

# SALES STUDY FOR 2024 TAX YEAR

Report Name: C\_Sales Analysis for Board  
 April 1st 2021 - March 31st 2023

Sales Study

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

**Township of Bloomfield**

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 01102</b>													
<b>E.C.F. Table 01102ShakerHgts</b>													
01102	C -19-02-226-087	401	0.42 Ac	Colonial/2Sty	B	15	75 % 11/21/2022	\$530,000	ARM'S LENGTH	3,301	160.56	266,290	
01102	C -19-02-229-001	401	0.49 Ac	Colonial/2Sty	B	15	61 % 10/24/2022	\$585,000	ARM'S LENGTH	3,250	180.61	208,440	
01102	C -19-02-226-069	401	0.43 Ac	Colonial/2Sty	B	15	65 % 09/20/2022	\$520,000	ARM'S LENGTH	3,763	138.19	250,310	
01102	C -19-02-228-013	401	0.43 Ac	Colonial/2Sty	B	15	68 % 08/31/2022	\$420,000	ARM'S LENGTH	3,218	130.52	233,950	
01102	C -19-02-228-012	401	0.39 Ac	Colonial/2Sty	B	15	77 % 07/20/2022	\$635,000	ARM'S LENGTH	3,295	192.72	272,530	
01102	C -19-02-226-073	401	0.41 Ac	Colonial/2Sty	B	15	72 % 07/01/2022	\$462,000	ARM'S LENGTH	3,565	129.59	256,050	
01102	C -19-02-228-005	401	0.53 Ac	Colonial/2Sty	B	15	73 % 07/29/2021	\$455,000	ARM'S LENGTH	3,729	122.02	278,730	
01102	C -19-02-229-001	401	0.49 Ac	Colonial/2Sty	B	15	61 % 06/29/2021	\$431,000	ARM'S LENGTH	3,250	133.07	208,440	
01102	C -19-02-226-069	401	0.43 Ac	Colonial/2Sty	B	15	65 % 05/07/2021	\$457,750	ARM'S LENGTH	3,763	121.64	250,310	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 9**  
**Avg. Sale Price > \$499,528**

Analysis for Area > **01104**      **E.C.F. Table 01104Foxwood**

01104	C-19-01-176-017	401	1.18 Ac	Colonial/2Sty	B	15	77 %	11/14/2022	\$825,000	3-ARM'S LENGTH	3,929	209.98	394,480
01104	C-19-01-176-023	401	1.00 Ac	Colonial/2Sty	B	15	75 %	04/08/2022	\$730,000	3-ARM'S LENGTH	3,737	195.34	377,430

**Total No. of Sales > 2**  
**Avg. Sale Price > \$777,500**

Analysis for Area > **01106**      **E.C.F. Table 01106Blmfd N Estates**

01106	C-19-01-103-005	401	0.37 Ac	Colonial/2Sty	B	15	75 %	02/24/2023	\$627,000	3-ARM'S LENGTH	3,178	197.29	270,880
01106	C-19-01-151-015	401	0.37 Ac	Colonial/2Sty	B	15	74 %	02/10/2023	\$570,000	3-ARM'S LENGTH	3,630	157.42	278,400
01106	C-19-01-102-028	401	0.37 Ac	Colonial/2Sty	B	15	78 %	05/05/2022	\$600,000	3-ARM'S LENGTH	3,163	189.69	274,300
01106	C-19-01-102-001	401	0.44 Ac	Colonial/2Sty	B	10	79 %	10/18/2021	\$528,000	3-ARM'S LENGTH	3,474	151.99	302,220
01106			Ac		B		77						

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
01106	C -19-01-103-005	401	0.37 Ac	Colonial/2Sty	B	15	75 % 06/15/2021	\$550,000	3-ARM'S LENGTH	3,178	173.06	270,880	
01106	C -19-01-104-005	401	0.37 Ac	Colonial/2Sty	B	10	77 % 05/18/2021	\$520,000	3-ARM'S LENGTH	3,421	152.00	280,950	
								<b>\$3,895,000</b>		<b>22,881</b>	<b>\$170.23</b>	<b>1,931,780</b>	
<b>Total No. of Sales &gt; 7</b>													
<b>Avg. Sale Price &gt; \$556,429</b>													
Analysis for Area > <b>01110</b> <b>E.C.F. Table 01110Adams Sq 1,2</b>													
01110	C -19-01-352-003	401	0.39 Ac	Colonial/2Sty	B	-10	55 % 01/31/2023	\$405,000	3-ARM'S LENGTH	2,187	185.19	197,810	
01110	C -19-01-302-015	401	0.38 Ac	Colonial/2Sty	B	-10	52 % 11/18/2022	\$478,000	3-ARM'S LENGTH	2,449	195.18	202,200	
01110	C -19-01-302-003	401	0.37 Ac	Colonial/2Sty	B	-10	43 % 08/31/2022	\$465,000	3-ARM'S LENGTH	2,516	184.82	171,450	
01110	C -19-01-351-003	401	0.37 Ac	Colonial/2Sty	B	-10	57 % 08/31/2022	\$427,500	3-ARM'S LENGTH	2,469	173.15	209,950	
01110	C -19-01-351-001	401	0.45 Ac	Colonial/2Sty	B	-10	55 % 08/09/2022	\$370,000	3-ARM'S LENGTH	2,664	138.89	230,350	
01110	C -19-01-305-016	401	0.37 Ac	Colonial/2Sty	B	-10	60 % 06/09/2021	\$375,000	3-ARM'S LENGTH	2,516	149.05	233,810	
01110			Ac		B		58						

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$2,940,500      17,205      \$170.91      1,463,300

**Total No. of Sales > 7**

**Avg. Sale Price > \$420,071**

Analysis for Area > **01112**

**E.C.F. Table 01112Hampton Hills**

01112	C -19-01-152-012	401	0.37 Ac	Colonial/2Sty	B	-10	64 %	01/16/2023	\$413,050	3-ARM'S LENGTH	2,205	188.26	218,260
01112	C -19-01-151-002	401	0.37 Ac	Colonial/2Sty	B	-10	62 %	09/20/2022	\$410,000	3-ARM'S LENGTH	2,274	180.30	220,010
01112	C -19-01-154-002	401	0.38 Ac	Colonial/2Sty	B	-5	43 %	05/17/2022	\$510,000	3-ARM'S LENGTH	3,014	169.21	190,120
01112	C -19-01-153-011	401	0.47 Ac	Colonial/2Sty	B	-5	50 %	03/04/2022	\$348,000	3-ARM'S LENGTH	1,993	174.61	185,420
01112	C -19-01-154-003	401	0.37 Ac	Ranch	B	-5	46 %	03/01/2022	\$375,000	3-ARM'S LENGTH	1,912	196.13	165,210
01112	C -19-01-152-003	401	0.38 Ac	Ranch	B	-10	65 %	10/15/2021	\$329,000	3-ARM'S LENGTH	1,656	198.67	212,480
01112	C -19-01-154-008	401	0.49 Ac	Colonial/2Sty	B	-5	57 %	06/30/2021	\$419,000	3-ARM'S LENGTH	2,606	160.78	235,830
01112	C -19-01-154-005	401	0.43 Ac	Ranch	B	-5	48 %	05/14/2021	\$396,000	3-ARM'S LENGTH	1,912	207.11	171,840

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

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**\$3,200,050      17,561      \$182.22      1,599,170**

**Total No. of Sales > 8**

**Avg. Sale Price > \$400,006**

Analysis for Area > **01120**

**E.C.F. Table 01120ChapelHillsEst 1**

01120	C -19-01-201-005	401	0.52 Ac	Ranch	B	-10	44 %	02/07/2023	\$306,000	ARM'S LENGTH	1,392	219.83	142,610
01120	C -19-01-126-016	401	0.57 Ac	Ranch	B	-10	60 %	11/29/2022	\$320,000	ARM'S LENGTH	1,751	182.75	200,390
01120	C -19-01-126-018	401	0.52 Ac	Ranch	B	-10	53 %	11/28/2022	\$402,000	ARM'S LENGTH	1,677	239.71	201,350
01120	C -19-01-126-001	401	0.55 Ac	Colonial/2Sty	B	5	68 %	11/18/2022	\$425,000	ARM'S LENGTH	2,448	173.61	234,590
01120	C -19-01-128-001	401	0.52 Ac	Colonial/2Sty	B	-10	67 %	09/26/2022	\$400,000	ARM'S LENGTH	2,333	171.45	241,940
01120	C -19-01-228-003	401	0.52 Ac	Ranch	B	-10	50 %	08/22/2022	\$405,000	ARM'S LENGTH	2,708	149.56	215,550
01120	C -19-01-126-012	401	0.55 Ac	Ranch	B	-10	48 %	08/11/2022	\$327,000	ARM'S LENGTH	1,371	238.51	162,730
01120	C -19-01-128-002	401	0.52 Ac	Ranch	B	-10	59 %	08/05/2022	\$350,000	ARM'S LENGTH	1,767	198.08	200,260
01120	C -19-01-228-004	401	0.63 Ac	Ranch	B	-10	58 %	06/22/2022	\$373,000	ARM'S LENGTH	1,816	205.40	213,350

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

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01120	C -19-01-201-018	401	0.52 Ac	Colonial/2Sty	B	-10	56 % 06/10/2022	\$326,500	ARM'S LENGTH	1,589	205.48	150,240	
01120	C -19-01-126-014	401	0.51 Ac	TriLevel/Quad	B	-10	62 % 06/02/2022	\$385,000	ARM'S LENGTH	2,370	162.65	155,960	
01120	C -19-01-202-016	401	0.69 Ac	Ranch	B	-10	45 % 02/07/2022	\$375,000	ARM'S LENGTH	1,801	208.22	176,510	
01120	C -19-01-226-033	401	0.52 Ac	Ranch	B	-10	46 % 11/19/2021	\$299,999	ARM'S LENGTH	2,002	149.85	178,150	
01120	C -19-01-226-001	401	0.52 Ac	Ranch	B	-10	49 % 11/12/2021	\$400,000	ARM'S LENGTH	1,965	203.56	172,190	
01120	C -19-01-226-031	401	0.59 Ac	Ranch	B	-10	45 % 10/18/2021	\$240,000	ARM'S LENGTH	1,465	163.82	133,450	
01120	C -19-01-227-001	401	0.52 Ac	Ranch	B	-10	44 % 09/29/2021	\$259,000	ARM'S LENGTH	1,340	193.28	132,650	
01120	C -19-01-276-001	401	0.68 Ac	Ranch	B	-10	57 % 08/25/2021	\$405,000	ARM'S LENGTH	1,369	295.84	220,370	
01120	C -19-01-226-040	401	0.55 Ac	Ranch	B	-10	48 % 06/17/2021	\$360,000	ARM'S LENGTH	2,857	126.01	213,310	
01120	C -19-01-201-011	401	0.52 Ac	Colonial/2Sty	B	-10	49 % 06/16/2021	\$320,000	ARM'S LENGTH	1,589	201.38	140,760	
01120	C -19-01-226-008	401	0.52 Ac	Colonial/2Sty	B	-10	56 % 05/27/2021	\$335,000	ARM'S LENGTH	1,687	198.58	160,820	
								<b>\$7,013,499</b>		<b>37,294</b>	<b>\$188.06</b>	<b>3,647,180</b>	

Total No. of Sales &gt; 20

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**Avg. Sale Price > \$350,675**

Analysis for Area > **01122**      **E.C.F. Table 01122Adams Woods 1&2**

01122	C -19-01-204-010	401	0.35 Ac	Ranch	B	68 %	06/13/2022	\$470,000	3-ARM'S LENGTH	2,241	209.73	236,920	
01122	C -19-01-203-008	401	0.43 Ac	Ranch	B	68 %	05/25/2022	\$430,000	3-ARM'S LENGTH	1,960	219.39	214,780	
01122	C -19-01-276-011	401	0.36 Ac	Ranch	B	15 53 %	02/21/2022	\$350,000	3-ARM'S LENGTH	1,893	184.89	177,330	
01122	C -19-01-204-007	401	0.33 Ac	Ranch	B	66 %	11/10/2021	\$352,500	3-ARM'S LENGTH	1,875	188.00	184,710	
01122	C -19-01-204-008	401	0.40 Ac	Ranch	B	66 %	06/04/2021	\$430,000	3-ARM'S LENGTH	2,150	200.00	225,090	
01122	C -19-01-204-012	401	0.44 Ac	Ranch	B	67 %	05/27/2021	\$492,000	3-ARM'S LENGTH	2,304	213.54	230,580	

**\$2,524,500      12,423      \$203.21      1,269,410**

**Total No. of Sales > 6**

**Avg. Sale Price > \$420,750**

Analysis for Area > **01130**      **E.C.F. Table 01130S.P. #4;Acreage**

01130	C -19-01-376-005	401	1.10 Ac	Colonial/2Sty	BC	52 %	07/16/2021	\$13	3-ARM'S LENGTH	2,415	.00	181,960	
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Total No. of Sales > 1

\$1

2,415

\$.00

181,960

Avg. Sale Price > \$1

Analysis for Area > 01210

E.C.F. Table 01210AdamsWdsCondos#1

01210	C -19-01-403-031	407	1.00 Ac	Ranch	BC	20	63 %	02/21/2023	\$335,000	3-ARM'S LENGTH	1,759	190.45	189,300
01210	C -19-01-276-053	407	1.00 Ac	Ranch	BC	25	62 %	01/25/2023	\$435,000	3-ARM'S LENGTH	1,739	250.14	233,930
01210	C -19-01-403-116	407	1.00 Ac	Ranch	BC	20	64 %	12/19/2022	\$422,200	3-ARM'S LENGTH	1,753	240.84	232,440
01210	C -19-01-403-045	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	11/22/2022	\$445,000	3-ARM'S LENGTH	1,794	248.05	182,150
01210	C -19-01-402-055	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	11/09/2022	\$420,000	3-ARM'S LENGTH	2,205	190.48	195,960
01210	C -19-01-276-033	407	1.00 Ac	Ranch	BC	20	62 %	10/06/2022	\$435,000	3-ARM'S LENGTH	1,739	250.14	226,630
01210	C -19-01-403-060	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	07/29/2022	\$425,000	3-ARM'S LENGTH	2,205	192.74	224,840
01210	C -19-01-276-054	407	1.00 Ac	Ranch	BC	20	62 %	07/28/2022	\$509,000	3-ARM'S LENGTH	1,739	292.70	219,520
01210	C -19-01-403-104	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	06/01/2022	\$345,000	3-ARM'S LENGTH	2,205	156.46	191,370



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01210	C -19-01-403-060	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	04/26/2022	\$425,000	3-ARM'S LENGTH	2,205	192.74	224,840	
01210	C -19-01-276-065	407	1.00 Ac	Ranch	BC 20	62 %	04/07/2022	\$490,000	3-ARM'S LENGTH	1,734	282.58	225,080	
01210	C -19-01-277-072	407	1.00 Ac	Ranch	BC 20	61 %	02/28/2022	\$377,000	3-ARM'S LENGTH	1,579	238.76	179,270	
01210	C -19-01-252-021	407	1.00 Ac	Ranch	BC 20	66 %	10/28/2021	\$485,000	3-ARM'S LENGTH	1,753	276.67	234,570	
01210	C -19-01-403-035	407	1.00 Ac	Ranch	BC 20	62 %	10/08/2021	\$425,000	3-ARM'S LENGTH	1,759	241.61	195,440	
01210	C -19-01-252-020	407	1.00 Ac	Ranch	BC 20	67 %	10/01/2021	\$460,000	3-ARM'S LENGTH	1,895	242.74	261,090	
01210	C -19-01-403-016	407	1.00 Ac	Ranch	BC 25	63 %	08/10/2021	\$380,000	3-ARM'S LENGTH	1,759	216.03	208,900	
01210	C -19-01-402-046	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	06/03/2021	\$365,000	3-ARM'S LENGTH	1,794	203.46	183,080	
01210	C -19-01-403-078	407	1.00 Ac	Ranch	BC 20	61 %	04/29/2021	\$339,000	3-ARM'S LENGTH	1,763	192.29	185,730	
										<b>\$7,517,200</b>	<b>33,379</b>	<b>\$225.21</b>	<b>3,794,140</b>

**Total No. of Sales > 18**

**Avg. Sale Price > \$417,622**

Analysis for Area > **01212**

**E.C.F. Table 01212AdamsWdsCondos#2**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
01212	C -19-01-403-112	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	03/08/2023	\$335,000	3-ARM'S LENGTH	1,666	201.08	164,090		
01212	C -19-01-277-100	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	11/02/2022	\$320,000	3-ARM'S LENGTH	1,669	191.73	146,910		
01212	C -19-01-277-039	407	1.00 Ac	Colonial/2Sty	BC 20	60 %	09/28/2022	\$340,000	3-ARM'S LENGTH	1,666	204.08	156,810		
01212	C -19-01-403-061	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	09/20/2022	\$325,000	3-ARM'S LENGTH	1,666	195.08	150,350		
01212	C -19-01-402-054	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	07/11/2022	\$338,000	3-ARM'S LENGTH	1,666	202.88	153,250		
01212	C -19-01-252-024	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	06/21/2022	\$295,000	3-ARM'S LENGTH	1,666	177.07	162,910		
01212	C -19-01-402-004	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	03/10/2022	\$300,000	3-ARM'S LENGTH	1,666	180.07	149,410		
01212	C -19-01-277-042	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	01/21/2022	\$285,000	3-ARM'S LENGTH	1,666	171.07	153,690		
01212	C -19-01-402-024	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	09/29/2021	\$282,000	3-ARM'S LENGTH	1,666	169.27	144,460		
01212	C -19-01-403-082	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	05/13/2021	\$255,000	3-ARM'S LENGTH	1,666	153.06	149,040		
										<b>\$3,075,000</b>	<b>16,663</b>	<b>\$184.54</b>	<b>1,530,920</b>	
<b>Total No. of Sales &gt; 10</b>														
										<b>Avg. Sale Price &gt; \$307,500</b>				

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > <b>01214</b> <b>E.C.F. Table 01214AdamsWdsCondos#3</b>													
01214	C -19-01-402-028	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	01/30/2023	\$395,000	3-ARM'S LENGTH	2,066	191.19	184,880	
01214	C -19-01-403-009	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	12/20/2022	\$399,900	3-ARM'S LENGTH	2,096	190.79	192,590	
01214	C -19-01-403-051	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	09/30/2022	\$350,000	3-ARM'S LENGTH	2,096	166.98	189,290	
01214	C -19-01-403-119	407	1.00 Ac	Colonial/2Sty	BC 20	67 %	07/07/2022	\$490,000	3-ARM'S LENGTH	2,072	236.49	220,910	
01214	C -19-01-403-108	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	02/17/2022	\$318,000	3-ARM'S LENGTH	2,072	153.47	195,800	
01214	C -19-01-402-038	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	01/24/2022	\$318,000	3-ARM'S LENGTH	2,074	153.33	188,340	
01214	C -19-01-402-058	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	09/10/2021	\$302,000	3-ARM'S LENGTH	2,096	144.08	188,560	
01214	C -19-01-402-003	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	07/06/2021	\$339,900	3-ARM'S LENGTH	2,073	163.97	184,060	
01214	C -19-01-402-027	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	06/17/2021	\$419,900	3-ARM'S LENGTH	2,066	203.24	200,880	
01214	C -19-01-402-030	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	06/08/2021	\$415,000	3-ARM'S LENGTH	2,074	200.10	206,310	
01214	C -19-01-403-097	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	05/12/2021	\$305,000	3-ARM'S LENGTH	2,072	147.20	191,280	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
<b>Total No. of Sales &gt; 11</b>								<b>\$4,052,700</b>		<b>22,857</b>	<b>\$177.31</b>	<b>2,142,900</b>		
<b>Avg. Sale Price &gt;</b>								<b>\$368,427</b>						
<b>Analysis for Area &gt; 01216 E.C.F. Table 01216AdamsWdsCondo#4</b>														
01216	C -19-01-403-032	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	03/15/2023	\$375,000	3-ARM'S LENGTH	1,854	202.27	171,160		
01216	C -19-01-403-080	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	11/29/2022	\$285,000	3-ARM'S LENGTH	1,854	153.72	169,890		
01216	C -19-01-276-029	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	11/18/2022	\$250,000	3-ARM'S LENGTH	1,855	134.77	166,240		
01216	C -19-01-276-046	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	09/13/2022	\$377,000	3-ARM'S LENGTH	1,854	203.34	174,910		
01216	C -19-01-277-033	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	05/20/2022	\$300,000	3-ARM'S LENGTH	1,818	165.02	165,040		
01216	C -19-01-403-020	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	02/09/2022	\$279,000	3-ARM'S LENGTH	1,854	150.49	164,830		
01216	C -19-01-403-091	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	11/24/2021	\$315,000	3-ARM'S LENGTH	1,854	169.90	174,280		
01216	C -19-01-403-008	407	1.00 Ac	Colonial/2Sty	BC 20	63 %	08/06/2021	\$315,000	3-ARM'S LENGTH	1,854	169.90	170,680		
01216	C -19-01-277-057	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	06/09/2021	\$260,000	3-ARM'S LENGTH	1,883	138.08	163,590		

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
01216	C -19-01-403-106	407	1.00 Ac	Colonial/2Sty	BC	20	61 % 05/11/2021	\$390,000	3-ARM'S LENGTH	1,883	207.12	175,570	
01216	C -19-01-403-109	407	1.00 Ac	Colonial/2Sty	BC	20	64 % 04/30/2021	\$367,500	3-ARM'S LENGTH	1,883	195.17	186,280	
								\$3,513,500		20,446	\$171.84	1,882,470	

**Total No. of Sales > 11**

**Avg. Sale Price > \$319,409**

Analysis for Area > **02100**

**E.C.F. Table 02100BlmdfldFoxHillSub**

02100	C -19-02-176-005	401	0.33 Ac	Colonial/2Sty	B	-5	59 % 03/20/2023	\$457,500	3-ARM'S LENGTH	2,531	180.76	234,940	
02100	C -19-02-130-001	401	0.35 Ac	Colonial/2Sty	B	-5	57 % 03/08/2023	\$400,000	3-ARM'S LENGTH	2,849	140.40	228,050	
02100	C -19-02-126-022	401	0.38 Ac	Colonial/2Sty	B	-5	61 % 02/23/2023	\$505,000	3-ARM'S LENGTH	2,729	185.05	252,980	
02100	C -19-02-176-017	401	0.34 Ac	Colonial/2Sty	B	-5	58 % 02/03/2023	\$465,000	3-ARM'S LENGTH	2,703	172.03	231,210	
02100	C -19-02-154-011	401	0.33 Ac	Colonial/2Sty	B	-5	59 % 11/21/2022	\$329,900	3-ARM'S LENGTH	2,048	161.08	200,500	
02100	C -19-02-177-015	401	0.36 Ac	TriLevel/Quad	B	-5	60 % 09/16/2022	\$400,000	3-ARM'S LENGTH	2,620	152.67	193,260	
02100	C -19-02-153-026	401	0.33 Ac	Colonial/2Sty	B	-5	62 % 09/13/2022	\$482,000	3-ARM'S LENGTH	2,533	190.29	224,170	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02100	C -19-02-177-016	401	0.36 Ac	Colonial/2Sty	B	-5	60 % 07/07/2022	\$360,000	3-ARM'S LENGTH	2,162	166.51	197,400	
02100	C -19-02-103-019	401	0.38 Ac	TriLevel/Quad	B	-5	58 % 07/07/2022	\$410,000	3-ARM'S LENGTH	2,854	143.66	205,120	
02100	C -19-02-126-013	401	0.41 Ac	Colonial/2Sty	B	-5	56 % 06/30/2022	\$520,000	3-ARM'S LENGTH	2,770	187.73	235,210	
02100	C -19-02-103-006	401	0.39 Ac	TriLevel/Quad	B	-5	58 % 06/23/2022	\$400,000	3-ARM'S LENGTH	2,030	197.04	160,750	
02100	C -19-02-152-030	401	0.35 Ac	Colonial/2Sty	B	-5	59 % 06/01/2022	\$400,000	3-ARM'S LENGTH	2,611	153.20	224,260	
02100	C -19-02-104-027	401	0.33 Ac	Colonial/2Sty	B	-5	57 % 05/13/2022	\$425,000	3-ARM'S LENGTH	2,498	170.14	218,560	
02100	C -19-02-126-019	401	0.38 Ac	Colonial/2Sty	B	-5	58 % 05/04/2022	\$450,000	3-ARM'S LENGTH	2,588	173.88	218,810	
02100	C -19-02-103-008	401	0.37 Ac	Colonial/2Sty	B	-5	56 % 04/07/2022	\$372,000	3-ARM'S LENGTH	2,060	180.58	197,470	
02100	C -19-02-153-002	401	0.33 Ac	Colonial/2Sty	B	-5	59 % 12/22/2021	\$479,900	3-ARM'S LENGTH	2,600	184.58	237,420	
02100	C -19-02-126-011	401	0.39 Ac	Colonial/2Sty	B	-5	59 % 12/17/2021	\$535,000	3-ARM'S LENGTH	2,202	242.96	209,470	
02100	C -19-02-154-015	401	0.33 Ac	Colonial/2Sty	B	-5	57 % 12/17/2021	\$400,000	3-ARM'S LENGTH	2,591	154.38	217,340	
02100	C -19-02-130-014	401	0.36 Ac	Colonial/2Sty	B	-5	58 % 10/14/2021	\$464,900	3-ARM'S LENGTH	2,724	170.67	238,300	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02100	C -19-02-176-046	401	0.32 Ac	TriLevel/Quad	B	-5	62 % 08/31/2021	\$410,000	3-ARM'S LENGTH	2,503	163.80	194,490	
02100	C -19-02-154-003	401	0.33 Ac	Colonial/2Sty	B	-5	65 % 08/12/2021	\$520,000	3-ARM'S LENGTH	2,542	204.56	250,680	
02100	C -19-02-104-001	401	0.43 Ac	Ranch	B	-5	55 % 08/05/2021	\$305,000	3-ARM'S LENGTH	1,938	157.38	159,740	
02100	C -19-02-154-016	401	0.33 Ac	Colonial/2Sty	B	-5	60 % 07/20/2021	\$430,000	3-ARM'S LENGTH	2,528	170.09	228,550	
02100	C -19-02-104-005	401	0.40 Ac	TriLevel/Quad	B	-5	55 % 07/13/2021	\$435,435	3-ARM'S LENGTH	2,716	160.32	195,480	
02100	C -19-02-177-022	401	0.40 Ac	TriLevel/Quad	B	-5	43 % 07/12/2021	\$350,000	3-ARM'S LENGTH	2,502	139.89	131,960	
02100	C -19-02-103-034	401	0.37 Ac	Colonial/2Sty	B	-10	56 % 07/02/2021	\$485,000	3-ARM'S LENGTH	2,747	176.56	220,940	
02100	C -19-02-126-011	401	0.39 Ac	Colonial/2Sty	B	-5	59 % 06/29/2021	\$305,000	3-ARM'S LENGTH	2,202	138.51	209,470	
02100	C -19-02-129-017	401	0.38 Ac	Colonial/2Sty	B	-5	58 % 06/24/2021	\$495,000	3-ARM'S LENGTH	3,001	164.95	250,850	
02100	C -19-02-126-006	401	0.37 Ac	Colonial/2Sty	B	-5	55 % 06/08/2021	\$308,000	3-ARM'S LENGTH	2,344	131.40	201,120	
02100	C -19-02-103-021	401	0.37 Ac	Colonial/2Sty	B	-5	60 % 06/02/2021	\$385,000	3-ARM'S LENGTH	2,467	156.06	218,830	
02100	C -19-02-177-021	401	0.36 Ac	Colonial/2Sty	B	-5	62 % 05/29/2021	\$350,000	3-ARM'S LENGTH	2,060	169.90	200,400	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02100	C -19-02-153-026	401	0.33 Ac	Colonial/2Sty	B	-5	62 %	04/13/2021	\$500,000	ARM'S LENGTH	2,533	197.39	224,170

