

2024 ECF BRIAR HILLS, SCHAUMAN SUBDIVISIONS, EST MONITOR SUBS, SUBS NEW HOMES/CURB & GUTTER, PEPPERBERRY SUBS 2YR 4/01/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	
100-024-400-210-00	2968 STRIETER DR	03/17/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$78,100	58.28	\$165,486	\$37,200	\$96,800	\$133,492	0.725	2,019	\$47.94	EST-S	#DIV/0!	\$37,200	
100-B17-000-011-00	2202 SCHAUMAN CT	10/21/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$160,800	41.55	\$412,527	\$59,325	\$327,675	\$367,536	0.892	2,608	\$125.64	NH/CG	#DIV/0!	\$59,325	
100-B17-000-023-00	2201 REPPUHN DR	06/16/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$120,700	37.14	\$299,353	\$72,508	\$252,492	\$236,051	1.070	1,512	\$166.99	NH/CG	#DIV/0!	\$72,508	
100-B17-000-023-00	2201 REPPUHN DR	04/22/21	\$254,000	OTH	03-ARM'S LENGTH	\$254,000	\$114,800	45.20	\$299,353	\$72,508	\$181,492	\$236,051	0.769	1,512	\$120.03	NH/CG	#DIV/0!	\$72,508	
100-B21-000-037-00	2019 BRIAR DR	06/01/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$76,700	27.40	\$184,193	\$48,964	\$230,936	\$137,288	1.682	1,728	\$133.64	BRH	#DIV/0!	\$46,128	
100-B22-000-045-00	4661 DAVID CT	04/02/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$101,900	42.64	\$255,356	\$56,382	\$182,618	\$202,004	0.904	2,622	\$69.65	BRH	#DIV/0!	\$54,560	
100-B23-000-060-00	4662 HERITAGE DR	08/10/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$97,700	32.24	\$246,284	\$64,480	\$238,520	\$184,573	1.292	2,521	\$94.61	BRH	#DIV/0!	\$64,480	
100-B23-000-072-00	2160 HERITAGE DR	12/19/22	\$255,000	OTH	08-ESTATE	\$255,000	\$172,800	67.76	\$418,980	\$70,432	\$184,568	\$353,856	0.522	3,374	\$54.70	BRH	#DIV/0!	\$70,432	
100-C20-000-002-00	4510 E CROSSROADS DR	06/01/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$130,500	33.46	\$343,656	\$100,654	\$289,346	\$252,864	1.144	1,788	\$161.83	NH/CG	#DIV/0!	\$99,242	
100-C20-000-003-00	2804 W CROSSROADS DR	11/22/21	\$386,684	WD	03-ARM'S LENGTH	\$386,684	\$27,200	7.03	\$350,249	\$66,937	\$319,747	\$294,810	1.085	2,049	\$156.05	NH/CG	#DIV/0!	\$66,937	
100-C20-000-012-00	2822 W CROSSROADS DR	07/27/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,300	42.86	\$305,329	\$72,215	\$217,785	\$242,574	0.898	1,550	\$140.51	NH/CG	#DIV/0!	\$72,215	
100-C20-000-016-00	2815 W CROSSROADS DR	03/14/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,000	57.50	\$346,325	\$56,500	(\$16,500)	\$301,587	(0.055)	2,030	(\$8.13)	NH/CG	#DIV/0!	\$56,500	
100-C20-000-027-00	4522 E CROSSROADS DR	04/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,600	46.26	\$300,830	\$56,500	\$208,500	\$254,246	0.820	1,995	\$104.51	NH/CG	#DIV/0!	\$56,500	
100-C20-000-031-00	4529 E CROSSROADS DR	09/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,300	51.02	\$359,196	\$77,145	\$197,855	\$293,497	0.674	2,400	\$82.44	NH/CG	#DIV/0!	\$77,145	
100-C20-000-038-00	4513 E CROSSROADS DR	04/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,500	41.38	\$330,018	\$58,307	\$266,693	\$282,738	0.943	1,892	\$140.96	NH/CG	#DIV/0!	\$56,500	
100-H07-000-010-00	5437 LISA DR	06/30/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$106,900	36.87	\$256,622	\$64,267	\$225,633	\$200,161	1.127	1,530	\$147.47	NH/CG	#DIV/0!	\$63,420	
