Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
19 NE	52-25-19-126-025	14860 BORGMAN	03/27/25	$309,000		1 STORY	1,329	1,060	0	1968	3	1.0	1.0	Forced Heat & Cool	0.14	54.0	52.2	111.0	$233
19 NE	52-25-19-130-004	14671 LABELLE	09/15/25	$315,000		1 STORY	1,187	1,187	414	1965	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	50.2	116.0	$265
19 NE	52-25-19-180-004	14781 TALBOT	08/27/25	$323,875		1 STORY	1,328	1,060	484	1967	3	1.0	1.0	Forced Heat & Cool	0.15	54.0	53.9	118.0	$244
19 NE	52-25-19-180-008	14741 TALBOT	08/01/23	$255,000		1 STORY	1,329	1,060	484	1967	3	1.0	1.0	Forced Heat & Cool	0.15	54.0	54.3	120.0	$192
19 NE	52-25-19-204-003	14271 KINGSTON	09/29/23	$200,000		1 STORY	1,008	1,008	0	1966	3	1.0	1.0	Forced Heat & Cool	0.15	55.0	54.2	116.0	$198
19 NE	52-25-19-205-015	14480 BORGMAN	11/05/25	$202,500		1 STORY	832	0	320	1950	3	1.0	0.0	Forced Air w/ Ducts	0.11	40.0	42.0	116.0	$243
19 NE	52-25-19-206-005	14261 LABELLE	01/06/25	$270,000		1 STORY	1,296	1,105	0	1965	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	50.2	116.0	$208
19 NE	52-25-19-207-005	14491 BORGMAN	07/27/23	$280,000		1 STORY	1,412	1,109	371	1970	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	50.2	116.0	$198
19 NE	52-25-19-207-012	14421 BORGMAN	08/30/24	$222,000		1 STORY	1,008	1,008	0	1967	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	50.2	116.0	$220
19 NE	52-25-19-228-008	14100 LABELLE	06/01/23	$315,000		1 STORY	1,847	1,105	400	1967	3	2.0	0.0	Forced Heat & Cool	0.21	75.6	71.4	121.0	$171
19 NE	52-25-19-252-019	14270 HART	11/12/24	$322,500		1 STORY	1,296	1,105	351	1967	3	1.0	1.0	Forced Heat & Cool	0.12	50.0	48.5	108.0	$249
19 NE	52-25-19-254-002	14291 NADINE	08/03/23	$269,500		1 STORY	1,328	1,060	440	1966	3	1.0	1.0	Forced Heat & Cool	0.14	54.0	53.4	116.0	$203
19 NE	52-25-19-254-012	14300 ELGIN	08/22/25	$247,700		1 STORY	1,045	1,045	0	1965	3	1.0	0.0	Forced Heat & Cool	0.16	59.0	57.3	116.0	$237
19 NE	52-25-19-256-005	14471 MANHATTAN	01/28/25	$275,000		1 STORY	1,263	1,263	521	1957	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	52.8	128.0	$218
19 NE	52-25-19-256-015	14500 LINCOLN	05/15/25	$300,000		1 STORY	1,441	1,441	280	1957	3	1.0	1.0	Forced Heat & Cool	0.12	50.0	48.5	108.0	$208
19 NE	52-25-19-257-014	14270 LINCOLN	01/13/25	$240,000		1 STORY	936	936	280	1950	3	2.0	0.0	Forced Heat & Cool	0.12	50.0	48.5	108.0	$256
19 NE	52-25-19-281-028	13620 ELGIN	04/21/25	$275,000		1 STORY	1,258	918	280	1950	3	1.0	0.0	Forced Air w/ Ducts	0.15	57.7	56.1	115.0	$219
19 NE	52-25-19-283-006	13701 ELGIN	09/29/25	$214,000		1 STORY	1,131	1,118	0	1953	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	41.8	115.0	$189
19 NE	52-25-19-283-010	13661 ELGIN	09/19/25	$251,600		1 STORY	1,131	1,118	0	1953	3	1.0	0.0	Forced Heat & Cool	0.11	40.0	41.8	115.0	$222
19 NE	52-25-19-284-013	14000 LINCOLN	08/29/23	$262,500		1 STORY	1,094	967	400	1946	3	2.0	0.0	Forced Heat & Cool	0.14	62.0	54.3	96.0	$240
19 NE	52-25-19-285-006	13681 MANHATTAN	10/11/23	$239,900		1 STORY	977	967	280	1947	3	1.0	1.0	Forced Heat & Cool	0.15	60.0	57.1	112.0	$246
19 NE	52-25-19-285-020	13660 LINCOLN	11/21/23	$305,800		1 STORY	1,170	975	287	1946	3	1.0	0.0	Forced Heat & Cool	0.13	60.0	52.9	96.0	$261
19 NE	52-25-19-126-024	14730 BORGMAN	06/27/23	$283,000		2 STORY	1,492	597	262	1968	3	1.0	1.0	Forced Heat & Cool	0.15	57.0	55.5	115.0	$190
19 NE	52-25-19-131-002	14711 BORGMAN	08/18/25	$282,000		2 STORY	1,344	605	377	1920	3	2.0	0.0	Forced Air w/ Ducts	0.12	45.0	46.2	116.0	$210
19 NE	52-25-19-180-003	14791 TALBOT	04/10/23	$280,000		2 STORY	1,492	597	262	1967	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	50.6	118.0	$188
19 NE	52-25-19-180-013	14681 TALBOT	08/11/25	$315,000		2 STORY	1,454	591	432	1965	3	1.0	1.0	Forced Heat & Cool	0.17	60.0	59.1	120.0	$217
19 NE	52-25-19-205-007	14431 LABELLE	04/28/23	$303,000		2 STORY	1,762	593	429	1965	3	1.0	1.0	Forced Heat & Cool	0.16	59.0	57.3	116.0	$172
19 NE	52-25-19-206-014	14280 BORGMAN	08/23/24	$256,000		2 STORY	1,386	590	322	1965	3	1.0	1.0	Forced Heat & Cool	0.15	55.0	54.2	116.0	$185
19 NE	52-25-19-252-028	14300 HART	07/30/24	$315,000		2 STORY	1,642	958	492	1972	3	2.0	1.0	Forced Heat & Cool	0.15	60.0	56.1	108.0	$192
19 NE	52-25-19-253-028	14211 HART	10/06/23	$273,196		2 STORY	1,872	590	284	1968	4	2.0	1.0	Forced Heat & Cool	0.12	50.0	48.5	108.0	$146
19 NE	52-25-19-255-004	14271 ELGIN	03/25/24	$305,000		2 STORY	1,620	639	0	1966	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	51.8	116.0	$188
19 NE	52-25-19-255-006	14251 ELGIN	11/12/25	$385,000		2 STORY	1,841	590	257	1966	4	2.0	0.0	Forced Heat & Cool	0.13	50.0	50.2	116.0	$209
19 NE	52-25-19-126-007	26561 TULARE	05/07/25	$537,000		BUNGALOW	2,614	0	1,171	1956	4	3.0	0.0	Forced Heat & Cool	0.65	12.0	85.4	180.7	$205
19 NE	52-25-19-126-009	26551 TULARE	05/07/25	$475,300		BUNGALOW	1,364	1,082	440	1948	3	2.0	0.0	Forced Air w/ Ducts	1.07	156.0	200.0	298.0	$348
19 NE	52-25-19-205-014	14490 BORGMAN	09/15/23	$185,000		BUNGALOW	1,020	0	416	1946	2	1.0	0.0	Forced Air w/ Ducts	0.11	40.0	42.0	116.0	$181
19 NE	52-25-19-205-017	14460 BORGMAN	05/06/25	$223,000		BUNGALOW	1,182	0	320	1946	3	2.0	0.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$189
19 NE	52-25-19-226-008	14040 KINGSTON	11/22/24	$275,000		BUNGALOW	993	784	440	1948	0	1.0	1.0	Forced Air w/ Ducts	0.10	45.0	42.9	100.0	$277
19 NE	52-25-19-228-014	14000 LABELLE	05/02/24	$240,000		BUNGALOW	915	725	280	1948	0	1.0	0.0	Forced Air w/ Ducts	0.13	46.9	48.7	121.0	$262
19 NE	52-25-19-229-006	13711 KINGSTON	08/22/23	$282,500		BUNGALOW	1,061	696	320	1948	3	2.0	1.0	Forced Heat & Cool	0.13	46.5	48.4	121.0	$266
19 NE	52-25-19-230-003	14041 LABELLE	12/02/24	$285,000		BUNGALOW	972	768	0	1948	3	1.0	0.0	Forced Heat & Cool	0.13	47.0	48.8	121.0	$293
19 NE	52-25-19-231-002	13741 LABELLE	09/09/25	$290,000		BUNGALOW	1,164	768	528	1948	3	1.0	0.0	Forced Heat & Cool	0.12	44.0	46.3	121.0	$249
19 NE	52-25-19-231-011	13651 LABELLE	09/11/23	$188,500		BUNGALOW	991	784	308	1948	0	1.0	1.0	Forced Heat & Cool	0.11	40.0	42.9	121.0	$190
19 NE	52-25-19-231-020	13720 BORGMAN	01/16/24	$280,000		BUNGALOW	1,187	784	440	1948	0	2.0	0.0	Forced Heat & Cool	0.11	40.0	42.9	121.0	$236
19 NE	52-25-19-232-003	14041 BORGMAN	06/03/24	$335,000		BUNGALOW	1,253	844	352	1948	3	2.0	1.0	Forced Heat & Cool	0.13	48.0	48.6	116.0	$267
19 NE	52-25-19-232-014	14000 TALBOT	08/12/23	$233,000		BUNGALOW	916	725	404	1948	3	1.0	0.0	Forced Air w/ Ducts	0.12	46.6	47.5	116.0	$254
19 NE	52-25-19-233-020	13750 TALBOT	06/13/25	$278,500		BUNGALOW	993	784	463	1948	3	1.0	0.0	Forced Heat & Cool	0.12	45.0	46.2	116.0	$280
19 NE	52-25-19-233-025	13670 TALBOT	11/05/24	$250,000		BUNGALOW	990	792	294	1949	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$253

Assessment Year Sales 4/1/23 to 12/31/25

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Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
19 NE	52-25-19-233-026	13660 TALBOT	02/07/25	$232,000		BUNGALOW	1,002	792	0	1949	3	1.0	0.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$232
19 NE	52-25-19-257-011	14310 LINCOLN	03/22/24	$269,000		BUNGALOW	1,094	850	484	1950	0	1.0	0.0	Forced Air w/ Ducts	0.15	60.0	56.1	108.0	$246
19 NE	52-25-19-257-021	14200 LINCOLN	08/02/24	$310,000		BUNGALOW	1,094	850	440	1950	0	2.0	0.0	Forced Heat & Cool	0.21	84.0	73.4	108.0	$283
19 NE	52-25-19-276-009	14070 HART	03/24/25	$294,000		BUNGALOW	1,134	783	484	1951	3	1.0	0.0	Forced Heat & Cool	0.18	70.0	64.9	113.0	$259
19 NE	52-25-19-276-012	14040 HART	12/27/24	$239,887		BUNGALOW	979	783	384	1951	3	1.0	1.0	Forced Heat & Cool	0.10	40.0	41.5	113.0	$245
19 NE	52-25-19-276-015	14020 HART	09/22/25	$306,000		BUNGALOW	1,123	783	484	1951	2	2.0	0.0	Forced Heat & Cool	0.10	40.0	41.5	113.0	$272
19 NE	52-25-19-277-027	13646 HART	11/25/25	$299,000		BUNGALOW	979	783	280	1951	0	1.0	0.0	Forced Heat & Cool	0.11	40.0	41.8	115.0	$305
19 NE	52-25-19-277-028	13640 HART	08/04/25	$305,000		BUNGALOW	1,174	783	280	1951	3	2.0	0.0	Forced Heat & Cool	0.11	40.0	41.8	115.0	$260
19 NE	52-25-19-278-005	14031 HART	06/29/23	$185,000		BUNGALOW	979	783	280	1951	0	1.0	0.0	Forced Air w/ Ducts	0.11	40.0	42.0	116.0	$189
19 NE	52-25-19-278-009	14070 NADINE	07/24/25	$260,000		BUNGALOW	1,591	825	308	1950	4	2.0	0.0	Forced Heat & Cool	0.19	73.4	68.0	115.0	$163
19 NE	52-25-19-279-007	13701 HART	10/08/24	$271,000		BUNGALOW	979	783	0	1951	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$277
19 NE	52-25-19-279-009	13681 HART	08/11/23	$242,000		BUNGALOW	979	783	396	1951	3	1.0	0.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$247
19 NE	52-25-19-279-020	13720 NADINE	11/07/25	$273,000		BUNGALOW	1,210	968	0	1947	3	1.0	0.0	Forced Heat & Cool	0.16	60.0	57.9	115.0	$226
19 NE	52-25-19-279-025	13660 NADINE	04/03/23	$347,000		BUNGALOW	1,762	949	400	1947	3	3.0	1.0	Forced Heat & Cool	0.21	80.0	72.8	115.0	$197
19 NE	52-25-19-281-007	13691 NADINE	06/28/24	$260,000		BUNGALOW	865	825	280	1950	3	1.0	1.0	Forced Heat & Cool	0.13	48.0	48.4	115.0	$301
19 NE	52-25-19-282-012	14050 MANHATTAN	04/27/23	$286,900		BUNGALOW	1,061	825	400	1949	3	2.0	0.0	Forced Heat & Cool	0.13	50.0	50.0	115.0	$270
19 NE	52-25-19-283-013	13651 ELGIN	12/01/25	$265,000		BUNGALOW	1,276	1,021	451	1952	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	41.8	115.0	$208
19 NE	52-25-19-283-020	13700 MANHATTAN	08/16/24	$299,999		BUNGALOW	1,084	867	280	1947	3	2.0	0.0	Forced Heat & Cool	0.16	60.0	57.9	115.0	$277
19 NE	52-25-19-283-026	13640 MANHATTAN	11/26/24	$290,000		BUNGALOW	1,228	901	396	1947	3	1.0	1.0	Forced Air w/ Ducts	0.16	60.0	57.9	115.0	$236
19 NE	52-25-19-283-027	13630 MANHATTAN	03/21/24	$235,000		BUNGALOW	1,150	920	280	1947	3	1.0	1.0	Forced Heat & Cool	0.18	67.7	63.7	115.0	$204
19 NE	52-25-19-284-005	14031 MANHATTAN	08/11/23	$275,000		BUNGALOW	1,058	825	0	1949	3	2.0	0.0	Forced Heat & Cool	0.13	49.0	48.6	112.0	$260
19 NE	52-25-19-285-010	13641 MANHATTAN	06/13/23	$285,000		BUNGALOW	1,179	943	213	1944	3	1.0	0.0	Forced Heat & Cool	0.15	60.0	57.1	112.0	$242
19 SE	52-25-19-408-028	14037 LUDLOW	05/04/23	$215,000		1 STORY	898	875	408	1949	3	1.0	0.0	Forced Heat & Cool	0.13	42.5	45.5	135.0	$239
19 SE	52-25-19-426-021	13684 VERNON	11/27/24	$251,000		1 STORY	872	712	280	1949	3	1.0	0.0	Forced Air w/ Ducts	0.13	40.0	44.8	144.0	$288
19 SE	52-25-19-429-007	13681 LUDLOW	06/16/23	$206,000		1 STORY	1,046	872	289	1946	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	60.0	135.0	$197
19 SE	52-25-19-454-026	14000 VICTORIA	10/17/25	$290,000		1 STORY	1,394	1,152	539	1949	3	1.0	1.0	Forced Heat & Cool	0.22	73.8	69.5	130.0	$208
19 SE	52-25-19-477-016	13660 VICTORIA	06/20/25	$290,000		1 STORY	1,318	0	430	1949	3	1.0	1.0	Forced Heat & Cool	0.25	85.0	77.8	130.0	$220
19 SE	52-25-19-478-010	13625 VICTORIA	10/27/25	$215,000		1 STORY	907	907	244	1950	2	1.0	0.0	Forced Heat & Cool	0.16	50.0	51.9	135.0	$237
19 SE	52-25-19-402-028	14040 VERNON	12/19/24	$401,000		BUNGALOW	1,590	1,060	329	1947	3	2.0	0.0	Forced Heat & Cool	0.20	59.0	62.0	148.0	$252
19 SE	52-25-19-404-023	14050 SHERWOOD	09/13/24	$260,000		BUNGALOW	1,060	848	408	1947	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	60.0	135.0	$245
19 SE	52-25-19-407-021	14072 LUDLOW	12/12/25	$245,000		BUNGALOW	908	726	289	1949	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	43.4	135.0	$270
19 SE	52-25-19-408-041	14060 BALFOUR	05/30/25	$300,000		BUNGALOW	1,392	868	600	1947	3	1.0	0.0	Forced Heat & Cool	0.20	65.0	64.0	135.0	$216
19 SE	52-25-19-426-001	13741 LINCOLN	12/08/23	$295,000		BUNGALOW	1,370	913	287	1946	3	2.0	0.0	Forced Heat & Cool	0.12	46.9	44.5	110.0	$215
19 SE	52-25-19-427-012	13621 VERNON	05/13/24	$230,000		BUNGALOW	1,215	972	0	1947	3	1.0	1.0	Forced Heat & Cool	0.25	80.0	75.8	136.0	$189
19 SE	52-25-19-428-029	13641 SHERWOOD	05/23/24	$365,000		BUNGALOW	1,593	984	273	1947	4	2.0	0.0	Forced Heat & Cool	0.18	60.0	58.9	130.0	$229
19 SE	52-25-19-429-015	13710 BALFOUR	05/12/25	$261,865		BUNGALOW	1,383	922	451	1947	4	1.0	0.0	Forced Heat & Cool	0.19	60.0	60.0	135.0	$189
19 SE	52-25-19-476-015	13700 WINCHESTER	10/28/25	$225,000		BUNGALOW	1,130	895	488	1946	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	61.3	141.0	$199
19 SE	52-25-19-477-008	13641 WINCHESTER	06/16/23	$289,000		BUNGALOW	1,373	889	309	1946	3	2.0	0.0	Forced Heat & Cool	0.21	70.0	66.6	130.0	$210
19 W	52-25-19-151-004	26220 HARDING	07/10/24	$330,000		1 STORY	1,547	1,547	404	1965	3	2.0	0.0	Forced Heat & Cool	0.18	55.0	59.4	140.0	$213
19 W	52-25-19-151-018	26241 RAINE	11/30/23	$320,000		1 STORY	1,540	1,540	408	1966	3	2.0	0.0	Forced Heat & Cool	0.18	55.0	59.4	140.0	$208
19 W	52-25-19-151-021	26201 RAINE	09/05/24	$312,000		1 STORY	1,540	1,540	406	1965	3	2.0	0.0	Forced Heat & Cool	0.18	55.0	59.4	140.0	$203