\$13,534,635      79,786      \$169.64      6,811,900

**Total No. of Sales > 32**

**Avg. Sale Price > \$422,957**

Analysis for Area > **02110**      **E.C.F. Table 02110English Meadows**

02110	C -19-02-102-039	407	0.57 Ac	SingleFamily	B		98 %	05/14/2021	\$150,000	ARM'S LENGTH	5,154	29.10	407,410
02110	C -19-02-102-025	407	0.46 Ac	Colonial/2Sty	B	15	62 %	04/28/2021	\$541,000	ARM'S LENGTH	3,415	158.42	292,840

\$691,000      8,569      \$80.64      700,250

**Total No. of Sales > 2**

**Avg. Sale Price > \$345,500**

Analysis for Area > **02200**      **E.C.F. Table 02200HeathersCondos#1**

02200	C -19-02-476-059	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	11/18/2022	\$375,000	ARM'S LENGTH	1,656	226.45	184,280
02200	C -19-02-476-063	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	09/02/2022	\$382,000	ARM'S LENGTH	1,656	230.68	197,350
02200	C -19-02-476-070	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	09/02/2022	\$407,500	ARM'S LENGTH	1,656	246.07	199,860



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02200	C -19-02-476-093	407	1.00 Ac	Colonial/2Sty	BC	20	74 % 05/06/2022	\$399,000	3-ARM'S LENGTH	1,656	240.94	189,590	
02200	C -19-02-476-043	407	1.00 Ac	Colonial/2Sty	BC	20	74 % 10/29/2021	\$387,500	3-ARM'S LENGTH	1,656	234.00	195,310	
02200	C -19-02-476-063	407	1.00 Ac	Colonial/2Sty	BC	20	73 % 05/12/2021	\$385,000	3-ARM'S LENGTH	1,656	232.49	197,350	
								<b>\$2,336,000</b>		<b>9,936</b>	<b>\$235.10</b>	<b>1,163,740</b>	

**Total No. of Sales > 6**

**Avg. Sale Price > \$389,333**

Analysis for Area > **02201**

**E.C.F. Table 02201HeathersCondos#2**

02201	C -19-02-480-054	407	1.00 Ac	Ranch	BC	10	68 % 03/14/2023	\$318,000	3-ARM'S LENGTH	1,508	210.88	159,800	
02201	C -19-02-479-059	407	1.00 Ac	Ranch	BC	10	68 % 11/03/2022	\$355,000	3-ARM'S LENGTH	1,508	235.41	164,610	
02201	C -19-02-480-001	407	1.00 Ac	Colonial/2Sty	BC	20	69 % 09/12/2022	\$380,000	3-ARM'S LENGTH	1,933	196.59	183,660	
02201	C -19-02-479-057	407	1.00 Ac	Ranch	BC	10	68 % 08/29/2022	\$354,300	3-ARM'S LENGTH	1,508	234.95	164,610	
02201	C -19-02-479-055	407	1.00 Ac	Ranch	BC	10	68 % 06/22/2022	\$355,000	3-ARM'S LENGTH	1,508	235.41	164,880	
02201	C -19-02-479-065	407	1.00 Ac	Ranch	BC	10	67 % 06/06/2022	\$340,000	3-ARM'S LENGTH	1,508	225.46	164,070	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02201	C -19-02-479-066	407	1.00 Ac	Ranch	BC 10	66 %	05/17/2022	\$330,000	3-ARM'S LENGTH	1,902	173.50	183,280	
02201	C -19-02-480-013	407	1.00 Ac	Colonial/2Sty	BC 20	73 %	03/15/2022	\$440,000	3-ARM'S LENGTH	1,933	227.63	229,080	
02201	C -19-02-480-071	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	02/28/2022	\$410,000	3-ARM'S LENGTH	1,930	212.44	194,090	
02201	C -19-02-480-039	407	1.00 Ac	Ranch	BC 10	64 %	02/25/2022	\$310,000	3-ARM'S LENGTH	1,902	162.99	173,010	
02201	C -19-02-480-061	407	1.00 Ac	Ranch	BC 10	63 %	01/18/2022	\$319,900	3-ARM'S LENGTH	1,902	168.19	172,580	
02201	C -19-02-479-054	407	1.00 Ac	Ranch	BC 10	67 %	12/14/2021	\$315,000	3-ARM'S LENGTH	1,902	165.62	182,000	
02201	C -19-02-479-035	407	1.00 Ac	Ranch	BC 10	67 %	11/30/2021	\$310,000	3-ARM'S LENGTH	1,508	205.57	159,370	
02201	C -19-02-479-011	407	1.00 Ac	Ranch	BC 10	67 %	11/15/2021	\$335,000	3-ARM'S LENGTH	1,508	222.15	162,770	
02201	C -19-02-479-027	407	1.00 Ac	Ranch	BC 10	67 %	11/08/2021	\$335,000	3-ARM'S LENGTH	1,508	222.15	162,770	
02201	C -19-02-480-044	407	1.00 Ac	Ranch	BC 10	69 %	10/28/2021	\$321,500	3-ARM'S LENGTH	1,508	213.20	162,680	
02201	C -19-02-479-026	407	1.00 Ac	Ranch	BC 10	66 %	10/20/2021	\$329,900	3-ARM'S LENGTH	1,902	173.45	183,280	
02201	C -19-02-480-052	407	1.00 Ac	Ranch	BC 10	66 %	09/16/2021	\$325,000	3-ARM'S LENGTH	1,508	215.52	159,130	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02201	C -19-02-479-011	407	1.00 Ac	Ranch	BC 10	67 %	08/16/2021	\$336,500	3-ARM'S LENGTH	1,508	223.14	162,770	
02201	C -19-02-480-044	407	1.00 Ac	Ranch	BC 10	69 %	08/02/2021	\$311,000	3-ARM'S LENGTH	1,508	206.23	162,680	
02201	C -19-02-479-047	407	1.00 Ac	Ranch	BC 10	68 %	05/27/2021	\$322,000	3-ARM'S LENGTH	1,508	213.53	163,710	
02201	C -19-02-480-074	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	04/23/2021	\$395,000	3-ARM'S LENGTH	1,930	204.66	220,560	
										\$7,548,100	36,840	\$204.89	3,835,390

Total No. of Sales &gt; 22

Avg. Sale Price &gt; \$343,095

Analysis for Area &gt; 02202

E.C.F. Table 02202HeathersCondos#3

02202	C -19-02-476-045	407	1.00 Ac	Ranch	BC 20	73 %	02/14/2023	\$450,000	3-ARM'S LENGTH	1,588	283.38	225,680	
02202	C -19-02-476-034	407	1.00 Ac	Ranch	BC 20	74 %	10/21/2022	\$400,000	3-ARM'S LENGTH	1,588	251.89	223,280	
02202	C -19-02-476-058	407	1.00 Ac	Ranch	BC 20	74 %	08/03/2022	\$434,500	3-ARM'S LENGTH	1,588	273.61	222,760	
02202	C -19-02-476-130	407	1.00 Ac	Ranch	BC 20	77 %	06/25/2021	\$450,000	3-ARM'S LENGTH	1,596	281.95	236,160	
02202	C -19-02-476-001	407	1.00 Ac	Ranch	BC 20	75 %	05/17/2021	\$599,000	3-ARM'S LENGTH	1,589	376.97	252,950	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 5**

\$2,333,500      7,949      \$293.56      1,160,830

**Avg. Sale Price > \$466,700**

Analysis for Area > **02203**

**E.C.F. Table 02203HeathersCondos#4**

02203	C-19-02-478-003	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	03/21/2023	\$635,000	3-ARM'S LENGTH	2,800	226.79	299,740
02203	C-19-02-476-052	407	1.00 Ac	Colonial/2Sty	BC	20	74 %	11/16/2021	\$470,000	3-ARM'S LENGTH	1,940	242.27	222,300
02203	C-19-02-478-031	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	04/20/2021	\$525,000	3-ARM'S LENGTH	2,800	187.50	287,620

\$1,630,000      7,540      \$216.18      809,660

**Total No. of Sales > 3**

**Avg. Sale Price > \$543,333**

Analysis for Area > **02204**

**E.C.F. Table 02204HeathersCondos#5**

02204	C-19-02-478-035	407	1.00 Ac	Ranch	BC	20	75 %	09/01/2022	\$785,000	3-ARM'S LENGTH	2,231	351.86	380,730
02204	C-19-02-478-001	407	1.00 Ac	Ranch	BC	20	75 %	08/19/2022	\$779,000	3-ARM'S LENGTH	2,230	349.33	352,360
02204	C-19-02-478-057	407	1.00 Ac	Ranch	BC	20	74 %	08/18/2022	\$652,500	3-ARM'S LENGTH	2,231	292.47	331,180

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02204	C -19-02-478-076	407	1.00 Ac	Ranch	BC 20	76 %	05/16/2022	\$665,000	3-ARM'S LENGTH	2,231	298.07	335,650	
02204	C -19-02-478-058	407	1.00 Ac	Ranch	BC 20	74 %	05/13/2022	\$630,000	3-ARM'S LENGTH	1,952	322.75	327,170	
02204	C -19-02-478-022	407	1.00 Ac	Ranch	BC 20	73 %	04/14/2022	\$640,000	3-ARM'S LENGTH	1,952	327.87	339,260	
02204	C -19-02-478-012	407	1.00 Ac	Ranch	BC 20	74 %	10/26/2021	\$668,330	3-ARM'S LENGTH	1,952	342.38	330,720	
02204	C -19-02-478-028	407	1.00 Ac	Ranch	BC 20	74 %	10/07/2021	\$699,000	3-ARM'S LENGTH	2,230	313.45	352,060	
								<b>\$5,518,830</b>		<b>17,009</b>	<b>\$324.47</b>	<b>2,749,130</b>	

**Total No. of Sales > 8**

**Avg. Sale Price > \$689,854**

Analysis for Area > **02205**

**E.C.F. Table 02205HeathersCondos#6**

02205	C -19-02-480-021	407	1.00 Ac	Ranch	BC 20	76 %	10/04/2022	\$639,000	3-ARM'S LENGTH	1,784	358.18	281,140	
02205	C -19-02-480-023	407	1.00 Ac	Colonial/2Sty	BC 20	75 %	08/01/2022	\$679,000	3-ARM'S LENGTH	2,218	306.13	336,270	
02205	C -19-02-480-022	407	1.00 Ac	Colonial/2Sty	BC 20	77 %	07/25/2022	\$725,000	3-ARM'S LENGTH	2,218	326.87	359,070	
02205	C -19-02-478-041	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	04/29/2022	\$730,000	3-ARM'S LENGTH	2,742	266.23	411,590	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
02205	C -19-02-478-009	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	02/14/2022	\$650,000	3-ARM'S LENGTH	2,744	236.88	391,390		
02205	C -19-02-476-116	407	1.00 Ac	Ranch	BC 20	73 %	01/25/2022	\$430,000	3-ARM'S LENGTH	1,755	245.01	227,960		
02205	C -19-02-476-066	407	1.00 Ac	Ranch	BC 20	72 %	12/02/2021	\$405,000	3-ARM'S LENGTH	1,755	230.77	225,710		
02205	C -19-02-478-019	407	1.00 Ac	Colonial/2Sty	BC 20	73 %	11/29/2021	\$750,000	3-ARM'S LENGTH	2,744	273.32	343,630		
02205	C -19-02-480-084	407	1.00 Ac	Colonial/2Sty	BC 20	75 %	11/24/2021	\$550,000	3-ARM'S LENGTH	2,218	247.97	312,370		
02205	C -19-02-478-024	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	09/03/2021	\$672,000	3-ARM'S LENGTH	2,744	244.90	382,380		
										\$6,230,000	22,922	\$271.79	3,271,510	

Total No. of Sales &gt; 10

Avg. Sale Price &gt; \$623,000

Analysis for Area &gt; 02206

E.C.F. Table 02206HeathersCndo#7Det

02206	C -19-02-477-029	407	1.00 Ac	Colonial/2Sty	BC 20	73 %	12/28/2022	\$567,500	3-ARM'S LENGTH	2,577	220.22	333,680	
02206	C -19-02-477-056	407	1.00 Ac	Ranch	BC 20	74 %	09/23/2022	\$510,000	3-ARM'S LENGTH	1,755	290.60	263,480	
02206	C -19-02-477-013	407	1.00 Ac	Colonial/2Sty	BC 20	72 %	06/15/2022	\$566,000	3-ARM'S LENGTH	2,577	219.64	342,460	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02206	C -19-02-477-052	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	06/08/2022	\$800,000	3-ARM'S LENGTH	2,577	310.44	347,760	
02206	C -19-02-477-014	407	1.00 Ac	Colonial/2Sty	BC 20	72 %	02/01/2022	\$535,000	3-ARM'S LENGTH	2,577	207.61	330,750	
02206	C -19-02-477-043	407	1.00 Ac	Ranch	BC 20	74 %	08/02/2021	\$498,800	3-ARM'S LENGTH	1,755	284.22	262,870	
02206	C -19-02-477-044	407	1.00 Ac	Colonial/2Sty	BC 20	74 %	07/16/2021	\$785,000	3-ARM'S LENGTH	2,577	304.62	380,530	
										<b>\$4,262,300</b>	<b>16,395</b>	<b>\$259.98</b>	<b>2,261,530</b>

**Total No. of Sales > 7**

**Avg. Sale Price > \$608,900**

Analysis for Area > **02210**

**E.C.F. Table 02210GeorgetwnHseFoxHI**

02210	C -19-02-127-006	407	1.00 Ac	Colonial/2Sty	C	66 %	03/30/2023	\$335,000	3-ARM'S LENGTH	2,113	158.54	165,280	
02210	C -19-02-127-005	407	1.00 Ac	Colonial/2Sty	C	62 %	09/23/2022	\$379,900	3-ARM'S LENGTH	2,094	181.42	151,960	
02210	C -19-02-127-039	407	1.00 Ac	Colonial/2Sty	C	60 %	08/02/2022	\$300,000	3-ARM'S LENGTH	2,139	140.25	147,530	
02210	C -19-02-127-038	407	1.00 Ac	Colonial/2Sty	C	60 %	04/26/2022	\$316,500	3-ARM'S LENGTH	2,113	149.79	146,520	
02210	C -19-02-127-041	407	1.00 Ac	Colonial/2Sty	C	61 %	09/27/2021	\$315,000	3-ARM'S LENGTH	2,113	149.08	148,550	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**\$1,646,400      10,572      \$155.73      759,840**

**Total No. of Sales > 5**

**Avg. Sale Price > \$329,280**

Analysis for Area > **02220**

**E.C.F. Table 02220FoxhillBlmfldCb#1**

02220	C -19-02-302-122	407	1.00 Ac	Ranch	C	58 %	12/21/2022	\$129,350	ARM'S LENGTH	1,063	121.68	64,540	
02220	C -19-02-303-118	407	1.00 Ac	Colonial/2Sty	C	57 %	10/14/2022	\$120,000	ARM'S LENGTH	875	137.14	50,220	
02220	C -19-02-303-174	407	1.00 Ac	Colonial/2Sty	C	57 %	09/21/2022	\$105,000	ARM'S LENGTH	875	120.00	50,220	
02220	C -19-02-302-040	407	1.00 Ac	Ranch	C	58 %	09/20/2022	\$137,500	ARM'S LENGTH	1,039	132.34	64,220	
02220	C -19-02-303-214	407	1.00 Ac	Colonial/2Sty	C	62 %	08/24/2022	\$115,000	ARM'S LENGTH	875	131.43	53,350	
02220	C -19-02-302-031	407	1.00 Ac	Ranch	C	58 %	07/08/2022	\$130,000	ARM'S LENGTH	909	143.01	58,490	
02220	C -19-02-302-117	407	1.00 Ac	Ranch	C	58 %	06/10/2022	\$155,000	ARM'S LENGTH	1,023	151.52	62,810	
02220	C -19-02-302-042	407	1.00 Ac	Ranch	C	58 %	05/18/2022	\$134,900	ARM'S LENGTH	1,039	129.84	63,420	
02220	C -19-02-302-088	407	1.00 Ac	Ranch	C	59 %	02/28/2022	\$132,000	ARM'S LENGTH	1,052	125.48	64,730	



## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02220	C -19-02-302-113	407	1.00 Ac	Ranch	C	60 %	02/11/2022	\$127,750	3-ARM'S LENGTH	1,063	120.18	66,040	
02220	C -19-02-302-081	407	1.00 Ac	Ranch	C	61 %	11/29/2021	\$119,000	3-ARM'S LENGTH	1,039	114.53	65,940	
02220	C -19-02-302-038	407	1.00 Ac	Ranch	C	62 %	11/05/2021	\$120,000	3-ARM'S LENGTH	909	132.01	61,520	
02220	C -19-02-303-064	407	1.00 Ac	Colonial/2Sty	C	59 %	10/29/2021	\$95,000	3-ARM'S LENGTH	875	108.57	51,470	
02220	C -19-02-303-188	407	1.00 Ac	Colonial/2Sty	C	57 %	10/25/2021	\$97,000	3-ARM'S LENGTH	875	110.86	50,220	
02220	C -19-02-303-164	407	1.00 Ac	Colonial/2Sty	C	57 %	10/18/2021	\$100,000	3-ARM'S LENGTH	875	114.29	50,220	
02220	C -19-02-303-070	407	1.00 Ac	Colonial/2Sty	C	57 %	09/28/2021	\$90,000	3-ARM'S LENGTH	875	102.86	50,220	
02220	C -19-02-302-036	407	1.00 Ac	Ranch	C	60 %	09/03/2021	\$125,750	3-ARM'S LENGTH	909	138.34	60,010	
02220	C -19-02-303-115	407	1.00 Ac	Colonial/2Sty	C	57 %	08/27/2021	\$105,000	3-ARM'S LENGTH	875	120.00	50,220	
02220	C -19-02-303-223	407	1.00 Ac	Colonial/2Sty	C	57 %	08/06/2021	\$110,000	3-ARM'S LENGTH	875	125.71	50,220	
02220	C -19-02-302-113	407	1.00 Ac	Ranch	C	60 %	07/09/2021	\$113,950	3-ARM'S LENGTH	1,063	107.20	66,040	
02220	C -19-02-302-145	407	1.00 Ac	Ranch	C	61 %	07/09/2021	\$125,000	3-ARM'S LENGTH	1,063	117.59	66,900	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02220	C -19-02-303-104	407	1.00 Ac	Colonial/2Sty	C	59 %	06/15/2021	\$107,000	3-ARM'S LENGTH	875	122.29	51,470	
02220	C -19-02-303-120	407	1.00 Ac	Colonial/2Sty	C	57 %	05/28/2021	\$85,000	3-ARM'S LENGTH	875	97.14	50,220	
02220	C -19-02-302-108	407	1.00 Ac	Ranch	C	60 %	05/27/2021	\$115,000	3-ARM'S LENGTH	1,023	112.41	64,470	
02220	C -19-02-303-129	407	1.00 Ac	Colonial/2Sty	C	57 %	04/19/2021	\$90,000	3-ARM'S LENGTH	875	102.86	50,220	
								<b>\$2,884,200</b>		<b>23,694</b>	<b>\$121.73</b>	<b>1,437,400</b>	

**Total No. of Sales > 25**

**Avg. Sale Price > \$115,368**

Analysis for Area > **02222**

**E.C.F. Table 02222FoxhillBlmfdCb#2**

02222	C -19-02-302-186	407	1.00 Ac	Ranch	C	58 %	02/27/2023	\$95,000	3-ARM'S LENGTH	788	120.56	46,180	
02222	C -19-02-302-184	407	1.00 Ac	Ranch	C	58 %	02/01/2023	\$110,900	3-ARM'S LENGTH	788	140.74	46,180	
02222	C -19-02-302-172	407	1.00 Ac	Ranch	C	58 %	06/03/2022	\$80,000	3-ARM'S LENGTH	727	110.04	44,160	
02222	C -19-02-302-027	407	1.00 Ac	Ranch	C	58 %	03/01/2022	\$88,000	3-ARM'S LENGTH	752	117.02	45,290	
02222	C -19-02-302-185	407	1.00 Ac	Ranch	C	59 %	10/27/2021	\$85,000	3-ARM'S LENGTH	788	107.87	46,730	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02222	C -19-02-302-152	407	1.00 Ac	Ranch	C	58 %	10/01/2021	\$93,000	ARM'S LENGTH	752	123.67	44,980	
02222	C -19-02-302-191	407	1.00 Ac	Ranch	C	58 %	09/13/2021	\$94,900	ARM'S LENGTH	766	123.89	45,450	
02222	C -19-02-302-194	407	1.00 Ac	Ranch	C	58 %	08/13/2021	\$90,000	ARM'S LENGTH	788	114.21	46,180	
02222	C -19-02-302-173	407	1.00 Ac	Ranch	C	58 %	05/28/2021	\$89,900	ARM'S LENGTH	727	123.66	44,160	
02222	C -19-02-302-065	407	1.00 Ac	Ranch	C	58 %	04/06/2021	\$82,500	ARM'S LENGTH	752	109.71	44,980	
								<b>\$909,200</b>		<b>7,628</b>	<b>\$119.19</b>	<b>454,290</b>	

**Total No. of Sales > 10**

**Avg. Sale Price > \$90,920**

Analysis for Area > **02224**

**E.C.F. Table 02224FoxhillBlmfldCb#3**

02224	C -19-02-302-135	407	1.00 Ac	Ranch	C	57 %	02/02/2023	\$162,000	ARM'S LENGTH	1,127	143.74	72,200	
02224	C -19-02-303-334	407	1.00 Ac	Ranch	C	57 %	12/22/2022	\$149,000	ARM'S LENGTH	1,089	136.82	70,560	
02224	C -19-02-302-131	407	1.00 Ac	Ranch	C	57 %	10/13/2022	\$193,000	ARM'S LENGTH	1,147	168.27	73,010	
02224	C -19-02-303-310	407	1.00 Ac	Ranch	C	59 %	10/12/2022	\$155,000	ARM'S LENGTH	1,089	142.33	72,520	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
02224	C -19-02-303-326	407	1.00 Ac	Ranch	C	57 %	09/28/2022	\$148,000	3-ARM'S LENGTH	1,089	135.90	70,560	
02224	C -19-02-302-127	407	1.00 Ac	Ranch	C	57 %	09/07/2022	\$194,900	3-ARM'S LENGTH	1,127	172.94	72,200	
02224	C -19-02-302-125	407	1.00 Ac	Ranch	C	57 %	08/25/2022	\$135,000	3-ARM'S LENGTH	1,127	119.79	72,200	
02224	C -19-02-303-142	407	1.00 Ac	Ranch	C	57 %	06/07/2022	\$140,000	3-ARM'S LENGTH	1,089	128.56	71,090	
02224	C -19-02-303-030	407	1.00 Ac	Ranch	C	61 %	05/20/2022	\$140,000	3-ARM'S LENGTH	1,089	128.56	75,060	
02224	C -19-02-302-130	407	1.00 Ac	Ranch	C	57 %	05/20/2022	\$180,000	3-ARM'S LENGTH	1,147	156.93	73,010	
02224	C -19-02-303-029	407	1.00 Ac	Ranch	C	62 %	05/16/2022	\$128,000	3-ARM'S LENGTH	1,089	117.54	76,060	
02224	C -19-02-302-129	407	1.00 Ac	Ranch	C	57 %	05/09/2022	\$210,000	3-ARM'S LENGTH	1,147	183.09	73,950	
02224	C -19-02-303-026	407	1.00 Ac	Ranch	C	57 %	02/10/2022	\$99,500	3-ARM'S LENGTH	1,089	91.37	71,090	
02224	C -19-02-303-288	407	1.00 Ac	Ranch	C	57 %	01/21/2022	\$127,000	3-ARM'S LENGTH	1,089	116.62	71,090	
02224	C -19-02-303-335	407	1.00 Ac	Ranch	C	57 %	12/23/2021	\$131,000	3-ARM'S LENGTH	1,089	120.29	71,090	
02224	C -19-02-303-335	407	1.00 Ac	Ranch	C	57 %	12/23/2021	\$131,000	3-ARM'S LENGTH	1,089	120.29	71,090	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
02224	C -19-02-303-324	407	1.00 Ac	Ranch	C	57 %	10/19/2021	\$130,000	3-ARM'S LENGTH	1,089	119.38	70,560		
02224	C -19-02-303-015	407	1.00 Ac	Ranch	C	57 %	10/07/2021	\$100,000	3-ARM'S LENGTH	1,089	91.83	71,090		
02224	C -19-02-303-331	407	1.00 Ac	Ranch	C	57 %	07/02/2021	\$116,000	3-ARM'S LENGTH	1,089	106.52	70,560		
02224	C -19-02-302-129	407	1.00 Ac	Ranch	C	57 %	07/01/2021	\$125,000	3-ARM'S LENGTH	1,147	108.98	73,950		
02224	C -19-02-303-297	407	1.00 Ac	Ranch	C	57 %	06/29/2021	\$106,000	3-ARM'S LENGTH	1,089	97.34	71,090		
02224	C -19-02-302-134	407	1.00 Ac	Ranch	C	57 %	05/10/2021	\$134,900	3-ARM'S LENGTH	1,127	119.70	72,200		
02224	C -19-02-302-139	407	1.00 Ac	Ranch	C	57 %	04/30/2021	\$195,000	3-ARM'S LENGTH	1,147	170.01	73,010		
										\$3,330,300	25,489	\$130.66	1,659,240	

Total No. of Sales &gt; 23

Avg. Sale Price &gt; \$144,796

Analysis for Area &gt; 02230

E.C.F. Table 02230FoxhillCondoTwnhs

02230	C -19-02-303-039	407	1.00 Ac	Colonial/2Sty	C	60 %	03/20/2023	\$235,000	3-ARM'S LENGTH	1,390	169.06	100,240	
02230	C -19-02-303-044	407	1.00 Ac	Colonial/2Sty	C	57 %	09/30/2022	\$219,500	3-ARM'S LENGTH	1,390	157.91	90,290	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
02230	C -19-02-303-056	407	1.00 Ac	Colonial/2Sty	C	62 %	09/07/2022	\$190,000	3-ARM'S LENGTH	1,390	136.69	96,630		
02230	C -19-02-303-088	407	1.00 Ac	Colonial/2Sty	C	65 %	08/18/2022	\$190,000	3-ARM'S LENGTH	1,270	149.61	92,340		
02230	C -19-02-303-204	407	1.00 Ac	Colonial/2Sty	C	57 %	02/11/2022	\$158,000	3-ARM'S LENGTH	1,270	124.41	85,240		
02230	C -19-02-303-047	407	1.00 Ac	Colonial/2Sty	C	74 %	01/14/2022	\$195,000	3-ARM'S LENGTH	1,390	140.29	111,830		
02230	C -19-02-303-243	407	1.00 Ac	Colonial/2Sty	C	57 %	11/05/2021	\$176,000	3-ARM'S LENGTH	1,390	126.62	90,290		
02230	C -19-02-303-061	407	1.00 Ac	Colonial/2Sty	C	63 %	09/20/2021	\$174,900	3-ARM'S LENGTH	1,270	137.72	90,060		
02230	C -19-02-303-207	407	1.00 Ac	Colonial/2Sty	C	75 %	09/14/2021	\$185,000	3-ARM'S LENGTH	1,390	133.09	113,090		
02230	C -19-02-303-050	407	1.00 Ac	Colonial/2Sty	C	57 %	08/12/2021	\$174,000	3-ARM'S LENGTH	1,270	137.01	83,200		
02230	C -19-02-303-034	407	1.00 Ac	Colonial/2Sty	C	72 %	06/16/2021	\$163,000	3-ARM'S LENGTH	1,270	128.35	100,660		
02230	C -19-02-303-041	407	1.00 Ac	Colonial/2Sty	C	57 %	05/18/2021	\$190,000	3-ARM'S LENGTH	1,390	136.69	90,290		
										<b>\$2,250,400</b>	<b>16,080</b>	<b>\$139.95</b>	<b>1,144,160</b>	