100-H08-000-019-00	5368 LISA DR	07/15/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$299,359	\$46,147	\$278,853	\$263,488	1.058	2,255	\$123.66	NH/CG	#DIV/0!	\$45,300	
100-H20-000-013-00	2359 PEBBLE CREEK CT	05/24/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$146,600	30.86	\$403,623	\$98,872	\$376,128	\$317,119	1.186	2,040	\$184.38	D/SUB	#DIV/0!	\$69,245	
100-H20-000-016-00	2353 PEBBLE CREEK CT	08/06/21	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$17,500	28.69	\$54,839	\$54,839	\$6,161	\$0	#DIV/0!	0	#DIV/0!	D/SUB	#DIV/0!	\$54,839	
100-H20-000-031-00	4716 NORTH WEST VIEW DR	11/01/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$18,000	36.73	\$56,540	\$56,540	(\$7,540)	\$0	#DIV/0!	0	#DIV/0!	D/SUB	#DIV/0!	\$56,540	
100-H20-000-031-00	4716 NORTH WEST VIEW DR	11/19/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$18,000	3.75	\$395,637	\$56,540	\$423,360	\$352,858	1.200	2,217	\$190.96	D/SUB	#DIV/0!	\$56,540	
100-H20-000-032-00	4722 NORTH WEST VIEW DR	07/27/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$18,100	38.51	\$64,509	\$64,509	(\$17,509)	\$0	#DIV/0!	0	#DIV/0!	D/SUB	#DIV/0!	\$56,726	
100-H20-000-032-00	4722 NORTH WEST VIEW DR	09/07/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$18,100	4.89	\$356,415	\$64,509	\$305,391	\$303,752	1.005	1,814	\$168.35	D/SUB	#DIV/0!	\$56,726	
100-H21-000-034-00	2285 CREEKMORE LANE	08/30/22	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$121,900	29.52	\$305,239	\$56,500	\$356,500	\$258,834	1.377	1,725	\$206.67	D/SUB	#DIV/0!	\$56,500	
100-H21-000-035-00	2273 CREEKMORE LANE	01/05/23	\$56,000	WD	26-PARTIAL INTEREST	\$56,000	\$20,000	35.71	\$352,616	\$56,500	(\$500)	\$319,780	(0.002)	2,050	(\$0.24)	D/SUB	#DIV/0!	\$56,500	
100-H21-000-035-00	2273 CREEKMORE LANE	01/20/23	\$489,800	WD	03-ARM'S LENGTH	\$489,800	\$20,000	4.08	\$381,653	\$56,500	\$433,300	\$338,349	1.281	2,050	\$211.37	D/SUB	#DIV/0!	\$56,500	
100-P06-000-007-00	2913 PEPPER BERRY DR	05/18/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$187,100	45.08	\$454,288	\$49,600	\$365,400	\$421,111	0.868	2,606	\$140.21	PEP-1	#DIV/0!	\$49,600	
100-P07-000-027-00	5260 PETAL BROOK DR	04/09/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,300	41.93	\$340,028	\$49,600	\$287,400	\$302,214	0.951	2,054	\$139.92	PEP-1	#DIV/0!	\$49,600	
100-P07-000-039-00	5277 PETAL BROOK DR	07/22/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,900	34.61	\$349,440	\$57,040	\$352,960	\$304,266	1.160	1,785	\$197.74	PEP-1	#DIV/0!	\$57,040	
100-P08-000-066-00	5199 QUEEN ANNES LANE	07/13/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$23,000	5.91	\$299,108	\$49,600	\$339,400	\$259,634	1.307	1,911	\$177.60	PEP-1	#DIV/0!	\$49,600	
100-P09-000-010-00	4775 PINE VIEW CT	08/20/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$143,200	36.91	\$365,845	\$42,588	\$345,412	\$336,376	1.027	2,169	\$159.25	NH/CG	#DIV/0!	\$32,000	
100-P09-000-019-00	4764 PINE VIEW CT	08/26/21	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$151,200	40.33	\$361,093	\$32,000	\$342,900	\$342,449	1.001	1,975	\$173.62	NH/CG	#DIV/0!	\$32,000	