Assessment Year Sales 4/1/23 to 12/31/25

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Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
19 W	52-25-19-152-002	25991 HARDING	06/27/24	$257,500		1 STORY	1,610	1,610	433	1964	3	2.0	1.0	Forced Heat & Cool	0.15	55.0	53.8	115.0	$160
19 W	52-25-19-328-005	14621 LUDLOW	02/28/24	$220,000		1 STORY	1,351	1,351	422	1965	3	2.0	0.0	Forced Heat & Cool	0.14	52.0	52.1	118.0	$163
19 W	52-25-19-401-004	14541 LINCOLN	10/27/23	$267,000		1 STORY	1,488	1,488	0	1956	3	2.0	1.0	Forced Heat & Cool	0.14	50.3	51.0	119.0	$179
19 W	52-25-19-401-016	14401 LINCOLN	06/30/23	$315,000		1 STORY	1,443	1,443	424	1956	3	2.0	1.0	Forced Heat & Cool	0.15	54.0	54.6	122.0	$218
19 W	52-25-19-401-018	14410 VERNON	05/30/23	$240,000		1 STORY	1,480	1,480	0	1959	3	2.0	0.0	Forced Heat & Cool	0.14	50.6	51.0	118.0	$162
19 W	52-25-19-401-030	14550 VERNON	09/29/25	$310,000		1 STORY	1,622	1,622	308	1956	3	2.0	1.0	Forced Heat & Cool	0.15	65.0	56.5	97.0	$191
19 W	52-25-19-401-037	25541 COLLEEN	07/31/24	$315,000		1 STORY	1,621	1,621	0	1956	3	2.0	1.0	Forced Heat & Cool	0.15	53.0	53.4	120.0	$194
19 W	52-25-19-402-008	14201 LINCOLN	07/06/23	$225,000		1 STORY	1,098	1,087	400	1953	3	1.0	1.0	Forced Heat & Cool	0.14	55.0	52.7	110.0	$205
19 W	52-25-19-402-024	14210 VERNON	09/22/25	$235,000		1 STORY	1,145	1,087	600	1953	3	1.0	0.0	Forced Heat & Cool	0.18	53.0	58.5	144.0	$205
19 W	52-25-19-403-017	14400 SHERWOOD	08/18/23	$314,000		1 STORY	1,860	1,838	0	1957	3	2.0	1.0	Forced Heat & Cool	0.14	60.0	54.4	102.0	$169
19 W	52-25-19-403-022	14500 SHERWOOD	06/10/25	$330,000		1 STORY	1,883	1,858	270	1957	3	2.0	1.0	Forced Heat & Cool	0.14	60.0	54.4	102.0	$175
19 W	52-25-19-403-023	14510 SHERWOOD	12/23/24	$410,000		1 STORY	1,914	1,858	468	1957	4	3.0	0.0	Forced Heat & Cool	0.15	66.0	58.1	100.0	$214
19 W	52-25-19-404-005	14221 VERNON	12/09/24	$390,000		1 STORY	2,012	1,858	0	1956	3	2.0	0.0	Forced Heat & Cool	0.20	59.0	64.4	147.0	$194
19 W	52-25-19-406-008	25430 KAREN	03/18/24	$364,000		1 STORY	1,770	1,259	286	1957	6	2.0	1.0	Forced Heat & Cool	0.17	80.0	64.6	91.0	$206
19 W	52-25-19-408-032	14180 BALFOUR	08/25/25	$467,696		1 STORY	2,026	2,026	482	1956	3	2.0	1.0	Forced Heat & Cool	0.21	78.0	72.4	119.0	$231
19 W	52-25-19-151-016	26261 RAINE	09/03/24	$400,000		2 STORY	1,904	1,023	412	1965	4	2.0	1.0	Forced Heat & Cool	0.18	55.0	59.4	140.0	$210
19 W	52-25-19-151-033	26121 RAINE	08/31/23	$400,000		2 STORY	2,172	925	433	1968	4	2.0	1.0	Forced Heat & Cool	0.18	55.0	59.4	140.0	$184
19 W	52-25-19-176-018	26121 STRATFORD	04/24/25	$510,000		2 STORY	2,167	1,032	408	1964	6	3.0	1.0	Forced Heat & Cool	0.15	55.0	55.0	120.0	$235
19 W	52-25-19-176-022	26071 STRATFORD	09/10/24	$685,000		2 STORY	2,847	989	418	1964	5	2.0	3.0	Forced Heat & Cool	0.15	55.0	55.0	120.0	$241
19 W	52-25-19-178-018	14830 LINCOLN	02/06/25	$440,000		2 STORY	1,741	932	521	1964	4	2.0	1.0	Forced Heat & Cool	0.25	66.8	74.9	163.0	$253
19 W	52-25-19-179-011	25990 RADCLIFT	06/30/23	$318,000		2 STORY	1,877	1,026	418	1965	4	3.0	1.0	Forced Heat & Cool	0.14	55.0	53.1	112.0	$169
19 W	52-25-19-179-011	25990 RADCLIFT	07/01/25	$450,000		2 STORY	1,877	1,026	418	1965	4	3.0	1.0	Forced Heat & Cool	0.14	55.0	53.1	112.0	$240
19 W	52-25-19-179-024	26011 MARLOWE	07/03/23	$381,000		2 STORY	1,864	1,032	410	1964	4	2.0	1.0	Forced Heat & Cool	0.14	55.0	52.7	110.0	$204
19 W	52-25-19-179-024	26011 MARLOWE	07/31/24	$555,000		2 STORY	1,864	1,032	410	1964	4	2.0	1.0	Forced Heat & Cool	0.14	55.0	52.7	110.0	$298
19 W	52-25-19-180-025	14770 LORETTA	07/12/23	$335,000		2 STORY	1,407	796	428	1964	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$238
19 W	52-25-19-180-026	14760 LORETTA	08/01/23	$400,000		2 STORY	1,728	911	424	1964	4	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$231
19 W	52-25-19-180-042	26030 MARLOWE	02/21/25	$300,000		2 STORY	1,407	796	430	1964	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$213
19 W	52-25-19-327-004	14650 SHERWOOD	12/16/25	$425,000		2 STORY	1,738	914	420	1964	4	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$245
19 W	52-25-19-327-009	14600 SHERWOOD	06/04/24	$600,000		2 STORY	3,245	1,062	406	1966	5	4.0	1.0	Forced Heat & Cool	0.19	84.0	69.7	98.0	$185
19 W	52-25-19-327-015	14611 SHERWOOD	04/18/23	$325,000		2 STORY	1,891	1,066	410	1965	4	2.0	1.0	Forced Heat & Cool	0.14	56.0	53.2	109.0	$172
19 W	52-25-19-327-015	14611 SHERWOOD	04/15/24	$530,000		2 STORY	1,891	1,066	410	1965	4	2.0	1.0	Forced Heat & Cool	0.14	56.0	53.2	109.0	$280
19 W	52-25-19-328-010	14571 LUDLOW	09/10/25	$322,077		2 STORY	1,610	844	416	1965	4	2.0	1.0	Forced Heat & Cool	0.14	51.5	51.7	118.0	$200
19 W	52-25-19-407-002	14160 LUDLOW	06/05/25	$385,000		2 STORY	1,967	1,089	425	1965	4	2.0	1.0	Forced Heat & Cool	0.15	65.0	57.4	100.0	$196
19 W	52-25-19-407-003	14150 LUDLOW	05/07/25	$385,000		2 STORY	1,848	1,032	422	1965	4	2.0	1.0	Forced Heat & Cool	0.17	74.0	63.7	100.0	$208
19 W	52-25-19-407-019	14080 LUDLOW	10/16/24	$300,000		2 STORY	1,417	885	0	1946	4	2.0	0.0	Forced Air w/ Ducts	0.19	60.0	60.0	135.0	$212
19 W	52-25-19-408-002	25530 GARDNER	10/25/23	$385,000		2 STORY	2,727	1,046	402	1965	4	3.0	2.0	Forced Heat & Cool	0.14	55.0	52.7	110.0	$141
19 W	52-25-19-178-003	26080 STRATFORD	08/08/23	$266,500		TRI/QUAD LEVEL	1,628	0	0	1964	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$164
19 W	52-25-19-255-022	14220 MANHATTAN	04/02/25	$240,000		TRI/QUAD LEVEL	1,243	0	412	1966	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	42.0	116.0	$193
19 W	52-25-19-255-027	14231 ELGIN	12/31/24	$300,000		TRI/QUAD LEVEL	1,686	498	474	1969	3	1.0	1.0	Forced Heat & Cool	0.14	53.3	52.9	116.0	$178
28	52-25-28-101-055	8776 WOODSIDE PARK	05/02/25	$270,000		1 STORY	1,034	1,034	497	1953	3	1.0	0.0	Forced Heat & Cool	0.18	48.0	52.7	160.0	$261
28	52-25-28-102-018	8853 WOODSIDE PARK	04/14/23	$261,000		1 STORY	1,126	1,126	312	1954	3	1.0	2.0	Forced Air w/ Ducts	0.15	50.0	49.1	130.0	$232
28	52-25-28-103-008	24810 ROANOKE	10/22/25	$335,000		1 STORY	1,137	1,137	586	1954	3	2.0	1.0	Forced Heat & Cool	0.14	49.0	47.9	128.0	$295
28	52-25-28-103-013	24658 ROANOKE	06/17/24	$224,900		1 STORY	1,067	1,067	392	1954	3	1.0	0.0	Forced Heat & Cool	0.13	45.0	44.8	128.0	$211
28	52-25-28-103-020	24488 ROANOKE	06/02/23	$265,000		1 STORY	1,067	1,067	280	1953	3	1.0	1.0	Forced Heat & Cool	0.13	45.0	44.8	128.0	$248

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
28	52-25-28-103-036	24641 REPUBLIC	05/05/25	$270,000		1 STORY	1,021	1,021	506	1953	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.3	131.0	$264
28	52-25-28-126-020	24811 SHERMAN	10/20/25	$222,500		1 STORY	1,021	1,021	446	1953	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	47.1	120.0	$218
28	52-25-28-126-021	24801 SHERMAN	03/11/24	$256,499		1 STORY	1,021	1,021	0	1953	3	1.0	0.0	Forced Air w/ Ducts	0.14	50.0	47.1	120.0	$251
28	52-25-28-151-003	8875 KENBERTON	11/22/24	$205,000		1 STORY	1,168	1,023	317	1955	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	47.6	115.0	$176
28	52-25-28-151-003	8875 KENBERTON	04/11/25	$353,000		1 STORY	1,168	1,023	317	1955	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	47.6	115.0	$302
28	52-25-28-151-010	8823 KENBERTON	03/19/24	$260,000		1 STORY	1,036	1,036	451	1955	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	48.2	118.0	$251
28	52-25-28-151-018	8745 KENBERTON	02/14/24	$220,000		1 STORY	1,181	1,181	289	1954	3	1.0	1.0	Forced Air w/ Ducts	0.15	50.0	49.1	130.0	$186
28	52-25-28-151-023	8799 KENBERTON	06/12/23	$278,000		1 STORY	1,122	1,122	408	1955	3	1.0	1.0	Forced Heat & Cool	0.24	58.6	65.6	180.0	$248
28	52-25-28-151-025	24627 ROANOKE	01/05/24	$232,000		1 STORY	1,033	1,033	444	1954	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	47.1	120.0	$225
28	52-25-28-151-028	24493 ROANOKE	04/10/23	$163,000		1 STORY	1,023	1,023	453	1953	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$159
28	52-25-28-151-032	24453 ROANOKE	07/12/24	$250,000		1 STORY	1,030	1,030	331	1953	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$243
28	52-25-28-151-046	24211 ROANOKE	09/27/23	$240,000		1 STORY	1,156	1,156	563	1953	3	1.0	1.0	Forced Heat & Cool	0.16	52.0	51.8	136.0	$208
28	52-25-28-152-024	24081 NORWOOD	04/24/24	$232,000		1 STORY	1,006	1,006	0	1972	3	1.0	0.0	Forced Heat & Cool	0.14	50.8	47.3	118.0	$231
28	52-25-28-153-019	24080 NORWOOD	08/07/23	$260,000		1 STORY	1,006	1,006	0	1972	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$258
28	52-25-28-154-003	24070 MEADOWLARK	05/01/23	$260,000		1 STORY	1,309	1,094	0	1954	3	1.0	1.0	Forced Heat & Cool	0.18	56.9	55.4	135.0	$199
28	52-25-28-176-006	8521 COLGATE	07/24/24	$225,000		1 STORY	879	0	336	1920	2	1.0	0.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$256
28	52-25-28-176-008	8501 COLGATE	11/15/24	$205,000		1 STORY	748	180	311	1920	2	1.0	0.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$274
28	52-25-28-176-020	8480 YALE	08/25/23	$200,000		1 STORY	1,013	0	0	1956	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$197
28	52-25-28-177-002	24232 ROANOKE	05/31/23	$244,000		1 STORY	971	958	0	1930	2	1.0	0.0	Forced Air w/ Ducts	0.18	58.3	55.7	131.0	$251
28	52-25-28-177-010	8449 YALE	10/25/24	$202,000		1 STORY	995	995	0	1971	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$203
28	52-25-28-178-004	8501 NORTHFIELD	09/27/24	$260,000		1 STORY	1,024	1,007	362	1952	2	1.0	0.0	Forced Air w/ Ducts	0.15	72.0	54.3	88.7	$254
28	52-25-28-178-009	8411 NORTHFIELD	10/15/24	$286,000		1 STORY	1,338	1,007	287	1952	3	2.0	0.0	Forced Heat & Cool	0.15	72.0	54.3	88.8	$214
28	52-25-28-179-022	8431 ROSELAND	11/25/25	$220,000		1 STORY	894	894	599	1924	3	1.0	0.0	Forced Air w/ Ducts	0.25	109.0	80.3	100.0	$246
28	52-25-28-180-017	24610 SHERMAN	02/11/25	$273,000		1 STORY	1,092	1,092	400	1952	3	2.0	0.0	Forced Heat & Cool	0.14	45.0	46.1	136.0	$250
28	52-25-28-180-047	24030 SHERMAN	09/03/25	$278,000		1 STORY	978	962	280	1951	3	1.0	0.0	Forced Heat & Cool	0.18	50.0	54.3	159.0	$284
28	52-25-28-301-012	8940 OAK PARK	06/03/24	$235,000		1 STORY	1,007	1,007	280	1952	3	1.0	0.0	Forced Air w/ Ducts	0.18	57.2	56.7	140.0	$233
28	52-25-28-302-003	23870 NORWOOD	10/17/24	$240,000		1 STORY	1,018	1,005	408	1952	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.6	135.0	$236
28	52-25-28-304-012	8520 OAK PARK	01/08/25	$265,000		1 STORY	970	960	484	1949	3	1.0	1.0	Forced Air w/ Ducts	0.25	83.5	74.5	132.0	$273
28	52-25-28-305-033	23471 NORWOOD	10/06/23	$245,000		1 STORY	1,161	1,025	280	1950	3	1.0	0.0	Forced Air w/ Ducts	0.23	75.0	69.2	135.0	$211
28	52-25-28-306-030	23491 MEADOWLARK	10/20/25	$260,000		1 STORY	993	980	0	1950	3	1.0	0.0	Forced Heat & Cool	0.20	64.0	60.9	135.0	$262
28	52-25-28-307-020	23420 MEADOWLARK	12/18/23	$215,000		1 STORY	1,098	1,080	280	1951	3	1.0	1.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$196
28	52-25-28-326-014	8400 OAK PARK	06/02/25	$270,000		1 STORY	1,015	1,015	400	1952	3	1.0	0.0	Forced Heat & Cool	0.25	83.5	74.5	132.0	$266
28	52-25-28-327-011	8250 OAK PARK	05/20/24	$211,000		1 STORY	1,248	0	370	1948	3	1.0	0.0	Forced Heat & Cool	0.17	57.3	55.1	132.0	$169
28	52-25-28-327-013	8228 OAK PARK	06/06/25	$225,000		1 STORY	1,131	0	327	1925	2	1.0	0.0	Forced Heat & Cool	0.18	58.0	55.7	132.0	$199
28	52-25-28-332-016	23456 FOREST	06/30/23	$175,000		1 STORY	756	756	400	1924	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	51.1	141.0	$231
28	52-25-28-332-045	23466 FOREST	08/21/23	$282,500		1 STORY	1,087	1,087	484	1925	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	51.2	141.5	$260
28	52-25-28-332-045	23466 FOREST	10/16/24	$248,000		1 STORY	1,087	1,087	484	1925	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	51.2	141.5	$228
28	52-25-28-351-010	23100 ROSEWOOD	08/05/24	$232,500		1 STORY	851	833	0	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$273
28	52-25-28-351-016	23040 ROSEWOOD	08/14/24	$205,000		1 STORY	845	833	440	1950	3	1.0	0.0	Forced Air w/ Ducts	0.17	56.0	54.7	135.0	$243
28	52-25-28-352-003	23250 NORWOOD	05/09/24	$225,000		1 STORY	1,100	894	280	1950	3	1.0	0.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$205
28	52-25-28-352-022	23211 MEADOWLARK	04/14/23	$236,000		1 STORY	992	992	0	1971	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$238
28	52-25-28-354-011	23200 ROANOKE	07/11/23	$255,000		1 STORY	1,275	962	484	1952	3	1.0	0.0	Forced Heat & Cool	0.49	75.5	101.0	285.0	$200
28	52-25-28-128-028	24438 REPUBLIC	09/30/24	$250,500		BUNGALOW	1,289	766	0	1923	2	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.3	131.5	$194
28	52-25-28-151-043	24251 ROANOKE	02/05/25	$212,000		BUNGALOW	1,099	879	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.8	136.0	$193
28	52-25-28-154-025	24041 ROANOKE	10/13/23	$280,000		BUNGALOW	1,110	888	404	1953	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$252
28	52-25-28-176-014	8441 COLGATE	12/12/23	$286,000		BUNGALOW	1,268	845	525	1953	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$226
28	52-25-28-176-014	8441 COLGATE	07/08/25	$310,000		BUNGALOW	1,268	845	525	1953	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$244

Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
28	52-25-28-177-005	8501 YALE	06/01/23	$286,000		BUNGALOW	1,069	855	451	1953	4	1.0	1.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$268
28	52-25-28-178-011	8560 ROSELAND	08/21/25	$245,000		BUNGALOW	1,124	899	0	1951	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	43.0	100.0	$218
28	52-25-28-179-013	24051 SHERMAN	05/21/24	$234,000		BUNGALOW	1,128	902	518	1951	3	1.0	0.0	Forced Heat & Cool	0.19	50.0	55.6	167.0	$207
28	52-25-28-179-021	24001 SHERMAN	07/18/23	$260,000		BUNGALOW	1,402	878	528	1951	3	1.0	1.0	Forced Heat & Cool	0.16	64.0	55.2	111.0	$185
28	52-25-28-303-005	23830 MEADOWLARK	10/18/23	$228,000		BUNGALOW	1,130	866	528	1951	3	1.0	1.0	Forced Heat & Cool	0.17	55.2	54.1	135.0	$202
28	52-25-28-303-006	23877 ROANOKE	06/18/24	$235,000		BUNGALOW	780	520	406	1925	2	1.0	0.0	Forced Heat & Cool	0.21	67.0	63.4	136.0	$301
28	52-25-28-305-012	23520 ROSEWOOD	11/27/24	$285,000		BUNGALOW	1,494	854	0	1950	4	1.0	1.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$191
28	52-25-28-305-017	23460 ROSEWOOD	12/23/24	$206,000		BUNGALOW	1,068	854	0	1950	3	1.0	0.0	Forced Air w/ Ducts	0.19	62.7	59.9	135.0	$193
28	52-25-28-305-031	23491 NORWOOD	05/20/24	$245,000		BUNGALOW	1,068	854	320	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$229
28	52-25-28-305-040	23530 ROSEWOOD	07/26/24	$270,000		BUNGALOW	1,068	854	0	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$253
28	52-25-28-305-042	23570 ROSEWOOD	09/16/25	$265,500		BUNGALOW	1,068	854	528	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$249
28	52-25-28-305-043	23560 ROSEWOOD	04/02/24	$310,000		BUNGALOW	1,068	854	576	1950	3	1.0	0.0	Forced Heat & Cool	0.17	54.0	53.2	135.0	$290
28	52-25-28-307-024	23557 ROANOKE	07/23/24	$205,000		BUNGALOW	1,150	767	360	1925	3	1.0	0.0	Forced Heat & Cool	0.17	54.0	53.4	136.0	$178
28	52-25-28-326-007	23861 SHERMAN	06/12/23	$274,000		BUNGALOW	1,222	978	559	1941	3	1.0	0.0	Forced Heat & Cool	0.19	50.0	55.6	167.0	$224
28	52-25-28-330-021	23531 SHERMAN	03/18/25	$335,000		BUNGALOW	1,214	857	776	1949	3	1.0	1.0	Forced Heat & Cool	0.19	50.0	55.6	167.0	$276
28	52-25-28-331-006	23570 SHERMAN	08/10/23	$205,000		BUNGALOW	1,031	825	440	1949	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	51.7	144.6	$199
28	52-25-28-331-006	23570 SHERMAN	11/27/23	$265,000		BUNGALOW	1,031	825	440	1949	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	51.7	144.6	$257
28	52-25-28-332-009	23532 FOREST	09/12/24	$250,000		BUNGALOW	760	600	594	1919	3	1.0	0.0	Forced Heat & Cool	0.19	60.0	59.1	141.0	$329
28	52-25-28-351-003	23256 ROSEWOOD	06/20/25	$237,000		BUNGALOW	1,167	725	400	1950	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$203
28	52-25-28-351-021	23261 NORWOOD	10/24/24	$259,900		BUNGALOW	1,238	813	308	1951	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$210
28	52-25-28-352-010	23110 NORWOOD	11/06/24	$280,000		BUNGALOW	1,208	854	400	1950	3	2.0	0.0	Forced Air w/ Ducts	0.17	55.0	54.0	135.0	$232
28	52-25-28-352-019	23241 MEADOWLARK	02/28/25	$300,000		BUNGALOW	1,431	954	0	2005	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$210
28	52-25-28-352-030	23041 MEADOWLARK	06/20/23	$300,000		BUNGALOW	1,470	1,194	586	1925	3	2.0	0.0	Forced Heat & Cool	0.22	71.2	66.3	135.0	$204
28	52-25-28-353-023	23221 ROANOKE	10/10/25	$221,000		BUNGALOW	1,040	813	440	1948	3	1.0	0.0	Forced Heat & Cool	0.17	54.0	53.4	136.0	$213
28	52-25-28-353-026	23121 ROANOKE	09/26/25	$230,000		BUNGALOW	1,112	813	280	1948	3	1.0	0.0	Forced Heat & Cool	0.17	53.0	52.6	136.0	$207
28	52-25-28-354-007	23250 ROANOKE	05/24/24	$308,000		BUNGALOW	1,068	854	280	1950	3	1.0	0.0	Forced Heat & Cool	0.33	51.0	73.8	285.0	$288
28	52-25-28-354-021	23271 REPUBLIC	07/20/23	$305,000		BUNGALOW	1,299	866	280	1950	3	2.0	1.0	Forced Heat & Cool	0.11	40.0	39.4	120.0	$235
28	52-25-28-354-021	23271 REPUBLIC	09/16/25	$330,000		BUNGALOW	1,299	866	280	1950	3	2.0	1.0	Forced Heat & Cool	0.11	40.0	39.4	120.0	$254
28	52-25-28-354-029	23201 REPUBLIC	11/08/23	$249,500		BUNGALOW	1,347	1,069	308	1949	3	1.0	0.0	Forced Heat & Cool	0.20	70.0	62.2	122.0	$185
28	52-25-28-377-007	23230 SHERMAN	05/13/25	$215,000		BUNGALOW	1,038	830	280	1946	3	1.0	0.0	Forced Air w/ Ducts	0.11	40.0	38.9	117.0	$207
28	52-25-28-381-018	23081 FOREST	09/04/24	$267,000		BUNGALOW	1,034	827	0	1946	3	2.0	0.0	Forced Heat & Cool	0.11	40.0	38.9	117.0	$258
28	52-25-28-382-002	23120 FOREST	08/18/23	$247,500		BUNGALOW	1,030	813	380	1947	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	38.9	117.0	$240
28	52-25-28-382-004	23100 FOREST	05/23/24	$325,000		BUNGALOW	1,055	837	320	1946	3	2.0	0.0	Forced Heat & Cool	0.11	40.0	38.9	117.0	$308
28/29	52-25-28-128-008	8441 KENBERTON	04/11/24	$485,000		2 STORY	2,208	1,088	504	2019	4	2.0	1.0	Forced Heat & Cool	0.21	45.0	55.9	200.0	$220
28/29	52-25-28-176-023	8448 YALE	11/22/24	$473,800		2 STORY	1,843	1,136	451	1930	3	2.0	0.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$257
28/29	52-25-28-177-012	8429 YALE	12/18/24	$560,000		2 STORY	2,468	1,083	484	2019	0	2.0	1.0	Forced Heat & Cool	0.13	50.0	46.3	116.0	$227
28/29	52-25-28-178-018	8468 ROSELAND	05/12/23	$250,000		2 STORY	1,282	641	577	1925	3	2.0	0.0	Electric Baseboard	0.12	50.0	43.0	100.0	$195
28/29	52-25-28-308-032	23465 REPUBLIC	04/19/24	$256,000		2 STORY	1,798	899	0	1927	3	1.0	0.0	Forced Heat & Cool	0.19	50.0	55.6	167.0	$142
28/29	52-25-29-405-017	23430 GENEVA	05/14/25	$283,000		2 STORY	1,085	733	400	1925	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$261
29	52-25-29-251-009	24230 SCOTIA	06/09/23	$275,000		1 STORY	1,369	1,118	0	1953	3	1.0	2.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$201
29	52-25-29-252-004	24310 GENEVA	07/01/25	$261,500		1 STORY	1,207	1,207	0	1953	2	2.0	0.0	Forced Heat & Cool	0.13	50.4	45.4	110.0	$217

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
29	52-25-29-253-007	24250 RENSSELAER	05/05/23	$210,000		1 STORY	1,237	1,237	0	1953	3	1.0	2.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$170
29	52-25-29-253-023	24201 SENECA	11/25/25	$262,500		1 STORY	1,244	1,244	528	1953	3	1.0	0.0	Forced Heat & Cool	0.16	51.5	51.2	135.0	$211
29	52-25-29-254-003	24320 SENECA	10/30/23	$300,000		1 STORY	1,250	1,250	0	1952	3	2.0	0.0	Forced Heat & Cool	0.15	59.0	51.5	110.0	$240
29	52-25-29-255-004	24080 SCOTIA	03/29/24	$261,000		1 STORY	1,170	1,029	440	1954	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$223
29	52-25-29-255-004	24080 SCOTIA	06/26/25	$295,000		1 STORY	1,170	1,029	440	1954	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$252
29	52-25-29-255-005	24070 SCOTIA	01/29/25	$228,000		1 STORY	1,028	1,028	0	1954	3	1.0	0.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$222
29	52-25-29-255-006	24066 SCOTIA	05/02/25	$295,000		1 STORY	1,028	1,028	0	1954	3	1.0	0.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$287
29	52-25-29-255-007	24050 SCOTIA	08/01/24	$270,000		1 STORY	1,064	1,064	0	1954	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	51.6	144.0	$254
29	52-25-29-255-016	24081 GENEVA	07/31/23	$243,000		1 STORY	1,206	1,026	0	1954	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	50.9	140.0	$201
29	52-25-29-255-022	24021 GENEVA	09/17/25	$295,100		1 STORY	1,026	1,026	308	1954	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	51.3	142.0	$288
29	52-25-29-256-025	24001 RENSSELAER	07/26/24	$253,000		1 STORY	1,384	1,252	440	1954	3	2.0	1.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$183
29	52-25-29-258-014	24141 ONEIDA	01/04/24	$235,000		1 STORY	1,188	1,188	440	1952	3	1.0	1.0	Forced Heat & Cool	0.17	50.0	52.4	148.0	$198
29	52-25-29-277-001	24330 MANISTEE	12/23/25	$255,000		1 STORY	1,038	1,038	0	1954	3	1.0	0.0	Forced Heat & Cool	0.13	53.0	46.2	105.0	$246
29	52-25-29-277-003	24310 MANISTEE	06/05/23	$240,000		1 STORY	1,443	1,299	418	1954	3	2.0	0.0	Forced Heat & Cool	0.16	59.6	52.6	113.0	$166
29	52-25-29-277-005	24280 MANISTEE	05/12/25	$215,000		1 STORY	1,137	1,123	0	1954	3	1.0	1.0	Forced Heat & Cool	0.16	52.0	52.0	137.0	$189
29	52-25-29-277-014	24311 MAJESTIC	11/07/24	$270,500		1 STORY	1,746	1,746	0	1956	3	2.0	1.0	Forced Heat & Cool	0.19	58.0	57.3	140.0	$155
29	52-25-29-278-008	24210 MAJESTIC	05/18/23	$295,000		1 STORY	1,256	1,092	324	1952	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.9	140.0	$235
29	52-25-29-278-010	24321 ITHACA	08/06/24	$261,000		1 STORY	1,174	1,007	0	1953	3	1.0	0.0	Forced Air w/ Ducts	0.15	58.9	51.0	108.0	$222
29	52-25-29-279-007	24250 ITHACA	11/08/24	$200,000		1 STORY	1,020	1,007	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.4	137.0	$196
29	52-25-29-279-007	24250 ITHACA	05/16/25	$250,000		1 STORY	1,020	1,007	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.4	137.0	$245
29	52-25-29-279-010	24220 ITHACA	05/21/24	$250,000		1 STORY	1,020	1,007	0	1953	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.4	137.0	$245
29	52-25-29-280-002	24130 ONEIDA	08/26/25	$230,000		1 STORY	1,092	1,092	0	1952	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.2	131.0	$211
29	52-25-29-280-009	24060 ONEIDA	04/14/23	$195,000		1 STORY	1,092	1,092	0	1952	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.7	134.0	$179
29	52-25-29-280-009	24060 ONEIDA	11/06/25	$232,250		1 STORY	1,092	1,092	0	1952	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.7	134.0	$213
29	52-25-29-280-019	24101 MANISTEE	07/26/23	$160,000		1 STORY	1,036	0	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.15	50.0	49.4	132.0	$154
29	52-25-29-281-003	24100 MANISTEE	09/05/23	$218,500		1 STORY	1,099	0	0	1952	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$199
29	52-25-29-401-015	10750 OAK PARK	12/20/23	$160,000		1 STORY	1,105	1,092	322	1951	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.9	140.0	$145
29	52-25-29-402-008	23851 SENECA	04/23/25	$252,200		1 STORY	1,273	1,273	0	1956	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$198
29	52-25-29-403-001	23880 SENECA	12/05/25	$240,000		1 STORY	1,191	1,178	450	1952	3	1.0	1.0	Forced Air w/ Ducts	0.15	48.0	48.4	135.0	$202
29	52-25-29-404-004	10811 OAK PARK	04/16/24	$250,000		1 STORY	1,242	1,092	0	1952	3	1.0	1.0	Forced Heat & Cool	0.17	53.0	53.3	140.0	$201
29	52-25-29-404-008	23550 SCOTIA	10/17/25	$300,000		1 STORY	1,035	1,021	444	1952	3	1.0	0.0	Forced Heat & Cool	0.19	52.0	55.8	158.0	$290
29	52-25-29-404-012	23510 SCOTIA	10/10/25	$225,000		1 STORY	1,017	1,005	475	1951	3	1.0	0.0	Forced Air w/ Ducts	0.16	54.0	52.0	129.0	$221
29	52-25-29-406-007	23550 RENSSELAER	05/21/25	$300,000		1 STORY	1,437	1,029	280	1948	2	2.0	1.0	Forced Air w/ Ducts	0.25	80.0	72.8	135.0	$209
29	52-25-29-406-008	23530 RENSSELAER	07/29/24	$250,000		1 STORY	1,157	915	280	1953	3	2.0	0.0	Forced Heat & Cool	0.19	62.3	59.6	135.0	$216
29	52-25-29-406-020	23400 RENSSELAER	07/31/23	$215,000		1 STORY	1,066	1,047	440	1951	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$202
29	52-25-29-406-036	23401 SENECA	05/19/23	$205,000		1 STORY	952	944	260	1948	3	1.0	0.0	Forced Air w/ Ducts	0.23	72.6	67.4	135.0	$215
29	52-25-29-407-008	23530 SENECA	03/22/24	$209,500		1 STORY	1,009	920	496	1938	3	1.0	1.0	Forced Air w/ Ducts	0.20	65.0	61.7	135.0	$208
29	52-25-29-407-014	23470 SENECA	12/06/23	$164,000		1 STORY	1,103	1,092	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$149
29	52-25-29-407-014	23470 SENECA	03/11/24	$250,000		1 STORY	1,103	1,092	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$227
29	52-25-29-407-028	23507 ONEIDA	08/29/24	$255,000		1 STORY	1,018	1,001	327	1951	3	1.0	1.0	Forced Heat & Cool	0.17	54.6	53.6	135.0	$250
29	52-25-29-426-001	23870 ONEIDA	10/21/25	$280,000		1 STORY	1,103	1,080	0	1952	3	1.0	1.0	Forced Air w/ Ducts	0.16	50.7	51.1	138.0	$254
29	52-25-29-427-011	23811 MAJESTIC	05/20/24	$394,500		1 STORY	1,761	0	528	1949	3	2.0	1.0	Forced Heat & Cool	0.23	70.0	66.6	140.0	$224
29	52-25-29-429-012	10050 OAK PARK	05/13/24	$200,000		1 STORY	1,080	1,080	0	1952	3	1.0	0.0	Forced Heat & Cool	0.18	55.0	55.0	140.0	$185
29	52-25-29-430-018	23440 ONEIDA	08/24/23	$215,000		1 STORY	1,021	0	390	1949	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$211
29	52-25-29-430-018	23440 ONEIDA	03/26/25	$250,000		1 STORY	1,021	0	390	1949	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$245
29	52-25-29-430-019	23430 ONEIDA	09/25/24	$177,000		1 STORY	1,021	0	0	1949	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$173
29	52-25-29-430-039	23411 MANISTEE	02/20/25	$165,000		1 STORY	776	768	0	1948	2	1.0	0.0	Forced Hot Water	0.16	50.0	50.6	138.0	$213

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
29	52-25-29-430-040	10300 KENWOOD	07/01/24	$185,000		1 STORY	932	924	0	1948	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$198
29	52-25-29-431-037	10200 KENWOOD	09/11/25	$280,000		1 STORY	899	899	473	1946	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$311
29	52-25-29-432-015	23430 MAJESTIC	06/14/24	$235,000		1 STORY	992	992	0	1971	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$237
29	52-25-29-432-016	23420 MAJESTIC	01/02/24	$235,000		1 STORY	935	924	616	1948	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$251
29	52-25-29-451-024	23231 GENEVA	11/30/23	$235,000		1 STORY	1,330	999	0	1959	3	2.0	1.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$177
29	52-25-29-476-033	23061 MANISTEE	05/03/23	$192,000		1 STORY	1,153	768	0	1948	3	1.0	1.0	Forced Air w/ Ducts	0.19	60.0	58.5	138.0	$167
29	52-25-29-477-006	23230 MANISTEE	10/11/24	$235,000		1 STORY	978	962	440	1952	3	1.0	0.0	Forced Heat & Cool	0.17	53.0	53.0	138.0	$240
29	52-25-29-477-006	23230 MANISTEE	03/06/25	$250,000		1 STORY	978	962	440	1952	3	1.0	0.0	Forced Heat & Cool	0.17	53.0	53.0	138.0	$256
29	52-25-29-478-011	23100 MAJESTIC	12/06/24	$170,000		1 STORY	720	720	0	1946	2	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.9	140.0	$236
29	52-25-29-478-012	23090 MAJESTIC	07/05/23	$235,000		1 STORY	976	769	440	1946	3	1.0	1.0	Forced Air w/ Ducts	0.16	50.0	50.9	140.0	$241
29	52-25-29-478-015	23060 MAJESTIC	04/09/24	$185,000		1 STORY	748	748	0	1946	2	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.9	140.0	$247
29	52-25-29-478-021	23255 ITHACA	09/19/23	$235,000		1 STORY	833	816	440	1950	3	1.0	0.0	Forced Heat & Cool	0.17	52.0	52.2	138.0	$282
29	52-25-29-478-028	23095 ITHACA	09/12/24	$210,500		1 STORY	833	816	440	1950	3	1.0	0.0	Forced Heat & Cool	0.17	52.0	52.2	138.0	$253
29	52-25-29-478-029	23091 ITHACA	12/02/24	$275,000		1 STORY	1,356	992	672	1956	3	1.0	1.0	Forced Heat & Cool	0.17	53.0	53.0	138.0	$203
29	52-25-29-479-013	23080 ITHACA	12/05/23	$235,000		1 STORY	833	816	576	1950	3	2.0	0.0	Forced Heat & Cool	0.16	51.8	52.0	138.0	$282
29	52-25-29-479-014	23066 ITHACA	03/20/25	$210,000		1 STORY	833	816	0	1950	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$252
29	52-25-29-277-013	24321 MAJESTIC	04/26/24	$278,000		BUNGALOW	1,442	0	378	1952	3	2.0	0.0	Forced Air w/ Ducts	0.24	75.0	70.4	140.0	$193
29	52-25-29-282-009	24024 MAJESTIC	05/12/25	$237,500		BUNGALOW	1,000	799	400	1924	3	1.0	1.0	Forced Air w/ Ducts	0.19	60.0	58.9	140.0	$238
29	52-25-29-404-024	23561 GENEVA	08/20/25	$280,000		BUNGALOW	1,208	966	484	1950	4	1.0	1.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$232
29	52-25-29-405-013	23470 GENEVA	05/17/24	$350,000		BUNGALOW	1,358	776	457	1924	3	2.0	1.0	Forced Heat & Cool	0.17	54.0	53.2	135.0	$258
29	52-25-29-405-030	23461 RENSSELAER	07/12/23	$244,000		BUNGALOW	1,144	991	484	1928	3	2.0	0.0	Forced Air w/ Ducts	0.18	57.6	56.0	135.0	$213
29	52-25-29-406-019	23410 RENSSELAER	07/23/24	$290,000		BUNGALOW	1,850	1,298	0	1948	3	2.0	1.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$157
29	52-25-29-406-023	23561 SENECA	05/21/25	$286,555		BUNGALOW	1,072	858	329	1951	4	2.0	0.0	Forced Air w/ Ducts	0.16	53.0	52.4	135.0	$267
29	52-25-29-406-032	23441 SENECA	08/26/25	$270,000		BUNGALOW	1,060	694	0	1948	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$255
29	52-25-29-407-012	23490 SENECA	12/07/23	$155,000		BUNGALOW	879	688	0	1948	3	1.0	0.0	Forced Heat & Cool	0.17	54.0	53.2	135.0	$176
29	52-25-29-407-012	23490 SENECA	02/29/24	$225,000		BUNGALOW	879	688	0	1948	3	1.0	0.0	Forced Heat & Cool	0.17	54.0	53.2	135.0	$256
29	52-25-29-430-015	23480 ONEIDA	09/13/24	$220,500		BUNGALOW	1,076	850	440	1949	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$205
29	52-25-29-430-024	23561 MANISTEE	04/18/23	$248,000		BUNGALOW	1,080	864	0	1948	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$230
29	52-25-29-430-026	23541 MANISTEE	04/21/23	$251,000		BUNGALOW	1,080	864	280	1948	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$232
29	52-25-29-430-036	23441 MANISTEE	04/15/24	$265,000		BUNGALOW	1,266	502	250	1924	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$209
29	52-25-29-430-037	23431 MANISTEE	04/17/23	$287,900		BUNGALOW	1,368	912	520	1937	3	1.0	1.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$210
29	52-25-29-431-020	23420 MANISTEE	12/03/25	$217,000		BUNGALOW	861	672	0	1947	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$252
29	52-25-29-431-029	23501 MAJESTIC	04/02/24	$239,100		BUNGALOW	1,296	864	576	1948	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$184
29	52-25-29-431-029	23501 MAJESTIC	06/04/24	$267,000		BUNGALOW	1,296	864	576	1948	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$206
29	52-25-29-431-029	23501 MAJESTIC	12/30/25	$255,000		BUNGALOW	1,296	864	576	1948	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$197
29	52-25-29-431-031	23481 MAJESTIC	11/25/25	$288,000		BUNGALOW	1,563	1,042	0	1948	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	58.9	140.0	$184
29	52-25-29-453-009	23120 RENSSELAER	07/30/24	$240,000		BUNGALOW	1,490	0	0	1924	3	1.0	0.0	Forced Air w/ Ducts	0.16	53.0	52.4	135.0	$161
29	52-25-29-453-026	23221 SENECA	10/31/23	$215,000		BUNGALOW	1,100	793	440	1923	3	2.0	0.0	Forced Heat & Cool	0.17	54.0	53.2	135.0	$195
29	52-25-29-453-041	23050 RENSSELAER	12/18/24	$240,000		BUNGALOW	1,102	882	484	1947	3	1.0	1.0	Forced Heat & Cool	0.25	79.0	72.1	135.0	$218
29	52-25-29-454-003	23260 SENECA	07/25/23	$235,000		BUNGALOW	960	768	484	1946	3	1.0	0.0	Forced Air w/ Ducts	0.15	49.0	49.2	135.0	$245
29	52-25-29-454-011	23100 SENECA	08/23/24	$265,000		BUNGALOW	960	768	280	1946	4	3.0	0.0	Forced Air w/ Ducts	0.15	49.0	49.2	135.0	$276
29	52-25-29-454-012	23090 SENECA	09/03/25	$244,000		BUNGALOW	960	768	480	1946	3	1.0	1.0	Forced Heat & Cool	0.15	49.0	49.2	135.0	$254
29	52-25-29-454-014	23070 SENECA	12/26/25	$275,000		BUNGALOW	1,500	988	0	1926	3	2.0	0.0	Forced Heat & Cool	0.23	73.0	67.7	135.0	$183
29	52-25-29-476-016	23060 ONEIDA	08/02/23	$260,000		BUNGALOW	989	784	410	1948	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$263
29	52-25-29-476-021	23271 MANISTEE	06/28/24	$269,000		BUNGALOW	915	720	520	1953	3	2.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.6	138.0	$294
29	52-25-29-478-009	23120 MAJESTIC	06/27/24	$310,000		BUNGALOW	2,004	1,168	600	1946	5	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.9	140.0	$155
29	52-25-29-479-029	23091 ROSEWOOD	07/23/24	$225,000		BUNGALOW	906	725	576	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$248