Total No. of Sales &gt; 12

Avg. Sale Price &gt; \$187,533

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **02240**

**E.C.F. Table 02240SouthHillBlmfd#1**

02240	C -19-02-226-057	407	1.00 Ac	Colonial/2Sty	C	61 %	05/31/2022	\$250,000	3-ARM'S LENGTH	1,446	172.89	103,490	
02240	C -19-02-226-021	407	1.00 Ac	Colonial/2Sty	C	60 %	09/24/2021	\$158,000	3-ARM'S LENGTH	1,424	110.96	97,470	
02240	C -19-02-226-006	407	1.00 Ac	Colonial/2Sty	C	60 %	09/10/2021	\$200,000	3-ARM'S LENGTH	1,454	137.55	97,980	
02240	C -19-02-226-045	407	1.00 Ac	Colonial/2Sty	C	64 %	07/30/2021	\$195,000	3-ARM'S LENGTH	1,446	134.85	106,060	
02240	C -19-02-226-036	407	1.00 Ac	Colonial/2Sty	C	52 %	07/13/2021	\$185,000	3-ARM'S LENGTH	1,424	129.92	87,600	

\$988,000      7,194      \$137.34      492,600

**Total No. of Sales > 5**

**Avg. Sale Price > \$197,600**

Analysis for Area > **02241**

**E.C.F. Table 02241SouthHillBlmfd#2**

02241	C -19-02-226-013	407	1.00 Ac	Colonial/2Sty	C	60 %	02/17/2023	\$234,000	3-ARM'S LENGTH	1,584	147.73	111,840	
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\$234,000      1,584      \$147.73      111,840

**Total No. of Sales > 1**

**Avg. Sale Price > \$234,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > <b>02242</b> <b>E.C.F. Table 02242S HillBlmfdMan#1</b>													
02242	C -19-02-227-105	407	1.00 Ac	Colonial/2Sty	C	71 %	12/14/2022	\$226,900	3-ARM'S LENGTH	1,606	141.28	115,390	
02242	C -19-02-227-016	407	1.00 Ac	Colonial/2Sty	C	68 %	11/28/2022	\$200,000	3-ARM'S LENGTH	1,555	128.62	108,670	
02242	C -19-02-227-096	407	1.00 Ac	Colonial/2Sty	C	71 %	08/03/2022	\$261,000	3-ARM'S LENGTH	1,606	162.52	115,220	
02242	C -19-02-227-024	407	1.00 Ac	Colonial/2Sty	C	69 %	06/27/2022	\$236,500	3-ARM'S LENGTH	1,588	148.93	108,810	
02242	C -19-02-227-102	407	1.00 Ac	Colonial/2Sty	C	71 %	06/24/2022	\$230,000	3-ARM'S LENGTH	1,606	143.21	114,320	
02242	C -19-02-227-092	407	1.00 Ac	Colonial/2Sty	C	70 %	03/17/2022	\$230,000	3-ARM'S LENGTH	1,606	143.21	115,010	
02242	C -19-02-227-021	407	1.00 Ac	Colonial/2Sty	C	68 %	01/14/2022	\$222,000	3-ARM'S LENGTH	1,555	142.77	110,190	
02242	C -19-02-227-062	407	1.00 Ac	Colonial/2Sty	C	69 %	09/07/2021	\$229,000	3-ARM'S LENGTH	1,606	142.59	111,500	
02242	C -19-02-227-001	407	1.00 Ac	Colonial/2Sty	C	57 %	07/30/2021	\$194,000	3-ARM'S LENGTH	1,588	122.17	96,090	
02242	C -19-02-227-015	407	1.00 Ac	Colonial/2Sty	C	68 %	05/07/2021	\$180,000	3-ARM'S LENGTH	1,555	115.76	105,120	
								<b>\$2,209,400</b>		<b>15,871</b>	<b>\$139.21</b>	<b>1,100,320</b>	

Total No. of Sales &gt; 10

**\$220,940**



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **02243**

**E.C.F. Table 02243S HillBlmfdMan#2**

02243	C-19-02-227-051	407	1.00 Ac	Colonial/2Sty	C	69 %	01/07/2022	\$229,500	ARM'S LENGTH	1,674	137.10	114,250	
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\$229,500                      1,674                      \$137.10                      114,250

**Total No. of Sales > 1**

**Avg. Sale Price > \$229,500**

Analysis for Area > **03100**

**E.C.F. Table 03100E Blmfd Highland**

03100	C-19-03-301-004	401	1.00 Ac	Ranch	C	5	47 %	03/31/2023	\$200,000	ARM'S LENGTH	1,060	188.68	84,300
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03100	C-19-03-301-004	401	1.00 Ac	Ranch	C	5	47 %	03/29/2023	\$185,000	ARM'S LENGTH	1,060	174.53	84,300
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03100	C-19-03-302-012	401	1.62 Ac	Colonial/2Sty	C		41 %	09/02/2022	\$310,000	ARM'S LENGTH	1,308	237.00	87,560
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03100	C-19-03-301-004	401	1.00 Ac	Ranch	C	5	47 %	05/23/2022	\$180,000	ARM'S LENGTH	1,060	169.81	84,300
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03100	C-19-04-279-011	401	0.43 Ac	Ranch	B	-10	70 %	05/03/2022	\$390,000	ARM'S LENGTH	1,818	214.52	195,580
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03100	C-19-03-152-004	401	0.43 Ac	Ranch	B	-5	70 %	07/09/2021	\$337,000	ARM'S LENGTH	1,670	201.80	195,430
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								\$1,602,000		7,976	\$200.85	731,470	

**Total No. of Sales > 6**

**Avg. Sale Price > \$267,000**

Analysis for Area > **03110**

**E.C.F. Table 03110S Blmflid Highland**

03110	C -19-03-303-006	401	0.27 Ac	Colonial/2Sty	B	-10	60 %	03/21/2023	\$400,000	ARM'S LENGTH	1,923	208.01	180,280
03110	C -19-03-376-015	401	0.33 Ac	Ranch	B	-10	44 %	03/20/2023	\$225,000	ARM'S LENGTH	1,196	188.13	115,980
03110	C -19-03-302-051	401	0.41 Ac	Ranch	B	-10	49 %	02/22/2023	\$420,000	ARM'S LENGTH	1,772	237.02	172,150
03110	C -19-03-304-010	401	0.27 Ac	Ranch	B	-10	50 %	11/07/2022	\$246,500	ARM'S LENGTH	1,102	223.68	129,300
03110	C -19-03-303-004	401	0.27 Ac	Colonial/2Sty	B	-10	59 %	10/03/2022	\$425,000	ARM'S LENGTH	2,674	158.94	227,460
03110	C -19-03-302-037	401	0.28 Ac	Ranch	B	-10	50 %	09/02/2022	\$252,000	ARM'S LENGTH	1,474	170.96	150,980
03110	C -19-03-302-030	401	0.30 Ac	Ranch	B	-10	43 %	08/05/2022	\$267,500	ARM'S LENGTH	1,281	208.82	118,830
03110	C -19-03-378-005	401	0.38 Ac	Ranch	B	-10	36 %	06/24/2022	\$270,000	ARM'S LENGTH	1,252	215.65	114,790
03110	C -19-03-377-005	401	0.34 Ac	Ranch	B	-10	53 %	06/24/2022	\$436,500	ARM'S LENGTH	1,719	253.93	189,200

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
03110	C -19-03-302-051	401	0.41 Ac	Ranch	B	-10	49 % 05/27/2022	\$300,000	3-ARM'S LENGTH	1,772	169.30	172,150	
03110	C -19-03-327-024	401	0.26 Ac	Ranch	B	-10	47 % 05/24/2022	\$320,000	3-ARM'S LENGTH	1,868	171.31	152,750	
03110	C -19-03-376-012	401	0.31 Ac	Ranch	B	-10	43 % 05/16/2022	\$275,000	3-ARM'S LENGTH	1,526	180.21	119,400	
03110	C -19-03-303-012	401	0.26 Ac	TriLevel/Quad	B	-10	55 % 04/29/2022	\$377,500	3-ARM'S LENGTH	2,105	179.33	161,820	
03110	C -19-03-377-006	401	0.35 Ac	Ranch	B	-10	48 % 04/11/2022	\$280,900	3-ARM'S LENGTH	1,266	221.88	152,300	
03110	C -19-03-379-021	401	0.27 Ac	Ranch	B	-10	50 % 02/25/2022	\$305,500	3-ARM'S LENGTH	1,134	269.40	133,450	
03110	C -19-03-326-004	401	0.32 Ac	Ranch	B	-10	54 % 01/28/2022	\$376,000	3-ARM'S LENGTH	1,529	245.91	177,510	
03110	C -19-03-303-008	401	0.21 Ac	Colonial/2Sty	B	-10	73 % 12/03/2021	\$355,000	3-ARM'S LENGTH	2,117	167.69	222,050	
03110	C -19-03-303-033	401	0.28 Ac	Ranch	B	-10	43 % 11/12/2021	\$186,000	3-ARM'S LENGTH	1,128	164.89	101,320	
03110	C -19-03-379-010	401	0.25 Ac	Colonial/2Sty	B	-10	54 % 11/10/2021	\$315,000	3-ARM'S LENGTH	1,708	184.43	151,500	
03110	C -19-03-327-029	401	0.51 Ac	Ranch	B	-10	42 % 10/01/2021	\$203,000	3-ARM'S LENGTH	1,118	181.57	122,500	
03110	C -19-03-327-011	401	0.25 Ac	Colonial/2Sty	B	-10	60 % 09/20/2021	\$383,500	3-ARM'S LENGTH	2,493	153.83	206,350	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
03110	C -19-03-378-014	401	0.36 Ac	Colonial/2Sty	B	-10	42 % 07/28/2021	\$245,000	3-ARM'S LENGTH	1,340	182.84	116,670	
03110	C -19-03-379-027	401	0.54 Ac	Ranch	B		54 % 07/09/2021	\$336,500	3-ARM'S LENGTH	1,231	273.35	195,790	incl 379-019
03110	C -19-03-303-005	401	0.27 Ac	Colonial/2Sty	B	-10	59 % 06/09/2021	\$325,000	3-ARM'S LENGTH	1,909	170.25	182,730	
03110	C -19-03-376-005	401	0.26 Ac	Ranch	B	-10	49 % 06/01/2021	\$214,000	3-ARM'S LENGTH	1,254	170.65	138,490	
03110	C -19-03-378-009	401	0.32 Ac	Ranch	B	-10	37 % 05/20/2021	\$200,000	3-ARM'S LENGTH	1,125	177.78	94,100	
03110	C -19-03-327-002	401	0.25 Ac	Ranch	B	-5	43 % 05/07/2021	\$235,000	3-ARM'S LENGTH	1,365	172.16	111,740	
03110	C -19-03-302-032	401	0.27 Ac	Ranch	B	-10	51 % 04/28/2021	\$275,000	3-ARM'S LENGTH	1,578	174.27	144,120	
										<b>\$8,450,400</b>	<b>43,959</b>	<b>\$192.23</b>	<b>4,255,710</b>

**Total No. of Sales > 28**

**Avg. Sale Price > \$301,800**

Analysis for Area > **03112**

**E.C.F. Table 03112BloomfldHighPoint**

03112	C -19-04-277-054	401	0.24 Ac	Colonial/2Sty	C		45 % 11/05/2021	\$255,500	3-ARM'S LENGTH	2,208	115.72	124,380	
									<b>\$255,500</b>	<b>2,208</b>	<b>\$115.72</b>	<b>124,380</b>	

**Total No. of Sales > 1**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$255,500**

Analysis for Area > **03200**

**E.C.F. Table 03200MulberrySq Apart**

03200	C -19-03-451-012	407	1.00 Ac	Ranch	C	58 %	03/31/2023	\$164,175	ARM'S LENGTH	1,403	117.02	75,600	
03200	C -19-03-451-068	407	1.00 Ac	Ranch	C	58 %	10/31/2022	\$232,000	ARM'S LENGTH	1,443	160.78	76,920	
03200	C -19-03-451-019	407	1.00 Ac	Ranch	C	58 %	07/25/2022	\$147,000	ARM'S LENGTH	1,491	98.59	78,130	
03200	C -19-03-451-055	407	1.00 Ac	Ranch	C	58 %	07/05/2022	\$180,000	ARM'S LENGTH	1,491	120.72	78,450	
03200	C -19-03-451-034	407	1.00 Ac	Ranch	C	58 %	06/24/2022	\$172,500	ARM'S LENGTH	1,491	115.69	79,950	
03200	C -19-03-451-035	407	1.00 Ac	Ranch	C	58 %	01/05/2022	\$165,000	ARM'S LENGTH	1,491	110.66	85,570	
03200	C -19-03-451-054	407	1.00 Ac	Ranch	C	58 %	09/01/2021	\$150,000	ARM'S LENGTH	1,491	100.60	78,130	
03200	C -19-03-451-059	407	1.00 Ac	Ranch	C	58 %	04/23/2021	\$139,900	ARM'S LENGTH	1,491	93.83	78,460	

\$1,350,575      11,792      \$114.53      631,210

**Total No. of Sales > 8**

**Avg. Sale Price > \$168,822**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 04100      E.C.F. Table 04100Colonial Hills</b>													
04100	C -19-04-477-011	401	0.30 Ac	Ranch	B	-10	53 %	01/13/2023	\$370,000	3-ARM'S LENGTH	1,749	211.55	158,870
04100	C -19-04-477-021	401	0.64 Ac	Ranch	B	-10	53 %	12/05/2022	\$340,000	3-ARM'S LENGTH	1,319	257.77	171,990
04100	C -19-04-353-012	401	0.69 Ac	Colonial/2Sty	B		44 %	09/06/2022	\$464,000	3-ARM'S LENGTH	2,766	167.75	217,260
04100	C -19-04-477-052	401	0.46 Ac	Ranch	B	-5	65 %	08/22/2022	\$458,000	3-ARM'S LENGTH	1,716	266.90	231,990
04100	C -19-04-477-043	401	0.25 Ac	Colonial/2Sty	B	-5	59 %	08/15/2022	\$305,000	3-ARM'S LENGTH	1,957	155.85	192,950
04100	C -19-04-477-038	401	0.36 Ac	Ranch	B	-10	47 %	07/05/2022	\$280,000	3-ARM'S LENGTH	1,192	234.90	117,710
04100	C -19-04-376-017	401	0.52 Ac	Ranch	B	-10	54 %	06/29/2022	\$443,400	3-ARM'S LENGTH	1,779	249.24	195,190
04100	C -19-04-376-018	401	0.49 Ac	TriLevel/Quad	B	-10	59 %	06/10/2022	\$445,000	3-ARM'S LENGTH	1,812	245.58	237,530
04100	C -19-04-379-001	401	0.51 Ac	Colonial/2Sty	B	-10	43 %	06/06/2022	\$480,000	3-ARM'S LENGTH	2,507	191.46	180,260
04100	C -19-04-476-021	401	0.60 Ac	Ranch	C	10	52 %	05/20/2022	\$360,000	3-ARM'S LENGTH	1,523	236.38	153,070
04100	C -19-04-477-011	401	0.30 Ac	Ranch	B	-10	53 %	04/22/2022	\$270,000	3-ARM'S LENGTH	1,749	154.37	158,870

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
04100	C -19-04-377-012	401	0.55 Ac	Colonial/2Sty	B	-10	56 % 04/08/2022	\$440,000	3-ARM'S LENGTH	2,244	190.89	245,960	
04100	C -19-04-377-020	401	0.52 Ac	Ranch	B	-10	55 % 04/04/2022	\$340,000	3-ARM'S LENGTH	1,701	199.88	164,190	
04100	C -19-04-477-001	401	0.78 Ac	Ranch	B	-10	39 % 10/26/2021	\$217,000	3-ARM'S LENGTH	1,767	122.81	126,960	
04100	C -19-04-477-012	401	0.36 Ac	Ranch	B	-10	56 % 10/08/2021	\$265,000	3-ARM'S LENGTH	1,688	156.99	168,000	
04100	C -19-04-379-003	401	0.57 Ac	TriLevel/Quad	B	-10	44 % 09/27/2021	\$333,000	3-ARM'S LENGTH	1,334	249.63	144,860	
04100	C -19-04-477-018	401	0.49 Ac	Ranch	B	-10	43 % 09/24/2021	\$420,000	3-ARM'S LENGTH	2,354	178.42	201,390	
04100	C -19-04-451-004	401	0.38 Ac	Ranch	B	-10	52 % 08/09/2021	\$275,000	3-ARM'S LENGTH	1,480	185.81	150,930	
04100	C -19-04-378-007	401	0.47 Ac	Colonial/2Sty	B	-10	47 % 06/22/2021	\$370,000	3-ARM'S LENGTH	2,082	177.71	182,740	
04100	C -19-04-476-016	401	0.43 Ac	Ranch	B	-10	54 % 06/17/2021	\$390,000	3-ARM'S LENGTH	1,638	238.10	187,870	
04100	C -19-04-377-015	401	0.52 Ac	Ranch	B	-10	57 % 06/11/2021	\$331,000	3-ARM'S LENGTH	1,355	244.28	186,460	
04100	C -19-04-476-021	401	0.60 Ac	Ranch	C	10	52 % 04/12/2021	\$317,000	3-ARM'S LENGTH	1,523	208.14	153,070	
								<b>\$7,913,400</b>		<b>39,296</b>	<b>\$201.38</b>	<b>3,928,120</b>	

Total No. of Sales &gt; 22

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$359,700**

Analysis for Area > **04110**      **E.C.F. Table 04110Bloomfld Highland**

04110	C -19-04-426-008	401	1.07 Ac	Colonial/2Sty	C	15	43 %	12/16/2022	\$500,000	3-ARM'S LENGTH	2,725	183.49	192,030
04110	C -19-04-402-002	401	1.92 Ac	Ranch	B		71 %	11/04/2022	\$640,000	3-ARM'S LENGTH	2,143	298.65	289,050
04110	C -19-04-476-010	401	1.73 Ac	Colonial/2Sty	C	10	45 %	08/31/2022	\$601,000	3-ARM'S LENGTH	2,574	233.49	222,790
04110	C -19-04-404-001	401	1.47 Ac	Ranch	B	-10	54 %	12/17/2021	\$537,000	3-ARM'S LENGTH	1,642	327.04	214,520

**\$2,278,000      9,084      \$250.77      918,390**

**Total No. of Sales > 4**

**Avg. Sale Price > \$569,500**

Analysis for Area > **04120**      **E.C.F. Table 04120HadsellAddBlmfdHg**

04120	C -19-04-401-007	401	0.35 Ac	Ranch	C	15	45 %	02/02/2023	\$257,500	3-ARM'S LENGTH	1,552	165.91	141,920
04120	C -19-04-401-008	401	0.36 Ac	Colonial/2Sty	B	5	87 %	11/29/2022	\$620,000	3-ARM'S LENGTH	3,561	174.11	332,410
04120	C -19-04-401-008	401	0.36 Ac	Colonial/2Sty	B	5	87 %	08/26/2022	\$613,500	3-ARM'S LENGTH	3,561	172.28	332,410



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
04120	C -19-04-401-003	401	0.30 Ac	Ranch	C	10	44 % 08/17/2022	\$280,000	3-ARM'S LENGTH	1,876	149.25	151,420	
04120	C -19-04-326-008	401	0.37 Ac	Ranch	C	10	44 % 01/21/2022	\$355,000	3-ARM'S LENGTH	1,842	192.73	152,150	
04120	C -19-04-252-005	401	0.38 Ac	Colonial/2Sty	B	10	84 % 06/07/2021	\$900,000	3-ARM'S LENGTH	4,008	224.55	400,690	
								<b>\$3,026,000</b>		<b>16,400</b>	<b>\$184.51</b>	<b>1,511,000</b>	

**Total No. of Sales > 6**

**Avg. Sale Price > \$504,333**

Analysis for Area > **05100**      **E.C.F. Table 05100Heronwood**

05100	C -19-05-351-029	401	0.56 Ac	Colonial/2Sty	A	-5	77 % 07/05/2022	\$1,200,000	3-ARM'S LENGTH	4,254	282.09	567,080	
05100	C -19-05-351-028	401	0.49 Ac	Colonial/2Sty	A		80 % 04/26/2022	\$1,600,000	3-ARM'S LENGTH	5,375	297.67	668,930	
05100	C -19-05-351-053	401	0.50 Ac	Colonial/2Sty	A	-5	76 % 08/16/2021	\$1,110,000	3-ARM'S LENGTH	4,756	233.39	587,040	
								<b>\$3,910,000</b>		<b>14,385</b>	<b>\$271.81</b>	<b>1,823,050</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,303,333**

Analysis for Area > **05110**      **E.C.F. Table 05110TelegphSqLkAc**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
05110	C -19-05-377-002	401	1.06 Ac	Colonial/2Sty	B 5	79 %	11/07/2022	\$600,000	3-ARM'S LENGTH	2,514	238.66	274,100		
05110	C -19-05-377-022	401	1.13 Ac	Ranch	B	37 %	07/15/2022	\$260,000	3-ARM'S LENGTH	1,915	135.77	107,930		
05110	C -19-05-377-021	401	1.10 Ac	Ranch	B -10	54 %	05/26/2022	\$428,500	3-ARM'S LENGTH	2,073	206.71	159,730		
05110	C -19-05-377-021	401	1.10 Ac	Ranch	B -10	54 %	03/24/2022	\$708,000	3-ARM'S LENGTH	2,073	341.53	159,730		
										<b>\$1,996,500</b>	<b>8,575</b>	<b>\$232.83</b>	<b>701,490</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$499,125**

Analysis for Area > **06100**

**E.C.F. Table 06100WardOrchdS P#2 N**

06100	C -19-06-111-022	401	0.34 Ac	Ranch	C	54 %	03/13/2023	\$235,000	3-ARM'S LENGTH	1,105	212.67	118,990	
06100	C -19-06-107-035	401	0.22 Ac	Ranch	C 5	43 %	12/16/2022	\$180,000	3-ARM'S LENGTH	1,036	173.75	96,360	
06100	C -19-06-111-032	401	0.55 Ac	Ranch	C	41 %	08/25/2022	\$260,000	3-ARM'S LENGTH	1,573	165.29	122,010	
06100	C -19-06-132-014	401	0.21 Ac	Ranch	C 5	44 %	08/22/2022	\$301,000	3-ARM'S LENGTH	2,024	148.72	137,910	
06100	C -19-06-131-021	401	0.28 Ac	Ranch	C -5	51 %	06/24/2022	\$222,000	3-ARM'S LENGTH	962	230.77	90,280	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
06100	C -19-06-108-026	401	0.43 Ac	Ranch	C	-10	47 % 03/25/2022	\$324,900	3-ARM'S LENGTH	1,500	216.60	123,710	
06100	C -19-06-130-005	401	0.43 Ac	Ranch	C	-5	40 % 11/24/2021	\$290,000	3-ARM'S LENGTH	1,921	150.96	150,850	
06100	C -19-06-110-025	401	0.33 Ac	Ranch	C		45 % 11/12/2021	\$400,000	3-ARM'S LENGTH	2,420	165.29	180,940	INCL. 06-110-015
06100	C -19-06-109-010	401	0.23 Ac	Colonial/2Sty	C	5	53 % 09/22/2021	\$199,900	3-ARM'S LENGTH	1,565	127.73	98,890	
06100	C -19-06-133-008	401	0.22 Ac	Ranch	C	-5	45 % 08/24/2021	\$143,900	3-ARM'S LENGTH	761	189.09	72,320	
06100	C -19-06-130-013	401	0.28 Ac	Ranch	C		51 % 07/16/2021	\$180,000	3-ARM'S LENGTH	1,110	162.16	122,160	
06100	C -19-06-111-008	401	0.15 Ac	Ranch	C	5	38 % 06/17/2021	\$125,000	3-ARM'S LENGTH	767	162.97	63,700	INCL. 06-111-007 & 009
06100	C -19-06-108-006	401	0.22 Ac	Ranch	C		51 % 06/02/2021	\$176,000	3-ARM'S LENGTH	1,104	159.42	119,510	
06100	C -19-06-109-013	401	0.17 Ac	Ranch	C		55 % 04/26/2021	\$167,000	3-ARM'S LENGTH	1,004	166.33	96,640	
								<b>\$3,204,700</b>		<b>18,852</b>	<b>\$169.99</b>	<b>1,594,270</b>	

**Total No. of Sales > 14**

**Avg. Sale Price > \$228,907**

Analysis for Area > **06120**

**E.C.F. Table 06120Hammond Lk Est**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
06120	C -19-06-153-005	401	0.52 Ac	Ranch	B	-5	54 % 06/03/2022	\$298,000	3-ARM'S LENGTH	1,548	192.51	143,120		
06120	C -19-06-351-004	401	0.87 Ac	Ranch	B	15	56 % 02/04/2022	\$570,000	3-ARM'S LENGTH	2,610	218.39	283,720		
06120	C -19-06-153-001	401	0.57 Ac	Ranch	B	-5	55 % 12/17/2021	\$359,198	3-ARM'S LENGTH	1,886	190.45	171,150		
06120	C -19-06-152-001	401	0.51 Ac	Ranch	B	-10	56 % 09/03/2021	\$317,900	3-ARM'S LENGTH	2,034	156.29	174,110		
										<b>\$1,545,098</b>	<b>8,078</b>	<b>\$191.27</b>	<b>772,100</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$386,275**

Analysis for Area > **06122**

**E.C.F. Table 06122HammondLkEst#8**

06122	C -19-06-154-028	401	0.38 Ac	Ranch	B	5	74 % 05/20/2022	\$545,000	3-ARM'S LENGTH	2,069	263.41	219,160	
06122	C -19-06-156-015	401	0.38 Ac	Ranch	B	10	73 % 04/15/2021	\$367,500	3-ARM'S LENGTH	2,256	162.90	236,800	
									<b>\$912,500</b>	<b>4,325</b>	<b>\$210.98</b>	<b>455,960</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$456,250**

Analysis for Area > **06124**

**E.C.F. Table 06124Kemp Orchard Est**

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
06124	C-19-06-154-015	401	0.45 Ac	TriLevel/Quad	B	57 %	04/01/2022	\$410,000	3-ARM'S LENGTH	2,005	204.49	169,260		
06124	C-19-06-156-010	401	0.49 Ac	CapeCod	B	-5	61 %	10/05/2021	\$280,000	3-ARM'S LENGTH	1,886	148.46	138,610	
								\$690,000		3,891	\$177.33	307,870		

**Total No. of Sales > 2****Avg. Sale Price > \$345,000**

Analysis for Area &gt; 06130

**E.C.F. Table 06130 SquareLkCntryClb**

06130	C-19-06-451-049	401	0.41 Ac	Colonial/2Sty	B	10	77 %	07/08/2022	\$600,000	3-ARM'S LENGTH	2,650	226.42	285,030	
06130	C-19-06-376-052	401	0.45 Ac	Colonial/2Sty	A		70 %	04/15/2022	\$1,090,000	3-ARM'S LENGTH	4,617	236.08	508,030	
06130	C-19-06-477-031	401	0.34 Ac	Colonial/2Sty	B	5	79 %	02/02/2022	\$354,000	3-ARM'S LENGTH	2,318	152.72	228,130	
								\$2,044,000		9,585	\$213.25	1,021,190		

**Total No. of Sales > 3****Avg. Sale Price > \$681,333**

Analysis for Area &gt; 06132

**E.C.F. Table 06132 Dell Rose Gardens**

06132	C-19-06-177-024	401	0.86 Ac	Colonial/2Sty	B	10	80 %	10/20/2022	\$685,000	3-ARM'S LENGTH	2,808	243.95	305,920	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
06132	C-19-06-177-013	401	2.00 Ac	Colonial/2Sty	B	-10	78 % 05/14/2021	\$400,000	3-ARM'S LENGTH	2,109	189.66	203,440	

