           | \$395,000           | \$191,300          | 48.43                    | \$416,713          | \$136,159   | \$258,841          | \$215,811          | 1.199  | 34%                      | 1,401        | \$184.75                   | 00027    | 16.0681            | 1.25 STORY                     | \$136,159          | FRONT FOOT 4 | 401            | 53             |
| 39 009 02 0882 000 | 857 BERKSHIRE   | 04/16/24  | \$721,000           | \$721,000           | \$373,000          | 51.73                    | \$809,481          | \$140,000   | \$581,000          | \$514,985          | 1.128  | 19%                      | 3,284        | \$176.92                   | 00027    | 23.1882            | 1.25 STORY                     | \$140,000          | FRONT FOOT 4 | 401            | 53             |
| <b>Totals:</b>     |                 |           | <b>\$10,198,500</b> | <b>\$10,198,500</b> | <b>\$4,337,200</b> |                          | <b>\$9,904,301</b> |             | <b>\$7,868,220</b> | <b>\$5,826,170</b> |        | <b>24%</b>               |              | <b>\$177.84</b>            |          | <b>0.9574</b>      |                                |                    |              |                |                |
|                    |                 |           |                     |                     |                    | <b>Sale. Ratio =&gt;</b> | <b>42.53</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.350</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.224294404</b> |                                |                    |              |                |                |
|                    |                 |           |                     |                     |                    | <b>Std. Dev. =&gt;</b>   | <b>5.32</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.360</b> | <b>Ave. Variance=&gt;</b>  |          | <b>18.5101</b>     | <b>Coefficient of Var=&gt;</b> | <b>13.60968638</b> |              |                |                |

|                    |               |          |             |             |           |       |           |           |             |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|---------------|----------|-------------|-------------|-----------|-------|-----------|-----------|-------------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 009 02 0847 000 | 766 BALFOUR   | 08/05/24 | \$1,200,000 | \$1,200,000 | \$379,900 | 31.66 | \$826,028 | \$175,000 | \$1,025,000 | \$500,791 | 2.047 | 15% | 3,928 | \$260.95 | 00027 | 68.6693 | 2.00 STORY | \$175,000 | FRONT FOOT 4 | 401 | 45 |
| 39 009 02 0924 000 | 808 BERKSHIRE | 10/04/24 | \$810,000   | \$810,000   | \$461,300 | 56.95 | \$977,660 | \$140,000 | \$670,000   | \$644,354 | 1.040 | 17% | 3,800 | \$176.32 | 00027 | 32.0268 | 1.25 STORY | \$140,000 | FRONT FOOT 4 | 401 | 53 |