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
29	52-25-29-479-030	23081 ROSEWOOD	05/24/24	$240,000		BUNGALOW	906	725	280	1950	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.6	138.0	$265
29MCC	52-25-29-352-022	13350 WOODVALE	08/04/23	$235,000		1 STORY	1,098	1,098	0	1954	3	2.0	0.0	Forced Heat & Cool	0.14	62.0	63.2	97.0	$214
29MCC	52-25-29-353-004	13351 WOODVALE	01/29/24	$235,000		1 STORY	1,095	1,095	0	1954	3	1.0	0.0	Forced Heat & Cool	0.14	62.0	63.2	97.0	$215
29MCC	52-25-29-353-009	13300 KENWOOD	02/14/25	$280,000		1 STORY	1,098	1,098	484	1954	3	1.0	1.0	Forced Heat & Cool	0.17	105.0	83.0	72.0	$255
29MCC	52-25-29-356-022	23000 OAKCREST	03/18/24	$227,800		1 STORY	1,098	1,098	546	1954	3	1.0	1.0	Forced Heat & Cool	0.16	72.7	72.2	98.0	$207
29MCC	52-25-29-377-025	23240 EASTWOOD	01/18/24	$218,000		1 STORY	1,094	1,094	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.15	56.0	63.5	115.0	$199
29MCC	52-25-29-377-040	23044 WEBSTER	04/19/23	$216,500		1 STORY	1,098	1,098	0	1954	3	1.0	0.0	Forced Heat & Cool	0.14	62.0	63.2	97.0	$197
29MCC	52-25-29-377-043	23030 WEBSTER	06/26/24	$232,000		1 STORY	1,098	1,098	0	1954	3	1.0	0.0	Forced Heat & Cool	0.14	62.0	63.2	97.0	$211
29OP	52-25-29-101-060	24701 SCOTIA	12/05/25	$285,000		1 STORY	1,476	1,221	466	1959	3	2.0	0.0	Forced Heat & Cool	0.29	126.4	71.4	100.0	$193
29OP	52-25-29-102-007	13431 BURTON	09/29/23	$299,900		1 STORY	1,481	1,194	419	1952	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$202
29OP	52-25-29-102-008	13421 BURTON	02/21/25	$315,000		1 STORY	1,496	1,204	290	1953	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$211
29OP	52-25-29-102-021	13211 BURTON	12/23/24	$230,000		1 STORY	1,603	1,472	0	1955	3	2.0	1.0	Forced Heat & Cool	0.14	48.4	50.7	130.0	$143
29OP	52-25-29-102-039	12831 BURTON	11/15/24	$240,000		1 STORY	1,619	1,619	0	1953	3	1.0	1.0	Forced Heat & Cool	0.12	40.0	43.2	128.0	$148
29OP	52-25-29-102-048	13520 DARTMOUTH	07/15/24	$260,000		1 STORY	1,189	1,189	280	1953	3	1.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$219
29OP	52-25-29-102-052	13430 DARTMOUTH	03/08/24	$200,000		1 STORY	1,291	1,291	451	1953	3	3.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$155
29OP	52-25-29-102-052	13430 DARTMOUTH	05/17/24	$300,000		1 STORY	1,291	1,291	451	1953	3	3.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$232
29OP	52-25-29-102-059	13320 DARTMOUTH	08/01/23	$258,000		1 STORY	1,291	1,291	0	1953	3	2.0	0.0	Forced Air w/ Ducts	0.14	50.0	51.0	125.0	$200
29OP	52-25-29-102-087	12820 DARTMOUTH	04/17/23	$301,000		1 STORY	1,506	1,335	585	1953	3	2.0	1.0	Forced Heat & Cool	0.15	51.5	52.3	125.0	$200
29OP	52-25-29-102-087	12820 DARTMOUTH	10/28/25	$300,000		1 STORY	1,506	1,335	585	1953	3	2.0	1.0	Forced Heat & Cool	0.15	51.5	52.3	125.0	$199
29OP	52-25-29-151-030	24281 BLACKSTONE	04/10/23	$268,000		1 STORY	1,509	1,509	0	1951	3	1.0	1.0	Forced Heat & Cool	0.15	53.7	54.0	125.0	$178
29OP	52-25-29-151-035	24231 BLACKSTONE	06/04/24	$215,000		1 STORY	1,647	1,496	282	1951	3	1.0	1.0	Forced Heat & Cool	0.17	60.0	59.0	125.0	$131
29OP	52-25-29-151-036	13520 NORTHFIELD	05/12/23	$228,000		1 STORY	1,568	1,568	0	1954	3	2.0	1.0	Forced Heat & Cool	0.17	60.0	57.9	120.0	$145
29OP	52-25-29-152-028	13440 NORTHFIELD	10/13/23	$249,000		1 STORY	1,591	1,451	478	1953	3	1.0	2.0	Forced Heat & Cool	0.19	69.0	64.7	120.0	$157
29OP	52-25-29-153-004	13301 DARTMOUTH	02/14/25	$292,000		1 STORY	1,508	1,508	446	1954	3	1.0	2.0	Forced Heat & Cool	0.15	63.0	54.9	100.0	$194
29OP	52-25-29-153-013	24260 DANTE	05/10/23	$196,000		1 STORY	1,419	0	0	1948	4	1.0	0.0	Forced Air w/ Ducts	0.22	84.0	74.1	115.0	$138
29OP	52-25-29-154-010	24290 BERKLEY	05/22/24	$231,200		1 STORY	1,432	1,276	0	1952	3	1.0	1.0	Forced Heat & Cool	0.11	42.7	43.1	115.0	$161
29OP	52-25-29-155-014	24270 EASTWOOD	05/12/23	$226,000		1 STORY	1,251	1,251	0	1952	3	1.0	1.0	Forced Heat & Cool	0.12	45.7	44.6	110.0	$181
29OP	52-25-29-155-017	24240 EASTWOOD	12/14/23	$248,500		1 STORY	1,512	1,280	0	1952	3	1.0	1.0	Forced Heat & Cool	0.14	54.0	50.9	110.0	$164
29OP	52-25-29-159-020	24031 EASTWOOD	08/20/25	$225,000		1 STORY	1,381	1,251	0	1952	4	1.0	1.0	Forced Heat & Cool	0.12	44.0	44.2	115.0	$163
29OP	52-25-29-176-002	13031 DARTMOUTH	02/14/25	$229,000		1 STORY	1,102	1,083	484	1952	3	2.0	0.0	Forced Air w/ Ducts	0.14	50.0	50.0	120.0	$208
29OP	52-25-29-176-012	24286 MORITZ	07/31/24	$224,500		1 STORY	1,170	1,158	0	1956	3	1.0	1.0	Forced Air w/ Ducts	0.12	40.0	42.7	125.0	$192
29OP	52-25-29-176-018	24351 JEROME	04/15/25	$323,000		1 STORY	1,922	1,922	480	1955	3	2.0	1.0	Forced Heat & Cool	0.15	51.6	52.3	125.0	$168
29OP	52-25-29-177-007	24340 JEROME	06/19/25	$269,900		1 STORY	1,554	1,554	0	1953	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$174
29OP	52-25-29-177-018	24230 JEROME	04/28/23	$320,000		1 STORY	1,531	1,531	0	1953	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$209
29OP	52-25-29-177-030	12950 NORTHFIELD	04/21/23	$230,000		1 STORY	2,491	0	531	1952	3	1.0	1.0	Forced Heat & Cool	0.25	91.0	80.7	120.0	$92
29OP	52-25-29-177-032	12900 NORTHFIELD	06/20/25	$207,000		1 STORY	1,008	0	559	1951	3	1.0	0.0	Forced Air w/ Ducts	0.22	84.0	74.1	115.0	$205
29OP	52-25-29-179-019	24361 SCOTIA	12/06/23	$158,000		1 STORY	1,048	1,048	0	1953	3	1.0	0.0	Forced Heat & Cool	0.09	40.0	38.2	100.0	$151
29OP	52-25-29-179-019	24361 SCOTIA	03/08/24	$253,000		1 STORY	1,048	1,048	0	1953	3	1.0	0.0	Forced Heat & Cool	0.09	40.0	38.2	100.0	$241
29OP	52-25-29-179-025	24301 SCOTIA	08/22/24	$220,000		1 STORY	1,069	1,069	0	1954	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	47.9	110.0	$206
29OP	52-25-29-179-028	24271 SCOTIA	07/08/25	$231,000		1 STORY	1,261	1,069	0	1954	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	47.9	110.0	$183
29OP	52-25-29-180-014	23880 MORITZ	05/27/25	$251,200		1 STORY	1,429	1,285	451	1952	3	2.0	1.0	Forced Heat & Cool	0.15	52.5	53.1	125.0	$176

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
29OP	52-25-29-180-014	23880 MORITZ	11/05/25	$280,000		1 STORY	1,429	1,285	451	1952	3	2.0	1.0	Forced Heat & Cool	0.15	52.5	53.1	125.0	$196
29OP	52-25-29-180-022	24011 JEROME	04/04/25	$280,000		1 STORY	1,434	1,229	0	1952	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	125.0	$195
29OP	52-25-29-181-016	24081 MORTON	04/25/25	$225,000		1 STORY	1,514	1,257	0	1952	3	2.0	1.0	Forced Heat & Cool	0.14	48.0	49.4	125.0	$149
29OP	52-25-29-181-021	24031 MORTON	10/29/24	$215,000		1 STORY	1,531	1,264	0	1952	3	2.0	1.0	Forced Heat & Cool	0.14	48.0	49.4	125.0	$140
29OP	52-25-29-181-023	24011 MORTON	07/28/23	$185,000		1 STORY	1,314	1,314	0	1952	3	2.0	1.0	Forced Air w/ Ducts	0.14	47.0	48.6	125.0	$141
29OP	52-25-29-181-023	24011 MORTON	01/30/25	$220,000		1 STORY	1,314	1,314	0	1952	3	2.0	1.0	Forced Air w/ Ducts	0.14	47.0	48.6	125.0	$167
29OP	52-25-29-182-010	24040 MORTON	10/13/23	$262,000		1 STORY	1,553	1,257	0	1952	3	3.0	1.0	Forced Heat & Cool	0.13	48.0	48.4	120.0	$169
29OP	52-25-29-182-011	24030 MORTON	09/22/23	$231,000		1 STORY	1,472	1,314	0	1952	3	2.0	0.0	Forced Heat & Cool	0.13	48.0	48.4	120.0	$157
29OP	52-25-29-182-013	24010 MORTON	09/10/24	$235,000		1 STORY	1,434	1,257	0	1952	3	2.0	1.0	Forced Heat & Cool	0.13	48.0	48.4	120.0	$164
29OP	52-25-29-182-013	24010 MORTON	02/26/25	$240,000		1 STORY	1,434	1,257	0	1952	3	2.0	1.0	Forced Heat & Cool	0.13	48.0	48.4	120.0	$167
29OP	52-25-29-182-014	24000 MORTON	08/29/25	$240,000		1 STORY	1,314	1,314	0	1952	3	2.0	0.0	Forced Heat & Cool	0.13	48.0	48.4	120.0	$183
29OP	52-25-29-182-020	24041 CONDON	08/31/23	$245,000		1 STORY	1,430	1,256	0	1953	3	2.0	1.0	Forced Air w/ Ducts	0.14	52.0	51.6	120.0	$171
29OP	52-25-29-183-017	24071 SCOTIA	07/05/23	$260,000		1 STORY	1,085	1,085	0	1953	3	2.0	0.0	Forced Air w/ Ducts	0.14	50.0	50.0	120.0	$240
29OP	52-25-29-302-015	13311 OAK PARK	11/06/23	$239,000		1 STORY	1,003	1,003	484	1952	3	1.0	0.0	Forced Air w/ Ducts	0.22	49.0	63.4	199.0	$238
29OP	52-25-29-302-019	13231 OAK PARK	03/12/24	$242,000		1 STORY	1,100	1,100	404	1952	3	1.0	1.0	Forced Air w/ Ducts	0.23	51.0	65.4	199.0	$220
29OP	52-25-29-302-031	13520 IRVINE	06/27/24	$223,750		1 STORY	1,203	1,040	0	1951	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	53.8	139.0	$186
29OP	52-25-29-303-005	13441 IRVINE	04/24/25	$232,000		1 STORY	1,044	1,044	0	1951	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	53.8	139.0	$222
29OP	52-25-29-303-030	13350 ROSEMARY	04/01/25	$230,000		1 STORY	1,057	1,057	280	1952	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	53.8	139.0	$218
29OP	52-25-29-303-033	13320 ROSEMARY	12/29/23	$194,500		1 STORY	1,332	1,140	0	1952	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	53.8	139.0	$146
29OP	52-25-29-303-037	13240 ROSEMARY	06/21/24	$226,000		1 STORY	1,156	1,156	408	1952	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	53.8	139.0	$196
29OP	52-25-29-303-038	13230 ROSEMARY	09/12/23	$153,000		1 STORY	1,047	1,047	0	1952	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	53.8	139.0	$146
29OP	52-25-29-303-038	13230 ROSEMARY	03/22/24	$231,000		1 STORY	1,047	1,047	0	1952	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	53.8	139.0	$221
29OP	52-25-29-326-004	23840 MORITZ	05/09/25	$292,000		1 STORY	1,082	1,064	0	1951	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	42.7	125.0	$270
29OP	52-25-29-326-005	23836 MORITZ	07/17/24	$235,000		1 STORY	1,083	1,064	0	1951	3	1.0	1.0	Forced Heat & Cool	0.12	40.0	42.7	125.0	$217
29OP	52-25-29-327-003	23850 JEROME	01/31/24	$179,900		1 STORY	1,078	1,064	0	1952	3	1.0	1.0	Forced Air w/ Ducts	0.12	40.0	42.7	125.0	$167
29OP	52-25-29-327-016	12920 OAK PARK	03/21/25	$269,900		1 STORY	1,081	1,064	0	1951	3	2.0	0.0	Forced Heat & Cool	0.10	40.0	40.0	110.0	$250
29OP	52-25-29-330-012	23570 MORITZ	02/12/24	$217,000		1 STORY	1,092	1,092	0	1951	3	1.0	0.0	Forced Heat & Cool	0.13	45.0	46.9	125.0	$199
29OP	52-25-29-330-026	23521 JEROME	07/10/25	$261,400		1 STORY	1,092	1,092	280	1951	3	1.0	0.0	Forced Air w/ Ducts	0.13	46.7	48.3	125.0	$239
29OP	52-25-29-331-003	12931 OAK PARK	04/17/24	$237,000		1 STORY	1,082	1,064	0	1951	3	1.0	0.0	Forced Heat & Cool	0.11	40.0	41.1	116.0	$219
29OP	52-25-29-331-007	23630 JEROME	05/01/23	$230,500		1 STORY	1,082	1,064	280	1951	3	1.0	0.0	Forced Air w/ Ducts	0.12	40.0	42.7	125.0	$213
29OP	52-25-29-331-021	23571 MORTON	12/05/24	$194,300		1 STORY	1,015	1,004	400	1951	3	1.0	0.0	Forced Heat & Cool	0.15	52.0	52.7	125.0	$191
29OP	52-25-29-332-005	12811 OAK PARK	01/05/24	$216,325		1 STORY	1,080	1,064	0	1951	3	1.0	1.0	Forced Heat & Cool	0.11	40.0	41.1	116.0	$200
29OP	52-25-29-332-015	23530 MORTON	06/26/25	$275,000		1 STORY	1,105	1,092	0	1951	3	1.0	0.0	Forced Heat & Cool	0.12	45.0	46.0	120.0	$249
29OP	52-25-29-333-002	12741 OAK PARK	12/22/25	$215,000		1 STORY	1,080	1,064	0	1951	3	1.0	0.0	Forced Heat & Cool	0.10	39.0	40.3	116.0	$199
29OP	52-25-29-333-017	23625 SCOTIA	06/25/24	$179,077		1 STORY	1,080	1,064	0	1951	3	1.0	0.0	Forced Air w/ Ducts	0.09	40.0	38.2	100.0	$166
29OP	52-25-29-333-023	23575 SCOTIA	09/27/24	$240,000		1 STORY	1,104	1,092	280	1951	3	1.0	0.0	Forced Heat & Cool	0.10	45.0	42.0	100.0	$217
29OP	52-25-29-333-031	23501 SCOTIA	08/30/24	$160,000		1 STORY	1,092	1,092	280	1951	3	1.0	0.0	Forced Heat & Cool	0.10	42.0	40.3	103.0	$147
29OP	52-25-29-333-031	23501 SCOTIA	02/11/25	$239,000		1 STORY	1,092	1,092	280	1951	3	1.0	0.0	Forced Heat & Cool	0.10	42.0	40.3	103.0	$219
29OP	52-25-29-351-011	13331 ROSEMARY	07/12/24	$220,000		1 STORY	1,194	1,194	0	1952	3	1.0	0.0	Forced Heat & Cool	0.24	88.0	78.6	120.0	$184
29OP	52-25-29-377-002	13181 ROSEMARY	05/23/25	$245,000		1 STORY	1,171	1,036	500	1952	3	1.0	1.0	Forced Heat & Cool	0.16	58.6	56.8	120.0	$209
29OP	52-25-29-377-012	12931 ROSEMARY	03/08/24	$185,000		1 STORY	1,273	1,092	0	1951	3	2.0	0.0	Forced Heat & Cool	0.12	45.0	45.0	115.0	$145
29OP	52-25-29-377-012	12931 ROSEMARY	12/18/24	$264,000		1 STORY	1,273	1,092	0	1951	3	2.0	0.0	Forced Heat & Cool	0.12	45.0	45.0	115.0	$207
29OP	52-25-29-377-065	12760 STERLING	08/15/25	$175,000		1 STORY	1,060	1,060	0	1956	3	1.0	0.0	Forced Heat & Cool	0.14	50.0	50.0	120.0	$165
29OP	52-25-30-228-012	24650 WESTHAMPTON	09/04/25	$314,000		2 STORY	1,272	866	400	1993	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$247
29OP	52-25-29-302-006	13441 OAK PARK	08/03/23	$305,000		BUNGALOW	1,238	990	362	1951	3	2.0	0.0	Forced Heat & Cool	0.23	50.0	64.4	199.0	$246
29OP	52-25-29-302-068	13120 ROSEMARY	10/22/25	$229,000		BUNGALOW	1,148	907	280	1951	3	2.0	0.0	Forced Heat & Cool	0.11	40.0	40.9	115.0	$199
29OP	52-25-29-331-009	23610 JEROME	04/11/24	$200,000		BUNGALOW	1,139	911	440	1951	3	1.0	0.0	Forced Air w/ Ducts	0.12	40.0	42.7	125.0	$176