\$1,085,000      4,917      \$220.66      509,360

**Total No. of Sales > 2**

**Avg. Sale Price > \$542,500**

Analysis for Area > **06134**      **E.C.F. Table 06134MeadowlandBlmfd**

06134	C-19-06-376-042	401	0.33 Ac	Colonial/2Sty	B	15	77 % 07/08/2022	\$601,000	3-ARM'S LENGTH	2,535	237.08	261,920	
06134	C-19-06-328-007	401	0.33 Ac	Colonial/2Sty	B	15	75 % 05/31/2022	\$630,000	3-ARM'S LENGTH	3,531	178.42	308,180	

\$1,231,000      6,066      \$202.93      570,100

**Total No. of Sales > 2**

**Avg. Sale Price > \$615,500**

Analysis for Area > **06144**      **E.C.F. Table 06144SqLkCntryClb-Lk(S**

06144	C-19-06-401-024	401	0.39 Ac	Ranch	B	5	69 % 07/27/2021	\$800,000	3-ARM'S LENGTH	1,893	422.61	399,550	
06144	C-19-06-401-005	401	0.23 Ac	Ranch	B	5	61 % 05/07/2021	\$542,500	3-ARM'S LENGTH	4,383	359.03	316,610	

\$1,342,500      3,404      \$394.39      716,160

**Total No. of Sales > 2**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$671,250**

Analysis for Area > **06200**

**E.C.F. Table 06200BImfd Sq Lk; Acre**

06200	C -19-06-277-006	407	1.00 Ac	Ranch	C	60 %	01/25/2023	\$195,000	ARM'S LENGTH	1,219	159.97	101,430	
06200	C -19-06-277-047	407	1.00 Ac	Ranch	C	60 %	12/01/2022	\$240,000	ARM'S LENGTH	1,219	196.88	97,820	
06200	C -19-06-277-029	407	1.00 Ac	Ranch	C	60 %	08/15/2022	\$235,000	ARM'S LENGTH	1,219	192.78	97,820	
06200	C -19-06-277-003	407	1.00 Ac	Ranch	C	60 %	03/04/2022	\$183,000	ARM'S LENGTH	1,219	150.12	97,820	

**\$853,000      4,876      \$174.94      394,890**

**Total No. of Sales > 4**

**Avg. Sale Price > \$213,250**

Analysis for Area > **06210**

**E.C.F. Table 06210Square Lake Hills**

06210	C -19-06-276-027	407	1.00 Ac	Ranch	C	58 %	02/23/2023	\$155,000	ARM'S LENGTH	1,212	127.89	87,560	Not on the mrkt
06210	C -19-06-276-046	407	1.00 Ac	Ranch	C	60 %	10/31/2022	\$167,000	ARM'S LENGTH	1,212	137.79	91,110	
06210	C -19-06-276-076	407	1.00 Ac	Ranch	C	57 %	08/31/2022	\$215,000	ARM'S LENGTH	1,342	160.21	96,310	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
06210	C -19-06-276-020	407	1.00 Ac	Ranch	C	58 %	06/22/2022	\$163,000	3-ARM'S LENGTH	1,212	134.49	87,560	
06210	C -19-06-276-009	407	1.00 Ac	Ranch	C	58 %	06/09/2022	\$172,000	3-ARM'S LENGTH	1,212	141.91	87,560	
06210	C -19-06-276-062	407	1.00 Ac	Ranch	C	61 %	04/18/2022	\$225,000	3-ARM'S LENGTH	1,212	185.64	92,670	
06210	C -19-06-276-041	407	1.00 Ac	Ranch	C	58 %	03/18/2022	\$172,000	3-ARM'S LENGTH	1,212	141.91	87,880	
06210	C -19-06-276-077	407	1.00 Ac	Ranch	C	58 %	01/31/2022	\$198,000	3-ARM'S LENGTH	1,342	147.54	97,590	
06210	C -19-06-276-061	407	1.00 Ac	Ranch	C	58 %	09/17/2021	\$172,500	3-ARM'S LENGTH	1,212	142.33	88,750	
06210	C -19-06-276-045	407	1.00 Ac	Ranch	C	58 %	05/28/2021	\$162,250	3-ARM'S LENGTH	1,212	133.87	87,880	
06210	C -19-06-276-071	407	1.00 Ac	Ranch	C	59 %	04/30/2021	\$215,000	3-ARM'S LENGTH	1,342	160.21	98,880	
								<b>\$2,016,750</b>		<b>13,722</b>	<b>\$146.97</b>	<b>1,003,750</b>	

**Total No. of Sales > 11**

**Avg. Sale Price > \$183,341**

Analysis for Area > **07100**

**E.C.F. Table 07100UppLongLkEstAc**

07100	C -19-07-128-006	401	0.71 Ac	Colonial/2Sty	BC 10	61 %	02/10/2023	\$480,000	3-ARM'S LENGTH	2,531	189.65	203,930	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
07100	C -19-07-102-009	401	0.59 Ac	Ranch	BC 10	48 %	01/03/2023	\$401,000	3-ARM'S LENGTH	1,474	272.05	170,490	
07100	C -19-07-127-013	401	0.59 Ac	Ranch	BC 10	57 %	10/31/2022	\$405,500	3-ARM'S LENGTH	1,989	203.87	248,620	
07100	C -19-07-127-003	401	0.69 Ac	Ranch	BC 10	46 %	09/23/2022	\$387,000	3-ARM'S LENGTH	1,470	263.27	168,340	
07100	C -19-07-101-007	401	0.83 Ac	Ranch	BC 10	45 %	09/12/2022	\$335,000	3-ARM'S LENGTH	1,620	206.79	181,810	
07100	C -19-07-127-014	401	0.66 Ac	Colonial/2Sty	BC 10	63 %	06/30/2022	\$400,000	3-ARM'S LENGTH	2,202	181.65	190,370	
07100	C -19-07-102-011	401	0.65 Ac	Ranch	BC 10	51 %	12/09/2021	\$545,000	3-ARM'S LENGTH	1,765	308.78	205,100	
07100	C -19-07-101-003	401	0.68 Ac	Colonial/2Sty	BC 10	50 %	11/05/2021	\$332,500	3-ARM'S LENGTH	2,301	144.50	173,280	
07100	C -19-07-102-007	401	0.63 Ac	Ranch	BC 10	50 %	10/20/2021	\$485,000	3-ARM'S LENGTH	2,521	192.38	242,470	
07100	C -19-07-103-005	401	0.69 Ac	Ranch	BC 10	66 %	09/30/2021	\$465,000	3-ARM'S LENGTH	1,989	233.79	287,340	
07100	C -19-07-103-010	401	0.77 Ac	Colonial/2Sty	B 30	81 %	05/26/2021	\$1,250,000	3-ARM'S LENGTH	4,964	251.81	659,860	
									\$5,486,000	24,826	\$220.98	2,731,610	
<b>Total No. of Sales &gt; 11</b>													
										<b>Avg. Sale Price &gt; \$498,727</b>			

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > 07105		<b>E.C.F. Table 07105UppLngLkEstWater1</b>											
07105	C -19-07-151-012	401	0.60 Ac	Colonial/2Sty	B	30	76 % 08/15/2022	\$2,900,000	3-ARM'S LENGTH	4,631	626.21	1,268,940	
07105	C -19-07-151-007	401	0.60 Ac	Colonial/2Sty	B	15	92 % 10/29/2021	\$1,763,300	3-ARM'S LENGTH	3,167	556.77	1,007,540	
07105	C -19-07-151-001	401	0.79 Ac	Colonial/2Sty	A	10	92 % 08/31/2021	\$3,750,000	3-ARM'S LENGTH	6,562	571.47	2,212,060	
07105	C -19-07-151-018	401	1.27 Ac	Colonial/2Sty	A	20	86 % 08/27/2021	\$6,000,000	3-ARM'S LENGTH	7,720	777.20	2,690,970	
								<b>\$14,413,300</b>		<b>22,080</b>	<b>\$652.78</b>	<b>7,179,510</b>	
<b>Total No. of Sales &gt; 4</b>													
								<b>Avg. Sale Price &gt; \$3,603,325</b>					
Analysis for Area > 07106		<b>E.C.F. Table 07106UppLngLkEstWater2</b>											
07106	C -19-07-176-011	401	0.61 Ac	TriLevel/Quad	BC	10	50 % 11/28/2022	\$780,000	3-ARM'S LENGTH	2,797	278.87	385,930	
								<b>\$780,000</b>		<b>2,797</b>	<b>\$278.87</b>	<b>385,930</b>	
<b>Total No. of Sales &gt; 1</b>													
								<b>Avg. Sale Price &gt; \$780,000</b>					
Analysis for Area > 07112		<b>E.C.F. Table 07112UppLongLkCanalFrt</b>											
07112	C -19-07-303-005	401	0.59 Ac	Colonial/2Sty	A		80 % 08/24/2021	\$2,600,000	3-ARM'S LENGTH	8,443	307.95	1,377,730	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 1**  
 Avg. Sale Price > \$2,600,000  
 \$2,600,000      8,443      \$307.95      1,377,730

Analysis for Area > 07114      E.C.F. Table 07114LongLkShreoffwatr

07114	C-19-07-304-001	401	0.62 Ac	Ranch	B	55 %	11/09/2021	\$447,500	3-ARM'S LENGTH	1,866	239.82	210,950	
07114	C-19-07-304-002	401	0.58 Ac	TriLevel/Quad	B	5	59 %	10/15/2021	\$760,000	3-ARM'S LENGTH	2,719	279.51	379,090

**Total No. of Sales > 2**  
 Avg. Sale Price > \$603,750  
 \$1,207,500      4,585      \$263.36      590,040

Analysis for Area > 07116      E.C.F. Table 07116ShrwdHillCanoffwt

07116	C-19-07-353-007	401	0.52 Ac	Colonial/2Sty	B	5	57 %	10/18/2022	\$434,800	3-ARM'S LENGTH	2,773	156.80	272,430
07116	C-19-07-353-011	401	0.61 Ac	Ranch	B		56 %	07/19/2022	\$407,000	3-ARM'S LENGTH	2,069	196.71	202,840
07116	C-19-07-353-010	401	0.57 Ac	Colonial/2Sty	B	15	84 %	03/15/2022	\$1,385,000	3-ARM'S LENGTH	4,871	284.34	637,070
07116	C-19-07-355-002	401	0.78 Ac	TriLevel/Quad	B	5	66 %	08/19/2021	\$970,000	3-ARM'S LENGTH	4,696	206.56	452,260

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 4**

**\$3,196,800      14,409      \$221.86      1,564,600**

**Avg. Sale Price > \$799,200**

Analysis for Area > **07120**

**E.C.F. Table 07120Wabek N LLrd#1**

07120	C-19-07-376-003	401	0.98 Ac	TriLevel/Quad	B	30	65 %	12/14/2021	\$725,000	3-ARM'S LENGTH	5,316	136.38	414,010	
07120	C-19-07-376-005	401	0.64 Ac	TriLevel/Quad	A	-5	67 %	07/15/2021	\$925,000	3-ARM'S LENGTH	6,779	136.45	513,770	INCL. 07-377-004
07120	C-19-07-453-001	401	0.80 Ac	Colonial/2Sty	A	-10	72 %	06/23/2021	\$715,000	3-ARM'S LENGTH	4,099	174.43	371,040	

**\$2,365,000      16,194      \$146.04      1,298,820**

**Total No. of Sales > 3**

**Avg. Sale Price > \$788,333**

Analysis for Area > **07123**

**E.C.F. Table 07123Wabek N LLrd#3**

07123	C-19-18-202-003	401	0.75 Ac	Colonial/2Sty	B	25	70 %	02/28/2023	\$1,100,000	3-ARM'S LENGTH	4,693	234.39	581,340	
07123	C-19-18-203-005	401	0.87 Ac	Colonial/2Sty	B	30	74 %	07/16/2021	\$1,213,000	3-ARM'S LENGTH	5,128	236.54	715,680	
07123	C-19-18-251-013	401	0.83 Ac	Colonial/2Sty	B	30	57 %	07/09/2021	\$945,000	3-ARM'S LENGTH	4,263	221.67	459,280	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								\$3,258,000		14,084	\$231.33	1,756,300	

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,086,000**

Analysis for Area > **07130**

**E.C.F. Table 07130TurtleUppLLGtWatr**

07130	C-19-07-129-008	407	1.03 Ac	Colonial/2Sty	A	10	98 %	06/10/2022	\$5,936,766	3-ARM'S LENGTH	8,794	680.82	2,551,110
07130	C-19-06-480-053	407	0.80 Ac	Colonial/2Sty	A	15	82 %	04/01/2022	\$3,575,000	3-ARM'S LENGTH	8,673	412.20	2,165,110

\$9,511,766      17,393      \$546.87      4,716,220

**Total No. of Sales > 2**

**Avg. Sale Price > \$4,755,883**

Analysis for Area > **07131**

**E.C.F. Table 07131TurtleLkGateOffWt**

07131	C-19-07-202-015	407	1.12 Ac	Colonial/2Sty	A	15	80 %	02/06/2023	\$2,250,000	3-ARM'S LENGTH	4,983	451.54	1,125,630
07131	C-19-07-202-011	407	1.15 Ac	Colonial/2Sty	A	5	97 %	12/15/2021	\$2,350,000	3-ARM'S LENGTH	5,306	442.89	1,282,170
07131	C-19-07-202-014	407	1.25 Ac	Colonial/2Sty	A	10	96 %	06/01/2021	\$2,770,000	3-ARM'S LENGTH	6,250	443.20	1,538,410

\$7,370,000      16,539      \$445.61      3,946,210

**Total No. of Sales > 3**

**Avg. Sale Price > \$2,456,667**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
<b>Analysis for Area &gt; 07133 E.C.F. Table 07133Turtle Pond</b>														
07133	C -19-08-102-022	407	0.56 Ac	Colonial/2Sty	A	98 %	07/08/2022	\$2,300,000	3-ARM'S LENGTH	4,257	540.29	1,171,390		
07133	C -19-08-102-027	407	0.44 Ac	Colonial/2Sty	A 5	79 %	05/24/2022	\$2,335,000	3-ARM'S LENGTH	5,285	441.82	1,207,970		
07133	C -19-07-229-006	407	0.39 Ac	Colonial/2Sty	A	97 %	10/21/2021	\$2,075,000	3-ARM'S LENGTH	5,381	385.69	1,293,230	INCL 08-102-010	
07133	C -19-08-102-003	407	0.49 Ac	Colonial/2Sty	A	79 %	07/30/2021	\$1,600,000	3-ARM'S LENGTH	3,755	426.10	938,900		
07133	C -19-08-102-020	407	0.39 Ac	Colonial/2Sty	A	94 %	05/10/2021	\$2,850,000	3-ARM'S LENGTH	5,803	491.13	1,356,620		
										\$11,160,000	24,480	\$455.88	5,968,110	

**Total No. of Sales > 5**

**Avg. Sale Price > \$2,232,000**

<b>Analysis for Area &gt; 07135 E.C.F. Table 07135HeronBayGateWater</b>													
07135	C -19-07-401-006	401	0.88 Ac	Colonial/2Sty	A 15	79 %	01/05/2022	\$4,100,000	3-ARM'S LENGTH	9,251	443.20	1,890,210	
07135	C -19-07-401-012	401	0.69 Ac	Colonial/2Sty	A	76 %	09/14/2021	\$1,973,000	3-ARM'S LENGTH	6,251	315.63	1,178,950	INCL 401-011
07135	C -19-07-401-004	401	0.88 Ac	Colonial/2Sty	A	77 %	05/14/2021	\$2,100,000	3-ARM'S LENGTH	5,189	404.70	1,154,740	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$8,173,000      20,691      \$395.00      4,223,900

**Total No. of Sales > 3**

**Avg. Sale Price > \$2,724,333**

Analysis for Area > **07136**      **E.C.F. Table 07136HeronBayoff water**

07136	C-19-07-252-001	401	1.16 Ac	Colonial/2Sty	A	73 %	10/05/2021	\$1,350,000	3-ARM'S LENGTH	4,800	281.25	771,200	
07136	C-19-07-401-029	401	3.70 Ac	Colonial/2Sty	A	15 76 %	04/05/2021	\$2,500,000	3-ARM'S LENGTH	7,276	343.60	1,284,650	

\$3,850,000      12,076      \$318.81      2,055,850

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,925,000**

Analysis for Area > **07138**      **E.C.F. Table 07138HeronRidge&PnteGt**

07138	C-19-08-151-025	401	0.66 Ac	Ranch	A	80 %	05/26/2022	\$1,575,000	3-ARM'S LENGTH	4,798	328.26	682,670	
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\$1,575,000      4,798      \$328.26      682,670

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,575,000**

Analysis for Area > **07200**      **E.C.F. Table 07200WabekWds II Condo**

07200	C-19-07-380-012	407	1.00 Ac	Ranch	BC	76 %	12/06/2022	\$735,000	3-ARM'S LENGTH	2,646	277.78	366,940	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$735,000      2,646      \$277.78      366,940

**Total No. of Sales > 1**

**Avg. Sale Price > \$735,000**

Analysis for Area > **07204**      **E.C.F. Table 07204WabeekHollowCondo**

07204	C-19-07-452-008	407	1.00 Ac	Ranch	BC	56 %	10/07/2022	\$470,000	3-ARM'S LENGTH	2,355	199.58	232,380	
07204	C-19-07-452-013	407	1.00 Ac	Ranch	BC	65 %	05/05/2022	\$492,500	3-ARM'S LENGTH	2,393	205.81	246,830	

\$962,500      4,748      \$202.72      479,210

**Total No. of Sales > 2**

**Avg. Sale Price > \$481,250**

Analysis for Area > **07206**      **E.C.F. Table 07206WabeekWd/HollwWat**

07206	C-19-18-126-006	407	1.00 Ac	Ranch	BC	61 %	12/02/2021	\$499,900	3-ARM'S LENGTH	2,057	243.02	257,720	
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\$499,900      2,057      \$243.02      257,720

**Total No. of Sales > 1**

**Avg. Sale Price > \$499,900**

Analysis for Area > **07210**      **E.C.F. Table 07210WabeekonLakeCondo**

07210	C-19-18-201-018	407	1.00 Ac	Colonial/2Sty	BC	20	71 %	03/13/2023	\$750,000	3-ARM'S LENGTH	3,481	215.46	358,750	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
07210	C -19-18-201-060	407	1.00 Ac	Ranch	BC	20	71 %	04/20/2022	\$660,000	3-ARM'S LENGTH	2,530	260.87	331,790
07210	C -19-18-201-052	407	1.00 Ac	Colonial/2Sty	BC	20	76 %	09/30/2021	\$699,000	3-ARM'S LENGTH	3,220	217.08	364,690
07210	C -19-18-201-061	407	1.00 Ac	Ranch	BC	20	74 %	09/01/2021	\$585,000	3-ARM'S LENGTH	2,417	242.04	320,050
07210	C -19-18-201-025	407	1.00 Ac	Ranch	BC	20	74 %	06/18/2021	\$677,500	3-ARM'S LENGTH	2,383	284.31	329,560
07210	C -19-18-201-022	407	1.00 Ac	Ranch	BC	20	76 %	06/02/2021	\$680,000	3-ARM'S LENGTH	2,248	302.49	316,140
									\$4,051,500		16,279	\$248.88	2,020,980

**Total No. of Sales > 6**

**Avg. Sale Price > \$675,250**

Analysis for Area > **07212**

**E.C.F. Table 07212LakeshoreWabekCon**

07212	C -19-18-204-019	407	1.00 Ac	Colonial/2Sty	B	20	73 %	03/15/2023	\$896,500	3-ARM'S LENGTH	3,235	277.13	427,910
07212	C -19-18-204-017	407	1.00 Ac	Colonial/2Sty	B	20	62 %	03/01/2022	\$765,000	3-ARM'S LENGTH	3,202	238.91	395,510
07212	C -19-18-204-015	407	1.00 Ac	Ranch	B	20	74 %	12/29/2021	\$650,000	3-ARM'S LENGTH	2,621	248.00	324,050

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$2,311,500      9,058      \$255.19      1,147,470

**Total No. of Sales > 3**

**Avg. Sale Price > \$770,500**

Analysis for Area > **08100**      **E.C.F. Table 08100ForestLkCtyCbEsAc**

08100	C-19-08-202-008	401	0.37 Ac	Ranch	B	47 %	06/15/2022	\$517,000	3-ARM'S LENGTH	2,018	256.19	170,240	
08100	C-19-08-201-009	401	0.46 Ac	Ranch	B	-5 50 %	05/24/2021	\$280,000	3-ARM'S LENGTH	1,473	190.09	174,760	

\$797,000      3,491      \$228.30      345,000

**Total No. of Sales > 2**

**Avg. Sale Price > \$398,500**

Analysis for Area > **08102**      **E.C.F. Table 08102KimberleyAcres**

08102	C-19-08-227-012	401	0.81 Ac	TriLevel/Quad	BC	53 %	08/18/2021	\$450,000	3-ARM'S LENGTH	2,027	222.00	224,480	
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\$450,000      2,027      \$222.00      224,480

**Total No. of Sales > 1**

**Avg. Sale Price > \$450,000**

Analysis for Area > **08110**      **E.C.F. Table 08110Forest Lk Orchard**

08110	C-19-08-252-006	401	0.66 Ac	Colonial/2Sty	B	20 90 %	10/17/2022	\$1,550,000	3-ARM'S LENGTH	3,450	449.28	689,050	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
08110	C -19-08-251-006	401	0.68 Ac	Ranch	B	-5	57 % 05/02/2022	\$512,400	ARM'S LENGTH	2,004	255.69	282,330	
08110	C -19-08-251-015	401	0.71 Ac	Ranch	B	15	64 % 01/06/2022	\$1,000,000	ARM'S LENGTH	3,637	274.95	462,730	
08110	C -19-08-252-007	401	0.57 Ac	Ranch	B		69 % 05/24/2021	\$704,000	ARM'S LENGTH	2,250	312.89	403,380	
								<b>\$3,766,400</b>		<b>11,341</b>	<b>\$332.10</b>	<b>1,837,490</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$941,600**

Analysis for Area > **08112**

**E.C.F. Table 08112ForestLkCbEstGCan**

08112	C -19-08-427-004	401	0.72 Ac	TriLevel/Quad	B		45 % 08/22/2022	\$432,100	ARM'S LENGTH	2,440	177.09	204,130	
08112	C -19-08-426-001	401	0.63 Ac	Ranch	B	15	73 % 06/22/2022	\$1,150,000	ARM'S LENGTH	3,235	355.49	449,710	
08112	C -19-08-426-010	401	0.53 Ac	Colonial/2Sty	B	30	96 % 10/18/2021	\$1,800,000	ARM'S LENGTH	5,596	321.66	862,900	
08112	C -19-08-426-013	401	0.47 Ac	Colonial/2Sty	B	20	85 % 07/09/2021	\$1,550,000	ARM'S LENGTH	5,839	265.46	806,300	
08112	C -19-08-426-021	401	0.80 Ac	Ranch	B		81 % 04/09/2021	\$880,000	ARM'S LENGTH	3,430	256.56	512,260	
								<b>\$5,812,100</b>		<b>20,540</b>	<b>\$282.96</b>	<b>2,835,300</b>	

**Total No. of Sales > 5**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$1,162,420**

Analysis for Area > **08130**

**E.C.F. Table 08130LowerLongLkWater**

08130	C -19-17-276-033	401	3.73 Ac	Colonial/2Sty	A	37 %	09/09/2022	\$2,850,000	3-ARM'S LENGTH	2,290	265.81	599,100		
08130	C -19-08-352-008	401	0.79 Ac	Colonial/2Sty	A	5	90 %	06/30/2022	\$4,400,000	3-ARM'S LENGTH	6,099	721.43	1,976,140	PTA Sale price not correct
08130	C -19-08-476-011	401	1.98 Ac	Colonial/2Sty	A		69 %	06/02/2022	\$3,300,000	3-ARM'S LENGTH	5,841	564.97	1,573,120	
08130	C -19-07-476-011	401	0.88 Ac	Colonial/2Sty	A		84 %	05/03/2022	\$4,647,441	3-ARM'S LENGTH	5,496	845.60	1,702,360	
08130	C -19-17-276-046	401	1.30 Ac	Colonial/2Sty	A	15	42 %	03/29/2022	\$4,130,000	3-ARM'S LENGTH	9,459	436.62	1,461,250	
08130	C -19-08-451-013	401	0.59 Ac	Colonial/2Sty	B	20	60 %	10/08/2021	\$1,725,000	3-ARM'S LENGTH	3,434	502.33	856,820	
08130	C -19-07-427-008	401	1.02 Ac	Ranch	A	-10	70 %	09/30/2021	\$2,850,000	3-ARM'S LENGTH	3,996	713.21	1,484,330	
08130	C -19-17-201-008	401	1.92 Ac	Ranch	A	5	80 %	04/21/2021	\$4,800,000	3-ARM'S LENGTH	4,977	964.44	2,487,670	

**\$28,702,441      50,024      \$573.77      12,140,790**

**Total No. of Sales > 8**

**Avg. Sale Price > \$3,587,805**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **08135**      **E.C.F. Table 08135LowrLngLkLochOffw**

08135	C-19-07-477-007	401	0.50 Ac	Colonial/2Sty	A	73 %	07/13/2021	\$2,249,999	ARM'S LENGTH	5,194	433.19	745,240	
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**\$2,249,999      5,194      \$433.19      745,240**

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,249,999**

Analysis for Area > **08136**      **E.C.F. Table 08136LochsleaOak(New)**

08136	C-19-18-228-002	401	1.35 Ac	Colonial/2Sty	A	5	80 %	03/30/2023	\$2,795,000	ARM'S LENGTH	7,724	361.86	1,288,360
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08136	C-19-17-127-002	401	0.92 Ac	Ranch	B	15	53 %	01/17/2022	\$585,000	ARM'S LENGTH	2,781	210.36	362,740
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**\$3,380,000      10,505      \$321.75      1,651,100**

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,690,000**

Analysis for Area > **08140**      **E.C.F. Table 08140IslandLkWatNE/SE**

08140	C-19-18-230-009	401	0.77 Ac	Ranch	B	20	77 %	02/10/2022	\$3,500,000	ARM'S LENGTH	7,751	451.55	2,075,480
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08140	C-19-17-128-004	401	0.78 Ac	Ranch	B	20	58 %	09/15/2021	\$1,850,000	ARM'S LENGTH	4,109	450.23	952,630
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08140	C-19-17-128-005	401	0.76 Ac	Ranch	A	10	82 %	07/19/2021	\$3,800,000	ARM'S LENGTH	4,923	771.89	1,919,190
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 3**

\$9,150,000      16,783      \$545.19      4,947,300

**Avg. Sale Price > \$3,050,000**

Analysis for Area > **08142**

**E.C.F. Table 08142IslandLkWaterSW**

08142	C-19-18-276-007	401	0.75 Ac	Colonial/2Sty	B	30	81 %	11/23/2022	\$2,300,000	3-ARM'S LENGTH	5,498	418.33	1,295,650
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08142	C-19-18-280-004	401	0.92 Ac	Ranch	A	-10	68 %	09/07/2021	\$2,995,000	3-ARM'S LENGTH	5,191	576.96	1,226,970
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\$5,295,000      10,689      \$495.37      2,522,620

**Total No. of Sales > 2**

**Avg. Sale Price > \$2,647,500**

Analysis for Area > **08200**

**E.C.F. Table 08200KirkwayPinesCondo**

08200	C-19-08-276-019	407	1.00 Ac	Colonial/2Sty	B	20	74 %	01/19/2022	\$719,800	3-ARM'S LENGTH	3,500	205.66	335,280
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08200	C-19-08-276-028	407	1.00 Ac	Colonial/2Sty	B	20	76 %	06/17/2021	\$725,000	3-ARM'S LENGTH	3,367	215.33	363,220
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08200	C-19-08-276-039	407	1.00 Ac	Colonial/2Sty	B	20	84 %	06/15/2021	\$630,000	3-ARM'S LENGTH	3,345	188.34	357,230
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08200	C-19-08-276-021	407	1.00 Ac	Colonial/2Sty	B	20	77 %	04/09/2021	\$660,000	3-ARM'S LENGTH	3,500	188.57	365,620
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 4**