**AREA 28**

| Parcel Number      | Street Address     | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Land % | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style  | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|--------------------|-----------|------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|--------|------------|-----------|----------|------------------|-----------------|------------|--------------|----------------|----------------|
| 39 006 04 0007 000 | 916 -918 HARCOURT  | 12/06/24  | \$480,000  | \$480,000    | \$217,300      | 45.27         | \$478,398      | \$131,250   | \$348,750      | \$327,189    | 1.066  | 27%    | 2,816      | \$123.85  | 00028    | 0.1294           | 1.00 STORY      | \$131,250  | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0010 000 | 900 HARCOURT       | 06/04/24  | \$525,000  | \$525,000    | \$189,700      | 36.13         | \$413,122      | \$87,500    | \$437,500      | \$306,901    | 1.426  | 17%    | 2,716      | \$161.08  | 00028    | 36.0939          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0015 000 | 850 -52 HARCOURT   | 01/18/24  | \$540,000  | \$540,000    | \$246,000      | 45.56         | \$570,357      | \$175,000   | \$365,000      | \$372,627    | 0.980  | 32%    | 3,418      | \$106.79  | 00028    | 8.5069           | 1.00 STORY      | \$175,000  | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0018 000 | 834 -836 HARCOURT  | 07/21/23  | \$430,500  | \$430,500    | \$193,900      | 45.04         | \$444,292      | \$87,500    | \$343,000      | \$336,279    | 1.020  | 20%    | 3,466      | \$98.96   | 00028    | 4.4615           | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0031 000 | 772 -74 HARCOURT   | 11/26/24  | \$390,000  | \$390,000    | \$208,600      | 53.49         | \$453,823      | \$87,500    | \$302,500      | \$345,262    | 0.876  | 22%    | 2,950      | \$102.54  | 00028    | 18.8456          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0040 000 | 732 -734 HARCOURT  | 10/03/24  | \$520,000  | \$520,000    | \$248,100      | 47.71         | \$550,139      | \$175,000   | \$345,000      | \$353,571    | 0.976  | 34%    | 3,744      | \$92.15   | 00028    | 8.8843           | 2.00 STORY      | \$175,000  | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0045 300 | 15825 WINDMILL PTE | 11/20/24  | \$450,000  | \$450,000    | \$213,000      | 47.33         | \$474,239      | \$165,667   | \$284,333      | \$290,831    | 0.978  | 37%    | 5,986      | \$47.50   | 00028    | 8.6946           | 2.00 STORY      | \$165,667  | FRONT FOOT 4 | 401            | 23             |
| 39 006 04 0045 301 | 15827 WINDMILL PTE | 07/12/24  | \$515,000  | \$515,000    | \$213,000      | 41.36         | \$474,239      | \$165,667   | \$349,333      | \$290,831    | 1.201  | 32%    | 5,986      | \$58.36   | 00028    | 13.6552          | 2.00 STORY      | \$165,667  | FRONT FOOT 4 | 401            | 23             |
| 39 006 04 0056 002 | 749 -751 HARCOURT  | 02/23/24  | \$460,500  | \$460,500    | \$241,100      | 52.36         | \$554,364      | \$116,655   | \$343,845      | \$412,544    | 0.833  | 25%    | 3,768      | \$91.25   | 00028    | 23.1127          | 1.00 STORY      | \$116,655  | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0063 004 | 779 -781 HARCOURT  | 05/20/24  | \$492,500  | \$492,500    | \$268,900      | 54.60         | \$588,263      | \$122,500   | \$370,000      | \$438,985    | 0.843  | 25%    | 4,313      | \$85.79   | 00028    | 22.1748          | 1.00 STORY      | \$122,500  | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0068 000 | 795 -97 HARCOURT   | 10/22/24  | \$560,000  | \$560,000    | \$235,500      | 42.05         | \$509,460      | \$87,500    | \$472,500      | \$397,700    | 1.188  | 16%    | 3,244      | \$145.65  | 00028    | 12.3479          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0078 000 | 855 HARCOURT       | 11/30/23  | \$507,000  | \$507,000    | \$207,400      | 40.91         | \$474,776      | \$87,500    | \$419,500      | \$365,010    | 1.149  | 17%    | 3,072      | \$136.56  | 00028    | 8.4681           | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0091 000 | 949 HARCOURT       | 04/07/23  | \$370,000  | \$370,000    | \$193,200      | 52.22         | \$442,171      | \$87,500    | \$282,500      | \$334,280    | 0.845  | 24%    | 2,684      | \$105.25  | 00028    | 21.9502          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0100 000 | 930 -32 TROMBLEY   | 01/23/24  | \$474,000  | \$474,000    | \$233,200      | 49.20         | \$522,753      | \$87,500    | \$386,500      | \$410,229    | 0.942  | 18%    | 3,725      | \$103.76  | 00028    | 12.2445          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0100 000 | 930 -32 TROMBLEY   | 06/29/24  | \$515,000  | \$515,000    | \$241,600      | 46.91         | \$522,753      | \$87,500    | \$427,500      | \$410,229    | 1.042  | 17%    | 3,725      | \$114.77  | 00028    | 2.2501           | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0104 000 | 908 TROMBLEY       | 06/14/24  | \$746,500  | \$746,500    | \$291,000      | 38.98         | \$627,745      | \$89,724    | \$656,776      | \$507,089    | 1.295  | 12%    | 4,160      | \$157.88  | 00028    | 23.0588          | 1.00 STORY      | \$87,500   | FRONT FOOT 4 | 401            | 45             |
| 39 006 04 0110 002 | 858 -60 TROMBLEY   | 07/26/24  | \$636,000  | \$636,000    | \$246,300      | 38.73         | \$519,792      | \$108,500   | \$527,500      | \$387,646    | 1.361  | 17%    | 2,820      | \$187.06  | 00028    | 29.6177          | 1.00 STORY      | \$108,500  | FRONT FOOT 4 | 401            | 51             |
| 39 006 06 0001 000 | 746 TROMBLEY       | 06/01/23  | \$375,000  | \$375,000    | \$150,300      | 40.08         | \$334,471      | \$87,500    | \$287,500      | \$232,772    | 1.235  | 23%    | 1,682      | \$170.93  | 00028    | 17.0513          | OVER 2.00 STORY | \$87,500   | FRONT FOOT 4 | 401            | 62             |
| 39 006 11 0001 000 | 813 HARCOURT       | 12/13/24  | \$229,000  | \$229,000    | \$113,100      | 49.39         | \$246,039      | \$43,750    | \$185,250      | \$190,659    | 0.972  | 19%    | 1,524      | \$121.56  | 00028    | 9.2971           | 1.00 STORY      | \$43,750   | FRONT FOOT 4 | 401            | 45             |

|                |                    |                    |                          |              |                    |  |                    |                          |              |                 |                            |                   |                                |                    |  |  |  |  |  |  |  |
|----------------|--------------------|--------------------|--------------------------|--------------|--------------------|--|--------------------|--------------------------|--------------|-----------------|----------------------------|-------------------|--------------------------------|--------------------|--|--|--|--|--|--|--|
| <b>Totals:</b> | <b>\$9,216,000</b> | <b>\$9,216,000</b> | <b>\$4,151,200</b>       |              | <b>\$9,201,196</b> |  | <b>\$7,134,787</b> | <b>\$6,710,634</b>       | <b>23%</b>   | <b>\$116.40</b> | <b>0.1396</b>              |                   |                                |                    |  |  |  |  |  |  |  |
|                |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>45.04</b> |                    |  |                    | <b>E.C.F. =&gt;</b>      | <b>1.063</b> |                 | <b>Std. Deviation=&gt;</b> | <b>0.17895071</b> |                                |                    |  |  |  |  |  |  |  |
|                |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.44</b>  |                    |  |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.065</b> |                 | <b>Ave. Variance=&gt;</b>  | <b>14.7813</b>    | <b>Coefficient of Var=&gt;</b> | <b>13.88434114</b> |  |  |  |  |  |  |  |