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
29OP	52-25-29-332-021	23581 CONDON	02/19/24	$190,000		BUNGALOW	1,136	909	308	1951	4	1.0	0.0	Forced Heat & Cool	0.11	40.0	41.8	120.0	$167
29OP	52-25-29-333-008	23580 CONDON	07/06/23	$246,801		BUNGALOW	1,141	913	320	1951	3	1.0	0.0	Forced Heat & Cool	0.13	45.0	47.8	130.0	$216
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29PWM	52-25-29-203-010	24620 SENECA	04/16/24	$247,000		1 STORY	1,567	1,567	0	1960	3	3.0	0.0	Forced Heat & Cool	0.14	50.0	51.9	120.0	$158
29PWM	52-25-29-203-014	24560 SENECA	03/13/24	$235,000		1 STORY	1,483	1,452	0	1960	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.9	120.0	$158
29PWM	52-25-29-226-025	24741 MANISTEE	04/20/23	$265,000		1 STORY	1,483	1,452	0	1960	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.9	120.0	$179
29PWM	52-25-29-228-001	24770 MANISTEE	01/03/24	$235,000		1 STORY	1,562	1,562	0	1959	3	2.0	1.0	Forced Heat & Cool	0.15	56.0	56.8	120.0	$150
29PWM	52-25-29-202-019	24501 SENECA	01/17/24	$243,000		2 STORY	2,104	1,052	0	1959	4	2.0	2.0	Forced Heat & Cool	0.15	61.0	56.9	105.0	$115
29PWM	52-25-29-226-015	24580 ONEIDA	09/29/25	$300,000		2 STORY	2,432	1,216	412	1960	4	2.0	1.0	Forced Heat & Cool	0.17	60.0	60.0	120.0	$123
29PWM	52-25-29-226-018	24550 ONEIDA	11/21/23	$315,000		2 STORY	2,465	915	460	1960	4	2.0	1.0	Forced Heat & Cool	0.18	65.0	64.0	120.0	$128
29PWM	52-25-29-226-037	24531 MANISTEE	04/05/24	$320,000		2 STORY	2,465	915	460	1960	4	2.0	2.0	Forced Heat & Cool	0.20	73.0	70.2	120.0	$130
29PWM	52-25-29-227-008	10171 BURTON	06/16/23	$300,000		2 STORY	2,465	915	460	1960	4	2.0	1.0	Forced Heat & Cool	0.21	75.0	71.7	120.0	$122
29PWM	52-25-29-227-016	10170 DARTMOUTH	04/14/25	$340,000		2 STORY	2,509	1,228	360	1964	4	2.0	1.0	Forced Heat & Cool	0.14	50.0	51.9	120.0	$136
29PWM	52-25-29-228-027	10060 BURTON	10/27/23	$310,000		2 STORY	2,558	1,004	460	1960	4	2.0	1.0	Forced Heat & Cool	0.15	64.0	57.7	100.0	$121
30	52-25-30-201-004	14301 W TEN MILE	04/22/25	$302,900		1 STORY	1,482	1,002	0	1952	3	3.0	0.0	Forced Heat & Cool	0.13	50.0	45.1	110.0	$204
30	52-25-30-201-009	24680 CHURCH	08/16/24	$281,500		1 STORY	1,289	1,289	0	1955	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	50.8	127.0	$218
30	52-25-30-201-010	24670 CHURCH	04/24/25	$235,000		1 STORY	1,514	1,292	400	1955	3	1.0	2.0	Forced Heat & Cool	0.16	53.0	50.8	127.0	$155
30	52-25-30-201-029	24611 KENOSHA	08/08/25	$285,000		1 STORY	1,009	1,009	290	1952	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	51.0	128.0	$282
30	52-25-30-202-003	14221 W TEN MILE	10/12/23	$165,000		1 STORY	998	998	290	1951	3	1.0	0.0	Forced Air w/ Ducts	0.13	50.0	45.1	110.0	$165
30	52-25-30-202-008	24700 KENOSHA	11/22/23	$180,000		1 STORY	1,004	1,004	412	1951	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$179
30	52-25-30-202-009	24680 KENOSHA	08/05/25	$185,000		1 STORY	1,174	1,004	0	1951	3	1.0	0.0	Forced Heat & Cool	0.16	53.0	52.4	135.0	$158
30	52-25-30-202-019	24721 GARDNER	09/26/24	$205,000		1 STORY	991	991	290	1951	3	1.0	0.0	Forced Heat & Cool	0.17	53.0	53.0	138.0	$207
30	52-25-30-202-029	24611 GARDNER	10/03/23	$215,000		1 STORY	996	996	484	1951	3	1.0	1.0	Forced Air w/ Ducts	0.17	53.0	52.8	137.0	$216
30	52-25-30-202-029	24611 GARDNER	04/10/25	$230,000		1 STORY	996	996	484	1951	3	1.0	1.0	Forced Air w/ Ducts	0.17	53.0	52.8	137.0	$231
30	52-25-30-203-004	24730 GARDNER	10/25/24	$186,000		1 STORY	1,210	0	289	1951	3	1.0	0.0	Forced Heat & Cool	0.18	57.0	55.3	134.0	$154
30	52-25-30-204-030	24721 PARKLAWN	09/23/24	$165,000		1 STORY	1,012	998	0	1946	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$163
30	52-25-30-204-032	24701 PARKLAWN	05/19/25	$142,500		1 STORY	1,002	989	363	1946	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	50.0	135.0	$142
30	52-25-30-204-033	24691 PARKLAWN	12/11/25	$238,000		1 STORY	1,004	990	286	1946	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$237
30	52-25-30-205-012	24240 CHURCH	05/01/24	$245,000		1 STORY	1,479	1,287	0	1955	3	2.0	1.0	Forced Heat & Cool	0.15	50.0	48.5	127.0	$166
30	52-25-30-205-024	24281 KENOSHA	01/21/25	$147,000		1 STORY	1,006	1,006	0	1952	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	48.7	128.0	$146
30	52-25-30-205-024	24281 KENOSHA	06/16/25	$274,900		1 STORY	1,006	1,006	0	1952	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	48.7	128.0	$273
30	52-25-30-205-031	24211 KENOSHA	10/27/25	$250,000		1 STORY	1,557	1,006	290	1952	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	48.7	128.0	$161
30	52-25-30-206-018	24351 GARDNER	09/13/24	$189,000		1 STORY	999	999	0	1951	3	2.0	0.0	Forced Heat & Cool	0.16	50.0	50.4	137.0	$189
30	52-25-30-207-001	24380 GARDNER	05/14/24	$245,000		1 STORY	1,736	1,217	0	1951	4	3.0	0.0	Forced Heat & Cool	0.18	58.0	56.1	134.0	$141
30	52-25-30-207-024	24251 CLOVERLAWN	10/17/25	$252,000		1 STORY	1,128	0	404	1951	3	1.0	0.0	Forced Air w/ Ducts	0.18	57.0	55.3	134.0	$223
30	52-25-30-226-009	24690 PARKLAWN	03/27/24	$205,000		1 STORY	1,053	1,053	412	1951	3	1.0	0.0	Forced Heat & Cool	0.19	65.0	60.3	129.0	$195
30	52-25-30-228-008	24700 WESTHAMPTON	12/16/25	$200,000		1 STORY	1,069	1,056	0	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$187
30	52-25-30-229-003	24730 RIDGEDALE	12/05/25	$286,000		1 STORY	1,752	1,030	524	1954	4	2.0	1.0	Forced Heat & Cool	0.16	53.3	52.4	134.0	$163
30	52-25-30-230-013	24250 PARKLAWN	12/21/23	$159,900		1 STORY	1,275	607	0	1950	3	1.0	0.0	Forced Hot Water	0.16	55.0	52.5	128.0	$125
30	52-25-30-230-034	13930 NORTHFIELD	07/28/25	$232,000		1 STORY	1,050	1,050	440	1952	3	1.0	1.0	Forced Air w/ Ducts	0.15	70.0	53.4	90.0	$221
30	52-25-30-276-018	24200 KIPLING	06/04/25	$227,000		1 STORY	1,053	1,053	343	1952	3	1.0	1.0	Forced Heat & Cool	0.18	60.5	57.1	130.0	$216
30	52-25-30-276-042	24271 WESTHAMPTON	08/15/25	$200,000		1 STORY	1,209	1,053	406	1953	3	1.0	1.0	Forced Air w/ Ducts	0.16	52.0	51.4	134.0	$165

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
30	52-25-30-276-044	24251 WESTHAMPTON	12/19/25	$198,000		1 STORY	1,076	1,076	360	1953	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.4	134.0	$184
30	52-25-30-276-050	24141 WESTHAMPTON	06/30/25	$229,500		1 STORY	1,404	1,104	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.4	134.0	$163
30	52-25-30-277-027	24110 WESTHAMPTON	08/29/24	$207,000		1 STORY	1,015	1,015	317	1953	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.4	134.0	$204
30	52-25-30-277-054	24131 RIDGEDALE	09/20/23	$219,900		1 STORY	1,015	1,015	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	52.0	51.4	134.0	$217
30	52-25-30-278-044	24311 COOLIDGE	09/27/24	$205,000		1 STORY	1,037	1,037	446	1954	3	1.0	0.0	Forced Heat & Cool	0.20	80.0	65.7	110.0	$198
30	52-25-30-301-010	15421 PARK	11/22/25	$285,000		1 STORY	1,591	1,591	320	1955	3	2.0	1.0	Forced Heat & Cool	0.14	55.0	55.0	110.0	$179
30	52-25-30-302-007	15301 OAK PARK	09/22/23	$252,500		1 STORY	1,470	1,470	576	1954	3	1.0	2.0	Forced Heat & Cool	0.16	55.0	59.4	128.5	$172
30	52-25-30-302-028	15220 PARK	05/10/24	$312,000		1 STORY	1,953	1,953	484	1956	3	2.0	1.0	Forced Heat & Cool	0.21	70.0	72.1	128.5	$160
30	52-25-30-303-014	15225 ROSEMARY	01/30/24	$269,900		1 STORY	1,877	1,877	491	1956	3	2.0	1.0	Forced Heat & Cool	0.16	58.0	59.9	120.0	$144
30	52-25-30-303-029	15210 OAKWOOD	04/17/23	$251,900		1 STORY	1,588	1,588	0	1957	3	2.0	1.0	Forced Heat & Cool	0.14	55.3	55.2	110.0	$159
30	52-25-30-303-034	23290 HARDING	03/12/24	$290,000		1 STORY	1,892	1,892	451	1956	3	2.0	0.0	Forced Heat & Cool	0.17	57.0	61.0	128.0	$153
30	52-25-30-303-035	23280 HARDING	10/21/24	$280,000		1 STORY	1,892	1,892	0	1956	3	2.0	1.0	Forced Heat & Cool	0.17	57.0	61.0	128.0	$148
30	52-25-30-303-045	23160 HARDING	05/28/25	$255,000		1 STORY	1,445	1,445	450	1954	3	2.0	1.0	Forced Heat & Cool	0.15	52.3	56.3	125.0	$176
30	52-25-30-304-023	23461 AVON	09/12/25	$253,770		1 STORY	1,540	1,259	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	54.3	125.0	$165
30	52-25-30-326-015	23711 COYLE	03/05/25	$135,000		1 STORY	1,493	1,493	0	1954	3	2.0	0.0	Forced Heat & Cool	0.12	50.0	50.3	107.0	$90
30	52-25-30-328-004	23718 WILDWOOD	02/20/24	$205,000		1 STORY	1,357	1,357	0	1954	3	1.0	1.0	Forced Heat & Cool	0.13	52.0	51.9	107.0	$151
30	52-25-30-329-006	14401 OAK PARK	01/28/25	$289,000		1 STORY	1,611	1,611	0	1955	3	2.0	1.0	Forced Heat & Cool	0.16	59.0	60.8	120.0	$179
30	52-25-30-330-002	23650 MARLOW	02/28/25	$220,000		1 STORY	1,187	1,187	0	1954	3	1.0	1.0	Forced Heat & Cool	0.12	60.0	51.5	84.0	$185
30	52-25-30-331-008	14411 PARK	06/29/23	$260,000		1 STORY	1,147	1,130	356	1952	3	2.0	0.0	Forced Heat & Cool	0.13	51.5	51.9	109.0	$227
30	52-25-30-332-005	23580 RADCLIFT	06/16/23	$310,000		1 STORY	1,680	1,680	0	1956	3	2.0	1.0	Forced Heat & Cool	0.19	60.0	66.5	140.0	$185
30	52-25-30-332-005	23580 RADCLIFT	10/03/23	$297,000		1 STORY	1,680	1,680	0	1956	3	2.0	1.0	Forced Heat & Cool	0.19	60.0	66.5	140.0	$177
30	52-25-30-332-015	23460 RADCLIFT	08/29/23	$197,500		1 STORY	1,454	1,454	404	1962	3	2.0	0.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$136
30	52-25-30-332-015	23460 RADCLIFT	10/16/24	$310,000		1 STORY	1,454	1,454	404	1962	3	2.0	0.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$213
30	52-25-30-332-030	23481 WILDWOOD	03/11/24	$275,000		1 STORY	1,717	1,717	0	1955	3	2.0	1.0	Forced Heat & Cool	0.14	55.0	55.0	110.0	$160
30	52-25-30-333-008	23500 WILDWOOD	10/13/23	$275,000		1 STORY	1,713	1,713	0	1956	3	2.0	1.0	Forced Heat & Cool	0.14	55.0	55.0	110.0	$161
30	52-25-30-334-007	23490 MARLOW	10/17/25	$273,000		1 STORY	1,265	1,265	0	1954	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$216
30	52-25-30-351-022	23151 BEVERLY	01/29/25	$258,500		1 STORY	1,563	1,563	493	1960	3	2.0	0.0	Forced Heat & Cool	0.16	51.5	57.8	135.0	$165
30	52-25-30-353-001	15331 OAKWOOD	06/05/23	$285,000		1 STORY	2,002	1,838	446	1958	3	2.0	1.0	Forced Heat & Cool	0.16	80.0	66.4	88.0	$142
30	52-25-30-353-019	23120 AVON	05/13/24	$250,000		1 STORY	1,427	1,253	0	1954	3	2.0	1.0	Forced Air w/ Ducts	0.14	50.0	54.3	125.0	$175
30	52-25-30-353-027	23241 HARDING	07/14/23	$260,000		1 STORY	1,255	1,255	0	1954	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	54.3	125.0	$207
30	52-25-30-353-034	23131 HARDING	10/10/23	$235,000		1 STORY	1,253	1,253	370	1954	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	54.3	125.0	$188
30	52-25-30-354-005	15241 KENWOOD	04/12/24	$240,000		1 STORY	1,653	1,442	0	1954	4	1.0	2.0	Forced Heat & Cool	0.16	50.0	56.5	135.0	$145
30	52-25-30-354-011	23031 HARDING	08/11/23	$245,000		1 STORY	1,441	1,441	357	1954	3	1.0	2.0	Forced Heat & Cool	0.15	50.0	55.4	130.0	$170
30	52-25-30-355-048	23031 RADCLIFT	10/10/25	$233,000		1 STORY	1,625	1,282	0	1953	3	1.0	1.0	Forced Heat & Cool	0.13	53.0	53.4	110.0	$143
30	52-25-30-355-050	23011 RADCLIFT	03/15/24	$255,000		1 STORY	1,218	1,218	448	1953	3	1.0	0.0	Forced Heat & Cool	0.13	52.0	52.6	110.0	$209
30	52-25-30-376-010	23060 RADCLIFT	09/24/24	$260,000		1 STORY	1,554	1,216	0	1953	3	2.0	0.0	Forced Heat & Cool	0.13	52.0	52.6	110.0	$167
30	52-25-30-377-003	23136 WILDWOOD	10/31/25	$320,000		1 STORY	1,585	1,366	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	56.0	55.8	110.0	$202
30	52-25-30-377-008	23080 WILDWOOD	08/23/23	$173,000		1 STORY	1,373	1,373	0	1953	3	1.0	2.0	Forced Heat & Cool	0.14	56.0	55.8	110.0	$126
30	52-25-30-377-010	23060 WILDWOOD	12/12/23	$251,000		1 STORY	1,329	1,108	412	1953	3	1.0	2.0	Forced Air w/ Ducts	0.13	51.0	51.8	110.0	$189
30	52-25-30-377-023	23101 MARLOW	09/25/24	$216,000		1 STORY	1,229	1,061	0	1952	3	1.0	1.0	Forced Air w/ Ducts	0.13	50.0	51.0	110.0	$176
30	52-25-30-377-027	23061 MARLOW	08/12/24	$235,000		1 STORY	1,067	1,067	412	1952	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$220
30	52-25-30-377-029	23041 MARLOW	11/13/25	$254,000		1 STORY	1,250	1,071	290	1952	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$203
30	52-25-30-378-009	23080 MARLOW	10/22/24	$285,000		1 STORY	1,288	1,288	0	1953	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$221
30	52-25-30-378-017	23000 MARLOW	04/09/24	$193,000		1 STORY	1,065	1,065	537	1952	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$181
30	52-25-30-378-033	23011 SUSSEX	11/29/23	$236,500		1 STORY	1,292	1,292	0	1953	3	1.0	1.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$183
30	52-25-30-379-006	23400 SUSSEX	10/09/25	$260,000		1 STORY	1,667	1,523	308	1954	3	1.0	1.0	Forced Heat & Cool	0.17	60.7	61.9	119.0	$156
30	52-25-30-379-012	23431 CHURCH	06/30/23	$204,900		1 STORY	1,305	1,112	0	1954	3	1.0	0.0	Forced Heat & Cool	0.18	50.0	60.5	155.0	$157