**\$2,734,800      13,712      \$199.45      1,421,350**

**Avg. Sale Price > \$683,700**

Analysis for Area > **09100**

**E.C.F. Table 09100 Hickory Knolls**

09100	C-19-09-151-011	401	0.68 Ac	Ranch	B	-5	50 %	11/16/2021	\$290,000	3-ARM'S LENGTH	1,620	179.01	136,340
09100	C-19-09-153-020	401	0.91 Ac	Ranch	B	-5	49 %	08/19/2021	\$245,000	3-ARM'S LENGTH	1,763	138.97	129,570

**\$535,000      3,383      \$158.14      265,910**

**Total No. of Sales > 2**

**Avg. Sale Price > \$267,500**

Analysis for Area > **09110**

**E.C.F. Table 09110 Blmfld Hickory Grov**

09110	C-19-09-179-002	401	0.38 Ac	Colonial/2Sty	B		60 %	09/12/2022	\$625,000	3-ARM'S LENGTH	2,991	208.96	296,420
09110	C-19-09-181-010	401	0.37 Ac	Colonial/2Sty	B		56 %	05/16/2022	\$555,000	3-ARM'S LENGTH	2,731	203.22	262,100
09110	C-19-09-101-012	401	0.37 Ac	Ranch	B		56 %	01/14/2022	\$332,000	3-ARM'S LENGTH	1,661	199.88	167,890
09110	C-19-09-180-008	401	0.38 Ac	Colonial/2Sty	B		57 %	12/13/2021	\$550,000	3-ARM'S LENGTH	2,566	214.34	260,520

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09110	C-19-09-181-004	401	0.62 Ac	Colonial/2Sty	B	61 %	11/05/2021	\$630,000	3-ARM'S LENGTH	3,287	191.66	371,890	
09110	C-19-09-127-001	401	0.40 Ac	Colonial/2Sty	B	53 %	10/14/2021	\$371,000	3-ARM'S LENGTH	1,887	196.61	208,930	
09110	C-19-09-179-017	401	0.38 Ac	Colonial/2Sty	B	61 %	09/30/2021	\$702,500	3-ARM'S LENGTH	3,241	216.75	337,260	
09110	C-19-09-181-015	401	0.38 Ac	Ranch	B	62 %	09/30/2021	\$550,000	3-ARM'S LENGTH	2,258	243.58	256,720	
09110	C-19-09-180-020	401	0.37 Ac	TriLevel/Quad	B	57 %	09/24/2021	\$396,000	3-ARM'S LENGTH	2,207	179.43	195,490	
09110	C-19-09-180-005	401	0.37 Ac	Colonial/2Sty	B	59 %	06/07/2021	\$535,000	3-ARM'S LENGTH	2,473	216.34	259,720	
09110	C-19-09-180-007	401	0.41 Ac	Colonial/2Sty	B	61 %	05/24/2021	\$565,000	3-ARM'S LENGTH	2,228	253.59	268,960	
09110	C-19-09-176-003	401	0.37 Ac	TriLevel/Quad	B	56 %	04/08/2021	\$360,000	3-ARM'S LENGTH	2,201	163.56	182,240	
								<b>\$6,171,500</b>		<b>29,731</b>	<b>\$207.58</b>	<b>3,068,140</b>	

**Total No. of Sales > 12**

**Avg. Sale Price > \$514,292**

Analysis for Area > **09120**

**E.C.F. Table 09120ChestntRun2,3,4Ac**

09120	C-19-09-201-002	401	0.58 Ac	Colonial/2Sty	A	73 %	03/08/2023	\$1,199,000	3-ARM'S LENGTH	5,128	233.81	577,390	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09120	C -19-09-203-006	401	0.51 Ac	Colonial/2Sty	A	-5	72 % 08/22/2022	\$900,000	3-ARM'S LENGTH	3,671	245.16	448,320	
09120	C -19-09-402-003	401	1.07 Ac	Colonial/2Sty	A		71 % 08/02/2022	\$1,200,000	3-ARM'S LENGTH	4,534	264.67	646,000	
09120	C -19-09-401-007	401	0.61 Ac	Colonial/2Sty	A		72 % 05/27/2022	\$990,000	3-ARM'S LENGTH	4,014	246.64	499,330	
09120	C -19-09-203-001	401	0.80 Ac	Colonial/2Sty	A		76 % 04/29/2022	\$1,800,000	3-ARM'S LENGTH	6,238	288.55	768,520	
09120	C -19-09-401-015	401	1.26 Ac	Colonial/2Sty	A		81 % 04/22/2022	\$1,622,500	3-ARM'S LENGTH	4,834	335.64	701,240	
09120	C -19-09-201-031	401	0.56 Ac	Colonial/2Sty	B	30	78 % 04/14/2022	\$976,000	3-ARM'S LENGTH	3,672	265.80	440,180	
09120	C -19-09-204-003	401	0.58 Ac	Colonial/2Sty	A	-10	73 % 12/09/2021	\$710,000	3-ARM'S LENGTH	3,299	215.22	413,890	
09120	C -19-09-202-002	401	0.56 Ac	Ranch	A	-10	72 % 10/27/2021	\$875,000	3-ARM'S LENGTH	3,352	261.04	458,300	
09120	C -19-09-401-024	401	0.64 Ac	Colonial/2Sty	B	30	70 % 09/17/2021	\$665,000	3-ARM'S LENGTH	3,821	174.04	429,860	
09120	C -19-09-202-018	401	0.81 Ac	Colonial/2Sty	A		72 % 07/15/2021	\$1,258,000	3-ARM'S LENGTH	4,158	302.55	578,370	
09120	C -19-09-201-020	401	0.64 Ac	Colonial/2Sty	A	-10	71 % 06/16/2021	\$775,000	3-ARM'S LENGTH	3,760	206.12	458,820	
09120	C -19-09-201-013	401	1.29 Ac	Colonial/2Sty	A	-10	49 % 06/11/2021	\$759,500	3-ARM'S LENGTH	3,587	211.74	334,720	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
09120	C -19-09-201-009	401	0.55 Ac	Colonial/2Sty	A	-5	76 % 06/02/2021	\$1,250,000	3-ARM'S LENGTH	5,198	240.48	613,310		
09120	C -19-09-201-032	401	0.63 Ac	Colonial/2Sty	A	-10	71 % 05/05/2021	\$695,950	3-ARM'S LENGTH	3,606	193.00	440,220		
09120	C -19-09-202-022	401	0.63 Ac	Colonial/2Sty	A	-10	73 % 05/03/2021	\$1,068,000	3-ARM'S LENGTH	3,302	323.44	468,960		
09120	C -19-09-204-007	401	0.50 Ac	Colonial/2Sty	A		72 % 04/30/2021	\$760,000	3-ARM'S LENGTH	4,248	178.91	514,420		
09120	C -19-09-202-032	401	0.63 Ac	Colonial/2Sty	A	-5	64 % 04/27/2021	\$765,000	3-ARM'S LENGTH	4,405	173.67	478,180		
										<b>\$18,268,950</b>	<b>74,827</b>	<b>\$244.15</b>	<b>9,270,030</b>	

**Total No. of Sales > 18**

**Avg. Sale Price > \$1,014,942**

Analysis for Area > **09124**

**E.C.F. Table 09124 Orange Lake Rd Ac**

09124	C -19-09-400-013	401	1.28 Ac	Colonial/2Sty	B	5	58 % 07/22/2022	\$635,000	3-ARM'S LENGTH	2,547	249.31	291,700		
09124	C -19-09-400-003	401	0.78 Ac	Colonial/2Sty	B	20	66 % 07/15/2022	\$837,500	3-ARM'S LENGTH	4,304	194.59	499,100		
09124	C -19-09-400-042	401	0.52 Ac	Colonial/2Sty	B	20	77 % 06/01/2021	\$822,500	3-ARM'S LENGTH	3,315	248.11	452,120		
										<b>\$2,295,000</b>	<b>10,166</b>	<b>\$225.75</b>	<b>1,242,920</b>	

**Total No. of Sales > 3**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$765,000**

Analysis for Area > **09130**

**E.C.F. Table 09130ChstntRnKuscAcWat**

09130	C -19-09-402-013	401	2.20 Ac	Colonial/2Sty	A	-10	63 %	03/08/2022	\$1,243,000	3-ARM'S LENGTH	5,197	239.18	670,980
09130	C -19-09-400-012	401	1.40 Ac	Colonial/2Sty	B	10	58 %	03/04/2022	\$688,000	3-ARM'S LENGTH	3,325	206.92	417,860
09130	C -19-09-402-004	401	0.87 Ac	Ranch	A	-5	66 %	10/21/2021	\$845,000	3-ARM'S LENGTH	3,078	274.53	530,650
09130	C -19-09-402-005	401	0.56 Ac	Colonial/2Sty	A	-5	63 %	07/21/2021	\$1,125,000	3-ARM'S LENGTH	4,159	270.50	526,010
09130	C -19-09-402-012	401	0.72 Ac	Colonial/2Sty	A	-5	65 %	07/09/2021	\$1,175,000	3-ARM'S LENGTH	5,171	227.23	641,780
09130	C -19-09-377-010	401	0.95 Ac	Colonial/2Sty	B	10	84 %	04/20/2021	\$875,000	3-ARM'S LENGTH	4,383	199.63	524,480

**\$5,951,000      25,313      \$235.10      3,311,760**

**Total No. of Sales > 6**

**Avg. Sale Price > \$991,833**

Analysis for Area > **09140**

**E.C.F. Table 09140Devonshire Downs**

09140	C -19-09-230-005	401	0.47 Ac	Colonial/2Sty	B	20	34 %	11/23/2022	\$450,000	3-ARM'S LENGTH	2,752	163.52	185,070
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09140	C -19-09-229-017	401	0.64 Ac	Colonial/2Sty	B 5	59 %	07/08/2022	\$686,000	3-ARM'S LENGTH	4,089	167.77	363,670	
09140	C -19-09-230-004	401	0.41 Ac	Colonial/2Sty	B 10	40 %	06/01/2022	\$479,000	3-ARM'S LENGTH	2,191	218.62	174,200	
09140	C -19-09-229-020	401	0.41 Ac	Colonial/2Sty	B	41 %	04/21/2021	\$355,000	3-ARM'S LENGTH	1,977	179.56	153,950	
								<b>\$1,970,000</b>		<b>11,009</b>	<b>\$178.94</b>	<b>876,890</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$492,500**

Analysis for Area > **09141**      **E.C.F. Table 09141DevonshreDwnNewHs**

09141	C -19-09-226-025	401	0.44 Ac	Colonial/2Sty	B 25	72 %	02/17/2023	\$675,000	3-ARM'S LENGTH	3,710	181.94	366,490	
09141	C -19-09-228-016	401	0.36 Ac	Colonial/2Sty	B 25	73 %	09/23/2022	\$603,000	3-ARM'S LENGTH	3,357	179.62	344,820	
09141	C -19-09-227-010	401	0.37 Ac	Colonial/2Sty	B 25	76 %	06/04/2021	\$725,000	3-ARM'S LENGTH	3,640	199.18	383,650	
								<b>\$2,003,000</b>		<b>10,707</b>	<b>\$187.07</b>	<b>1,094,960</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$667,667**

Analysis for Area > **09144**      **E.C.F. Table 09144Douglas Alvin Sub**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09144	C-19-09-277-018	401	0.48 Ac	TriLevel/Quad	B	-10	48 % 06/23/2022	\$380,000	3-ARM'S LENGTH	2,384	159.40	189,670	
09144	C-19-09-277-024	401	0.52 Ac	Ranch	B	-10	42 % 11/12/2021	\$450,000	3-ARM'S LENGTH	2,731	164.77	211,030	
								<b>\$830,000</b>		<b>5,115</b>	<b>\$162.27</b>	<b>400,700</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$415,000**

Analysis for Area > **09150**

**E.C.F. Table 09150Devonbrook**

09150	C-19-09-326-016	401	0.66 Ac	Ranch	B	-10	44 % 03/01/2023	\$302,000	3-ARM'S LENGTH	1,703	177.33	157,510	
09150	C-19-09-326-011	401	0.81 Ac	Ranch	B	-10	58 % 03/04/2022	\$410,750	3-ARM'S LENGTH	1,308	314.03	210,720	
09150	C-19-09-327-006	401	0.96 Ac	Ranch	B	-10	53 % 12/16/2021	\$585,000	3-ARM'S LENGTH	4,034	145.02	312,650	
09150	C-19-09-326-007	401	1.06 Ac	Colonial/2Sty	B	15	66 % 05/14/2021	\$851,000	3-ARM'S LENGTH	3,095	274.96	391,560	
								<b>\$2,148,750</b>		<b>10,140</b>	<b>\$211.91</b>	<b>1,072,440</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$537,188**

Analysis for Area > **09152**

**E.C.F. Table 09152Hickory Ridge**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09152	C-19-09-327-022	401	0.52 Ac	Colonial/2Sty	B	-10	60 % 06/17/2022	\$575,000	3-ARM'S LENGTH	2,692	213.60	287,090	

\$575,000      2,692      \$213.60      287,090

**Total No. of Sales > 1**

**Avg. Sale Price > \$575,000**

Analysis for Area > **09160**

**E.C.F. Table 09160Toft Hills**

09160	C-19-09-426-008	407	0.35 Ac	Ranch	B	20	73 % 03/04/2022	\$695,500	3-ARM'S LENGTH	2,628	264.65	395,150	
09160	C-19-09-426-001	407	0.28 Ac	Ranch	B	20	63 % 11/01/2021	\$669,000	3-ARM'S LENGTH	2,413	277.25	326,080	
09160	C-19-09-428-001	407	0.32 Ac	Colonial/2Sty	B	20	89 % 09/15/2021	\$940,000	3-ARM'S LENGTH	3,420	274.85	521,870	
09160	C-19-09-427-007	407	0.27 Ac	Ranch	B	25	54 % 06/21/2021	\$675,000	3-ARM'S LENGTH	2,667	253.09	316,470	
09160	C-19-09-428-002	407	0.33 Ac	Colonial/2Sty	B	20	89 % 05/14/2021	\$825,000	3-ARM'S LENGTH	3,125	264.00	469,530	

\$3,804,500      14,253      \$266.93      2,029,100

**Total No. of Sales > 5**

**Avg. Sale Price > \$760,900**

Analysis for Area > **09170**

**E.C.F. Table 09170Bloomfield Chase**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09170	C-19-09-353-011	407	0.19 Ac	CapeCod	B 20	70 %	09/21/2022	\$640,000	3-ARM'S LENGTH	2,964	215.92	379,650	
09170	C-19-16-102-001	407	0.21 Ac	Colonial/2Sty	B 20	77 %	06/30/2022	\$600,000	3-ARM'S LENGTH	2,991	200.60	299,040	
09170	C-19-09-353-001	407	0.19 Ac	CapeCod	B 20	69 %	04/26/2022	\$649,000	3-ARM'S LENGTH	3,089	210.10	368,440	
								<b>\$1,889,000</b>		<b>9,044</b>	<b>\$208.87</b>	<b>1,047,130</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$629,667**

Analysis for Area > **09200**

**E.C.F. Table 09200HickoryRidgeVilCo**

09200	C-19-09-301-032	407	1.00 Ac	Ranch	B 20	70 %	10/14/2022	\$675,000	3-ARM'S LENGTH	3,303	204.36	336,310	
09200	C-19-09-301-040	407	1.00 Ac	Colonial/2Sty	B 25	81 %	02/15/2022	\$907,000	3-ARM'S LENGTH	3,472	261.23	444,700	
09200	C-19-09-301-046	407	1.00 Ac	Colonial/2Sty	B 20	80 %	10/22/2021	\$871,000	3-ARM'S LENGTH	3,530	246.74	443,390	
								<b>\$2,453,000</b>		<b>10,305</b>	<b>\$238.04</b>	<b>1,224,400</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$817,667**

Analysis for Area > **09210**

**E.C.F. Table 09210TheVillasatBloomGrove**

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09210	C -19-09-278-039	407	0.00 Ac	Ranch	B 15	98 %	01/23/2023	\$1,900,000	3-ARM'S LENGTH	2,808	676.64	713,530	
09210	C -19-09-278-025	407	0.00 Ac	Ranch	B 15	98 %	01/20/2023	\$1,422,060	3-ARM'S LENGTH	2,816	508.79	717,250	
09210	C -19-09-278-018	407	0.00 Ac	Ranch	B 15	98 %	12/21/2022	\$1,460,728	3-ARM'S LENGTH	2,785	524.50	702,100	
09210	C -19-09-278-030	407	0.00 Ac	Ranch	B 15	98 %	12/07/2022	\$1,488,456	3-ARM'S LENGTH	2,785	534.45	718,040	
09210	C -19-09-278-024	407	0.00 Ac	Ranch	B 15	98 %	11/29/2022	\$1,583,375	3-ARM'S LENGTH	2,733	579.35	740,880	
09210	C -19-09-278-016	401	0.00 Ac	Ranch	B 15	98 %	11/28/2022	\$1,451,340	3-ARM'S LENGTH	2,804	517.60	717,070	
09210	C -19-09-278-041	407	0.00 Ac	Ranch	B 15	98 %	11/04/2022	\$1,764,529	3-ARM'S LENGTH	2,800	630.19	747,780	
09210	C -19-09-278-011	407	0.00 Ac	Ranch	B 15	98 %	10/31/2022	\$1,477,514	3-ARM'S LENGTH	2,810	525.81	719,200	
09210	C -19-09-278-012	407	0.00 Ac	Ranch	B 15	98 %	10/28/2022	\$1,653,543	3-ARM'S LENGTH	2,809	588.66	737,320	
09210	C -19-09-278-020	407	0.00 Ac	Ranch	B 15	98 %	07/21/2022	\$1,613,820	3-ARM'S LENGTH	2,793	577.81	705,430	
09210	C -19-09-278-005	407	0.00 Ac	Ranch	B 15	98 %	06/23/2022	\$1,369,187	3-ARM'S LENGTH	2,806	487.95	701,160	
09210	C -19-09-278-032	407	0.00 Ac	Ranch	B 15	98 %	04/28/2022	\$1,299,998	3-ARM'S LENGTH	2,806	463.29	629,600	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
09210	C-19-09-278-013	401	0.00 Ac	Ranch	B 15	97 %	04/14/2022	\$1,161,361	3-ARM'S LENGTH	2,806	413.88	714,580	
09210	C-19-09-278-033	407	0.00 Ac	Ranch	B 15	97 %	02/18/2022	\$1,216,441	3-ARM'S LENGTH	2,806	433.51	706,880	
09210	C-19-09-278-028	407	0.00 Ac	Ranch	B 15	97 %	12/29/2021	\$1,193,626	3-ARM'S LENGTH	2,799	426.45	705,440	
09210	C-19-09-278-022	407	0.00 Ac	Ranch	B 15	97 %	12/28/2021	\$1,373,269	3-ARM'S LENGTH	2,806	489.40	738,170	
09210	C-19-09-278-015	407	0.00 Ac	Ranch	B 15	97 %	12/17/2021	\$1,164,225	3-ARM'S LENGTH	2,799	415.94	711,580	
09210	C-19-09-278-002	407	0.00 Ac	Ranch	B 15	97 %	12/17/2021	\$1,900,000	3-ARM'S LENGTH	2,811	675.92	702,470	
09210	C-19-09-278-014	407	0.00 Ac	Ranch	B 15	97 %	12/14/2021	\$1,072,980	3-ARM'S LENGTH	2,808	382.12	699,320	
09210	C-19-09-278-006	407	0.00 Ac	Ranch	B 15	97 %	09/24/2021	\$1,352,885	3-ARM'S LENGTH	2,799	483.35	700,250	
09210	C-19-09-278-010	407	0.00 Ac	Ranch	B 15	97 %	09/01/2021	\$1,479,938	3-ARM'S LENGTH	2,793	529.87	747,360	
09210	C-19-09-278-001	407	0.00 Ac	Ranch	B 15	97 %	08/20/2021	\$1,385,416	3-ARM'S LENGTH	2,811	492.86	711,600	
								<b>\$31,784,691</b>		<b>61,572</b>	<b>\$516.22</b>	<b>15,687,010</b>	

**Total No. of Sales > 22**

**Avg. Sale Price > \$1,444,759**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 10100      E.C.F. Table 10100Colonial Est</b>													
10100	C-19-10-152-012	401	0.35 Ac	Ranch	B	-10	57 %	10/06/2022	\$390,000	3-ARM'S LENGTH	1,954	199.59	234,470
10100	C-19-10-151-016	401	1.51 Ac	Ranch	B	5	54 %	04/26/2022	\$875,000	3-ARM'S LENGTH	1,844	474.51	361,860
10100	C-19-10-151-046	401	0.45 Ac	Ranch	B		40 %	02/28/2022	\$460,250	3-ARM'S LENGTH	2,276	202.22	188,870
10100	C-19-10-151-018	401	0.62 Ac	TriLevel/Quad	B		49 %	12/27/2021	\$449,000	3-ARM'S LENGTH	2,406	186.62	233,750
10100	C-19-10-153-007	401	0.42 Ac	Ranch	B	-10	58 %	09/23/2021	\$407,000	3-ARM'S LENGTH	1,968	206.81	245,850
10100	C-19-10-153-001	401	0.34 Ac	Ranch	B	-10	53 %	08/12/2021	\$335,500	3-ARM'S LENGTH	1,637	204.95	180,000
10100	C-19-10-152-008	401	0.48 Ac	Ranch	B	-10	47 %	05/20/2021	\$331,000	3-ARM'S LENGTH	1,975	167.59	180,760
10100	C-19-10-151-030	401	0.46 Ac	Ranch	B	-10	45 %	05/07/2021	\$320,000	3-ARM'S LENGTH	1,991	160.72	202,510
										<b>\$3,567,750</b>	<b>16,051</b>	<b>\$222.28</b>	<b>1,828,070</b>

**Total No. of Sales > 8**

**Avg. Sale Price > \$445,969**

**Analysis for Area > 10110      E.C.F. Table 10110Colberry Park**

10110	C-19-10-205-002	401	0.28 Ac	TriLevel/Quad	B	-10	55 %	03/20/2023	\$355,000	3-ARM'S LENGTH	2,134	166.35	177,170
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
10110	C -19-10-126-001	401	0.40 Ac	Ranch	B	-10	31 % 06/03/2022	\$265,000	ARM'S LENGTH	1,853	143.01	119,620		
10110	C -19-10-132-007	401	0.33 Ac	Colonial/2Sty	B	-10	56 % 04/18/2022	\$405,000	ARM'S LENGTH	2,315	174.95	218,170		
10110	C -19-10-205-001	401	0.28 Ac	Colonial/2Sty	B	-10	59 % 02/14/2022	\$393,570	ARM'S LENGTH	2,014	195.42	204,490		
10110	C -19-10-130-003	401	0.33 Ac	Ranch	B	-10	45 % 11/16/2021	\$260,426	ARM'S LENGTH	1,586	164.20	138,870		
10110	C -19-10-131-002	401	0.33 Ac	Ranch	B	-10	51 % 07/07/2021	\$335,000	ARM'S LENGTH	1,527	219.38	176,460		
10110	C -19-10-131-007	401	0.33 Ac	Ranch	B	-10	45 % 06/04/2021	\$276,000	ARM'S LENGTH	1,469	187.88	130,020		
										\$2,289,996	12,898	\$177.55	1,164,800	

**Total No. of Sales > 7**

**Avg. Sale Price > \$327,142**

Analysis for Area > **10112**

**E.C.F. Table 10112HickoryGroveHill**

10112	C -19-10-251-006	401	0.38 Ac	Colonial/2Sty	B	70 %	11/30/2022	\$560,000	ARM'S LENGTH	2,279	245.72	243,330	
10112	C -19-10-279-012	401	0.37 Ac	Colonial/2Sty	B	51 %	11/03/2022	\$400,000	ARM'S LENGTH	2,507	159.55	177,480	
10112			Ac		B	61							

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
10112	C -19-10-276-019	401	0.42 Ac	Colonial/2Sty	B	60 %	09/02/2021	\$396,550	ARM'S LENGTH	2,305	172.04	208,880	
								<b>\$1,906,450</b>		<b>9,806</b>	<b>\$194.42</b>	<b>849,790</b>	
<b>Total No. of Sales &gt; 4</b>													
<b>Avg. Sale Price &gt; \$476,613</b>													
Analysis for Area > <b>10114</b> <b>E.C.F. Table 10114</b> Holiday Hills													
10114	C -19-10-226-010	401	0.43 Ac	Colonial/2Sty	B	-10	55 %	11/29/2022	\$360,000	ARM'S LENGTH	2,091	172.17	196,280
10114	C -19-10-226-006	401	0.44 Ac	Colonial/2Sty	B	-10	55 %	11/07/2022	\$390,000	ARM'S LENGTH	2,527	154.33	217,760
10114	C -19-10-205-011	401	0.31 Ac	Colonial/2Sty	B	-10	54 %	10/25/2022	\$350,000	ARM'S LENGTH	2,134	164.01	185,940
10114	C -19-10-201-022	401	0.35 Ac	Colonial/2Sty	B	-10	56 %	09/02/2022	\$389,700	ARM'S LENGTH	1,911	203.92	179,420
10114	C -19-10-203-009	401	0.50 Ac	Colonial/2Sty	B	-10	55 %	01/07/2022	\$375,000	ARM'S LENGTH	1,939	193.40	199,620
10114	C -19-10-227-008	401	0.44 Ac	TriLevel/Quad	B	-10	41 %	09/27/2021	\$315,000	ARM'S LENGTH	2,336	134.85	127,980
10114	C -19-10-227-004	401	0.42 Ac	Colonial/2Sty	B	-10	41 %	08/25/2021	\$342,000	ARM'S LENGTH	2,102	162.70	145,460
10114			Ac		B		40						

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
10114	C -19-10-227-007	401	0.48 Ac	Colonial/2Sty	B	-10	45 %	06/14/2021	\$337,500	ARM'S LENGTH	1,938	174.15	157,750
										\$3,139,200	19,080	\$164.53	1,555,700

**Total No. of Sales > 9**

**Avg. Sale Price > \$348,800**

Analysis for Area > **10200**

**E.C.F. Table 10200 Four Seasons Cond**

10200	C -19-10-178-069	407	1.00 Ac	Ranch	BC	20	62 %	10/28/2022	\$190,000	ARM'S LENGTH	1,543	123.14	101,530
10200	C -19-10-178-058	407	1.00 Ac	Ranch	BC	20	60 %	07/01/2022	\$221,000	ARM'S LENGTH	1,760	125.57	107,690
10200	C -19-10-178-006	407	1.00 Ac	Ranch	BC	20	59 %	06/30/2022	\$169,500	ARM'S LENGTH	1,535	110.42	96,180
10200	C -19-10-178-077	407	1.00 Ac	Ranch	BC	20	59 %	05/25/2022	\$200,000	ARM'S LENGTH	1,543	129.62	99,020
10200	C -19-10-178-059	407	1.00 Ac	Ranch	BC	20	59 %	04/19/2022	\$169,900	ARM'S LENGTH	1,327	128.03	87,080
10200	C -19-10-178-090	407	1.00 Ac	Ranch	BC	20	60 %	04/05/2022	\$219,900	ARM'S LENGTH	1,760	124.94	107,380
10200	C -19-10-178-016	407	1.00 Ac	Ranch	BC	20	59 %	02/28/2022	\$217,500	ARM'S LENGTH	1,760	123.58	105,890
10200			Ac		BC		62						