|                    |                   |          |           |           |           |       |           |           |           |           |       |     |       |         |       |         |            |           |              |     |    |
|--------------------|-------------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-----|-------|---------|-------|---------|------------|-----------|--------------|-----|----|
| 39 006 04 0126 002 | 768 -770 TROMBLEY | 07/31/24 | \$487,000 | \$487,000 | \$282,500 | 58.01 | \$616,836 | \$131,250 | \$355,750 | \$457,668 | 0.777 | 27% | 4,300 | \$82.73 | 00028 | 28.7292 | 1.00 STORY | \$131,250 | FRONT FOOT 4 | 401 | 45 |
| 39 006 04 0084 000 | 915 HARCOURT      | 02/24/25 | \$495,000 | \$495,000 | \$272,700 | 55.09 | \$594,306 | \$131,250 | \$363,750 | \$436,434 | 0.833 | 27% | 3,843 | \$94.65 | 00028 | 23.1142 | 1.00 STORY | \$131,250 | FRONT FOOT 4 | 401 | 45 |

**AREA 29**

NO SALES FOR 2026

**AREA 30**

| Parcel Number      | Street Address      | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)  | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|---------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 009 02 0060 000 | 15401 WINDMILL PTE. | 07/29/22  | \$1,200,000        | \$1,200,000        | \$485,600          | 40.47                    | \$1,307,250        | \$347,324   | \$852,676          | \$618,509          | 1.379  | 29%                      | 5,267        | \$161.89                   | 00030    | 21.3829           | 1.75 STORY                     | \$323,318          | FRONT FOOT 4 | 401            | 45             |
| 39 009 02 0064 302 | 15321 WINDMILL PTE. | 07/15/22  | \$1,207,000        | \$1,207,000        | \$373,300          | 30.93                    | \$1,234,715        | \$153,000   | \$1,054,000        | \$696,981          | 1.512  | 13%                      | 5,076        | \$207.64                   | 00030    | 8.0193            | OVER 2.00 STORY                | \$153,000          | FRONT FOOT 4 | 401            | 48             |
| 39 009 02 0070 000 | 15215 WINDMILL PTE. | 08/31/22  | \$902,000          | \$902,000          | \$261,000          | 28.94                    | \$767,702          | \$144,500   | \$757,500          | \$401,548          | 1.886  | 16%                      | 3,132        | \$241.86                   | 00030    | 29.4022           | 2.00 STORY                     | \$144,500          | FRONT FOOT 4 | 401            | 48             |
| <b>Totals:</b>     |                     |           | <b>\$3,309,000</b> | <b>\$3,309,000</b> | <b>\$1,119,900</b> |                          | <b>\$3,309,667</b> |             | <b>\$2,664,176</b> | <b>\$1,717,038</b> |        | <b>19%</b>               |              | <b>\$203.80</b>            |          | <b>4.0817</b>     |                                |                    |              |                |                |
|                    |                     |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>33.84</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.552</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.26325182</b> |                                |                    |              |                |                |
|                    |                     |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>6.16</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.592</b> | <b>Ave. Variance=&gt;</b>  |          | <b>19.6015</b>    | <b>Coefficient of Var=&gt;</b> | <b>12.30917884</b> |              |                |                |

3

|                    |                     |          |             |             |           |       |             |           |             |           |       |     |       |          |       |         |            |           |              |     |    |
|--------------------|---------------------|----------|-------------|-------------|-----------|-------|-------------|-----------|-------------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|
| 39 009 02 0041 002 | 15701 WINDMILL PTE. | 09/05/25 | \$1,960,000 | \$1,960,000 | \$640,300 | 32.67 | \$1,335,862 | \$279,105 | \$1,680,895 | \$680,900 | 2.469 | 14% | 6,399 | \$262.68 | 00030 | 87.6208 | 2.00 STORY | \$250,717 | FRONT FOOT 4 | 401 | 45 |
|--------------------|---------------------|----------|-------------|-------------|-----------|-------|-------------|-----------|-------------|-----------|-------|-----|-------|----------|-------|---------|------------|-----------|--------------|-----|----|