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
30	52-25-30-380-016	23165 CHURCH	08/11/25	$215,000		1 STORY	1,003	993	406	1952	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	56.5	135.0	$214
30	52-25-30-380-030	23005 CHURCH	02/28/24	$251,895		1 STORY	1,165	1,045	0	1955	3	2.0	1.0	Forced Heat & Cool	0.12	40.0	47.2	135.0	$216
30	52-25-30-402-004	23640 CHURCH	08/23/24	$300,000		1 STORY	1,494	1,248	412	1954	3	2.0	1.0	Forced Heat & Cool	0.15	58.0	57.1	109.0	$201
30	52-25-30-402-005	23630 CHURCH	07/02/24	$290,000		1 STORY	1,488	1,243	0	1954	3	2.0	0.0	Forced Heat & Cool	0.15	58.0	57.1	109.0	$195
30	52-25-30-402-018	23430 CHURCH	10/17/24	$257,000		1 STORY	1,111	1,111	0	1955	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	55.4	130.0	$231
30	52-25-30-403-001	14245 OAK PARK	01/10/24	$299,900		1 STORY	1,777	1,777	0	1955	4	2.0	1.0	Forced Heat & Cool	0.17	73.0	65.8	100.0	$169
30	52-25-30-403-033	23491 GARDNER	01/30/25	$225,000		1 STORY	1,584	1,375	0	1953	3	3.0	0.0	Forced Heat & Cool	0.15	58.0	57.1	109.0	$142
30	52-25-30-404-020	23641 CLOVERLAWN	03/24/25	$331,000		1 STORY	1,633	1,633	440	1954	3	2.0	1.0	Forced Heat & Cool	0.15	59.0	57.9	109.0	$203
30	52-25-30-404-026	23541 CLOVERLAWN	06/13/25	$211,341		1 STORY	1,580	1,580	404	1953	3	3.0	0.0	Forced Heat & Cool	0.15	59.0	57.9	109.0	$134
30	52-25-30-404-031	23461 CLOVERLAWN	08/16/23	$270,000		1 STORY	1,756	1,519	450	1953	3	2.0	1.0	Forced Heat & Cool	0.15	58.0	57.1	109.0	$154
30	52-25-30-427-003	23630 PARKLAWN	03/26/24	$220,000		1 STORY	1,292	1,034	327	1952	3	1.0	1.0	Forced Heat & Cool	0.15	59.0	57.9	109.0	$170
30	52-25-30-451-005	23120 CHURCH	12/22/25	$217,500		1 STORY	1,016	1,016	0	1952	3	1.0	0.0	Forced Air w/ Ducts	0.17	50.0	58.5	145.0	$214
30	52-25-30-451-023	23081 KENOSHA	05/03/24	$168,300		1 STORY	1,021	0	289	1952	2	1.0	0.0	Forced Air w/ Ducts	0.13	50.0	51.0	110.0	$165
30	52-25-30-451-024	23071 KENOSHA	10/06/25	$180,000		1 STORY	1,021	0	0	1952	2	1.0	0.0	Forced Heat & Cool	0.13	50.0	51.0	110.0	$176
30	52-25-30-452-002	23140 KENOSHA	04/07/23	$239,900		1 STORY	1,357	1,109	542	1954	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	53.7	122.0	$177
30	52-25-30-453-005	23140 GARDNER	04/21/23	$187,000		1 STORY	1,326	1,198	484	1954	3	1.0	1.0	Forced Air w/ Ducts	0.16	52.0	58.3	135.0	$141
30	52-25-30-453-021	23131 CLOVERLAWN	05/19/23	$180,000		1 STORY	1,258	1,258	0	1955	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	56.5	135.0	$143
30	52-25-30-453-028	23061 CLOVERLAWN	08/07/24	$169,000		1 STORY	1,224	1,015	0	1954	2	1.0	0.0	Forced Heat & Cool	0.16	50.0	56.5	135.0	$138
30	52-25-30-454-005	23140 CLOVERLAWN	05/20/25	$230,000		1 STORY	1,393	1,254	453	1955	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	56.0	133.0	$165
30	52-25-30-204-001	14041 W TEN MILE	04/28/25	$200,000		BUNGALOW	1,109	0	0	1949	3	1.0	0.0	Forced Air w/ Ducts	0.12	47.5	43.3	110.0	$180
30	52-25-30-204-042	24601 PARKLAWN	11/07/23	$200,000		BUNGALOW	1,132	0	444	1949	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	50.0	135.0	$177
30	52-25-30-204-046	14031 W TEN MILE	06/12/23	$165,000		BUNGALOW	1,093	867	315	1954	3	1.0	0.0	Forced Air w/ Ducts	0.13	50.0	45.1	110.0	$151
30	52-25-30-208-009	24280 CLOVERLAWN	08/16/24	$210,000		BUNGALOW	994	0	451	1949	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.5	133.0	$211
30	52-25-30-208-010	24270 CLOVERLAWN	06/06/23	$180,222		BUNGALOW	994	0	331	1949	3	1.0	0.0	Forced Air w/ Ducts	0.12	40.0	41.5	133.0	$181
30	52-25-30-208-015	24240 CLOVERLAWN	05/17/23	$205,000		BUNGALOW	994	0	0	1949	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.5	133.0	$206
30	52-25-30-208-024	24341 PARKLAWN	01/19/24	$165,000		BUNGALOW	988	0	290	1949	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.8	135.0	$167
30	52-25-30-208-025	24331 PARKLAWN	04/15/24	$255,000		BUNGALOW	917	725	487	1951	3	1.0	1.0	Forced Heat & Cool	0.12	40.0	41.8	135.0	$278
30	52-25-30-208-029	24291 PARKLAWN	03/18/24	$155,000		BUNGALOW	998	0	327	1949	3	1.0	0.0	Forced Heat & Cool	0.12	40.0	41.8	135.0	$155
30	52-25-30-227-010	24690 KIPLING	04/29/25	$190,000		BUNGALOW	1,054	843	331	1950	2	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$180
30	52-25-30-227-021	24721 WESTHAMPTON	06/02/23	$176,000		BUNGALOW	1,012	810	540	1951	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	49.8	134.0	$174
30	52-25-30-228-011	24660 WESTHAMPTON	11/04/24	$200,400		BUNGALOW	1,106	854	491	1950	4	1.0	0.0	Forced Air w/ Ducts	0.15	50.0	49.8	134.0	$181
30	52-25-30-228-025	24651 RIDGEDALE	05/28/25	$210,000		BUNGALOW	1,012	810	480	1951	2	1.0	0.0	Forced Air w/ Ducts	0.15	50.0	49.8	134.0	$208
30	52-25-30-230-010	24280 PARKLAWN	07/14/25	$210,000		BUNGALOW	988	0	493	1949	3	1.0	0.0	Forced Air w/ Ducts	0.13	45.5	45.1	128.0	$213
30	52-25-30-277-038	24271 RIDGEDALE	05/20/25	$210,000		BUNGALOW	1,049	832	0	1947	3	1.0	0.0	Forced Air w/ Ducts	0.13	43.7	44.7	134.0	$200
30	52-25-30-277-046	24201 RIDGEDALE	08/21/23	$233,500		BUNGALOW	1,902	1,069	495	1953	4	2.0	1.0	Forced Heat & Cool	0.17	54.0	53.0	134.0	$123
30	52-25-30-278-024	24321 COOLIDGE	06/28/24	$158,000		BUNGALOW	1,329	0	0	1949	3	1.0	1.0	Forced Heat & Cool	0.10	40.0	37.8	110.0	$119
30	52-25-30-278-024	24321 COOLIDGE	09/05/25	$210,000		BUNGALOW	1,329	0	0	1949	3	1.0	1.0	Forced Heat & Cool	0.10	40.0	37.8	110.0	$158
30	52-25-30-380-028	23015 CHURCH	08/16/24	$235,000		BUNGALOW	1,144	900	453	1952	4	2.0	0.0	Forced Heat & Cool	0.16	50.0	56.5	135.0	$205
30	52-25-30-451-008	23060 CHURCH	04/03/23	$244,000		BUNGALOW	1,140	900	308	1952	4	2.0	0.0	Forced Air w/ Ducts	0.17	50.0	58.5	145.0	$214
30EDR	52-25-30-101-028	15220 KENTON	07/15/25	$220,000		1 STORY	1,086	1,068	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	65.5	64.0	91.0	$203
30EDR	52-25-30-103-014	15140 KENTON	09/28/23	$195,000		1 STORY	1,282	1,091	0	1955	3	1.0	1.0	Forced Air w/ Ducts	0.14	63.6	63.5	94.0	$152
30EDR	52-25-30-103-015	15130 KENTON	07/12/23	$180,000		1 STORY	1,107	1,091	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	63.5	63.5	94.0	$163
30EDR	52-25-30-130-022	24241 RADCLIFT	04/23/25	$272,000		1 STORY	1,086	1,068	364	1956	3	2.0	1.0	Forced Heat & Cool	0.14	55.0	60.9	109.0	$250
30EDR	52-25-30-131-009	24270 RADCLIFT	10/21/25	$188,000		1 STORY	1,086	1,068	0	1956	3	1.0	1.0	Forced Heat & Cool	0.14	53.0	61.0	116.0	$173

Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
30EDR	52-25-30-131-011	24250 RADCLIFT	09/26/24	$205,000		1 STORY	1,086	1,068	0	1956	3	1.0	1.0	Forced Heat & Cool	0.14	54.0	60.6	111.0	$189
30EDR	52-25-30-151-007	15221 KENTON	05/30/23	$175,000		1 STORY	1,515	1,052	0	1955	3	1.0	1.0	Forced Air w/ Ducts	0.14	63.0	63.4	95.0	$116
30EDR	52-25-30-151-025	15120 NORTHFIELD	08/07/25	$245,000		1 STORY	1,104	1,087	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	57.0	61.8	106.0	$222
30EDR	52-25-30-152-006	24161 BEVERLY	08/05/25	$260,000		1 STORY	1,419	1,102	431	1953	3	2.0	0.0	Forced Heat & Cool	0.17	70.8	73.5	106.0	$183
30EDR	52-25-30-153-025	15210 MARLOW	07/21/23	$300,000		1 STORY	1,102	1,102	0	1953	3	2.0	0.0	Forced Heat & Cool	0.14	64.0	64.2	95.0	$272
30EDR	52-25-30-153-026	15200 MARLOW	03/29/24	$215,000		1 STORY	1,098	1,098	0	1953	3	1.0	0.0	Forced Heat & Cool	0.16	71.7	70.3	95.0	$196
30EDR	52-25-30-154-011	24131 STRATFORD	12/27/23	$227,000		1 STORY	1,104	1,104	0	1953	3	1.0	1.0	Forced Heat & Cool	0.15	70.0	69.0	95.0	$206
30EDR	52-25-30-154-012	15330 JOAN	06/21/24	$380,000		1 STORY	1,644	1,446	435	1953	4	2.0	1.0	Forced Heat & Cool	0.19	106.7	87.6	78.0	$231
30EDR	52-25-30-156-010	15221 LESLIE	02/20/25	$199,000		1 STORY	1,101	1,101	0	1953	3	1.0	1.0	Forced Heat & Cool	0.15	67.2	67.5	97.0	$181
30EDR	52-25-30-156-021	15400 OAK PARK	06/27/25	$266,000		1 STORY	1,269	1,101	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	65.0	65.0	95.0	$210
30EDR	52-25-30-156-033	15130 OAK PARK	10/03/23	$216,000		1 STORY	1,098	1,098	0	1953	3	1.0	0.0	Forced Heat & Cool	0.18	67.0	74.5	119.0	$197
30EDR	52-25-30-156-036	15100 OAK PARK	05/22/23	$216,000		1 STORY	1,093	1,093	379	1953	3	1.0	1.0	Forced Heat & Cool	0.16	72.0	70.5	95.0	$198
30EDR	52-25-30-176-006	15011 NORTHFIELD	09/10/24	$275,000		1 STORY	1,107	1,091	404	1956	3	2.0	0.0	Forced Heat & Cool	0.15	63.0	65.7	102.0	$248
30EDR	52-25-30-176-007	15001 NORTHFIELD	10/31/24	$265,000		1 STORY	1,105	1,091	400	1956	3	1.0	1.0	Forced Heat & Cool	0.14	57.4	61.9	105.0	$240
30EDR	52-25-30-177-004	15051 MARLOW	09/12/24	$210,000		1 STORY	1,102	1,102	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	66.0	64.0	90.0	$191
30EDR	52-25-30-177-020	15010 LESLIE	04/20/23	$200,000		1 STORY	1,105	1,105	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	66.0	65.8	95.0	$181
30EDR	52-25-30-177-023	14540 LESLIE	05/11/23	$226,910		1 STORY	1,103	1,103	331	1953	3	2.0	0.0	Forced Heat & Cool	0.14	66.0	65.8	95.0	$206
30EDR	52-25-30-177-024	14530 LESLIE	03/03/25	$262,500		1 STORY	1,382	1,102	0	1953	3	2.0	0.0	Forced Heat & Cool	0.14	66.0	65.8	95.0	$190
30EDR	52-25-30-177-026	14510 LESLIE	12/17/24	$215,000		1 STORY	1,395	1,108	408	1953	3	2.0	0.0	Forced Heat & Cool	0.16	83.4	73.1	80.7	$154
30EDR	52-25-30-178-016	24030 STRATFORD	02/07/25	$230,000		1 STORY	1,100	1,100	0	1953	3	1.0	1.0	Forced Heat & Cool	0.16	98.3	77.1	69.0	$209
30EDR	52-25-30-178-017	15030 BISHOP	09/22/23	$230,000		1 STORY	1,101	1,101	0	1953	3	1.0	1.0	Forced Air w/ Ducts	0.14	63.2	63.6	95.0	$209
30EDR	52-25-30-178-023	14610 BISHOP	07/12/23	$226,000		1 STORY	1,095	1,095	308	1953	3	1.0	1.0	Forced Heat & Cool	0.14	63.2	63.6	95.0	$206
30EDR	52-25-30-179-021	14530 OAK PARK	03/31/25	$259,000		1 STORY	1,102	1,102	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	65.0	65.0	95.0	$235
30EDR	52-25-30-180-002	14451 NORTHFIELD	05/26/23	$230,000		1 STORY	1,102	1,102	0	1953	3	1.0	1.0	Forced Heat & Cool	0.16	73.0	72.4	98.0	$209
30EDR	52-25-30-180-020	24050 MARLOW	08/21/23	$230,300		1 STORY	1,100	1,100	0	1953	2	1.0	1.0	Forced Heat & Cool	0.14	64.0	64.2	95.0	$209
30EDR	52-25-30-180-022	24030 MARLOW	07/10/23	$240,000		1 STORY	1,534	1,102	0	1953	3	1.0	1.0	Forced Heat & Cool	0.14	64.0	64.2	95.0	$156
30EDR	52-25-30-180-030	24121 CHURCH	04/24/23	$245,000		1 STORY	1,099	1,099	0	1953	3	2.0	0.0	Forced Air w/ Ducts	0.16	62.0	67.3	110.0	$223
30EDR	52-25-30-180-040	14400 OAK PARK	12/11/23	$200,000		1 STORY	1,327	1,103	511	1953	3	1.0	0.0	Forced Heat & Cool	0.18	71.0	75.1	110.0	$151
30ETK	52-25-30-126-025	15080 BURTON	11/25/24	$230,000		1 STORY	1,464	1,464	0	1956	3	2.0	1.0	Forced Heat & Cool	0.14	52.0	51.7	116.0	$157
30ETK	52-25-30-127-011	15151 BURTON	07/03/23	$295,000		1 STORY	1,464	1,464	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$202
30ETK	52-25-30-127-039	15000 DARTMOUTH	01/23/25	$225,000		1 STORY	1,512	1,512	497	1955	3	2.0	0.0	Forced Heat & Cool	0.19	45.3	57.4	178.0	$149
30ETK	52-25-30-128-006	24700 RADCLIFT	02/05/25	$300,000		1 STORY	1,680	1,680	0	1955	4	2.0	0.0	Forced Heat & Cool	0.18	65.0	62.9	120.0	$179
30ETK	52-25-30-129-006	24770 SUSSEX	08/14/24	$275,000		1 STORY	1,253	1,253	0	1955	3	1.0	2.0	Forced Heat & Cool	0.14	57.0	53.7	108.0	$219
30ETK	52-25-30-129-012	24710 SUSSEX	05/29/24	$255,000		1 STORY	1,437	1,437	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$177
30ETK	52-25-30-129-030	24641 CHURCH	06/14/23	$285,000		1 STORY	1,438	1,438	0	1955	3	2.0	1.0	Forced Heat & Cool	0.15	50.0	52.4	127.0	$198
30ETK	52-25-30-130-017	24501 RADCLIFT	02/10/25	$275,000		1 STORY	1,464	1,464	0	1955	3	2.0	0.0	Forced Heat & Cool	0.14	60.0	54.1	101.0	$188
30ETK	52-25-30-131-006	24500 RADCLIFT	06/30/23	$230,000		1 STORY	1,466	1,466	0	1955	3	1.0	2.0	Forced Heat & Cool	0.14	50.0	51.0	120.0	$157
31	52-25-31-102-033	22091 AVON	10/19/23	$205,000		1 STORY	1,390	1,248	0	1955	3	1.0	1.0	Forced Heat & Cool	0.12	40.0	41.8	125.0	$147
31	52-25-31-103-015	22120 AVON	05/16/23	$250,000		1 STORY	1,520	1,520	0	1954	3	2.0	0.0	Forced Heat & Cool	0.16	54.0	53.2	125.0	$164
31	52-25-31-103-017	22100 AVON	10/31/24	$225,000		1 STORY	1,202	1,202	484	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.0	51.6	125.0	$187
31	52-25-31-103-031	22031 HARDING	08/05/24	$240,000		1 STORY	1,202	1,202	0	1953	3	2.0	0.0	Forced Heat & Cool	0.15	51.5	51.2	125.0	$200

Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
31	52-25-31-104-001	22210 HARDING	06/14/24	$185,000		1 STORY	1,162	1,162	308	1956	3	1.0	1.0	Forced Heat & Cool	0.15	57.0	53.3	115.0	$159
31	52-25-31-126-007	22140 STRATFORD	01/31/24	$181,000		1 STORY	1,192	1,192	0	1953	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$152
31	52-25-31-126-011	22100 STRATFORD	03/28/24	$300,000		1 STORY	1,396	1,204	484	1954	3	1.0	1.0	Forced Air w/ Ducts	0.15	50.0	51.0	130.0	$215
31	52-25-31-126-016	22000 STRATFORD	03/08/24	$255,000		1 STORY	1,180	1,180	352	1954	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$216
31	52-25-31-126-040	22221 MARLOW	08/25/25	$230,000		1 STORY	1,309	1,143	0	1952	3	2.0	0.0	Forced Heat & Cool	0.17	90.0	64.0	80.0	$176
31	52-25-31-127-037	21961 WHITMORE	11/25/25	$233,810		1 STORY	1,064	1,064	408	1952	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$220
31	52-25-31-127-041	21921 WHITMORE	07/11/23	$184,000		1 STORY	1,064	1,064	487	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$173
31	52-25-31-127-043	21901 WHITMORE	11/28/23	$160,000		1 STORY	1,064	1,064	0	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$150
31	52-25-31-127-043	21901 WHITMORE	06/28/24	$234,000		1 STORY	1,064	1,064	0	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$220
31	52-25-31-128-005	22160 WHITMORE	05/19/25	$250,000		1 STORY	1,417	1,064	412	1952	3	2.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$176
31	52-25-31-128-008	22130 WHITMORE	01/31/25	$234,000		1 STORY	1,064	1,064	0	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$220
31	52-25-31-128-024	21890 WHITMORE	06/01/23	$199,000		1 STORY	1,064	1,064	0	1952	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$187
31	52-25-31-128-024	21890 WHITMORE	06/13/25	$229,900		1 STORY	1,064	1,064	0	1952	3	1.0	1.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$216
31	52-25-31-129-007	22150 SUSSEX	05/23/23	$214,900		1 STORY	1,080	1,080	0	1952	3	1.0	0.0	Forced Air w/ Ducts	0.15	50.0	50.6	128.0	$199
31	52-25-31-129-014	22020 SUSSEX	11/25/25	$260,000		1 STORY	1,203	1,203	0	1952	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.0	130.0	$216
31	52-25-31-129-041	22021 CHURCH	02/28/25	$209,900		1 STORY	1,437	1,026	0	1952	3	1.0	1.0	Forced Air w/ Ducts	0.15	50.0	51.0	130.0	$146
31	52-25-31-129-046	21951 CHURCH	11/08/24	$215,900		1 STORY	1,261	1,025	308	1952	3	2.0	0.0	Forced Air w/ Ducts	0.15	50.0	51.2	131.0	$171
31	52-25-31-129-056	21831 CHURCH	12/17/24	$269,900		1 STORY	1,311	1,311	0	1954	3	1.0	2.0	Forced Heat & Cool	0.17	55.0	55.9	134.0	$206
31	52-25-31-129-067	21850 SUSSEX	09/14/23	$180,000		1 STORY	1,432	1,432	0	1953	3	1.0	1.0	Forced Heat & Cool	0.15	55.0	52.9	120.0	$126
31	52-25-31-129-072	14630 PEARSON	05/24/23	$200,000		1 STORY	1,294	1,068	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	50.6	120.0	$155
31	52-25-31-129-074	14610 PEARSON	09/29/23	$203,000		1 STORY	1,092	1,092	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	52.0	50.6	120.0	$186
31	52-25-31-129-084	14420 PEARSON	06/05/23	$205,000		1 STORY	1,068	1,068	0	1954	3	1.0	1.0	Forced Air w/ Ducts	0.14	52.0	50.6	120.0	$192
31	52-25-31-152-024	21881 AVON	11/14/23	$160,000		1 STORY	1,099	1,099	400	1955	3	2.0	0.0	Forced Heat & Cool	0.12	40.0	41.8	125.0	$146
31	52-25-31-152-028	21863 AVON	09/30/25	$270,000		1 STORY	1,512	1,512	484	1956	3	2.0	0.0	Forced Heat & Cool	0.16	57.0	55.5	125.0	$179
31	52-25-31-152-039	15231 PEARSON	10/25/24	$277,000		1 STORY	1,407	1,407	0	1956	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	49.8	124.0	$197
31	52-25-31-153-014	21810 AVON	12/22/23	$235,000		1 STORY	1,514	1,514	0	1957	3	2.0	0.0	Forced Heat & Cool	0.16	55.0	54.0	125.0	$155
31	52-25-31-154-005	21930 HARDING	03/11/24	$182,500		1 STORY	1,448	1,183	0	1953	3	1.0	1.0	Forced Heat & Cool	0.15	53.0	52.4	125.0	$126
31	52-25-31-154-005	21930 HARDING	08/15/24	$240,000		1 STORY	1,448	1,183	0	1953	3	1.0	1.0	Forced Heat & Cool	0.15	53.0	52.4	125.0	$166
31	52-25-31-177-007	21710 WHITMORE	08/21/25	$260,000		1 STORY	1,071	1,071	0	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.5	50.9	120.0	$243
31	52-25-31-178-005	21730 SUSSEX	04/06/23	$172,500		1 STORY	1,438	1,015	0	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.5	50.9	120.0	$120
31	52-25-31-178-005	21730 SUSSEX	08/08/23	$253,500		1 STORY	1,438	1,015	0	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.5	50.9	120.0	$176
31	52-25-31-178-010	21680 SUSSEX	08/29/24	$225,000		1 STORY	1,287	1,015	0	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.5	50.9	120.0	$175
31	52-25-31-178-020	21731 CHURCH	04/30/25	$250,000		1 STORY	1,030	1,015	0	1954	3	1.0	1.0	Forced Air w/ Ducts	0.15	52.5	51.2	121.0	$243
31	52-25-31-178-030	21631 CHURCH	02/29/24	$245,000		1 STORY	1,239	1,015	400	1954	3	1.0	1.0	Forced Heat & Cool	0.15	52.5	52.4	127.0	$198
31	52-25-31-201-013	22030 CHURCH	05/11/23	$182,000		1 STORY	1,036	1,036	0	1952	3	1.0	0.0	Forced Heat & Cool	0.14	49.0	48.8	123.0	$176
31	52-25-31-202-034	22011 GARDNER	05/10/24	$223,000		1 STORY	1,015	1,015	0	1955	3	1.0	0.0	Forced Air w/ Ducts	0.16	50.0	52.0	135.0	$220
31	52-25-31-203-013	22130 GARDNER	12/03/25	$212,000		1 STORY	1,048	1,034	280	1954	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$202
31	52-25-31-203-029	22041 CLOVERLAWN	05/16/25	$265,000		1 STORY	1,029	1,029	0	1954	3	1.0	1.0	Forced Heat & Cool	0.12	40.0	43.5	135.0	$258
31	52-25-31-204-002	22190 CLOVERLAWN	11/27/23	$224,576		1 STORY	1,416	1,290	0	1955	3	2.0	0.0	Forced Heat & Cool	0.18	60.0	59.0	130.0	$159
31	52-25-31-204-030	22011 PARKLAWN	09/23/25	$245,000		1 STORY	1,121	1,121	0	1955	3	2.0	0.0	Forced Heat & Cool	0.12	40.0	42.2	127.0	$219
31	52-25-31-205-014	21820 CHURCH	05/28/24	$265,000		1 STORY	1,238	1,238	280	1954	3	2.0	1.0	Forced Heat & Cool	0.14	50.0	49.6	123.0	$214
31	52-25-31-205-024	21881 KENOSHA	08/25/25	$215,000		1 STORY	1,256	1,256	0	1954	3	1.0	2.0	Forced Heat & Cool	0.17	50.0	53.9	145.0	$171
31	52-25-31-206-012	21840 KENOSHA	06/11/25	$290,000		1 STORY	1,288	1,140	412	1954	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$225
31	52-25-31-207-016	21961 CLOVERLAWN	05/31/23	$200,000		1 STORY	1,066	1,066	0	1954	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$188
31	52-25-31-208-002	21960 CLOVERLAWN	09/27/23	$195,000		1 STORY	1,300	1,300	0	1955	3	2.0	0.0	Forced Heat & Cool	0.16	53.0	53.4	130.0	$150
31	52-25-31-226-017	22191 WESTHAMPTON	06/17/25	$285,000		1 STORY	1,570	1,226	400	1952	3	1.0	0.0	Forced Air w/ Ducts	0.17	54.0	55.1	134.0	$182
31	52-25-31-226-021	22121 WESTHAMPTON	09/19/25	$277,000		1 STORY	1,304	1,304	484	1952	3	1.0	1.0	Forced Heat & Cool	0.17	54.0	55.1	134.0	$212

Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
31	52-25-31-227-011	22050 WESTHAMPTON	07/12/24	$285,000		1 STORY	1,504	1,504	440	1954	3	1.0	2.0	Forced Heat & Cool	0.14	45.0	47.6	134.0	$189
31	52-25-31-227-025	22041 RIDGEDALE	01/23/24	$222,500		1 STORY	1,420	1,228	440	1952	3	1.0	1.0	Forced Heat & Cool	0.16	51.0	52.6	134.0	$157
31	52-25-31-228-013	22030 RIDGEDALE	01/31/25	$249,900		1 STORY	1,247	1,066	352	1952	3	1.0	0.0	Forced Heat & Cool	0.13	41.0	44.2	134.0	$200
31	52-25-31-229-016	13930 PEARSON	12/04/23	$215,000		1 STORY	1,116	1,101	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	56.0	51.4	110.0	$193
31	52-25-31-229-032	13900 PEARSON	05/02/23	$250,000		1 STORY	1,116	1,101	590	1954	3	1.0	1.0	Forced Heat & Cool	0.14	61.2	52.6	100.0	$224
31	52-25-31-231-010	21991 RIDGEDALE	08/24/23	$181,000		1 STORY	1,471	1,471	484	1952	3	1.0	0.0	Forced Heat & Cool	0.14	45.0	47.6	134.0	$123
31	52-25-31-231-010	21991 RIDGEDALE	03/25/25	$285,000		1 STORY	1,471	1,471	484	1952	3	1.0	0.0	Forced Heat & Cool	0.14	45.0	47.6	134.0	$194
31	52-25-31-251-006	21710 CHURCH	09/28/23	$189,500		1 STORY	1,036	1,036	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	49.6	123.0	$183
31	52-25-31-251-010	21660 CHURCH	08/20/25	$253,500		1 STORY	1,160	1,160	0	1955	3	2.0	1.0	Forced Heat & Cool	0.15	53.0	52.0	123.0	$219
31	52-25-31-251-018	21741 KENOSHA	04/14/25	$285,000		1 STORY	1,372	1,247	440	1955	3	1.0	1.0	Forced Heat & Cool	0.17	51.0	54.7	145.0	$208
31	52-25-31-252-032	14210 NORTHEND	09/27/23	$247,000		1 STORY	1,496	1,101	0	1955	3	1.0	1.0	Forced Heat & Cool	0.13	51.0	47.7	110.0	$165
31	52-25-31-253-003	21740 GARDNER	09/07/23	$200,000		1 STORY	1,237	1,237	0	1954	3	1.0	1.0	Forced Heat & Cool	0.17	55.0	56.1	135.0	$162
31	52-25-31-253-013	21610 GARDNER	09/19/23	$300,000		1 STORY	2,085	1,237	0	1954	3	3.0	1.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$144
31	52-25-31-253-023	21651 CLOVERLAWN	04/28/25	$237,500		1 STORY	1,386	1,237	448	1954	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$171
31	52-25-31-253-025	21631 CLOVERLAWN	04/21/25	$264,900		1 STORY	1,237	1,237	0	1954	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$214
31	52-25-31-254-011	21660 CLOVERLAWN	06/09/23	$179,000		1 STORY	1,087	1,087	0	1954	3	1.0	1.0	Forced Heat & Cool	0.15	51.0	51.8	130.0	$165
31	52-25-31-254-021	21701 PARKLAWN	01/17/24	$167,500		1 STORY	1,193	1,073	0	1954	3	1.0	1.0	Forced Heat & Cool	0.14	51.0	49.4	118.0	$140
31	52-25-31-276-008	21900 RIDGEDALE	07/21/23	$240,000		1 STORY	1,218	1,082	484	1952	3	1.0	1.0	Forced Heat & Cool	0.13	40.0	44.9	144.0	$197
31	52-25-31-276-013	21840 RIDGEDALE	05/26/23	$239,000		1 STORY	1,062	1,062	402	1954	3	1.0	1.0	Forced Heat & Cool	0.14	59.0	52.6	106.0	$225
31	52-25-31-276-016	21820 KIPLING	12/28/23	$156,000		1 STORY	1,062	1,062	400	1954	3	1.0	1.0	Forced Heat & Cool	0.14	55.0	50.4	109.0	$147
31	52-25-31-276-016	21820 KIPLING	12/31/24	$246,000		1 STORY	1,062	1,062	400	1954	3	1.0	1.0	Forced Heat & Cool	0.14	55.0	50.4	109.0	$232
31	52-25-31-276-027	13711 COURTLAND	12/17/25	$260,000		1 STORY	1,062	1,062	0	1954	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$245
31	52-25-31-277-008	13831 PEARSON	12/11/24	$252,500		1 STORY	1,148	1,148	493	1954	3	1.0	1.0	Forced Heat & Cool	0.20	67.5	64.3	128.0	$220
31	52-25-31-277-014	21710 PARKLAWN	11/07/25	$244,900		1 STORY	1,283	1,283	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$191
31	52-25-31-277-018	21660 PARKLAWN	05/25/23	$245,000		1 STORY	1,548	1,283	0	1955	3	1.0	1.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$158
31	52-25-31-277-019	21650 PARKLAWN	10/24/24	$267,000		1 STORY	1,283	1,283	0	1955	3	1.0	2.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$208
31	52-25-31-277-044	21620 KIPLING	02/11/25	$232,000		1 STORY	1,416	1,182	0	1955	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	52.5	138.0	$164
31	52-25-31-277-045	21610 KIPLING	02/09/24	$246,900		1 STORY	1,319	1,182	440	1955	3	1.0	2.0	Forced Heat & Cool	0.16	50.5	53.0	138.0	$187
31	52-25-31-278-006	13651 PEARSON	06/18/24	$199,000		1 STORY	1,472	1,152	0	1954	3	1.0	0.0	Forced Heat & Cool	0.16	55.0	54.4	127.0	$135
31	52-25-31-278-012	21730 WESTHAMPTON	08/24/23	$290,000		1 STORY	1,180	1,180	400	1955	3	1.0	2.0	Forced Heat & Cool	0.16	50.0	52.0	135.0	$246
31	52-25-31-278-022	21600 WESTHAMPTON	08/25/23	$220,000		1 STORY	1,556	1,180	484	1955	3	1.0	1.0	Forced Heat & Cool	0.18	57.0	57.7	135.0	$141
31	52-25-31-278-027	21661 RIDGEDALE	07/03/25	$235,000		1 STORY	1,180	1,180	0	1955	3	1.0	1.0	Forced Heat & Cool	0.16	50.0	52.5	138.0	$199
31	52-25-31-278-035	21700 RIDGEDALE	06/16/23	$160,100		1 STORY	1,261	1,261	0	1962	3	1.0	1.0	Forced Heat & Cool	0.18	55.0	56.9	139.0	$127
31	52-25-31-278-035	21700 RIDGEDALE	10/31/23	$245,000		1 STORY	1,261	1,261	0	1962	3	1.0	1.0	Forced Heat & Cool	0.18	55.0	56.9	139.0	$194
31	52-25-31-278-043	21600 RIDGEDALE	05/21/24	$210,000		1 STORY	1,341	1,111	440	1955	3	1.0	1.0	Forced Air w/ Ducts	0.19	58.0	59.4	139.0	$157
31	52-25-31-401-002	14231 NORTHEND	08/16/24	$172,500		1 STORY	1,212	1,212	0	1957	3	2.0	0.0	Forced Heat & Cool	0.15	60.0	53.5	107.0	$142
31	52-25-31-401-002	14231 NORTHEND	01/08/25	$250,000		1 STORY	1,212	1,212	0	1957	3	2.0	0.0	Forced Heat & Cool	0.15	60.0	53.5	107.0	$206
31	52-25-31-401-003	14221 NORTHEND	04/11/25	$286,000		1 STORY	1,362	1,362	308	1958	4	2.0	0.0	Forced Heat & Cool	0.14	56.0	51.4	110.0	$210
31	52-25-31-401-022	20831 KENOSHA	04/05/24	$221,000		1 STORY	1,362	1,362	0	1958	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$162
31	52-25-31-401-023	20821 KENOSHA	10/22/24	$287,000		1 STORY	1,362	1,362	590	1958	3	2.0	0.0	Forced Heat & Cool	0.14	50.0	49.0	120.0	$211
31	52-25-31-401-031	14241 GREENBRIAR	06/23/25	$230,000		1 STORY	1,202	1,202	484	1958	3	2.0	1.0	Forced Heat & Cool	0.16	60.0	55.0	113.0	$191
31	52-25-31-401-035	14201 GREENBRIAR	02/16/24	$240,000		1 STORY	1,392	1,202	451	1958	3	2.0	0.0	Forced Heat & Cool	0.14	51.0	49.8	120.0	$172
31	52-25-31-402-001	21340 KENOSHA	09/12/25	$270,000		1 STORY	1,423	1,423	400	1958	3	2.0	0.0	Forced Heat & Cool	0.17	65.0	58.6	113.0	$190
31	52-25-31-402-030	14220 GREENBRIAR	02/23/24	$199,900		1 STORY	1,398	1,398	0	1958	3	2.0	0.0	Forced Heat & Cool	0.14	55.0	51.1	112.0	$143
31	52-25-31-403-034	14060 CLOVERDALE	01/24/25	$267,500		1 STORY	1,254	1,254	0	1958	3	2.0	0.0	Forced Heat & Cool	0.14	57.0	51.1	106.0	$213
31	52-25-31-426-032	21301 KIPLING	12/01/25	$265,000		1 STORY	1,049	1,036	400	1950	3	2.0	0.0	Forced Air w/ Ducts	0.30	98.0	88.7	134.0	$253
31	52-25-31-427-008	21400 KIPLING	07/17/23	$171,000		1 STORY	979	963	0	1953	3	1.0	0.0	Forced Heat & Cool	0.14	45.0	47.6	134.0	$175

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
31	52-25-31-427-017	21300 KIPLING	12/05/23	$175,000		1 STORY	975	957	440	1953	3	1.0	0.0	Forced Heat & Cool	0.15	50.0	51.8	134.0	$179
31	52-25-31-427-018	21461 WESTHAMPTON	07/11/25	$203,000		1 STORY	1,140	1,126	0	1952	3	1.0	0.0	Forced Heat & Cool	0.16	53.0	54.2	134.0	$178
31	52-25-31-428-020	21401 RIDGEDALE	04/21/23	$185,500		1 STORY	1,530	0	400	1951	3	2.0	0.0	Forced Heat & Cool	0.19	60.0	59.9	134.0	$121
31	52-25-31-428-026	21331 RIDGEDALE	04/10/23	$200,000		1 STORY	1,000	988	400	1950	3	1.0	0.0	Forced Heat & Cool	0.32	103.0	92.3	134.0	$200
31	52-25-31-428-026	21331 RIDGEDALE	06/05/25	$224,000		1 STORY	1,000	988	400	1950	3	1.0	0.0	Forced Heat & Cool	0.32	103.0	92.3	134.0	$224
31	52-25-31-429-004	21430 RIDGEDALE	10/31/25	$240,000		1 STORY	1,523	0	315	1951	3	2.0	0.0	Forced Heat & Cool	0.17	56.0	56.7	134.0	$158
31	52-25-31-476-009	21261 KIPLING	07/26/24	$240,000		1 STORY	1,075	1,063	400	1950	3	1.0	0.0	Forced Heat & Cool	0.28	90.0	82.8	134.0	$223
31	52-25-31-476-011	21221 KIPLING	11/13/24	$203,000		1 STORY	999	988	0	1950	3	1.0	0.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$203
31	52-25-31-477-001	21260 KIPLING	07/17/25	$220,000		1 STORY	1,071	1,059	400	1950	3	1.0	0.0	Forced Heat & Cool	0.28	90.0	82.8	134.0	$205
31	52-25-31-477-012	21241 WESTHAMPTON	04/08/24	$270,100		1 STORY	1,397	1,024	484	1950	3	2.0	1.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$193
31	52-25-31-477-015	21191 WESTHAMPTON	03/12/25	$186,000		1 STORY	999	988	0	1950	3	1.0	0.0	Forced Air w/ Ducts	0.25	80.0	75.4	134.0	$186
31	52-25-31-477-019	21121 WESTHAMPTON	06/10/24	$222,250		1 STORY	1,040	1,028	308	1950	3	1.0	0.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$214
31	52-25-31-478-005	21190 WESTHAMPTON	02/07/24	$235,000		1 STORY	1,020	1,020	480	1950	3	1.0	0.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$230
31	52-25-31-479-001	21260 RIDGEDALE	12/19/24	$189,000		1 STORY	1,000	988	0	1950	3	1.0	1.0	Forced Heat & Cool	0.28	90.0	82.8	134.0	$189
31	52-25-31-481-005	20760 KIPLING	12/13/23	$245,000		1 STORY	1,369	1,014	576	1951	3	1.0	1.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$179
31	52-25-31-481-008	20841 WESTHAMPTON	02/14/25	$235,000		1 STORY	1,464	1,240	0	1956	3	1.0	1.0	Forced Heat & Cool	0.19	60.0	59.9	134.0	$161
31	52-25-31-483-003	20800 RIDGEDALE	05/20/24	$230,000		1 STORY	1,216	1,001	588	1950	3	1.0	1.0	Forced Heat & Cool	0.25	80.0	75.4	134.0	$189
31	52-25-31-482-012	20751 RIDGEDALE	04/10/24	$144,000		BUNGALOW	911	720	0	1941	3	1.0	0.0	Forced Air w/ Ducts	0.25	80.0	75.4	134.0	$158
32	52-25-32-102-007	21950 COOLIDGE	12/21/23	$115,000		1 STORY	844	0	384	1954	2	1.0	0.0	Forced Air w/ Ducts	0.13	50.0	52.6	116.0	$136
32	52-25-32-102-012	21900 COOLIDGE	04/22/24	$145,000		1 STORY	924	0	287	1955	3	1.0	0.0	Forced Heat & Cool	0.13	50.0	52.6	116.0	$157
32	52-25-32-102-014	22041 BLACKSTONE	04/19/24	$147,000		1 STORY	924	0	673	1954	3	1.0	0.0	Forced Heat & Cool	0.13	48.0	50.9	116.0	$159
32	52-25-32-103-016	22031 DANTE	04/23/24	$165,500		1 STORY	912	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.5	107.0	$181
32	52-25-32-104-006	13236 TROY	06/04/24	$154,000		1 STORY	984	0	0	1951	3	1.0	0.0	Forced Air w/ Ducts	0.13	58.0	54.9	100.0	$157
32	52-25-32-104-029	21900 DANTE	03/31/25	$178,500		1 STORY	1,192	0	412	1954	3	1.0	0.0	Forced Air w/ Ducts	0.13	52.2	52.2	107.0	$150
32	52-25-32-104-032	22001 VALE	12/30/25	$150,000		1 STORY	912	0	329	1954	3	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.5	107.0	$164
32	52-25-32-104-036	21931 VALE	08/23/23	$120,000		1 STORY	912	0	290	1954	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.5	107.0	$132
32	52-25-32-104-038	21911 VALE	04/11/25	$144,000		1 STORY	912	0	316	1954	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.5	107.0	$158
32	52-25-32-104-045	13210 LYONS	09/30/25	$140,000		1 STORY	912	0	0	1954	0	1.0	0.0	Forced Air w/ Ducts	0.17	60.0	62.6	123.0	$154
32	52-25-32-104-052	21940 EASTWOOD	01/19/24	$160,000		1 STORY	912	0	318	1954	3	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.5	107.0	$175
32	52-25-32-104-056	21900 EASTWOOD	01/12/24	$175,000		1 STORY	912	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.5	107.0	$192
32	52-25-32-104-057	22051 FERN	10/24/25	$145,000		1 STORY	924	0	280	1954	3	1.0	0.0	Forced Heat & Cool	0.12	49.8	50.0	106.0	$157
32	52-25-32-104-064	21951 FERN	06/06/25	$158,000		1 STORY	924	0	460	1954	3	1.0	0.0	Forced Air w/ Ducts	0.12	49.0	49.9	108.0	$171
32	52-25-32-105-005	21940 VALE	11/22/24	$180,000		1 STORY	912	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.5	107.0	$197
32	52-25-32-126-011	12971 W NINE MILE	05/01/24	$222,000		1 STORY	1,437	0	0	1951	3	1.0	0.0	Forced Heat & Cool	0.13	82.0	60.6	70.0	$154
32	52-25-32-126-017	22031 JEROME	02/16/24	$140,000		1 STORY	1,089	0	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.16	61.0	61.3	115.0	$129
32	52-25-32-126-018	22041 JEROME	01/09/24	$120,000		1 STORY	1,372	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.14	51.0	53.2	115.0	$87
32	52-25-32-126-023	22121 JEROME	07/31/23	$108,000		1 STORY	868	0	0	1954	2	1.0	0.0	Forced Air w/ Ducts	0.16	52.6	57.9	130.0	$124
32	52-25-32-127-009	22040 SLOMAN	04/17/24	$207,500		1 STORY	1,217	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.19	63.0	67.4	132.0	$171
32	52-25-32-128-015	22181 CONDON	06/14/23	$103,000		1 STORY	974	0	0	1951	0	1.0	0.0	Forced Heat & Cool	0.19	60.0	66.8	140.0	$106
32	52-25-32-128-021	22111 CONDON	07/10/25	$187,000		1 STORY	1,078	0	0	1951	3	1.0	0.0	Forced Heat & Cool	0.16	50.0	57.7	140.0	$173
32	52-25-32-129-008	22170 CONDON	05/05/25	$159,900		1 STORY	939	0	0	1951	2	1.0	0.0	Forced Air w/ Ducts	0.21	58.0	68.4	155.0	$170
32	52-25-32-129-012	22120 CONDON	06/08/23	$143,000		1 STORY	1,135	0	279	1951	3	1.0	0.0	Forced Air w/ Ducts	0.21	58.0	68.4	155.0	$126
32	52-25-32-130-008	21940 FERN	10/20/23	$140,000		1 STORY	952	0	338	1954	3	1.0	0.0	Forced Air w/ Ducts	0.17	56.0	60.9	130.0	$147
32	52-25-32-130-009	21930 FERN	10/31/23	$120,000		1 STORY	1,203	0	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.16	53.0	58.3	130.0	$100