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
10200	C -19-10-178-062	407	1.00 Ac	Ranch	BC 20	59 %	11/05/2021	\$190,000	3-ARM'S LENGTH	1,883	100.90	111,360	
10200	C -19-10-178-038	407	1.00 Ac	Ranch	BC 20	59 %	08/18/2021	\$150,000	3-ARM'S LENGTH	1,040	144.23	73,580	
10200	C -19-10-178-063	407	1.00 Ac	Ranch	BC 20	59 %	07/30/2021	\$166,000	3-ARM'S LENGTH	1,516	109.50	95,340	
10200	C -19-10-178-069	407	1.00 Ac	Ranch	BC 20	62 %	07/15/2021	\$175,000	3-ARM'S LENGTH	1,543	113.42	101,530	
10200	C -19-10-178-046	407	1.00 Ac	Ranch	BC 20	59 %	05/21/2021	\$174,900	3-ARM'S LENGTH	1,696	103.13	103,110	
10200	C -19-10-178-027	407	1.00 Ac	Colonial/2Sty	BC 20	59 %	05/05/2021	\$237,000	3-ARM'S LENGTH	2,065	114.77	120,210	
										<b>\$2,630,700</b>	<b>22,011</b>	<b>\$119.52</b>	<b>1,385,990</b>

**Total No. of Sales > 14**

**Avg. Sale Price > \$187,907**

Analysis for Area > **10202**

**E.C.F. Table 10202BImfldCntryMan**

10202	C -19-10-133-034	407	1.00 Ac	Ranch	BC 10	55 %	02/21/2023	\$168,500	3-ARM'S LENGTH	1,131	148.98	84,010	
10202	C -19-10-133-037	407	1.00 Ac	Ranch	BC 10	57 %	12/16/2022	\$198,000	3-ARM'S LENGTH	1,131	175.07	86,620	
10202			Ac		BC	55							

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
10202	C -19-10-133-039	407	1.00 Ac	Ranch	BC 10	55 %	12/03/2021	\$170,000	ARM'S LENGTH	1,131	150.31	83,870		
10202	C -19-10-133-038	407	1.00 Ac	Ranch	BC 10	56 %	09/24/2021	\$194,900	ARM'S LENGTH	1,131	172.33	85,190		
10202	C -19-10-133-011	407	1.00 Ac	Ranch	BC 10	56 %	09/17/2021	\$180,000	ARM'S LENGTH	1,299	138.57	92,080		
10202	C -19-10-133-015	407	1.00 Ac	Ranch	BC 10	56 %	09/03/2021	\$180,000	ARM'S LENGTH	1,299	138.57	92,100		
10202	C -19-10-133-007	407	1.00 Ac	Ranch	BC 10	55 %	08/06/2021	\$140,000	ARM'S LENGTH	1,131	123.78	83,270		
10202	C -19-10-133-040	407	1.00 Ac	Ranch	BC 10	55 %	07/06/2021	\$140,000	ARM'S LENGTH	1,131	123.78	84,500		
										\$1,556,400	10,515	\$148.02	776,780	

Total No. of Sales &gt; 9

Avg. Sale Price &gt; \$172,933

Analysis for Area &gt; 10210

E.C.F. Table 10210BloomfieldCrtCon

10210	C -19-10-176-076	407	1.00 Ac	Ranch	C	55 %	11/17/2022	\$118,000	ARM'S LENGTH	806	146.40	56,450	
10210	C -19-10-176-059	407	1.00 Ac	Other	C	56 %	12/14/2021	\$125,000	ARM'S LENGTH	792	157.83	56,180	
10210			Ac		C	55							





Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > 10220		<b>E.C.F. Table 10220BImfldConcordCond</b>											
10220	C -19-10-226-047	407	1.00 Ac	Ranch	C	55 %	09/20/2022	\$130,000	3-ARM'S LENGTH	1,050	123.81	75,870	
10220	C -19-10-226-064	407	1.00 Ac	Ranch	C	55 %	08/12/2022	\$168,000	3-ARM'S LENGTH	1,014	165.68	75,980	
10220	C -19-10-226-082	407	1.00 Ac	Colonial/2Sty	C	55 %	07/25/2022	\$190,000	3-ARM'S LENGTH	1,218	155.99	87,950	
10220	C -19-10-226-040	407	1.00 Ac	Ranch	C	55 %	07/22/2022	\$145,000	3-ARM'S LENGTH	1,050	138.10	75,870	
10220	C -19-10-226-034	407	1.00 Ac	Ranch	C	55 %	07/14/2022	\$180,000	3-ARM'S LENGTH	1,050	171.43	77,550	
10220	C -19-10-226-063	407	1.00 Ac	Ranch	C	55 %	03/29/2022	\$140,000	3-ARM'S LENGTH	1,014	138.07	75,980	
10220	C -19-10-226-071	407	1.00 Ac	Ranch	C	55 %	02/25/2022	\$155,500	3-ARM'S LENGTH	1,014	153.35	75,980	
10220	C -19-10-226-052	407	1.00 Ac	Colonial/2Sty	C	57 %	10/28/2021	\$165,000	3-ARM'S LENGTH	1,218	135.47	91,970	
10220	C -19-10-226-072	407	1.00 Ac	Ranch	C	55 %	08/03/2021	\$150,000	3-ARM'S LENGTH	1,014	147.93	75,980	
10220	C -19-10-226-078	407	1.00 Ac	Ranch	C	55 %	06/17/2021	\$145,000	3-ARM'S LENGTH	1,050	138.10	77,550	
10220	C -19-10-226-029	407	1.00 Ac	Colonial/2Sty	C	55 %	04/20/2021	\$177,000	3-ARM'S LENGTH	1,218	145.32	87,990	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$1,745,500      11,910      \$146.56      878,670

**Total No. of Sales > 11**

**Avg. Sale Price > \$158,682**

Analysis for Area > **11100**

**E.C.F. Table 11100Hugo Hills**

11100	C-19-11-104-002	401	0.34 Ac	Ranch	C	51 %	02/20/2023	\$393,000	ARM'S LENGTH	1,949	201.64	183,840	
11100	C-19-11-102-019	401	0.33 Ac	Ranch	C	5	55 %	11/01/2022	\$450,000	ARM'S LENGTH	1,639	274.56	191,360
11100	C-19-11-102-021	401	0.42 Ac	Ranch	C		53 %	09/09/2022	\$385,000	ARM'S LENGTH	1,493	257.87	193,180
11100	C-19-11-103-011	401	0.34 Ac	Colonial/2Sty	C		55 %	08/08/2022	\$370,000	ARM'S LENGTH	2,042	181.19	220,610
11100	C-19-11-104-002	401	0.34 Ac	Ranch	C		51 %	08/23/2021	\$344,500	ARM'S LENGTH	1,949	176.76	183,840
11100	C-19-11-101-011	401	0.38 Ac	Colonial/2Sty	C		41 %	08/18/2021	\$380,000	ARM'S LENGTH	2,152	176.58	169,860
11100	C-19-11-101-006	401	0.34 Ac	Colonial/2Sty	C		40 %	06/10/2021	\$359,900	ARM'S LENGTH	2,120	169.76	164,110

\$2,682,400      13,344      \$201.02      1,306,800

**Total No. of Sales > 7**

**Avg. Sale Price > \$383,200**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 11110 E.C.F. Table 11110BlmfdCrspineTree</b>													
11110	C-19-11-276-014	401	0.75 Ac	Colonial/2Sty	B 10	63 %	03/03/2023	\$860,000	ARM'S LENGTH	3,121	275.55	327,070	
11110	C-19-11-176-017	401	0.39 Ac	Colonial/2Sty	B 25	76 %	01/27/2023	\$875,000	ARM'S LENGTH	4,390	199.32	453,470	
11110	C-19-11-178-015	401	0.47 Ac	Colonial/2Sty	B 20	74 %	01/19/2023	\$900,000	ARM'S LENGTH	4,098	219.62	434,100	
11110	C-19-11-178-017	401	0.47 Ac	Colonial/2Sty	B 20	73 %	01/10/2023	\$760,000	ARM'S LENGTH	3,429	221.64	390,030	
11110	C-19-11-276-014	401	0.75 Ac	Colonial/2Sty	B 10	63 %	08/19/2022	\$460,000	ARM'S LENGTH	3,121	147.39	327,070	
11110	C-19-11-251-017	401	0.46 Ac	Colonial/2Sty	B 20	68 %	07/07/2022	\$720,000	ARM'S LENGTH	3,234	222.63	355,600	
11110	C-19-11-255-002	401	0.51 Ac	Colonial/2Sty	B 5	68 %	06/24/2022	\$765,000	ARM'S LENGTH	2,706	282.71	295,680	
11110	C-19-11-251-010	401	0.46 Ac	Colonial/2Sty	B 20	69 %	04/27/2022	\$815,000	ARM'S LENGTH	3,712	219.56	390,680	
11110	C-19-11-126-009	401	0.44 Ac	Colonial/2Sty	B 20	80 %	04/08/2022	\$1,200,000	ARM'S LENGTH	3,926	305.65	472,390	
11110	C-19-11-176-020	401	0.57 Ac	Colonial/2Sty	B 20	76 %	03/02/2022	\$815,000	ARM'S LENGTH	3,763	216.58	444,430	
11110	C-19-11-252-016	401	0.46 Ac	Colonial/2Sty	B 20	67 %	02/12/2022	\$740,250	ARM'S LENGTH	3,439	215.25	358,930	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
11110	C-19-11-177-013	401	0.49 Ac	Colonial/2Sty	B	20	72 % 11/12/2021	\$577,000	3-ARM'S LENGTH	2,934	196.66	342,210		
11110	C-19-11-128-019	401	0.58 Ac	Colonial/2Sty	B	20	77 % 10/08/2021	\$975,000	3-ARM'S LENGTH	4,108	237.34	505,710		
11110	C-19-11-176-014	401	0.48 Ac	Colonial/2Sty	B	20	74 % 09/17/2021	\$750,000	3-ARM'S LENGTH	2,960	253.38	370,660		
11110	C-19-11-253-007	401	0.47 Ac	Colonial/2Sty	B	15	62 % 08/24/2021	\$482,500	3-ARM'S LENGTH	3,550	135.92	317,690		
11110	C-19-11-253-001	401	0.46 Ac	Colonial/2Sty	B	15	62 % 07/15/2021	\$485,000	3-ARM'S LENGTH	2,616	185.40	272,000		
11110	C-19-11-176-020	401	0.57 Ac	Colonial/2Sty	B	20	76 % 06/18/2021	\$815,000	3-ARM'S LENGTH	3,763	216.58	444,430		
11110	C-19-11-129-001	401	0.54 Ac	Colonial/2Sty	B	20	70 % 05/19/2021	\$685,000	3-ARM'S LENGTH	3,410	200.88	388,370		
11110	C-19-11-276-012	401	0.46 Ac	Colonial/2Sty	B	10	63 % 04/27/2021	\$680,000	3-ARM'S LENGTH	3,094	219.78	300,040		
11110	C-19-11-129-008	401	0.59 Ac	Colonial/2Sty	B	20	72 % 04/12/2021	\$690,000	3-ARM'S LENGTH	3,208	215.09	363,500		
										\$15,049,750	68,582	\$219.44	7,554,060	

Total No. of Sales &gt; 20

Avg. Sale Price &gt; \$752,488

Analysis for Area &gt; 11114

E.C.F. Table 11114Foxhall; Crofton

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
11114	C -19-11-201-021	401	0.63 Ac	Colonial/2Sty	B	15	58 % 08/17/2022	\$650,000	3-ARM'S LENGTH	2,345	277.19	260,840		
11114	C -19-11-227-028	401	0.53 Ac	Colonial/2Sty	B	20	77 % 03/28/2022	\$855,000	3-ARM'S LENGTH	3,834	223.00	473,500		
11114	C -19-11-203-006	401	0.58 Ac	Colonial/2Sty	B	10	62 % 05/14/2021	\$650,000	3-ARM'S LENGTH	3,279	198.23	322,450		
11114	C -19-11-201-019	401	0.47 Ac	Colonial/2Sty	B	15	72 % 05/07/2021	\$549,900	3-ARM'S LENGTH	2,616	210.21	316,470		
										\$2,704,900	12,074	\$224.03	1,373,260	

**Total No. of Sales > 4**

**Avg. Sale Price > \$676,225**

Analysis for Area > 11120

**E.C.F. Table 11120 EastwyFrm;Dourdan**

11120	C -19-11-226-032	401	0.51 Ac	Colonial/2Sty	A		90 % 08/15/2022	\$2,125,000	3-ARM'S LENGTH	4,769	445.59	1,140,360	
11120	C -19-10-251-032	401	0.53 Ac	Colonial/2Sty	A	-10	78 % 08/12/2022	\$1,225,000	3-ARM'S LENGTH	3,792	323.05	717,490	
11120	C -19-11-226-034	401	0.50 Ac	Colonial/2Sty	A		90 % 06/08/2022	\$1,778,000	3-ARM'S LENGTH	4,771	372.67	935,040	
11120	C -19-11-226-025	401	0.71 Ac	Colonial/2Sty	A		56 % 05/20/2022	\$1,200,000	3-ARM'S LENGTH	4,274	280.77	614,080	
11120	C -19-10-251-023	401	1.55 Ac	Colonial/2Sty	A	-5	49 % 12/29/2021	\$1,525,000	3-ARM'S LENGTH	7,158	213.05	768,590	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
11120	C -19-10-251-035	401	0.58 Ac	Colonial/2Sty	A	5	69 %	11/10/2021	\$1,360,000	3-ARM'S LENGTH	4,427	307.21	770,740

\$9,213,000      29,191      \$315.61      4,946,300

**Total No. of Sales > 6**

**Avg. Sale Price > \$1,535,500**

Analysis for Area > **11124**      **E.C.F. Table 11124PalmerWoodsEst**

11124	C -19-11-277-009	401	0.62 Ac	Colonial/2Sty	A	-5	75 %	08/24/2022	\$1,250,000	3-ARM'S LENGTH	5,056	247.23	623,530
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\$1,250,000      5,056      \$247.23      623,530

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,250,000**

Analysis for Area > **12100**      **E.C.F. Table 12100BlmfdOaksHiddnPin**

12100	C -19-12-303-028	401	0.64 Ac	Colonial/2Sty	B	15	56 %	11/12/2021	\$770,000	3-ARM'S LENGTH	3,680	209.24	414,910
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12100	C -19-12-303-027	401	0.69 Ac	Colonial/2Sty	B	15	57 %	08/09/2021	\$775,000	3-ARM'S LENGTH	3,412	227.14	401,620
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12100	C -19-12-303-040	401	0.80 Ac	Colonial/2Sty	B	15	58 %	04/26/2021	\$1,000,000	3-ARM'S LENGTH	4,619	216.50	538,030
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\$2,545,000      11,711      \$217.32      1,354,560

**Total No. of Sales > 3**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$848,333**

Analysis for Area > **12110**

**E.C.F. Table 12110EoverEst;EBImfdFm**

12110	C -19-12-426-029	401	0.47 Ac	Colonial/2Sty	B	20	58 %	01/25/2023	\$630,000	3-ARM'S LENGTH	3,324	189.53	368,340	
12110	C -19-12-426-010	401	1.17 Ac	Colonial/2Sty	B	25	63 %	08/04/2022	\$905,000	3-ARM'S LENGTH	4,282	211.35	489,450	
12110	C -19-12-327-006	401	0.65 Ac	Colonial/2Sty	B	-5	55 %	08/04/2022	\$455,000	3-ARM'S LENGTH	1,959	232.26	218,960	
12110	C -19-12-178-012	401	0.51 Ac	Ranch	B	-10	44 %	07/25/2022	\$460,000	3-ARM'S LENGTH	2,120	216.98	205,590	
12110	C -19-12-326-003	401	0.65 Ac	Ranch	B		44 %	06/13/2022	\$495,000	3-ARM'S LENGTH	3,326	148.83	300,210	NOT ON MRKT
12110	C -19-12-401-022	401	0.67 Ac	Ranch	B		49 %	06/10/2022	\$630,000	3-ARM'S LENGTH	2,165	290.99	249,310	
12110	C -19-12-327-011	401	0.51 Ac	Ranch	B		48 %	05/06/2022	\$615,000	3-ARM'S LENGTH	2,671	230.25	266,610	
12110	C -19-12-401-005	401	0.46 Ac	Ranch	B		48 %	04/26/2022	\$511,000	3-ARM'S LENGTH	1,975	258.73	220,230	
12110	C -19-12-176-015	401	0.50 Ac	Ranch	B	-10	52 %	04/06/2022	\$418,000	3-ARM'S LENGTH	1,883	221.99	224,900	
12110	C -19-12-251-017	401	0.54 Ac	Ranch	B	-10	47 %	03/18/2022	\$415,000	3-ARM'S LENGTH	1,882	220.51	197,160	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
12110	C -19-12-178-007	401	0.65 Ac	TriLevel/Quad	B	-10	51 % 03/11/2022	\$570,000	3-ARM'S LENGTH	2,868	198.74	270,720	
12110	C -19-12-426-012	401	0.46 Ac	Colonial/2Sty	B	15	63 % 02/25/2022	\$635,000	3-ARM'S LENGTH	2,931	216.65	332,840	
12110	C -19-12-177-009	401	0.50 Ac	Ranch	B	-10	48 % 10/18/2021	\$500,000	3-ARM'S LENGTH	2,120	235.85	217,660	
12110	C -19-12-426-011	401	0.46 Ac	Colonial/2Sty	B	15	72 % 08/03/2021	\$800,000	3-ARM'S LENGTH	2,717	294.44	419,990	
12110	C -19-12-326-006	401	0.44 Ac	Colonial/2Sty	B		54 % 07/16/2021	\$540,000	3-ARM'S LENGTH	2,765	195.30	269,570	
12110	C -19-12-451-004	401	1.18 Ac	Ranch	B	10	74 % 07/09/2021	\$629,000	3-ARM'S LENGTH	1,987	316.56	451,350	
12110	C -19-12-326-005	401	0.48 Ac	Ranch	B	-10	48 % 06/15/2021	\$510,000	3-ARM'S LENGTH	2,156	236.55	217,640	
12110	C -19-12-326-008	401	0.45 Ac	Ranch	B		46 % 04/21/2021	\$342,500	3-ARM'S LENGTH	1,969	173.95	206,520	
								\$10,060,500		45,100	\$223.07	5,127,050	

**Total No. of Sales > 18****Avg. Sale Price > \$558,917**

Analysis for Area &gt; 12112

**E.C.F. Table 12112S.P. EastoverFrm**

12112	C -19-12-477-010	401	0.96 Ac	Colonial/2Sty	B	15	87 % 07/15/2022	\$1,429,000	3-ARM'S LENGTH	4,221	338.55	808,450	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
12112	C-19-12-476-003	401	0.48 Ac	Ranch	BC	53 %	12/17/2021	\$415,000	3-ARM'S LENGTH	2,365	175.48	230,760	
12112	C-19-12-477-012	401	1.10 Ac	Colonial/2Sty	A	90 %	10/12/2021	\$2,775,000	3-ARM'S LENGTH	4,971	558.24	1,347,440	
										\$4,619,000	11,557	\$399.67	2,386,650

**Total No. of Sales > 3****Avg. Sale Price > \$1,539,667**

Analysis for Area &gt; 12113

**E.C.F. Table 12113SPEastoverFrm(new)**

12113	C-19-12-477-006	401	0.58 Ac	Colonial/2Sty	B	15	78 %	12/16/2022	\$810,000	3-ARM'S LENGTH	3,259	248.54	403,930
										\$810,000	3,259	\$248.54	403,930

**Total No. of Sales > 1****Avg. Sale Price > \$810,000**

Analysis for Area &gt; 12114

**E.C.F. Table 12114Northover Farms**

12114	C-19-12-426-009	401	0.48 Ac	Ranch	B		58 %	05/13/2022	\$450,000	3-ARM'S LENGTH	1,980	227.27	215,380
										\$450,000	1,980	\$227.27	215,380

**Total No. of Sales > 1****Avg. Sale Price > \$450,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
<b>Analysis for Area &gt; 12120 E.C.F. Table 12120Blmfd HillsEstate</b>														
12120	C-19-12-303-018	401	0.64 Ac	TriLevel/Quad	B 5	60 %	10/28/2022	\$940,000	3-ARM'S LENGTH	3,668	256.27	330,020		
12120	C-19-12-151-021	401	0.58 Ac	TriLevel/Quad	B 10	58 %	07/29/2022	\$715,000	3-ARM'S LENGTH	3,346	213.69	302,640		
12120	C-19-12-153-007	401	0.57 Ac	Colonial/2Sty	B	60 %	03/31/2022	\$625,000	3-ARM'S LENGTH	3,017	207.16	338,900		
12120	C-19-12-151-007	401	0.46 Ac	TriLevel/Quad	B	61 %	03/18/2022	\$675,000	3-ARM'S LENGTH	3,209	210.35	274,920		
12120	C-19-12-302-014	401	0.63 Ac	Colonial/2Sty	A -10	71 %	03/11/2022	\$1,800,000	3-ARM'S LENGTH	6,709	268.30	918,190		
12120	C-19-12-153-005	401	0.46 Ac	Colonial/2Sty	B	68 %	07/29/2021	\$835,000	3-ARM'S LENGTH	3,432	243.30	396,680		
12120	C-19-12-303-013	401	0.51 Ac	TriLevel/Quad	B	59 %	07/16/2021	\$455,000	3-ARM'S LENGTH	2,608	174.46	245,270		
12120	C-19-12-153-001	401	0.56 Ac	Colonial/2Sty	B	59 %	04/29/2021	\$575,000	3-ARM'S LENGTH	2,409	238.69	284,990		
										<b>\$6,620,000</b>	<b>28,398</b>	<b>\$233.12</b>	<b>3,091,610</b>	

**Total No. of Sales > 8****Avg. Sale Price > \$827,500****Analysis for Area > 12122 E.C.F. Table 12122ConcordGreenSec11**

12122	C-19-11-228-024	401	0.46 Ac	Colonial/2Sty	B -5	55 %	04/14/2022	\$495,000	3-ARM'S LENGTH	2,334	212.08	226,210	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
12122	C -19-11-229-009	401	0.47 Ac	Colonial/2Sty	B	-5	51 % 02/22/2022	\$580,000	ARM'S LENGTH	4,041	143.53	292,460	
12122	C -19-11-228-021	401	0.48 Ac	Colonial/2Sty	B	-5	63 % 07/21/2021	\$513,000	ARM'S LENGTH	2,746	186.82	272,770	
12122	C -19-11-228-006	401	0.46 Ac	Colonial/2Sty	B	-5	57 % 06/11/2021	\$480,000	ARM'S LENGTH	2,362	203.22	237,870	
								<b>\$2,068,000</b>		<b>11,483</b>	<b>\$180.09</b>	<b>1,029,310</b>	

**Total No. of Sales > 4****Avg. Sale Price > \$517,000**Analysis for Area > **12130****E.C.F. Table 12130 Kentmoor; Acreage**

12130	C -19-12-126-011	401	0.81 Ac	Ranch	B	55 %	03/17/2023	\$350,000	ARM'S LENGTH	1,986	176.23	199,810	
12130	C -19-12-201-006	401	0.87 Ac	Ranch	B	57 %	10/20/2022	\$485,000	ARM'S LENGTH	1,967	246.57	221,450	
12130	C -19-12-228-006	401	0.70 Ac	Ranch	B	5	53 % 06/29/2022	\$440,000	ARM'S LENGTH	2,419	181.89	253,200	
12130	C -19-12-251-001	401	0.84 Ac	Ranch	B	54 %	06/23/2022	\$619,000	ARM'S LENGTH	1,660	372.89	248,600	
12130	C -19-12-278-003	401	1.52 Ac	Colonial/2Sty	A	61 %	01/18/2022	\$725,000	ARM'S LENGTH	3,223	224.95	374,370	
12130	C -19-12-228-008	401	0.92 Ac	Ranch	B	53 %	06/29/2021	\$450,000	ARM'S LENGTH	1,640	274.39	223,310	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
12130	C-19-12-277-008	401	0.99 Ac	Ranch	B 5	45 %	06/14/2021	\$317,000	3-ARM'S LENGTH	2,120	149.53	180,410	
12130	C-19-12-201-002	401	0.90 Ac	TriLevel/Quad	B	45 %	06/08/2021	\$280,000	3-ARM'S LENGTH	1,984	141.13	146,710	
								<b>\$3,666,000</b>		<b>16,999</b>	<b>\$215.66</b>	<b>1,847,860</b>	
<b>Total No. of Sales &gt; 8</b>													
<b>Avg. Sale Price &gt; \$458,250</b>													
Analysis for Area > <b>12131</b> <b>E.C.F. Table 12131KentmoorAcNewhs</b>													
12131	C-19-12-228-007	401	0.89 Ac	SingleFamily	B 20	98 %	11/07/2022	\$1,080,000	3-ARM'S LENGTH	4,866	222.04	424,040	
								<b>\$1,080,000</b>		<b>4,864</b>	<b>\$222.04</b>	<b>424,040</b>	
<b>Total No. of Sales &gt; 1</b>													
<b>Avg. Sale Price &gt; \$1,080,000</b>													
Analysis for Area > <b>13100</b> <b>E.C.F. Table 13100WoodcrestLkWater</b>													
13100	C-19-13-101-016	401	1.19 Ac	Colonial/2Sty	B 10	73 %	03/10/2023	\$2,100,000	3-ARM'S LENGTH	5,093	412.33	912,800	
13100	C-19-13-101-028	401	1.54 Ac	Colonial/2Sty	A -15	73 %	10/11/2022	\$1,260,000	3-ARM'S LENGTH	4,483	281.06	798,440	
								<b>\$3,360,000</b>		<b>9,576</b>	<b>\$350.88</b>	<b>1,711,240</b>	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 2**

**Avg. Sale Price > \$1,680,000**

Analysis for Area > **13110**

**E.C.F. Table 13110 Woodcrest Lakes**

13110	C-19-13-102-002	401	0.72 Ac	Ranch	B	10	46 %	07/22/2022	\$500,000	3-ARM'S LENGTH	1,878	266.24	247,510
13110	C-19-13-102-005	401	0.79 Ac	Ranch	B	10	50 %	03/22/2022	\$803,000	3-ARM'S LENGTH	3,107	258.45	344,840
13110	C-19-13-152-001	401	0.83 Ac	TriLevel/Quad	B	30	66 %	12/22/2021	\$875,000	3-ARM'S LENGTH	4,050	216.05	416,020
13110	C-19-13-152-007	401	0.92 Ac	TriLevel/Quad	B		53 %	12/20/2021	\$435,000	3-ARM'S LENGTH	2,445	177.91	237,490

**\$2,613,000      11,480      \$227.61      1,245,860**

**Total No. of Sales > 4**

**Avg. Sale Price > \$653,250**

Analysis for Area > **13120**

**E.C.F. Table 13120 EoverFrm#1,#2**

13120	C-19-13-127-003	401	1.24 Ac	Colonial/2Sty	B	20	55 %	01/05/2023	\$1,020,000	3-ARM'S LENGTH	3,873	263.36	443,250
13120	C-19-12-378-006	401	1.04 Ac	Ranch	B	10	52 %	10/21/2022	\$589,000	3-ARM'S LENGTH	2,709	217.42	303,060
13120	C-19-13-128-008	401	1.29 Ac	TriLevel/Quad	B	5	57 %	09/08/2022	\$715,000	3-ARM'S LENGTH	2,920	244.86	302,040

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
13120	C -19-12-451-012	401	1.21 Ac	Ranch	B	-5	71 % 06/24/2022	\$643,000	3-ARM'S LENGTH	2,276	282.51	355,070	
13120	C -19-13-126-001	401	1.29 Ac	Ranch	B	-10	38 % 03/01/2022	\$450,000	3-ARM'S LENGTH	1,856	242.46	189,980	
13120	C -19-13-226-004	401	1.13 Ac	Ranch	B	10	44 % 05/14/2021	\$610,000	3-ARM'S LENGTH	4,370	139.59	308,370	
13120	C -19-13-226-008	401	1.90 Ac	Colonial/2Sty	B	30	61 % 05/03/2021	\$980,000	3-ARM'S LENGTH	3,884	252.32	602,090	
13120	C -19-12-376-035	401	0.98 Ac	Colonial/2Sty	B	20	53 % 04/22/2021	\$680,000	3-ARM'S LENGTH	2,705	251.39	362,820	
										<b>\$5,687,000</b>	<b>24,593</b>	<b>\$231.24</b>	<b>2,866,680</b>