**AREA 31**

| Parcel Number      | Street Address     | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Land %                   | Floor Area   | \$/Sq.Ft.                  | ECF Area | Dev. by Mean (%)   | Building Style                 | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|--------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|--------------|----------------|----------------|
| 39 007 11 0003 000 | 1411 WAYBURN       | 03/26/24  | \$315,000          | \$315,000          | \$121,800          | 38.67                    | \$278,551          | \$54,250    | \$260,750          | \$120,204          | 2.169  | 17%                      | 1,643        | \$158.70                   | 00031    | 17.3039            | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 007 12 0047 000 | 1374 WAYBURN       | 05/02/23  | \$188,000          | \$188,000          | \$98,700           | 52.50                    | \$225,851          | \$46,500    | \$141,500          | \$96,115           | 1.472  | 25%                      | 1,368        | \$103.44                   | 00031    | 52.3995            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 007 13 0012 000 | 1337 WAYBURN       | 05/26/23  | \$302,500          | \$302,500          | \$109,500          | 36.20                    | \$249,167          | \$52,700    | \$249,800          | \$105,288          | 2.373  | 17%                      | 1,384        | \$180.49                   | 00031    | 37.6358            | 1.00 STORY                     | \$52,700           | FRONT FOOT 1 | 401            | 45             |
| 39 007 13 0017 000 | 1322 -1324 WAYBURN | 02/14/24  | \$315,000          | \$315,000          | \$136,500          | 43.33                    | \$313,123          | \$52,700    | \$262,300          | \$139,562          | 1.879  | 17%                      | 1,920        | \$136.61                   | 00031    | 11.6738            | 1.00 STORY                     | \$52,700           | FRONT FOOT 1 | 401            | 45             |
| 39 007 16 0064 000 | 1216 WAYBURN       | 06/20/23  | \$305,000          | \$305,000          | \$134,400          | 44.07                    | \$307,527          | \$46,500    | \$258,500          | \$139,886          | 1.848  | 15%                      | 2,040        | \$126.72                   | 00031    | 14.8252            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0040 000 | 1141 WAYBURN       | 03/25/24  | \$277,000          | \$277,000          | \$97,500           | 35.20                    | \$224,912          | \$46,500    | \$230,500          | \$95,612           | 2.411  | 17%                      | 1,253        | \$183.96                   | 00031    | 41.4598            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0041 000 | 1139 WAYBURN       | 09/18/23  | \$242,000          | \$242,000          | \$124,600          | 51.49                    | \$283,617          | \$93,000    | \$149,000          | \$102,153          | 1.459  | 38%                      | 1,194        | \$124.79                   | 00031    | 53.7587            | 1.00 STORY                     | \$93,000           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0046 000 | 1123 -25 WAYBURN   | 01/26/24  | \$325,000          | \$325,000          | \$116,600          | 35.88                    | \$276,281          | \$46,500    | \$278,500          | \$123,141          | 2.262  | 14%                      | 2,052        | \$135.72                   | 00031    | 26.5449            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0058 000 | 1067 WAYBURN       | 03/28/24  | \$233,000          | \$233,000          | \$95,600           | 41.03                    | \$220,137          | \$46,500    | \$186,500          | \$93,053           | 2.004  | 20%                      | 1,748        | \$106.69                   | 00031    | 0.8046             | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0062 000 | 1055 -1057 WAYBURN | 07/22/24  | \$349,900          | \$349,900          | \$152,100          | 43.47                    | \$338,025          | \$69,750    | \$280,150          | \$143,770          | 1.949  | 20%                      | 1,968        | \$142.35                   | 00031    | 4.7590             | 1.00 STORY                     | \$69,750           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0076 001 | 1011 WAYBURN       | 04/30/24  | \$280,000          | \$280,000          | \$101,400          | 36.21                    | \$227,383          | \$51,150    | \$228,850          | \$94,444           | 2.423  | 18%                      | 2,016        | \$113.52                   | 00031    | 42.6935            | 1.00 STORY                     | \$51,150           | FRONT FOOT 1 | 401            | 32             |
| 39 008 07 0098 002 | 1064 -1066 WAYBURN | 12/09/24  | \$375,000          | \$375,000          | \$156,200          | 41.65                    | \$353,862          | \$54,250    | \$320,750          | \$160,564          | 1.998  | 14%                      | 2,312        | \$138.73                   | 00031    | 0.1462             | 1.00 STORY                     | \$54,250           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0107 000 | 1108 WAYBURN       | 04/28/23  | \$302,000          | \$302,000          | \$111,300          | 36.85                    | \$255,462          | \$46,500    | \$255,500          | \$111,984          | 2.282  | 15%                      | 1,576        | \$162.12                   | 00031    | 28.5391            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0111 000 | 1122 WAYBURN       | 02/19/24  | \$155,000          | \$155,000          | \$82,200           | 53.03                    | \$187,995          | \$46,500    | \$108,500          | \$75,828           | 1.431  | 30%                      | 792          | \$136.99                   | 00031    | 56.5317            | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| 39 008 07 0113 000 | 1128 WAYBURN       | 11/15/23  | \$240,000          | \$240,000          | \$100,800          | 42.00                    | \$228,456          | \$46,500    | \$193,500          | \$97,511           | 1.984  | 19%                      | 994          | \$194.67                   | 00031    | 1.1801             | 1.00 STORY                     | \$46,500           | FRONT FOOT 1 | 401            | 45             |
| <b>Totals:</b>     |                    |           | <b>\$4,204,400</b> | <b>\$4,204,400</b> | <b>\$1,739,200</b> |                          | <b>\$3,970,349</b> |             | <b>\$3,404,600</b> | <b>\$1,699,115</b> |        | <b>20%</b>               |              | <b>\$143.03</b>            |          | <b>0.7562</b>      |                                |                    |              |                |                |
|                    |                    |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>41.37</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>2.004</b> | <b>Std. Deviation=&gt;</b> |          | <b>0.337944956</b> |                                |                    |              |                |                |
|                    |                    |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>6.09</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.996</b> | <b>Ave. Variance=&gt;</b>  |          | <b>26.0170</b>     | <b>Coefficient of Var=&gt;</b> | <b>13.03337157</b> |              |                |                |