Assessment Year Sales 4/1/23 to 12/31/25

Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
32	52-25-32-131-005	22010 SUNSET	05/17/24	$99,900		1 STORY	952	0	0	1954	0	1.0	0.0	Forced Air w/ Ducts	0.12	61.0	52.1	83.0	$105
32	52-25-32-131-006	22000 SUNSET	12/11/23	$130,000		1 STORY	989	0	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.12	61.0	52.1	83.0	$131
32	52-25-32-131-013	21910 SUNSET	07/31/23	$103,100		1 STORY	989	0	0	1954	3	1.0	0.0	Forced Heat & Cool	0.12	61.0	52.1	83.0	$104
32	52-25-32-131-026	21921 SLOMAN	01/17/25	$156,000		1 STORY	952	0	0	1954	3	1.0	0.0	Forced Air w/ Ducts	0.12	61.0	52.1	83.0	$164
32	52-25-32-133-005	12851 SARATOGA	11/30/23	$150,000		1 STORY	931	0	0	1951	2	1.0	0.0	Forced Air w/ Ducts	0.18	71.4	67.1	107.0	$161
32	52-25-32-133-021	22035 SCOTIA	08/04/25	$120,000		1 STORY	836	0	0	1952	2	1.0	0.0	Forced Air w/ Ducts	0.12	68.0	54.0	75.0	$144
32	52-25-32-151-005	13421 ALBANY	01/17/25	$151,000		1 STORY	1,017	0	0	1957	3	1.0	0.0	Forced Air w/ Ducts	0.14	50.5	53.9	120.0	$148
32	52-25-32-151-009	13341 ALBANY	11/07/25	$150,000		1 STORY	1,056	0	0	1957	3	1.0	0.0	Forced Heat & Cool	0.14	50.5	53.9	120.0	$142
32	52-25-32-151-012	13311 ALBANY	07/25/23	$127,000		1 STORY	1,017	0	0	1957	3	1.0	0.0	Forced Air w/ Ducts	0.14	50.5	53.9	120.0	$125
32	52-25-32-151-017	13211 ALBANY	10/07/25	$160,000		1 STORY	1,017	0	288	1957	3	1.0	0.0	Forced Air w/ Ducts	0.14	50.5	53.9	120.0	$157
32	52-25-32-201-007	10710 TROY	11/27/23	$133,000		1 STORY	828	0	0	1950	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$161
32	52-25-32-201-012	10630 TROY	03/20/24	$160,000		1 STORY	1,218	0	200	1950	3	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$131
32	52-25-32-201-022	10400 TROY	06/30/23	$128,000		1 STORY	851	0	336	1950	2	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.0	105.0	$150
32	52-25-32-202-007	10721 TROY	12/23/25	$154,000		1 STORY	1,014	0	0	1950	0	1.0	0.0	Forced Heat & Cool	0.12	51.0	50.8	105.0	$152
32	52-25-32-202-022	10401 TROY	12/30/25	$157,000		1 STORY	828	0	200	1950	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$190
32	52-25-32-202-052	10340 CORNING	04/27/23	$128,000		1 STORY	828	0	0	1950	0	1.0	0.0	Forced Air w/ Ducts	0.12	51.0	50.8	105.0	$155
32	52-25-32-202-054	10301 TROY	01/09/25	$160,000		1 STORY	968	0	0	1950	3	1.0	0.0	Forced Air w/ Ducts	0.16	75.0	64.0	90.0	$165
32	52-25-32-202-055	22851 MANISTEE	11/08/24	$145,000		1 STORY	828	0	0	1950	0	1.0	0.0	Forced Air w/ Ducts	0.12	60.0	53.6	90.0	$175
32	52-25-32-203-015	10611 CORNING	10/12/23	$100,000		1 STORY	968	0	0	1951	3	1.0	0.0	Forced Heat & Cool	0.14	56.0	54.7	105.0	$103
32	52-25-32-203-023	10401 CORNING	03/28/24	$130,000		1 STORY	862	0	0	1951	3	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$151
32	52-25-32-203-029	10770 SARATOGA	04/25/25	$163,000		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	51.0	50.8	105.0	$197
32	52-25-32-203-034	10720 SARATOGA	11/12/24	$140,000		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Heat & Cool	0.13	52.0	51.6	105.0	$169
32	52-25-32-203-037	10670 SARATOGA	12/27/23	$120,000		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.13	52.0	51.6	105.0	$145
32	52-25-32-203-044	10600 SARATOGA	07/18/24	$125,000		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.13	53.0	52.4	105.0	$151
32	52-25-32-203-048	10410 SARATOGA	04/03/25	$150,000		1 STORY	988	0	0	1953	3	1.0	0.0	Forced Air w/ Ducts	0.15	60.0	57.9	105.0	$152
32	52-25-32-203-053	10321 CORNING	09/21/23	$170,000		1 STORY	1,107	0	0	1951	3	1.0	0.0	Forced Heat & Cool	0.16	75.0	65.8	95.0	$154
32	52-25-32-204-007	10741 SARATOGA	05/17/23	$140,000		1 STORY	829	0	0	1953	0	1.0	0.0	Forced Air w/ Ducts	0.12	51.0	50.8	105.0	$169
32	52-25-32-204-009	10721 SARATOGA	09/17/24	$142,500		1 STORY	829	0	0	1953	0	1.0	0.0	Forced Air w/ Ducts	0.13	52.0	51.6	105.0	$172
32	52-25-32-204-010	10711 SARATOGA	10/04/23	$134,700		1 STORY	831	0	0	1953	0	1.0	0.0	Forced Air w/ Ducts	0.13	52.0	51.6	105.0	$162
32	52-25-32-204-014	10651 SARATOGA	06/21/24	$150,500		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Heat & Cool	0.13	52.0	51.6	105.0	$182
32	52-25-32-204-022	10421 SARATOGA	09/01/23	$135,000		1 STORY	829	0	0	1953	0	1.0	0.0	Forced Air w/ Ducts	0.13	52.0	51.6	105.0	$163
32	52-25-32-204-039	10660 ALBANY	04/03/24	$174,900		1 STORY	973	0	0	1952	0	1.0	0.0	Forced Heat & Cool	0.14	58.0	56.3	105.0	$180
32	52-25-32-204-043	10600 ALBANY	09/06/24	$154,000		1 STORY	828	0	0	1952	0	1.0	0.0	Forced Air w/ Ducts	0.13	52.0	51.6	105.0	$186
32	52-25-32-204-044	10450 ALBANY	10/21/25	$169,000		1 STORY	1,504	0	0	1952	0	1.0	0.0	Forced Air w/ Ducts	0.15	60.0	57.9	105.0	$112
32	52-25-32-204-051	10300 ALBANY	07/08/24	$175,000		1 STORY	827	0	576	1952	2	1.0	0.0	Forced Air w/ Ducts	0.13	53.0	52.4	105.0	$212
32	52-25-32-226-002	10280 TROY	01/31/24	$175,000		1 STORY	988	0	0	1952	3	1.0	0.0	Forced Heat & Cool	0.19	80.0	72.8	105.0	$177
32	52-25-32-226-018	10050 TROY	01/03/24	$130,000		1 STORY	828	0	0	1952	2	1.0	0.0	Forced Air w/ Ducts	0.17	60.0	63.4	126.0	$157
32	52-25-32-227-004	10271 TROY	08/29/25	$147,000		1 STORY	831	0	0	1952	0	1.0	0.0	Forced Heat & Cool	0.15	60.0	57.9	105.0	$177
32	52-25-32-227-023	10230 CORNING	02/14/25	$155,000		1 STORY	828	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$187
32	52-25-32-227-028	10130 CORNING	06/29/23	$145,000		1 STORY	826	0	410	1953	0	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.0	105.0	$176
32	52-25-32-228-002	22820 MANISTEE	10/11/24	$162,500		1 STORY	829	0	451	1953	2	1.0	0.0	Forced Heat & Cool	0.12	60.0	53.6	90.0	$196
32	52-25-32-228-005	10251 CORNING	07/07/23	$128,000		1 STORY	829	0	0	1953	2	1.0	0.0	Forced Heat & Cool	0.12	50.0	50.0	105.0	$154
32	52-25-32-228-007	10231 CORNING	10/31/24	$155,500		1 STORY	929	0	448	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$167
32	52-25-32-228-009	10211 CORNING	05/25/23	$140,000		1 STORY	828	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$169
32	52-25-32-228-014	10111 CORNING	12/15/25	$115,000		1 STORY	825	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$139
32	52-25-32-228-019	10021 CORNING	07/12/24	$140,000		1 STORY	828	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.12	53.0	49.8	95.0	$169
32	52-25-32-228-020	10011 CORNING	04/18/23	$131,500		1 STORY	1,261	0	165	1953	2	1.0	0.0	Forced Heat & Cool	0.15	60.0	57.9	105.0	$104

Assessment Year Sales 4/1/23 to 12/31/25
Only Sales from 4/1/23 to 3/31/25 are used in Study

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
32	52-25-32-228-020	10011 CORNING	10/31/23	$210,000		1 STORY	1,261	0	165	1953	2	1.0	0.0	Forced Heat & Cool	0.15	60.0	57.9	105.0	$167
32	52-25-32-228-032	10120 SARATOGA	07/30/25	$156,500		1 STORY	831	0	410	1953	2	1.0	0.0	Electric Baseboard	0.12	51.0	50.8	105.0	$188
32	52-25-32-228-036	10040 SARATOGA	11/16/23	$116,000		1 STORY	828	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.13	51.0	52.5	112.0	$140
32	52-25-32-229-003	10280 ALBANY	08/30/23	$129,900		1 STORY	998	0	0	1952	0	1.0	0.0	Forced Heat & Cool	0.15	75.0	63.7	89.0	$130
32	52-25-32-229-009	10201 SARATOGA	03/04/24	$142,000		1 STORY	828	0	453	1953	0	1.0	0.0	Forced Air w/ Ducts	0.12	51.0	50.8	105.0	$171
32	52-25-32-229-027	10220 ALBANY	03/14/25	$139,000		1 STORY	828	0	0	1952	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$168
32	52-25-32-229-029	10200 ALBANY	03/18/24	$130,000		1 STORY	960	0	290	1952	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$135
32	52-25-32-251-002	10841 ALBANY	10/17/25	$172,000		1 STORY	840	0	0	1952	2	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$205
32	52-25-32-251-004	10821 ALBANY	12/23/25	$126,500		1 STORY	828	0	0	1952	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$153
32	52-25-32-251-010	10721 ALBANY	02/19/25	$159,000		1 STORY	1,074	0	0	1952	3	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$148
32	52-25-32-251-015	10641 ALBANY	09/06/24	$122,000		1 STORY	854	0	281	1952	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$143
32	52-25-32-251-039	10141 ALBANY	06/05/25	$155,000		1 STORY	827	0	0	1952	0	1.0	0.0	Forced Air w/ Ducts	0.12	50.0	50.0	105.0	$187
32	52-25-32-129-005	12701 W NINE MILE	12/27/24	$190,000		BUNGALOW	1,263	0	400	1951	4	1.0	1.0	Forced Heat & Cool	0.20	84.0	75.4	104.0	$150
32	52-25-32-203-039	10650 SARATOGA	09/05/23	$230,000		BUNGALOW	1,451	0	0	1953	2	2.0	0.0	Forced Heat & Cool	0.13	52.0	51.6	105.0	$159
33	52-25-33-101-021	8730 TROY	07/02/24	$240,000		1 STORY	762	762	280	1946	2	2.0	0.0	Forced Air w/ Ducts	0.15	50.0	47.3	127.0	$315
33	52-25-33-103-004	22820 ROSEWOOD	06/16/23	$134,000		1 STORY	834	0	0	1953	2	1.0	0.0	Forced Air w/ Ducts	0.11	44.0	39.7	110.0	$161
33	52-25-33-103-007	8791 TROY	10/06/23	$134,000		1 STORY	774	774	451	1946	2	1.0	0.0	Forced Heat & Cool	0.17	53.6	51.3	134.0	$173
33	52-25-33-151-005	8761 LEROY	06/02/23	$196,000		1 STORY	948	0	363	1954	0	1.0	0.0	Forced Air w/ Ducts	0.14	47.0	44.8	126.0	$207
33	52-25-33-103-023	8740 SARATOGA	02/14/24	$256,500		BUNGALOW	960	768	280	1947	2	1.0	1.0	Forced Heat & Cool	0.12	40.0	39.7	128.0	$267
33	52-25-33-103-024	8730 SARATOGA	11/17/23	$250,500		BUNGALOW	1,152	768	371	1947	3	2.0	0.0	Forced Heat & Cool	0.12	40.0	39.5	127.0	$217
33	52-25-33-104-003	8601 TROY	09/08/23	$229,000		BUNGALOW	971	364	352	1949	3	1.0	0.0	Forced Heat & Cool	0.11	40.0	38.4	120.0	$236
33	52-25-33-104-007	8571 TROY	10/09/24	$257,000		BUNGALOW	1,152	768	440	1949	0	1.0	1.0	Forced Heat & Cool	0.11	40.0	37.8	116.0	$223
33	52-25-33-104-014	8610 SARATOGA	01/05/24	$165,000		BUNGALOW	960	768	327	1947	3	1.0	0.0	Forced Air w/ Ducts	0.11	40.0	38.4	120.0	$172
33	52-25-33-104-015	8600 SARATOGA	08/07/25	$260,000		BUNGALOW	960	768	384	1947	0	1.0	1.0	Forced Air w/ Ducts	0.11	40.0	38.4	120.0	$271
33	52-25-33-105-013	8741 SARATOGA	04/08/24	$262,088		BUNGALOW	1,152	768	576	1947	3	1.0	0.0	Forced Heat & Cool	0.14	40.0	42.8	149.0	$228
33	52-25-33-105-027	8710 ALBANY	09/25/25	$252,000		BUNGALOW	960	768	576	1947	3	2.0	0.0	Forced Heat & Cool	0.14	40.0	42.8	149.0	$263
33	52-25-33-106-029	8770 LEROY	05/16/25	$221,500		BUNGALOW	960	768	289	1946	0	1.0	0.0	Forced Air w/ Ducts	0.14	40.0	42.7	148.0	$231
33	52-25-33-106-029	8770 LEROY	12/09/25	$193,000		BUNGALOW	960	768	289	1946	0	1.0	0.0	Forced Air w/ Ducts	0.14	40.0	42.7	148.0	$201
C29PV	52-25-29-229-036	10101 AUSTRIAN WAY	03/07/24	$255,000		1 STORY	1,227	1,227	409	1999	2	2.0	0.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$208
C29PV	52-25-29-229-009	24530 PINE VILLAGE	04/30/24	$265,000		2 STORY	1,282	728	429	1998	0	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$207
C29PV	52-25-29-229-014	24511 PINEHURST	09/15/25	$257,000		2 STORY	1,272	728	409	1998	2	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$202
C29PV	52-25-29-229-051	24511 PINE VILLAGE	07/12/23	$237,900		2 STORY	1,282	728	409	2000	2	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$186
C29PV	52-25-29-229-052	24521 PINE VILLAGE	10/17/24	$250,000		2 STORY	1,282	728	429	2000	2	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$195
C29PV	52-25-29-229-059	24631 PINE VILLAGE	11/20/25	$240,000		2 STORY	1,272	728	409	2000	2	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$189
C29PV	52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	$235,000		2 STORY	1,282	728	409	1999	2	1.0	1.0	Forced Heat & Cool	0.00	0.0	0.0	0.0	$183
C32LV	52-25-32-104-074	13333 W NINE MILE	12/30/24	$52,000		CONDO	806	806	0	1963	2	1.0	0.0	Forced Heat & Cool	0.06	0.0	0.0	0.0	$65
C32LV	52-25-32-104-086	13339 W NINE MILE	12/06/24	$65,000		CONDO	806	806	0	1963	2	1.0	0.0	Forced Heat & Cool	0.06	0.0	0.0	0.0	$81
C32LV	52-25-32-104-095	22166 DANTE	09/06/23	$40,000		CONDO	916	916	0	1963	2	1.0	0.0	Forced Heat & Cool	0.06	0.0	0.0	0.0	$44

Assessment Year Sales 4/1/23 to 12/31/25
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Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Other Parcels in Sale	Style	Floor Area	Bsmnt Area	Garage Area	Yr Blt.	# Bed	Full Baths	1/2 Baths	Heat Type	Net Acreage	Actual Front	Effec. Front	Ave. Depth	$ per SF
1DFUL	52-25-19-233-033	26421 COOLIDGE	11/30/23	$310,000		2 STORY	1,900	950	0	1952	4	2.0	0.0	Forced Heat & Cool	0.14	55.0	52.8	110.0	$163
1DFUL	52-25-28-352-034	23028 NORWOOD	11/13/24	$265,000		2 STORY	2,073	1,032	576	1922	5	2.0	0.0	Forced Hot Water	0.31	100.5	87.4	135.0	$128
1DFUL	52-25-29-151-011	24286 COOLIDGE	10/13/23	$269,900		2 STORY	2,744	1,296	0	1958	4	2.0	1.0	Forced Heat & Cool	0.13	49.7	47.6	110.0	$98
1DFUL	52-25-29-151-040	24210 COOLIDGE	04/04/24	$325,000		2 STORY	2,161	1,066	0	1953	4	2.0	1.0	Forced Heat & Cool	0.15	60.0	55.4	110.0	$150
1DFUL	52-25-29-156-033	24060 COOLIDGE	04/07/25	$305,000		2 STORY	2,164	1,068	0	1953	4	2.0	0.0	Forced Air w/ Ducts	0.15	60.0	55.4	110.0	$141
1DFUL	52-25-31-276-076	21911 COOLIDGE	01/18/24	$265,000		2 STORY	2,176	1,088	0	1958	6	2.0	2.0	Forced Air w/ Ducts	0.15	60.0	54.3	110.0	$122
1DFUL	52-25-31-276-078	21831 COOLIDGE	05/23/24	$305,900		2 STORY	1,952	976	0	1954	6	2.0	0.0	Forced Air w/ Ducts	0.19	60.0	59.9	134.0	$157
1DFUL	52-25-19-281-031	26111 COOLIDGE	08/08/25	$335,000		BUNGALOW	1,988	425	346	1946	3	2.0	1.0	Forced Heat & Cool	0.13	50.0	48.9	110.0	$169
1DHAF	52-25-31-202-004	14225 W NINE MILE	05/20/25	$325,000	52-25-31-202-005	1 STORY	2,064	2,064	0	1956	6	2.0	2.0	Forced Air w/ Ducts	0.18	70.0	70.5	220.0	$157
1DHAF	52-25-19-233-032	26431 COOLIDGE	04/04/25	$135,000		2 STORY	950	475	0	1952	2	1.0	0.0	Forced Heat & Cool	0.07	27.0	29.9	110.0	$142
1DHAF	52-25-19-477-025	25241 COOLIDGE	11/16/23	$130,000		2 STORY	982	491	0	1951	2	1.0	0.0	Forced Heat & Cool	0.08	30.0	31.1	110.0	$132
1DHAF	52-25-31-276-034	21931 COOLIDGE	05/31/23	$245,000	52-25-31-276-033	2 STORY	2,176	1,088	0	1958	6	2.0	2.0	Forced Heat & Cool	0.15	60.0	62.3	220.0	$113
1DHAF	52-25-31-276-049	21815 COOLIDGE	09/16/25	$290,000	52-25-31-276-050	2 STORY	1,952	976	0	1954	4	2.0	0.0	Forced Heat & Cool	0.18	61.0	59.9	268.0	$149
1DHAF	52-25-30-204-018	24652 CLOVERLAWN	01/14/25	$158,000		BUNGALOW	877	562	360	1946	2	1.0	0.0	Forced Heat & Cool	0.10	32.0	34.6	132.0	$180
1DHAF	52-25-30-204-019	24650 CLOVERLAWN	01/14/25	$140,000		BUNGALOW	736	562	400	1946	2	1.0	0.0	Forced Air w/ Ducts	0.10	32.0	34.6	132.0	$190

VACANT LAND SALES RESIDENTIAL

28	52-25-28-332-044	23470 FOREST	08/21/23	$282,500											0.16	50.0	51.2	141.5	
30	52-25-30-126-039	W TEN MILE	07/07/23	$237,500	52-25-30-126-040										0.79	125.0	134.8	549.0	