**Total No. of Sales > 8**

**Avg. Sale Price > \$710,875**

Analysis for Area > **13122**

**E.C.F. Table 13122EastoverFrmNewHse**

13122	C -19-13-127-005	401	1.34 Ac	Colonial/2Sty	A		90 % 06/24/2022	\$2,900,000	3-ARM'S LENGTH	7,159	405.08	1,410,760	
13122	C -19-13-201-010	401	1.12 Ac	Colonial/2Sty	A		83 % 05/26/2022	\$2,420,000	3-ARM'S LENGTH	6,228	388.57	1,236,870	
13122	C -19-13-201-012	401	1.29 Ac	Colonial/2Sty	A	-10	80 % 11/18/2021	\$1,300,000	3-ARM'S LENGTH	4,498	289.02	708,010	
										<b>\$6,620,000</b>	<b>17,885</b>	<b>\$370.14</b>	<b>3,355,640</b>

**Total No. of Sales > 3**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$2,206,667**

Analysis for Area > **13130**

**E.C.F. Table 13130Hickory Hgts**

13130	C -19-13-128-010	401	0.59 Ac	TriLevel/Quad	B	5	55 %	03/20/2023	\$432,500	3-ARM'S LENGTH	2,763	156.53	249,850
13130	C -19-13-252-017	401	0.47 Ac	TriLevel/Quad	B	15	61 %	02/28/2023	\$750,000	3-ARM'S LENGTH	4,274	175.48	420,250
13130	C -19-13-404-001	401	0.47 Ac	TriLevel/Quad	B	10	53 %	02/17/2023	\$450,000	3-ARM'S LENGTH	2,279	197.46	224,920
13130	C -19-13-177-035	401	0.55 Ac	Colonial/2Sty	B	10	60 %	01/13/2023	\$545,000	3-ARM'S LENGTH	2,640	206.44	294,670
13130	C -19-13-276-013	401	0.48 Ac	TriLevel/Quad	B	10	54 %	11/07/2022	\$560,000	3-ARM'S LENGTH	3,172	176.54	282,390
13130	C -19-13-403-015	401	0.49 Ac	TriLevel/Quad	B	10	52 %	10/31/2022	\$445,000	3-ARM'S LENGTH	2,434	182.83	236,800
13130	C -19-13-251-023	401	0.46 Ac	TriLevel/Quad	B	10	57 %	10/15/2022	\$595,000	3-ARM'S LENGTH	2,928	203.21	276,470
13130	C -19-13-177-007	401	0.62 Ac	TriLevel/Quad	B	10	56 %	10/11/2022	\$480,000	3-ARM'S LENGTH	2,699	177.84	270,360
13130	C -19-13-426-002	401	0.47 Ac	TriLevel/Quad	B	10	54 %	09/22/2022	\$475,000	3-ARM'S LENGTH	2,237	212.34	217,990
13130	C -19-13-253-003	401	0.59 Ac	TriLevel/Quad	B	15	54 %	09/16/2022	\$640,000	3-ARM'S LENGTH	4,208	152.09	382,920

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
13130	C -19-13-428-010	401	0.64 Ac	Ranch	B	44 %	08/23/2022	\$444,999	ARM'S LENGTH	1,864	238.73	201,930	
13130	C -19-13-427-003	401	0.61 Ac	Ranch	B	42 %	08/01/2022	\$360,000	ARM'S LENGTH	1,543	233.31	176,490	
13130	C -19-13-276-018	401	0.47 Ac	TriLevel/Quad	B 10	47 %	08/01/2022	\$530,000	ARM'S LENGTH	2,823	187.74	232,670	
13130	C -19-13-251-023	401	0.46 Ac	TriLevel/Quad	B 10	57 %	07/28/2022	\$595,000	ARM'S LENGTH	2,928	203.21	276,470	
13130	C -19-13-428-018	401	0.49 Ac	Ranch	B -10	48 %	07/15/2022	\$415,000	ARM'S LENGTH	1,926	215.47	188,470	
13130	C -19-13-476-011	401	0.55 Ac	Ranch	B	43 %	06/15/2022	\$397,000	ARM'S LENGTH	1,889	210.16	193,750	
13130	C -19-13-428-008	401	0.54 Ac	Ranch	B	48 %	04/21/2022	\$465,000	ARM'S LENGTH	1,998	232.73	218,290	
13130	C -19-13-428-016	401	0.68 Ac	TriLevel/Quad	B 10	47 %	04/12/2022	\$465,000	ARM'S LENGTH	2,082	223.34	198,670	
13130	C -19-13-252-010	401	0.46 Ac	Colonial/2Sty	B 10	54 %	04/08/2022	\$535,000	ARM'S LENGTH	2,628	203.58	272,920	
13130	C -19-13-477-007	401	0.65 Ac	Ranch	B	46 %	03/31/2022	\$425,000	ARM'S LENGTH	1,785	238.10	204,160	
13130	C -19-13-401-021	401	0.51 Ac	Ranch	B	45 %	03/15/2022	\$465,000	ARM'S LENGTH	2,502	185.85	225,260	
13130	C -19-13-401-001	401	0.38 Ac	Colonial/2Sty	B 10	57 %	02/23/2022	\$695,000	ARM'S LENGTH	3,157	220.15	313,650	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
13130	C -19-13-278-016	401	0.68 Ac	TriLevel/Quad	B	10	52 % 02/14/2022	\$470,000	3-ARM'S LENGTH	2,651	177.29	253,720	
13130	C -19-13-452-015	401	0.57 Ac	Ranch	B		39 % 02/11/2022	\$303,000	3-ARM'S LENGTH	2,119	142.99	190,670	
13130	C -19-13-253-025	401	1.19 Ac	Colonial/2Sty	B	10	67 % 12/30/2021	\$609,000	3-ARM'S LENGTH	2,663	228.69	331,710	
13130	C -19-13-276-018	401	0.47 Ac	TriLevel/Quad	B	10	47 % 11/30/2021	\$469,000	3-ARM'S LENGTH	2,823	166.14	232,670	
13130	C -19-13-452-010	401	0.48 Ac	Ranch	B		54 % 10/15/2021	\$447,900	3-ARM'S LENGTH	2,190	204.52	264,600	
13130	C -19-13-251-008	401	0.46 Ac	Colonial/2Sty	B	10	56 % 06/17/2021	\$600,000	3-ARM'S LENGTH	3,214	186.68	309,350	
13130	C -19-13-404-021	401	0.83 Ac	Ranch	B		56 % 06/10/2021	\$659,900	3-ARM'S LENGTH	3,377	195.41	395,970	
13130	C -19-13-428-017	401	0.49 Ac	Ranch	B		35 % 05/03/2021	\$371,000	3-ARM'S LENGTH	1,674	221.62	148,300	
								<b>\$15,094,299</b>		<b>77,470</b>	<b>\$194.84</b>	<b>7,686,340</b>	

**Total No. of Sales > 30**

**Avg. Sale Price > \$503,143**

Analysis for Area > **13135**

**E.C.F. Table 13135BlmfieldHuntBridl**

13135	C -19-13-326-013	401	0.51 Ac	Colonial/2Sty	B	10	51 % 03/09/2023	\$750,000	3-ARM'S LENGTH	3,081	243.43	333,850	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
13135	C -19-13-326-022	401	0.51 Ac	Colonial/2Sty	B	10	57 % 12/15/2022	\$685,000	3-ARM'S LENGTH	3,496	195.94	337,510	
13135	C -19-13-326-016	401	1.01 Ac	Colonial/2Sty	B	10	60 % 09/07/2021	\$639,000	3-ARM'S LENGTH	2,779	229.94	347,770	
								\$2,074,000		9,356	\$221.68	1,019,130	

Total No. of Sales &gt; 3

Avg. Sale Price &gt; \$691,333

Analysis for Area &gt; 13140

E.C.F. Table 13140 Charing Cross Hamle

13140	C -19-13-351-002	401	0.60 Ac	Ranch	B		50 % 11/04/2022	\$505,000	3-ARM'S LENGTH	1,833	275.50	225,950	
13140	C -19-13-352-005	401	0.88 Ac	Colonial/2Sty	B	10	60 % 05/13/2021	\$634,000	3-ARM'S LENGTH	2,490	254.62	293,040	
								\$1,139,000		4,323	\$263.47	518,990	

Total No. of Sales &gt; 2

Avg. Sale Price &gt; \$569,500

Analysis for Area &gt; 13144

E.C.F. Table 13144 Charing Cross HgInd

13144	C -19-13-326-036	401	0.91 Ac	Colonial/2Sty	B	5	62 % 12/29/2021	\$775,000	3-ARM'S LENGTH	3,614	214.44	379,200	
13144	C -19-13-376-007	401	1.36 Ac	Colonial/2Sty	B	15	58 % 10/08/2021	\$611,000	3-ARM'S LENGTH	2,760	221.38	310,850	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
13144	C-19-13-376-005	401	1.48 Ac	Ranch	B	54 %	09/23/2021	\$575,000	3-ARM'S LENGTH	1,591	361.41	240,060	

\$1,961,000      7,965      \$246.20      930,110

**Total No. of Sales > 3**

**Avg. Sale Price > \$653,667**

Analysis for Area > **13200**

**E.C.F. Table 13200 Legacy Hills Condos**

13200	C-19-13-302-013	407	0.00 Ac	Ranch	B	20	96 %	07/09/2021	\$1,200,000	3-ARM'S LENGTH	2,791	429.95	620,110
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\$1,200,000      2,791      \$429.95      620,110

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,200,000**

Analysis for Area > **16100**

**E.C.F. Table 16100 Devon Gable; Acre**

16100	C-19-16-101-020	401	1.03 Ac	Ranch	B	10	60 %	12/06/2021	\$680,000	3-ARM'S LENGTH	2,590	262.55	348,500
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16100	C-19-16-151-004	401	1.02 Ac	Colonial/2Sty	B	15	49 %	06/09/2021	\$500,000	3-ARM'S LENGTH	2,474	202.10	275,710
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16100	C-19-16-151-009	401	1.07 Ac	Colonial/2Sty	B	10	47 %	05/10/2021	\$540,000	3-ARM'S LENGTH	2,557	211.18	256,890
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\$1,720,000      7,621      \$225.69      881,100

**Total No. of Sales > 3**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$573,333**

Analysis for Area > **16110**

**E.C.F. Table 16110Devon Hills**

16110	C -19-16-177-006	402	0.73 Ac	Ranch	B	-10	44 %	02/15/2023	\$295,000	3-ARM'S LENGTH	0	225.02	37,960
16110	C -19-16-177-007	401	1.68 Ac	Ranch	B		55 %	01/17/2023	\$630,000	3-ARM'S LENGTH	2,951	213.49	368,020
16110	C -19-16-126-005	401	0.54 Ac	Colonial/2Sty	B	-10	48 %	11/09/2022	\$400,000	3-ARM'S LENGTH	1,954	204.71	175,200
16110	C -19-16-177-010	401	0.59 Ac	Ranch	B	-5	44 %	03/04/2022	\$495,000	3-ARM'S LENGTH	2,030	243.84	204,710
16110	C -19-16-127-026	401	1.04 Ac	Ranch	B	-5	38 %	09/07/2021	\$345,000	3-ARM'S LENGTH	2,040	169.12	159,160

**\$2,165,000      10,286      \$210.48      945,050**

**Total No. of Sales > 5**

**Avg. Sale Price > \$433,000**

Analysis for Area > **16120**

**E.C.F. Table 16120BrooksideHills**

16120	C -19-16-252-033	401	1.99 Ac	Ranch	B	5	55 %	11/29/2022	\$863,800	3-ARM'S LENGTH	2,778	310.94	427,130
16120	C -19-16-201-027	401	1.37 Ac	Colonial/2Sty	B	15	66 %	04/22/2022	\$1,212,500	3-ARM'S LENGTH	3,800	319.08	537,130

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
16120	C-19-16-251-002	401	0.84 Ac	Ranch	B	67 %	04/29/2021	\$676,000	3-ARM'S LENGTH	2,411	280.38	341,570	

\$2,752,300      8,989      \$306.19      1,305,830

**Total No. of Sales > 3**

**Avg. Sale Price > \$917,433**

Analysis for Area > 16121

**E.C.F. Table 16121 Brookside Hill Ac Ne**

16121	C-19-16-202-002	401	1.13 Ac	Colonial/2Sty	B	20	77 %	07/15/2022	\$1,525,000	3-ARM'S LENGTH	4,735	322.07	686,980
16121	C-19-16-204-008	401	1.65 Ac	Ranch	B		70 %	06/10/2022	\$1,200,000	3-ARM'S LENGTH	5,485	218.78	595,890
16121	C-19-16-226-030	401	3.00 Ac	Colonial/2Sty	A	10	66 %	06/30/2021	\$2,700,000	3-ARM'S LENGTH	8,019	336.70	1,302,210

\$5,425,000      18,239      \$297.44      2,585,080

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,808,333**

Analysis for Area > 16123

**E.C.F. Table 16123 Lahser Tall Tree Pro**

16123	C-19-09-400-036	401	1.28 Ac	Colonial/2Sty	B	25	46 %	10/18/2022	\$1,350,000	3-ARM'S LENGTH	6,409	210.64	509,410
16123	C-19-16-252-025	401	1.23 Ac	Colonial/2Sty	B	15	51 %	05/11/2022	\$1,025,000	3-ARM'S LENGTH	5,912	173.38	429,490

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
16133	C-19-16-203-004	401	1.52 Ac	Colonial/2Sty	A	-5	68 % 08/20/2021	\$779,000	3-ARM'S LENGTH	3,162	246.36	435,070	

\$3,154,000      15,483      \$203.71      1,373,970

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,051,333**

Analysis for Area > **16130**

**E.C.F. Table 16130 Still Meadows**

16130	C-19-16-226-007	401	0.58 Ac	Colonial/2Sty	B	10	59 % 08/01/2022	\$532,500	3-ARM'S LENGTH	2,672	199.29	276,160	
16130	C-19-16-278-021	401	0.60 Ac	Colonial/2Sty	B	10	59 % 07/25/2022	\$665,000	3-ARM'S LENGTH	2,597	256.06	300,160	
16130	C-19-16-226-021	401	0.67 Ac	Ranch	B	10	53 % 06/08/2022	\$592,000	3-ARM'S LENGTH	2,003	295.56	279,390	
16130	C-19-16-277-001	401	0.55 Ac	TriLevel/Quad	B	10	55 % 04/27/2022	\$603,500	3-ARM'S LENGTH	2,903	207.89	309,630	
16130	C-19-16-278-010	401	0.53 Ac	TriLevel/Quad	B	10	56 % 06/24/2021	\$675,000	3-ARM'S LENGTH	2,842	237.51	314,110	
16130	C-19-16-226-008	401	0.62 Ac	Colonial/2Sty	B	10	61 % 06/10/2021	\$557,500	3-ARM'S LENGTH	3,011	185.15	319,180	
16130	C-19-16-277-009	401	0.48 Ac	TriLevel/Quad	B	10	63 % 05/18/2021	\$525,000	3-ARM'S LENGTH	2,740	191.61	294,760	
16130	C-19-16-277-012	401	0.53 Ac	Ranch	B	10	60 % 04/09/2021	\$582,000	3-ARM'S LENGTH	1,893	307.45	315,800	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$4,732,500      20,661      \$229.05      2,409,190

**Total No. of Sales > 8**

**Avg. Sale Price > \$591,563**

Analysis for Area > 16140

**E.C.F. Table 16140 Willoway Est; Ace**

16140	C-19-16-377-018	401	0.66 Ac	Ranch	B	10	56 %	06/17/2022	\$685,000	ARM'S LENGTH	2,244	305.26	323,960
16140	C-19-16-378-002	401	0.77 Ac	Colonial/2Sty	B	10	54 %	06/01/2022	\$710,000	ARM'S LENGTH	3,286	216.07	308,990
16140	C-19-16-377-028	401	0.74 Ac	Colonial/2Sty	B	10	57 %	06/01/2022	\$525,000	ARM'S LENGTH	3,461	151.69	337,180
16140	C-19-16-377-005	401	0.66 Ac	Ranch	B	10	57 %	03/25/2022	\$812,000	ARM'S LENGTH	2,541	319.56	372,620
16140	C-19-16-377-015	401	0.52 Ac	Colonial/2Sty	B	10	57 %	02/16/2022	\$550,000	ARM'S LENGTH	3,301	166.62	314,260
16140	C-19-16-378-003	401	0.54 Ac	Colonial/2Sty	B	10	55 %	12/09/2021	\$505,000	ARM'S LENGTH	2,966	170.26	289,540
16140	C-19-16-376-006	401	0.48 Ac	Colonial/2Sty	B	10	63 %	10/06/2021	\$700,000	ARM'S LENGTH	3,384	206.86	345,520
16140	C-19-16-376-007	401	0.46 Ac	Colonial/2Sty	B	10	56 %	09/10/2021	\$570,000	ARM'S LENGTH	3,048	187.01	286,830

\$5,057,000      24,231      \$208.70      2,578,900

**Total No. of Sales > 8**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$632,125**

Analysis for Area > **16150**

**E.C.F. Table 16150Vernor Est**

16150	C -19-16-477-004	401	0.46 Ac	Colonial/2Sty	B	15	63 %	01/20/2023	\$960,000	3-ARM'S LENGTH	3,487	275.31	414,300
16150	C -19-16-402-021	401	0.47 Ac	Colonial/2Sty	B	15	58 %	10/11/2022	\$800,000	3-ARM'S LENGTH	3,442	232.42	359,780
16150	C -19-21-201-011	401	0.54 Ac	Ranch	B	15	63 %	08/10/2022	\$680,000	3-ARM'S LENGTH	2,431	279.72	337,070
16150	C -19-16-402-018	401	0.46 Ac	Colonial/2Sty	B	30	69 %	07/08/2022	\$845,000	3-ARM'S LENGTH	3,657	231.06	514,480
16150	C -19-16-452-017	401	0.51 Ac	Colonial/2Sty	B	15	64 %	04/08/2022	\$850,000	3-ARM'S LENGTH	3,069	276.96	368,850
16150	C -19-16-451-013	401	0.59 Ac	Ranch	B	20	68 %	01/21/2022	\$830,000	3-ARM'S LENGTH	3,070	270.36	414,460
16150	C -19-21-201-009	401	0.54 Ac	Colonial/2Sty	B	20	58 %	01/05/2022	\$930,000	3-ARM'S LENGTH	3,977	233.84	440,450
16150	C -19-16-479-019	401	0.46 Ac	TriLevel/Quad	B	15	51 %	11/15/2021	\$590,000	3-ARM'S LENGTH	2,955	199.66	270,290
16150	C -19-16-452-042	401	0.48 Ac	Colonial/2Sty	B	15	65 %	09/22/2021	\$915,000	3-ARM'S LENGTH	3,570	256.30	467,280
16150	C -19-16-478-008	401	0.54 Ac	Colonial/2Sty	B	15	62 %	07/09/2021	\$915,000	3-ARM'S LENGTH	4,046	226.15	448,330



## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
16150	C-19-16-479-015	401	0.64 Ac	Colonial/2Sty	B	15	58 % 06/04/2021	\$660,000	3-ARM'S LENGTH	2,705	243.99	343,410	
16150	C-19-16-452-001	401	1.18 Ac	Colonial/2Sty	B	15	55 % 04/30/2021	\$800,000	3-ARM'S LENGTH	4,161	192.26	460,900	
16150	C-19-16-479-012	401	0.52 Ac	TriLevel/Quad	B	15	62 % 04/30/2021	\$875,000	3-ARM'S LENGTH	4,130	211.86	405,020	
								\$10,650,000		44,700	\$238.26	5,244,620	

Total No. of Sales &gt; 13

Avg. Sale Price &gt; \$819,231

Analysis for Area &gt; 16152

E.C.F. Table 16152 Overbrook

16152	C-19-16-426-007	401	0.58 Ac	Colonial/2Sty	B	30	69 % 01/11/2023	\$990,000	3-ARM'S LENGTH	3,028	326.95	420,910	
16152	C-19-16-476-011	401	0.52 Ac	Colonial/2Sty	B	15	83 % 11/29/2022	\$1,418,928	3-ARM'S LENGTH	3,867	366.93	505,040	
16152	C-19-16-476-001	401	0.46 Ac	Colonial/2Sty	B	15	60 % 06/16/2022	\$850,000	3-ARM'S LENGTH	3,668	231.73	366,170	
16152	C-19-16-426-017	401	0.52 Ac	Ranch	B	15	63 % 06/25/2021	\$700,000	3-ARM'S LENGTH	2,571	272.27	333,720	
16152	C-19-16-426-009	401	0.82 Ac	Colonial/2Sty	B	15	69 % 06/11/2021	\$1,005,000	3-ARM'S LENGTH	4,012	250.50	476,150	
								\$4,963,928		17,146	\$289.51	2,101,990	

Total No. of Sales &gt; 5

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$992,786**

Analysis for Area > **16154**      **E.C.F. Table 16154Overbrook West**

16154	C-19-16-402-030	401	0.49 Ac	Colonial/2Sty	B	15	63 %	10/29/2021	\$755,000	3-ARM'S LENGTH	3,585	210.60	376,170
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\$755,000      3,585      \$210.60      376,170

**Total No. of Sales > 1**

**Avg. Sale Price > \$755,000**

Analysis for Area > **16200**      **E.C.F. Table 16200WillowayPlaceCond**

16200	C-19-16-327-016	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	03/23/2022	\$450,000	3-ARM'S LENGTH	2,575	174.76	223,990
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16200	C-19-16-327-015	407	1.00 Ac	Ranch	BC	20	74 %	07/13/2021	\$475,000	3-ARM'S LENGTH	1,803	263.45	235,940
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\$925,000      4,378      \$211.28      459,930

**Total No. of Sales > 2**

**Avg. Sale Price > \$462,500**

Analysis for Area > **16210**      **E.C.F. Table 16210WillowayCondos**

16210	C-19-16-326-069	407	1.00 Ac	Ranch	C		56 %	01/30/2023	\$169,000	3-ARM'S LENGTH	1,241	136.18	78,250
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
16210	C -19-16-326-075	407	1.00 Ac	Ranch	C	56 %	11/22/2022	\$125,000	3-ARM'S LENGTH	898	139.20	62,060		
16210	C -19-16-326-081	407	1.00 Ac	Ranch	C	56 %	04/22/2022	\$160,000	3-ARM'S LENGTH	1,241	128.93	78,250		
16210	C -19-16-326-063	407	1.00 Ac	Ranch	C	56 %	04/09/2022	\$155,000	3-ARM'S LENGTH	1,218	127.26	77,270		
16210	C -19-16-326-026	407	1.00 Ac	Ranch	C	56 %	03/18/2022	\$166,000	3-ARM'S LENGTH	1,241	133.76	78,250		
16210	C -19-16-326-060	407	1.00 Ac	Ranch	C	56 %	07/23/2021	\$168,000	3-ARM'S LENGTH	1,241	135.37	78,250		
16210	C -19-16-326-022	407	1.00 Ac	Ranch	C	56 %	06/01/2021	\$139,900	3-ARM'S LENGTH	1,240	112.82	78,180		
16210	C -19-16-326-033	407	1.00 Ac	Ranch	C	56 %	05/27/2021	\$110,000	3-ARM'S LENGTH	897	122.63	62,050		
										\$1,192,900	9,217	\$129.42	592,560	

**Total No. of Sales > 8**

**Avg. Sale Price > \$149,113**

Analysis for Area > **16220**

**E.C.F. Table 16220 Devon Square Cond**

16220	C -19-16-326-095	407	0.00 Ac	Ranch	C	55 %	03/29/2023	\$151,000	3-ARM'S LENGTH	1,142	132.22	61,730	
16220	C -19-16-326-119	407	0.00 Ac	Ranch	C	55 %	03/06/2023	\$175,000	3-ARM'S LENGTH	1,142	153.24	61,940	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
16220	C-19-16-326-124	407	0.00 Ac	Ranch	C	55 %	03/11/2022	\$145,000	ARM'S LENGTH	1,142	126.97	61,730	
16220	C-19-16-326-115	407	0.00 Ac	Ranch	C	57 %	06/22/2021	\$133,000	ARM'S LENGTH	1,110	119.82	62,460	
16220	C-19-16-326-097	407	0.00 Ac	Ranch	C	55 %	06/02/2021	\$110,000	ARM'S LENGTH	1,142	96.32	61,940	
								<b>\$714,000</b>		<b>5,678</b>	<b>\$125.75</b>	<b>309,800</b>	

**Total No. of Sales > 5**

**Avg. Sale Price > \$142,800**

Analysis for Area > **16230**

**E.C.F. Table 16230WhisperingPinesCo**

16230	C-19-16-426-042	407	0.00 Ac	Ranch	A	-10	71 %	09/01/2021	\$1,275,000	ARM'S LENGTH	2,522	505.55	634,830	
								<b>\$1,275,000</b>		<b>2,522</b>	<b>\$505.55</b>	<b>634,830</b>		

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,275,000**

Analysis for Area > **17100**

**E.C.F. Table 17100Echo Park**

17100	C-19-17-476-020	401	0.63 Ac	Colonial/2Sty	A	10	71 %	11/15/2022	\$1,295,000	ARM'S LENGTH	5,438	238.14	659,790	
17100	C-19-17-453-003	401	0.50 Ac	Ranch	A	-10	78 %	06/27/2022	\$1,175,000	ARM'S LENGTH	3,602	326.21	604,550	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
17100	C -19-17-453-009	401	0.66 Ac	Colonial/2Sty	A	73 %	05/13/2022	\$1,150,000	3-ARM'S LENGTH	3,818	301.20	514,010	
17100	C -19-17-476-018	401	0.65 Ac	Colonial/2Sty	A	70 %	02/16/2022	\$1,065,000	3-ARM'S LENGTH	4,632	229.92	558,560	
17100	C -19-17-453-010	401	0.54 Ac	Colonial/2Sty	A	10 69 %	11/24/2021	\$950,000	3-ARM'S LENGTH	4,374	217.19	537,050	
17100	C -19-17-453-011	401	0.57 Ac	Colonial/2Sty	A	10 73 %	08/23/2021	\$1,479,000	3-ARM'S LENGTH	7,556	195.74	799,740	
17100	C -19-16-353-001	401	0.80 Ac	Colonial/2Sty	A	10 74 %	08/11/2021	\$1,250,000	3-ARM'S LENGTH	4,453	280.71	653,230	
										<b>\$8,364,000</b>	<b>33,873</b>	<b>\$246.92</b>	<b>4,326,930</b>

**Total No. of Sales > 7**

**Avg. Sale Price > \$1,194,857**

Analysis for Area > **17105**

**E.C.F. Table 17105 CarillonHills**

17105	C -19-17-401-028	401	0.92 Ac	Colonial/2Sty	A	66 %	03/24/2023	\$1,825,000	3-ARM'S LENGTH	6,030	302.65	853,730	
17105	C -19-17-401-028	401	0.92 Ac	Colonial/2Sty	A	66 %	11/05/2021	\$1,600,000	3-ARM'S LENGTH	6,030	265.34	853,730	
									<b>\$3,425,000</b>	<b>12,060</b>	<b>\$284.00</b>	<b>1,707,460</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,712,500**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 17110 E.C.F. Table 17110FranklinLngLkHgmr</b>													
17110	C-19-17-352-016	401	0.66 Ac	Ranch	B 5	38 %	03/14/2023	\$300,425	ARM'S LENGTH	1,920	156.47	170,200	
17110	C-19-17-302-006	402	0.94 Ac	Ranch	B -10	33 %	11/17/2022	\$340,000	ARM'S LENGTH	0	210.92	37,640	
17110	C-19-17-352-010	401	0.58 Ac	Ranch	B -10	50 %	06/10/2022	\$520,000	ARM'S LENGTH	1,787	290.99	172,410	
17110	C-19-17-376-005	401	0.82 Ac	Ranch	B 10	61 %	06/01/2022	\$711,000	ARM'S LENGTH	2,081	341.66	355,280	