|                    |              |          |           |           |           |       |           |          |           |           |       |     |       |          |       |          |            |          |              |     |    |
|--------------------|--------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-----|-------|----------|-------|----------|------------|----------|--------------|-----|----|
| 39 007 10 0045 000 | 1441 WAYBURN | 06/27/24 | \$303,300 | \$303,300 | \$102,800 | 33.89 | \$226,883 | \$62,000 | \$241,300 | \$88,362  | 2.731 |     | 1,110 | \$217.39 | 00031 | 73.4633  | 1.00 STORY | \$62,000 | FRONT FOOT 1 | 401 | 45 |
| 39 007 12 0029 300 | 1355 WAYBURN | 04/22/24 | \$133,000 | \$133,000 | \$83,500  | 62.78 | \$214,628 | \$46,500 | \$86,500  | \$90,101  | 0.960 |     | 1,001 | \$86.41  | 00031 | 103.6150 | 1.50 STORY | \$46,500 | FRONT FOOT 1 | 401 | 45 |
| 39 007 12 0039 000 | 1352 WAYBURN | 03/07/25 | \$289,000 | \$289,000 | \$96,800  | 33.49 | \$214,819 | \$46,500 | \$242,500 | \$90,203  | 2.688 |     | 1,034 | \$234.53 | 00031 | 69.2191  | 1.00 STORY | \$46,500 | FRONT FOOT 1 | 401 | 45 |
| 39 007 12 0032 000 | 1347 WAYBURN | 06/09/23 | \$350,000 | \$350,000 | \$120,600 | 34.46 | \$275,914 | \$46,500 | \$303,500 | \$122,944 | 2.469 | 13% | 1,672 | \$181.52 | 00031 | 47.2411  | 1.00 STORY | \$46,500 | FRONT FOOT 1 | 401 | 45 |

**AREA 32**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard    | Bldg. Residual   | Cost Man. \$     | E.C.F. | Land %           | Floor Area | \$/Sq.Ft.       | ECF Area | Dev. by Mean (%)     | Building Style | Land Value | Land Table   | Property Class | Building Depr. |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|---------------|--------------------|----------------|------------------|------------------|--------|------------------|------------|-----------------|----------|----------------------|----------------|------------|--------------|----------------|----------------|
| 39 003 02 0003 000 | 875 BISHOP     | 08/11/23  | \$1,100,000        | \$1,100,000        | \$438,700        | 39.88         | \$1,128,669        | \$173,304      | \$926,696        | \$772,949        | 1.199  | 16%              | 3,523      | \$263.04        | 00032    | 0.0000               | 2.00 STORY     | \$171,000  | FRONT FOOT 5 | 401            | 89             |
| <b>Totals:</b>     |                |           | <b>\$1,100,000</b> | <b>\$1,100,000</b> | <b>\$438,700</b> |               | <b>\$1,128,669</b> |                | <b>\$926,696</b> | <b>\$772,949</b> |        | <b>16%</b>       |            | <b>\$263.04</b> |          | <b>0.0000</b>        |                |            |              |                |                |
|                    |                |           |                    | Sale. Ratio =>     |                  | 39.88         |                    | E.C.F. =>      |                  | 1.199            |        | Std. Deviation=> |            | #DIV/0!         |          |                      |                |            |              |                |                |
|                    |                |           |                    | Std. Dev. =>       |                  | #DIV/0!       |                    | Ave. E.C.F. => |                  | 1.199            |        | Ave. Variance=>  |            | 0.0000          |          | Coefficient of Var=> |                | 0          |              |                |                |