100-P09-000-020-00	4762 PINE VIEW CT	09/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,100	39.03	\$328,462	\$32,000	\$368,000	\$308,493	1.193	1,811	\$203.20	NH/CG	#DIV/0!	\$32,000	
100-R30-000-003-00	4759 SPITLER DR	08/12/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$172,100	42.60	\$415,748	\$55,946	\$348,054	\$374,404	0.930	2,528	\$137.68	NH/CG	#DIV/0!	\$55,946	
100-R30-000-026-00	4751 BIRNBAUM DR	10/14/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$130,700	52.49	\$321,185	\$78,504	\$170,496	\$252,530	0.675	1,840	\$92.66	NH/CG	#DIV/0!	\$75,264	
100-R30-000-027-00	4753 BIRNBAUM DR	04/20/22	\$249,124	WD	03-ARM'S LENGTH	\$249,124	\$98,300	39.46	\$241,667	\$56,500	\$192,624	\$192,682	1.000	1,254	\$153.61	NH/CG	#DIV/0!	\$56,500	
100-R30-000-035-00	2181 NIETHAMMER DR	08/03/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,000	44.44	\$407,605	\$79,374	\$280,626	\$341,552	0.822	2,102	\$133.50	NH/CG	#DIV/0!	\$69,653	
100-R32-000-049-00	4785 SPITLER DR	08/03/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$137,400	42.15	\$350,816	\$62,958	\$263,042	\$299,540	0.878	2,232	\$117.85	NH/CG	#DIV/0!	\$62,958	
100-R32-000-073-00	4768 BIRNBAUM DR	10/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,200	47.30	\$477,304	\$106,378	\$293,622	\$385,979	0.761	2,482	\$118.30	NH/CG	#DIV/0!	\$64,065	
100-R32-000-090-00	2165 JAIME DR	10/08/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,400	43.30	\$381,131	\$68,834	\$276,166	\$324,971	0.850	2,146	\$128.69	NH/CG	#DIV/0!	\$68,834	
100-R32-000-106-00	2187 SATKOWIAK DR	07/12/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,800	37.13	\$290,049	\$63,580	\$256,420	\$235,660	1.088	1,485	\$172.67	NH/CG	#DIV/0!	\$56,500	
100-R32-000-112-00	2216 SATKOWIAK DR	07/12/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$153,100	35.03	\$371,395	\$56,500	\$380,500	\$327,674	1.161	2,412	\$157.75	NH/CG	#DIV/0!	\$56,500	
100-R32-000-121-00	2189 FERGUSON DR	09/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,200	35.95	\$336,125	\$62,942	\$302,058	\$284,270	1.063	1,926	\$156.83	NH/CG	#DIV/0!	\$56,500	
100-W14-000-008-00	5327 BROOKWAY DR	11/21/22	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$210,500	44.98	\$502,143	\$59,344	\$408,656	\$460,769	0.887	3,102	\$131.74	NH/CG	#DIV/0!	\$59,343	
100-W16-000-010-00	3153 STONYBROOK PLACE	04/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,500	36.14	\$281,513	\$56,500	\$293,500	\$234,145	1.253	1,808	\$162.33	NH/CG	#DIV/0!	\$56,500	
100-W16-000-014-00	5274 STILLWATER RD	11/05/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$131,900	35.66	\$320,048	\$56,500	\$313,400	\$274,244	1.143	2,150	\$145.77	NH/CG	#DIV/0!	\$56,500	
100-W17-000-048-00	3155 OAKBROOK ST	11/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,200	36.44	\$316,364	\$62,715	\$297,285	\$263,943	1.126	1,984	\$149.84	NH/CG	#DIV/0!	\$62,715	
Totals:			\$14,921,008			\$14,921,008	\$5,239,000		\$15,055,544		\$12,036,225	\$12,654,410			#DIV/0!		#DIV/0!		
								Sale. Ratio =>	35.11			E.C.F. =>	0.951	Std. Deviation=		#DIV/0!			
								Std. Dev. =>	13.47			Ave. E.C.F. =>	#DIV/0!	Ave. Variance=		#DIV/0!	Coefficient of Var=>		

2024 ECF USED: 0.951