**AREA 33**

| Parcel Number      | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Floor Area   | \$/Sq.Ft.                  | ECF Area        | Dev. by Mean (%)  | Building Style                 | Land Value         | Land Table | Property Class | Building Depr. |    |
|--------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-----------------|-------------------|--------------------------------|--------------------|------------|----------------|----------------|----|
| 39 009 02 0945 000 | 953 TROMBLEY   | 10/19/23  | \$639,000          | \$639,000          | \$310,400        | 48.58                    | \$739,885          | \$140,000   | \$499,000          | \$578,481          | 0.863                    | 22%          | 2,543                      | \$196.22        | 00033             | 16.7294                        | 1.50 STORY         | \$140,000  | FRONT FOOT 4   | 401            | 53 |
| 39 009 02 0956 000 | 829 TROMBLEY   | 08/14/24  | \$618,000          | \$618,000          | \$280,200        | 45.34                    | \$616,321          | \$140,000   | \$478,000          | \$459,326          | 1.041                    | 23%          | 2,706                      | \$176.64        | 00033             | 1.0757                         | 1.25 STORY         | \$140,000  | FRONT FOOT 4   | 401            | 53 |
| 39 009 02 0975 000 | 707 TROMBLEY   | 07/01/22  | \$755,000          | \$755,000          | \$299,000        | 39.60                    | \$677,035          | \$136,000   | \$619,000          | \$521,731          | 1.186                    | 18%          | 3,490                      | \$177.36        | 00033             | 15.6537                        | 1.25 STORY         | \$136,000  | FRONT FOOT 4   | 401            | 54 |
| <b>Totals:</b>     |                |           | <b>\$2,012,000</b> | <b>\$2,012,000</b> | <b>\$889,600</b> |                          | <b>\$2,033,241</b> |             | <b>\$1,596,000</b> | <b>\$1,559,538</b> |                          | <b>21%</b>   |                            | <b>\$183.41</b> |                   | <b>0.6518</b>                  |                    |            |                |                |    |
|                    |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>44.21</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.023</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.16218356</b> |                                |                    |            |                |                |    |
|                    |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>4.54</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.030</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>11.1530</b>    | <b>Coefficient of Var=&gt;</b> | <b>10.82918868</b> |            |                |                |    |

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|                    |              |          |             |             |           |       |           |           |             |           |       |  |       |          |       |          |            |           |              |     |    |
|--------------------|--------------|----------|-------------|-------------|-----------|-------|-----------|-----------|-------------|-----------|-------|--|-------|----------|-------|----------|------------|-----------|--------------|-----|----|
| 39 009 02 0958 000 | 813 TROMBLEY | 04/22/22 | \$1,600,000 | \$1,600,000 | \$404,600 | 25.29 | \$826,567 | \$240,554 | \$1,359,446 | \$622,095 | 2.185 |  | 3,222 | \$421.93 | 00033 | 115.5374 | 1.25 STORY | \$224,000 | FRONT FOOT 4 | 401 | 55 |
|--------------------|--------------|----------|-------------|-------------|-----------|-------|-----------|-----------|-------------|-----------|-------|--|-------|----------|-------|----------|------------|-----------|--------------|-----|----|

**AREA 34**

| Parcel Number      | Street Address       | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style | Land Value         | Land Table              | Property Class | Building Depr. |
|--------------------|----------------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|----------------|--------------------|-------------------------|----------------|----------------|
| 39 008 09 0013 000 | 82 POINTE PARK PLACE | 04/12/23  | \$317,500          | \$317,500          | \$131,800        | 41.51                    | \$339,684          | \$70,000    | \$247,500          | \$318,775                | 0.776        | 1,648                      | \$150.18        | 00034              | 10.5031                        | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| 39 008 09 0017 000 | 24 POINTE PARK PLACE | 07/24/24  | \$385,000          | \$385,000          | \$176,000        | 45.71                    | \$373,896          | \$70,000    | \$315,000          | \$359,215                | 0.877        | 1,648                      | \$191.14        | 00034              | 0.4528                         | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| 39 008 09 0022 000 | 60 POINTE PARK PLACE | 10/12/23  | \$360,000          | \$360,000          | \$131,800        | 36.61                    | \$339,684          | \$70,000    | \$290,000          | \$318,775                | 0.910        | 1,648                      | \$175.97        | 00034              | 2.8292                         | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| 39 008 09 0022 000 | 60 POINTE PARK PLACE | 04/05/24  | \$390,000          | \$390,000          | \$160,200        | 41.08                    | \$339,684          | \$70,000    | \$320,000          | \$318,775                | 1.004        | 1,648                      | \$194.17        | 00034              | 12.2402                        | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| 39 008 09 0034 000 | 48 POINTE PARK PLACE | 06/21/24  | \$365,000          | \$365,000          | \$183,200        | 50.19                    | \$374,728          | \$70,000    | \$295,000          | \$360,199                | 0.819        | 1,589                      | \$185.65        | 00034              | 6.2447                         | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| 39 008 09 0036 000 | 62 POINTE PARK PLACE | 02/05/25  | \$397,500          | \$397,500          | \$177,600        | 44.68                    | \$376,912          | \$70,000    | \$327,500          | \$362,780                | 0.903        | 1,658                      | \$197.53        | 00034              | 2.1311                         | 1.00 STORY     | \$70,000           | POINTE PARK PLACE CONDO | 401            | 73             |
| <b>Totals:</b>     |                      |           | <b>\$2,215,000</b> | <b>\$2,215,000</b> | <b>\$960,600</b> |                          | <b>\$2,144,588</b> |             | <b>\$1,795,000</b> | <b>\$2,038,520</b>       |              |                            | <b>\$182.44</b> |                    | <b>0.0899</b>                  |                |                    |                         |                |                |
|                    |                      |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>43.37</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>0.881</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.078979029</b> |                                |                |                    |                         |                |                |
|                    |                      |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>4.65</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.881</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>5.7335</b>      | <b>Coefficient of Var=&gt;</b> |                | <b>6.504707554</b> |                         |                |                |

**AREA 35**

| Parcel Number      | Street Address      | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Floor Area                 | \$/Sq.Ft.       | ECF Area          | Dev. by Mean (%)               | Building Style | Land Value         | Land Table   | Property Class | Building Depr. |
|--------------------|---------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|----------------------------|-----------------|-------------------|--------------------------------|----------------|--------------------|--------------|----------------|----------------|
| 39 003 04 0011 000 | 800 PARK LANE       | 10/13/22  | \$1,900,000        | \$1,900,000        | \$632,000          | 33.26                    | \$1,765,979        | \$710,902   | \$1,189,098        | \$514,421                | 2.312        | 5,011                      | \$237.30        | 00035             | 8.6707                         | 2.00 STORY     | \$694,400          | FRONT FOOT 5 | 401            | 45             |
| 39 003 05 0003 000 | 812 BISHOP ROAD     | 08/01/22  | \$1,425,000        | \$1,425,000        | \$512,400          | 35.96                    | \$1,283,894        | \$595,000   | \$830,000          | \$335,882                | 2.471        | 2,779                      | \$298.67        | 00035             | 24.6285                        | 1.50 STORY     | \$595,000          | FRONT FOOT 5 | 401            | 48             |
| 39 009 02 0019 302 | 15410 WINDMILL PTE. | 02/03/25  | \$3,800,000        | \$3,800,000        | \$1,886,900        | 49.66                    | \$4,207,934        | \$1,211,747 | \$2,588,253        | \$1,368,122              | 1.892        | 9,600                      | \$269.61        | 00035             | 33.2992                        | 2.00 STORY     | \$1,155,000        | FRONT FOOT 4 | 401            | 36             |
| <b>Totals:</b>     |                     |           | <b>\$7,125,000</b> | <b>\$7,125,000</b> | <b>\$3,031,300</b> |                          | <b>\$7,257,807</b> |             | <b>\$4,607,351</b> | <b>\$2,218,425</b>       |              |                            | <b>\$268.53</b> |                   | <b>14.7964</b>                 |                |                    |              |                |                |
|                    |                     |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>42.54</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>2.077</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.29921385</b> |                                |                |                    |              |                |                |
|                    |                     |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>8.79</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>2.225</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>22.1995</b>    | <b>Coefficient of Var=&gt;</b> |                | <b>9.978084151</b> |              |                |                |

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|                    |                     |          |             |             |             |       |             |             |             |             |       |       |          |       |         |                 |             |              |     |    |
|--------------------|---------------------|----------|-------------|-------------|-------------|-------|-------------|-------------|-------------|-------------|-------|-------|----------|-------|---------|-----------------|-------------|--------------|-----|----|
| 39 009 02 0008 000 | 15200 WINDMILL PTE. | 11/08/23 | \$1,350,000 | \$1,350,000 | \$833,700   | 61.76 | \$1,798,789 | \$700,000   | \$650,000   | \$501,730   | 1.296 | 5,415 | \$120.04 | 00035 | 92.9304 | OVER 2.00 STORY | \$700,000   | FRONT FOOT 4 | 401 | 38 |
| 39 009 02 0023 300 | 15440 WINDMILL PTE. | 04/28/25 | \$3,500,000 | \$3,500,000 | \$2,333,600 | 66.67 | \$4,781,989 | \$1,408,250 | \$2,091,750 | \$1,540,520 | 1.358 | 6,806 | \$307.34 | 00035 | 86.7000 | 2.00 STORY      | \$1,400,000 | FRONT FOOT 4 | 401 | 66 |

**AREA 37**

| Parcel Number      | Street Address  | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F. | Floor Area     | \$/Sq.Ft.       | ECF Area         | Dev. by Mean (%) | Building Style | Land Value           | Land Table       | Property Class | Building Depr. |  |
|--------------------|-----------------|-----------|------------------|------------------|------------------|---------------|------------------|-------------|------------------|------------------|--------|----------------|-----------------|------------------|------------------|----------------|----------------------|------------------|----------------|----------------|--|
| 39 008 11 0006 000 | 1048 LAKEPOINTE | 05/31/23  | \$283,500        | \$283,500        | \$118,300        | 41.73         | \$290,419        | \$52,792    | \$230,708        | \$291,210        | 0.792  | 1,599          | \$144.28        | 00037            | 0.0000           | 2.00 STORY     | \$52,792             | BROWNSTONE CONDO | 401            | 82             |  |
| <b>Totals:</b>     |                 |           | <b>\$283,500</b> | <b>\$283,500</b> | <b>\$118,300</b> |               | <b>\$290,419</b> |             | <b>\$230,708</b> | <b>\$291,210</b> |        |                | <b>\$144.28</b> |                  | <b>0.0000</b>    |                |                      |                  |                |                |  |
|                    |                 |           |                  |                  | Sale. Ratio =>   | 41.73         |                  |             |                  |                  |        | E.C.F. =>      | 0.792           | Std. Deviation=> |                  | #DIV/0!        |                      |                  |                |                |  |
|                    |                 |           |                  |                  | Std. Dev. =>     | #DIV/0!       |                  |             |                  |                  |        | Ave. E.C.F. => | 0.792           | Ave. Variance=>  |                  | 0.0000         | Coefficient of Var=> | 0                |                |                |  |

**AREA 40**

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Floor Area                 | \$/Sq.Ft.       | ECF Area           | Dev. by Mean (%)               | Building Style    | Land Value | Land Table   | Property Class | Building Depr. |  |
|--------------------|-------------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|-------------------|------------|--------------|----------------|----------------|--|
| 39 007 02 0063 000 | 1302 SOMERSET     | 07/15/22  | \$260,000          | \$260,000          | \$144,200        | 55.46                    | \$368,895          | \$61,770    | \$198,230          | \$206,679                | 0.959        | 2,941                      | \$67.40         | 00017              | 50.4661                        | 1.00 STORY        | \$61,770   | FRONT FOOT 1 | 401            | 45             |  |
| 39 007 02 0068 000 | 1322 -24 SOMERSET | 06/29/22  | \$319,000          | \$319,000          | \$126,800        | 39.75                    | \$310,116          | \$60,000    | \$259,000          | \$168,315                | 1.539        | 2,162                      | \$119.80        | 00017              | 7.5001                         | 1.00 STORY        | \$60,000   | FRONT FOOT 1 | 401            | 58             |  |
| 39 007 02 0085 000 | 1402 -04 SOMERSET | 11/06/24  | \$345,000          | \$345,000          | \$186,200        | 53.97                    | \$414,779          | \$62,000    | \$283,000          | \$237,402                | 1.192        | 3,024                      | \$93.58         | 00017              | 27.1709                        | 1.00 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |  |
| 39 007 03 0038 000 | 1215 NOTTINGHAM   | 07/17/22  | \$300,000          | \$300,000          | \$140,000        | 46.67                    | \$319,706          | \$75,000    | \$225,000          | \$164,674                | 1.366        | 2,178                      | \$103.31        | 00040              | 9.7447                         | 1.00 STORY        | \$75,000   | FRONT FOOT 1 | 401            | 45             |  |
| 39 007 03 0074 000 | 1415 NOTTINGHAM   | 03/31/25  | \$385,000          | \$385,000          | \$131,800        | 34.23                    | \$280,635          | \$62,000    | \$323,000          | \$147,130                | 2.195        | 1,622                      | \$199.14        | 00040              | 73.1558                        | 1.25 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |  |
| 39 007 03 0079 000 | 1437 NOTTINGHAM   | 07/08/22  | \$225,500          | \$225,500          | \$120,800        | 53.57                    | \$242,377          | \$60,000    | \$165,500          | \$122,730                | 1.348        | 1,256                      | \$131.77        | 00040              | 11.5294                        | 1.00 STORY        | \$60,000   | FRONT FOOT 1 | 401            | 45             |  |
| 39 007 03 0123 000 | 1334 NOTTINGHAM   | 02/03/23  | \$315,000          | \$315,000          | \$121,300        | 38.51                    | \$290,361          | \$62,000    | \$253,000          | \$153,675                | 1.646        | 1,839                      | \$137.57        | 00040              | 18.2551                        | 1.00 STORY        | \$62,000   | FRONT FOOT 1 | 401            | 45             |  |
| <b>Totals:</b>     |                   |           | <b>\$2,149,500</b> | <b>\$2,149,500</b> | <b>\$971,100</b> |                          | <b>\$2,226,869</b> |             | <b>\$1,706,730</b> | <b>\$1,200,605</b>       |              |                            | <b>\$121.80</b> |                    | <b>4.2223</b>                  |                   |            |              |                |                |  |
|                    |                   |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>45.18</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.422</b> | <b>Std. Deviation=&gt;</b> |                 | <b>0.392730734</b> |                                |                   |            |              |                |                |  |
|                    |                   |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>8.61</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.464</b> | <b>Ave. Variance=&gt;</b>  |                 | <b>28.2603</b>     | <b>Coefficient of Var=&gt;</b> | <b>19.3063779</b> |            |              |                |                |  |

7

|                    |                 |          |           |           |           |       |           |          |           |           |       |       |          |       |          |            |          |              |     |    |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|----------|-------|----------|------------|----------|--------------|-----|----|
| 39 007 03 0063 000 | 1357 NOTTINGHAM | 07/29/25 | \$439,520 | \$439,520 | \$129,400 | 29.44 | \$269,749 | \$62,000 | \$377,520 | \$139,804 | 2.700 | 1,720 | \$219.49 | 00040 | 123.6568 | 1.00 STORY | \$62,000 | FRONT FOOT 1 | 401 | 45 |
|--------------------|-----------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|----------|-------|----------|------------|----------|--------------|-----|----|