\$1,871,425      7,400      \$252.90      735,530

**Total No. of Sales > 4**

**Avg. Sale Price > \$467,856**

**Analysis for Area > 18100 E.C.F. Table 18100WabeekFive,SixAc**

18100	C-19-18-151-009	401	0.56 Ac	Colonial/2Sty	B 25	65 %	11/29/2022	\$602,500	ARM'S LENGTH	3,641	165.48	323,090	
18100	C-19-18-151-010	401	0.71 Ac	Colonial/2Sty	B 20	62 %	12/10/2021	\$659,500	ARM'S LENGTH	3,356	196.51	301,970	
18100	C-19-18-376-017	401	0.55 Ac	TriLevel/Quad	B 30	66 %	07/23/2021	\$685,000	ARM'S LENGTH	4,154	164.90	339,230	

\$1,947,000      11,151      \$174.60      964,290

**Total No. of Sales > 3**

**\$649,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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## Analysis for Area &gt; 18102

## E.C.F. Table 18102Wabeek Forest

18102	C -19-18-353-010	401	0.55 Ac	Colonial/2Sty	A	-10	71 %	11/18/2022	\$850,000	ARM'S LENGTH	4,196	202.57	377,730
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									\$850,000		4,196	\$202.57	377,730
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Total No. of Sales &gt; 1

Avg. Sale Price &gt; \$850,000

## Analysis for Area &gt; 18110

## E.C.F. Table 18110Bennington Green

18110	C -19-18-427-005	401	0.46 Ac	Colonial/2Sty	B	-5	58 %	02/28/2023	\$510,000	ARM'S LENGTH	2,591	196.84	264,540
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18110	C -19-18-479-009	401	0.49 Ac	Colonial/2Sty	B	-5	59 %	09/20/2022	\$584,000	ARM'S LENGTH	3,247	179.86	331,460
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18110	C -19-18-428-012	401	0.46 Ac	Colonial/2Sty	B	-5	58 %	09/06/2022	\$385,000	ARM'S LENGTH	2,281	169.16	191,780
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18110	C -19-18-477-001	401	0.45 Ac	Colonial/2Sty	B	-5	56 %	08/31/2022	\$461,000	ARM'S LENGTH	2,311	199.48	236,910
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18110	C -19-18-428-018	401	0.48 Ac	Colonial/2Sty	B	-5	57 %	07/12/2022	\$514,500	ARM'S LENGTH	2,526	203.68	258,230
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18110	C -19-19-226-010	401	0.47 Ac	Colonial/2Sty	B	-5	56 %	05/05/2022	\$475,000	ARM'S LENGTH	2,569	184.90	267,740
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18110	C -19-18-429-004	401	0.45 Ac	Colonial/2Sty	B	-5	59 %	05/02/2022	\$645,000	ARM'S LENGTH	2,976	216.73	303,900
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
18110	C-19-18-478-016	401	0.46 Ac	Colonial/2Sty	B -5	58 %	11/17/2021	\$523,000	3-ARM'S LENGTH	2,565	203.90	265,770		
18110	C-19-19-226-007	401	0.62 Ac	Colonial/2Sty	B -5	63 %	09/23/2021	\$735,000	3-ARM'S LENGTH	3,492	210.48	364,490		
18110	C-19-18-428-010	401	0.64 Ac	Colonial/2Sty	B -5	48 %	09/10/2021	\$520,000	3-ARM'S LENGTH	2,689	193.38	232,880		
18110	C-19-18-478-008	401	0.46 Ac	Colonial/2Sty	B -5	63 %	08/30/2021	\$650,000	3-ARM'S LENGTH	3,394	191.51	334,370		
18110	C-19-18-429-018	401	0.53 Ac	Colonial/2Sty	B -5	52 %	06/18/2021	\$478,000	3-ARM'S LENGTH	2,518	189.83	249,800		
18110	C-19-18-478-005	401	0.46 Ac	Colonial/2Sty	B -5	63 %	06/18/2021	\$599,000	3-ARM'S LENGTH	2,867	208.93	317,310		
18110	C-19-18-428-008	401	0.47 Ac	Colonial/2Sty	B -5	60 %	06/10/2021	\$486,000	3-ARM'S LENGTH	2,293	211.95	252,600		
18110	C-19-18-478-006	401	0.46 Ac	Colonial/2Sty	B -5	59 %	05/14/2021	\$560,000	3-ARM'S LENGTH	3,319	168.73	318,620		
										\$8,125,500	41,633	\$195.17	4,190,400	

Total No. of Sales &gt; 15

Avg. Sale Price &gt; \$541,700

Analysis for Area &gt; 18200

E.C.F. Table 18200 Baron Estates

18200	C-19-18-404-014	407	0.50 Ac	Colonial/2Sty	A -10	98 %	12/23/2022	\$2,484,090	3-ARM'S LENGTH	4,554	545.47	1,021,970	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
18200	C -19-18-404-001	407	0.50 Ac	Colonial/2Sty	A	-5	98 % 10/19/2022	\$1,710,769	3-ARM'S LENGTH	3,973	430.60	935,770		
18200	C -19-18-404-004	407	0.50 Ac	Colonial/2Sty	A	-5	96 % 06/13/2022	\$2,200,000	3-ARM'S LENGTH	4,420	497.74	1,039,630		
18200	C -19-18-404-006	407	0.50 Ac	Colonial/2Sty	A	-5	97 % 04/04/2022	\$2,250,000	3-ARM'S LENGTH	4,541	495.49	1,053,100	ALLARAKHIA, ZAIN IQBAL(on PTA)	
18200	C -19-18-404-015	407	0.50 Ac	Colonial/2Sty	A	-5	97 % 01/21/2022	\$1,650,000	3-ARM'S LENGTH	4,090	403.42	915,000		
18200	C -19-18-404-016	407	0.50 Ac	Colonial/2Sty	A	-5	97 % 09/22/2021	\$2,011,996	3-ARM'S LENGTH	4,210	477.91	1,067,130		
18200	C -19-18-404-022	407	0.50 Ac	Colonial/2Sty	A	-5	77 % 05/06/2021	\$1,455,300	3-ARM'S LENGTH	4,063	358.18	781,290		
18200	C -19-18-404-005	407	0.50 Ac	Colonial/2Sty	A	-5	97 % 04/30/2021	\$1,750,000	3-ARM'S LENGTH	4,559	383.86	933,690		
										<b>\$15,512,155</b>	<b>34,410</b>	<b>\$450.80</b>	<b>7,747,580</b>	

**Total No. of Sales > 8**

**Avg. Sale Price > \$1,939,019**

Analysis for Area > **18220**

**E.C.F. Table 18220Wabeek Pines Cond**

18220	C -19-18-303-063	407	1.00 Ac	Ranch	BC	20	70 % 01/27/2023	\$950,000	3-ARM'S LENGTH	2,581	368.07	319,570	
18220	C -19-18-303-002	407	1.00 Ac	Colonial/2Sty	BC	20	60 % 11/01/2022	\$524,000	3-ARM'S LENGTH	2,452	213.70	251,230	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
18220	C-19-18-303-011	407	1.00 Ac	Colonial/2Sty	BC	20	60 % 06/15/2022	\$490,000	3-ARM'S LENGTH	2,480	197.58	260,110	
18220	C-19-18-303-016	407	1.00 Ac	Colonial/2Sty	BC	20	61 % 05/26/2022	\$442,000	3-ARM'S LENGTH	2,351	188.01	251,610	
18220	C-19-18-303-025	407	1.00 Ac	Colonial/2Sty	BC	20	63 % 01/06/2022	\$522,000	3-ARM'S LENGTH	2,713	192.41	254,330	
								<b>\$2,928,000</b>		<b>12,577</b>	<b>\$232.81</b>	<b>1,336,850</b>	

**Total No. of Sales > 5****Avg. Sale Price > \$585,600**

Analysis for Area &gt; 18226

**E.C.F. Table 18226WabeekFairwayWCon**

18226	C-19-18-352-013	407	1.00 Ac	Ranch	BC	20	63 % 03/31/2023	\$361,000	3-ARM'S LENGTH	2,025	178.27	210,880	
18226	C-19-18-352-010	407	1.00 Ac	Colonial/2Sty	BC	20	63 % 08/15/2022	\$520,000	3-ARM'S LENGTH	2,686	193.60	239,970	
18226	C-19-18-352-019	407	1.00 Ac	Colonial/2Sty	BC	20	63 % 01/06/2022	\$435,000	3-ARM'S LENGTH	2,481	175.33	233,110	
18226	C-19-18-352-028	407	1.00 Ac	Colonial/2Sty	BC	20	67 % 12/17/2021	\$495,000	3-ARM'S LENGTH	2,801	176.72	241,550	
18226	C-19-18-352-022	407	1.00 Ac	Ranch	BC	20	64 % 11/04/2021	\$407,400	3-ARM'S LENGTH	1,905	213.86	205,590	
18226	C-19-18-352-021	407	1.00 Ac	Colonial/2Sty	BC	25	65 % 05/13/2021	\$605,000	3-ARM'S LENGTH	2,812	215.15	266,190	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
18226	C-19-18-352-023	407	1.00 Ac	Ranch	BC	20	59 % 04/15/2021	\$350,000	3-ARM'S LENGTH	1,973	177.39	191,320	
								<b>\$3,173,400</b>		<b>16,683</b>	<b>\$190.22</b>	<b>1,588,610</b>	
<b>Total No. of Sales &gt; 7</b>													
<b>Avg. Sale Price &gt; \$453,343</b>													
Analysis for Area > <b>18228</b> <b>E.C.F. Table 18228WabeekontheFrwyCo</b>													
18228	C-19-18-401-035	407	1.00 Ac	Ranch	BC	20	63 % 08/31/2022	\$435,000	3-ARM'S LENGTH	2,032	214.07	211,810	
18228	C-19-18-401-007	407	1.00 Ac	TriLevel/Quad	BC	20	60 % 08/15/2022	\$400,000	3-ARM'S LENGTH	2,885	138.65	198,170	
18228	C-19-18-401-042	407	1.00 Ac	Ranch	BC	25	62 % 01/03/2022	\$407,500	3-ARM'S LENGTH	1,715	237.61	207,250	
18228	C-19-18-401-019	407	1.00 Ac	Ranch	BC	20	68 % 12/16/2021	\$365,000	3-ARM'S LENGTH	2,354	155.06	212,780	
18228	C-19-18-401-043	407	1.00 Ac	Ranch	BC	20	62 % 11/29/2021	\$395,000	3-ARM'S LENGTH	1,905	207.35	212,380	
18228	C-19-18-401-016	407	1.00 Ac	Ranch	BC	20	67 % 11/16/2021	\$399,000	3-ARM'S LENGTH	1,679	237.64	206,020	
18228	C-19-18-401-023	407	1.00 Ac	Ranch	BC	20	70 % 11/01/2021	\$525,000	3-ARM'S LENGTH	2,568	204.44	262,140	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								<b>\$2,926,500</b>		<b>15,138</b>	<b>\$193.32</b>	<b>1,510,550</b>	

**Total No. of Sales > 7**

**Avg. Sale Price > \$418,071**

Analysis for Area > **18230**

**E.C.F. Table 18230 Wabeek Oaks Cond**

18230	C-19-18-152-017	407	1.00 Ac	Ranch	BC 20	60 %	12/27/2022	\$375,000	3-ARM'S LENGTH	2,081	180.20	194,620	
18230	C-19-18-152-011	407	1.00 Ac	Other	BC 20	60 %	04/13/2022	\$425,000	3-ARM'S LENGTH	2,434	174.61	221,850	
18230	C-19-18-152-036	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	12/30/2021	\$491,000	3-ARM'S LENGTH	2,275	215.82	231,240	
18230	C-19-18-152-008	407	1.00 Ac	Other	BC 20	62 %	11/22/2021	\$470,000	3-ARM'S LENGTH	2,434	193.10	238,140	
18230	C-19-18-152-040	407	1.00 Ac	Ranch	BC 20	63 %	10/20/2021	\$425,000	3-ARM'S LENGTH	2,081	204.23	207,900	
18230	C-19-18-152-022	407	1.00 Ac	Colonial/2Sty	BC 20	60 %	06/24/2021	\$445,000	3-ARM'S LENGTH	2,469	180.23	240,030	
								<b>\$2,631,000</b>		<b>13,774</b>	<b>\$191.01</b>	<b>1,333,780</b>	

**Total No. of Sales > 6**

**Avg. Sale Price > \$438,500**

Analysis for Area > **18236**

**E.C.F. Table 18236 Wabeek on the Green**

18236	C-19-18-177-014	407	1.00 Ac	Ranch	BC 10	62 %	11/12/2021	\$420,000	3-ARM'S LENGTH	1,577	266.33	176,810	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
18236	C-19-18-177-003	407	1.00 Ac	Colonial/2Sty	BC	10	62 % 07/23/2021	\$322,500	3-ARM'S LENGTH	2,269	142.13	183,590	
18236	C-19-18-177-007	407	1.00 Ac	Colonial/2Sty	BC	10	62 % 04/29/2021	\$382,500	3-ARM'S LENGTH	2,227	171.76	186,490	
										\$1,125,000	6,073	\$185.25	546,890
<b>Total No. of Sales &gt; 3</b>													
<b>Avg. Sale Price &gt; \$375,000</b>													
Analysis for Area > <b>19101</b> <b>E.C.F. Table 19101LonePine H&amp;H new</b>													
19101	C-19-19-176-012	401	1.42 Ac	Ranch	B	5	53 % 02/17/2023	\$585,000	3-ARM'S LENGTH	5,080	278.57	143,350	
19100	C-19-19-101-038	401	1.45 Ac	TriLevel/Quad	B	20	55 % 11/10/2022	\$607,888	3-ARM'S LENGTH	3,384	179.64	373,950	
19100	C-19-19-252-017	401	0.82 Ac	Ranch	B	5	46 % 10/26/2022	\$617,750	3-ARM'S LENGTH	2,142	288.40	256,910	
19100	C-19-19-252-003	401	0.67 Ac	Colonial/2Sty	B	5	55 % 10/25/2022	\$790,000	3-ARM'S LENGTH	2,921	270.46	364,330	
19100	C-19-19-126-023	401	0.72 Ac	Ranch	B	10	51 % 06/07/2022	\$475,000	3-ARM'S LENGTH	2,533	187.52	294,070	
19100	C-19-19-151-024	401	1.31 Ac	TriLevel/Quad	B	10	51 % 05/19/2022	\$675,000	3-ARM'S LENGTH	3,537	190.84	351,660	
19100	C-19-19-101-017	401	1.14 Ac	Ranch	B		51 % 05/02/2022	\$475,000	3-ARM'S LENGTH	2,174	218.49	281,540	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
19100	C-19-19-127-008	401	1.00 Ac	Colonial/2Sty	C	15	77 % 04/06/2022	\$755,000	3-ARM'S LENGTH	3,501	215.65	389,370	
19100	C-19-19-151-012	401	0.70 Ac	Ranch	B	15	69 % 12/09/2021	\$1,025,000	3-ARM'S LENGTH	3,009	340.64	495,570	
19100	C-19-19-251-017	401	0.63 Ac	Ranch	B	5	56 % 11/12/2021	\$510,000	3-ARM'S LENGTH	2,498	204.16	316,650	
19100	C-19-19-127-012	401	0.61 Ac	Colonial/2Sty	C	10	61 % 10/11/2021	\$540,000	3-ARM'S LENGTH	2,887	187.05	264,410	
19100	C-19-19-252-014	401	0.83 Ac	TriLevel/Quad	B	5	55 % 10/01/2021	\$605,000	3-ARM'S LENGTH	2,747	220.24	318,640	
19100	C-19-19-252-001	401	0.56 Ac	TriLevel/Quad	B	10	57 % 08/23/2021	\$685,000	3-ARM'S LENGTH	2,800	244.64	323,220	
										<b>\$8,345,638</b>	<b>36,233</b>	<b>\$230.33</b>	<b>4,173,670</b>

**Total No. of Sales > 13**

**Avg. Sale Price > \$641,972**

Analysis for Area > **19101**

**E.C.F. Table 19101LonePine H&H new**

19101	C-19-19-126-003	401	0.77 Ac	Colonial/2Sty	A	10	87 % 10/29/2021	\$2,900,000	3-ARM'S LENGTH	4,601	630.30	1,098,820	
										<b>\$2,900,000</b>	<b>4,601</b>	<b>\$630.30</b>	<b>1,098,820</b>

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,900,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **19120**      **E.C.F. Table 19120LonePineCrest;Rid**

19120	C-19-19-402-002	401	0.91 Ac	Ranch	B	15	50 %	10/25/2021	\$486,900	3-ARM'S LENGTH	2,089	233.08	254,800	
19120	C-19-19-302-015	401	1.11 Ac	Colonial/2Sty	B	25	74 %	09/30/2021	\$772,000	3-ARM'S LENGTH	4,757	162.29	419,790	
19120	C-19-19-302-011	001	1.15 Ac	Colonial/2Sty	B	5	50 %	06/15/2021	\$570,000	3-ARM'S LENGTH	3,322	171.58	0	INCL. 19-302-012
19120	C-19-19-403-004	401	0.94 Ac	TriLevel/Quad	B	10	68 %	06/11/2021	\$748,000	3-ARM'S LENGTH	3,792	197.26	396,420	
									<b>\$2,576,900</b>		<b>13,960</b>	<b>\$184.59</b>	<b>1,071,010</b>	

**Total No. of Sales > 4**

**Avg. Sale Price > \$644,225**

Analysis for Area > **19121**      **E.C.F. Table 19121LonePineLnRdgNew**

19121	C-19-19-428-004	401	1.07 Ac	Colonial/2Sty	A	10	83 %	06/23/2022	\$2,350,000	3-ARM'S LENGTH	6,318	371.95	1,198,730	
19121	C-19-19-403-022	401	0.85 Ac	Colonial/2Sty	B	30	86 %	07/26/2021	\$1,370,000	3-ARM'S LENGTH	4,763	287.63	810,090	
19121	C-19-19-402-004	401	2.73 Ac	Colonial/2Sty	A	-10	77 %	05/19/2021	\$2,000,000	3-ARM'S LENGTH	5,400	370.37	805,780	
									<b>\$5,720,000</b>		<b>16,481</b>	<b>\$347.07</b>	<b>2,814,600</b>	

**Total No. of Sales > 3**

**\$1,906,667**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > <b>19130</b> <b>E.C.F. Table 19130Blmfd SqHerndonLk</b>													
19130	C -19-19-358-010	401	0.32 Ac	Colonial/2Sty	B	10	53 % 03/17/2023	\$540,000	3-ARM'S LENGTH	2,504	215.65	227,090	4% REALTOR COMMISSION
19130	C -19-19-403-013	401	0.38 Ac	Colonial/2Sty	B	10	62 % 10/24/2022	\$670,000	3-ARM'S LENGTH	3,456	193.87	327,940	
19130	C -19-19-378-003	401	0.36 Ac	Colonial/2Sty	B	10	61 % 10/24/2022	\$539,000	3-ARM'S LENGTH	2,848	189.26	284,760	
19130	C -19-19-357-018	401	0.40 Ac	Colonial/2Sty	B	10	59 % 08/12/2022	\$540,000	3-ARM'S LENGTH	2,811	192.10	267,750	
19130	C -19-19-356-018	401	0.37 Ac	TriLevel/Quad	B	10	60 % 08/12/2022	\$465,000	3-ARM'S LENGTH	2,434	191.04	223,200	
19130	C -19-19-301-010	401	0.37 Ac	TriLevel/Quad	A		53 % 08/10/2022	\$850,000	3-ARM'S LENGTH	3,890	218.51	320,530	
19130	C -19-19-357-017	401	0.32 Ac	Colonial/2Sty	B	10	62 % 06/10/2022	\$575,000	3-ARM'S LENGTH	3,046	188.77	296,630	
19130	C -19-19-356-012	401	0.36 Ac	TriLevel/Quad	B	10	69 % 05/27/2022	\$610,000	3-ARM'S LENGTH	2,862	213.14	274,410	
19130	C -19-19-452-022	401	0.36 Ac	Colonial/2Sty	B	15	62 % 05/19/2022	\$610,000	3-ARM'S LENGTH	3,249	187.75	315,490	
19130	C -19-19-327-008	401	0.33 Ac	Colonial/2Sty	B	10	64 % 04/28/2022	\$626,000	3-ARM'S LENGTH	3,393	184.50	328,480	
19130	C -19-19-453-007	401	0.48 Ac	Colonial/2Sty	B	10	62 % 04/14/2022	\$575,000	3-ARM'S LENGTH	3,112	184.77	322,010	



## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
19130	C -19-19-453-011	401	0.32 Ac	Colonial/2Sty	B 15	57 %	03/17/2022	\$540,000	ARM'S LENGTH	2,833	190.61	269,130	
19130	C -19-19-358-012	401	0.64 Ac	TriLevel/Quad	B 10	53 %	02/25/2022	\$445,000	ARM'S LENGTH	2,856	155.81	227,980	
19130	C -19-19-327-018	401	0.38 Ac	Colonial/2Sty	B 15	63 %	02/16/2022	\$590,000	ARM'S LENGTH	3,361	175.54	327,320	
19130	C -19-19-452-002	401	0.43 Ac	Colonial/2Sty	B 10	64 %	01/20/2022	\$755,000	ARM'S LENGTH	3,055	247.14	329,990	
19130	C -19-19-303-010	401	0.44 Ac	TriLevel/Quad	B 10	65 %	01/06/2022	\$432,000	ARM'S LENGTH	2,520	171.43	254,070	
19130	C -19-19-452-004	401	0.41 Ac	Colonial/2Sty	B 15	61 %	12/28/2021	\$525,000	ARM'S LENGTH	3,015	174.13	302,510	
19130	C -19-19-355-006	401	0.38 Ac	Colonial/2Sty	B 10	55 %	12/03/2021	\$564,500	ARM'S LENGTH	2,607	216.53	253,560	
19130	C -19-19-379-040	401	0.34 Ac	Colonial/2Sty	B 15	64 %	09/28/2021	\$557,500	ARM'S LENGTH	3,214	173.46	323,060	
19130	C -19-19-377-009	401	0.40 Ac	Colonial/2Sty	B 10	60 %	09/15/2021	\$500,000	ARM'S LENGTH	3,015	165.84	286,010	
19130	C -19-19-452-024	401	0.40 Ac	Colonial/2Sty	B 10	52 %	09/15/2021	\$365,000	ARM'S LENGTH	2,688	135.79	234,320	
19130	C -19-19-327-017	401	0.38 Ac	Colonial/2Sty	B 10	61 %	05/26/2021	\$728,000	ARM'S LENGTH	3,311	219.87	318,160	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$12,602,000      66,080      \$190.71      6,314,400

**Total No. of Sales > 22**

**Avg. Sale Price > \$572,818**

Analysis for Area > 19140

**E.C.F. Table 19140KnobHillFormanOrd**

19140	C-19-19-476-018	401	0.38 Ac	TriLevel/Quad	B	54 %	01/12/2023	\$485,000	3-ARM'S LENGTH	2,222	218.27	208,400		
19140	C-19-19-426-027	401	0.40 Ac	TriLevel/Quad	B	59 %	08/15/2022	\$427,500	3-ARM'S LENGTH	1,955	218.67	209,400		
19140	C-19-19-426-004	401	0.45 Ac	TriLevel/Quad	B	5	53 %	06/10/2022	\$695,000	3-ARM'S LENGTH	3,023	229.90	266,100	
19140	C-19-19-476-003	401	0.50 Ac	Ranch	B		55 %	04/21/2022	\$710,000	3-ARM'S LENGTH	2,492	284.91	321,550	
19140	C-19-19-476-029	401	0.38 Ac	Colonial/2Sty	B		55 %	07/29/2021	\$555,000	3-ARM'S LENGTH	2,604	213.13	272,140	
19140	C-19-19-426-007	401	0.37 Ac	TriLevel/Quad	B		55 %	04/29/2021	\$399,000	3-ARM'S LENGTH	2,731	146.10	230,290	

\$3,271,500      15,027      \$217.71      1,507,880

**Total No. of Sales > 6**

**Avg. Sale Price > \$545,250**

Analysis for Area > 19150

**E.C.F. Table 19150WillmbrgBlmfHg#7**

19150	C-19-19-276-023	401	0.57 Ac	Ranch	B	10	58 %	06/07/2022	\$925,000	3-ARM'S LENGTH	2,424	381.60	285,190	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
19150	C -19-19-227-008	401	0.52 Ac	Colonial/2Sty	B	59 %	05/20/2022	\$490,500	ARM'S LENGTH	3,185	154.00	288,140	
19150	C -19-19-201-008	401	0.52 Ac	Colonial/2Sty	B	5	63 %	04/15/2022	\$665,000	ARM'S LENGTH	2,967	224.13	295,500
19150	C -19-19-228-008	401	0.58 Ac	Colonial/2Sty	B		62 %	02/12/2022	\$633,000	ARM'S LENGTH	2,948	214.72	281,470
19150	C -19-19-276-013	401	0.96 Ac	Ranch	B		57 %	12/30/2021	\$498,000	ARM'S LENGTH	2,339	212.91	241,020
19150	C -19-19-228-002	401	0.52 Ac	Ranch	B		60 %	12/15/2021	\$430,000	ARM'S LENGTH	2,375	181.05	213,020
19150	C -19-19-226-018	401	0.52 Ac	TriLevel/Quad	B		58 %	12/15/2021	\$387,500	ARM'S LENGTH	2,705	143.25	240,140
19150	C -19-19-226-003	401	0.72 Ac	Colonial/2Sty	B		58 %	05/28/2021	\$500,000	ARM'S LENGTH	3,071	162.81	283,220
19150	C -19-19-201-015	401	0.86 Ac	Ranch	B	10	60 %	05/14/2021	\$558,823	ARM'S LENGTH	2,814	198.59	303,120
19150	C -19-19-226-016	401	0.55 Ac	TriLevel/Quad	B		51 %	05/07/2021	\$500,000	ARM'S LENGTH	2,886	173.25	216,670
19150	C -19-19-228-014	401	0.54 Ac	Ranch	B		56 %	04/15/2021	\$369,000	ARM'S LENGTH	1,872	197.12	190,840
								<b>\$5,956,823</b>		<b>29,586</b>	<b>\$252.36</b>	<b>2,838,330</b>	

**Total No. of Sales > 11**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Avg. Sale Price &gt; \$541,529</b>													
Analysis for Area > <b>20100</b>		<b>E.C.F. Table 20100BlmfdHgtsOff wate</b>											
20100	C -19-20-126-001	401	0.85 Ac	TriLevel/Quad	B 10	54 %	01/17/2023	\$610,000	ARM'S LENGTH	3,170	192.43	301,940	
20100	C -19-20-151-002	401	0.87 Ac	Ranch	B	53 %	10/26/2022	\$570,000	ARM'S LENGTH	2,304	247.40	302,810	
20100	C -19-17-377-010	401	1.20 Ac	TriLevel/Quad	B 15	56 %	10/07/2022	\$685,000	ARM'S LENGTH	3,004	228.03	332,650	
20100	C -19-17-376-025	401	0.64 Ac	Ranch	B 10	54 %	08/22/2022	\$715,000	ARM'S LENGTH	1,457	490.73	292,030	
20100	C -19-20-126-002	401	0.61 Ac	Ranch	B 15	53 %	08/19/2022	\$675,000	ARM'S LENGTH	2,040	330.88	320,600	
20100	C -19-17-352-019	401	1.11 Ac	Ranch	B	43 %	05/25/2022	\$450,000	ARM'S LENGTH	2,229	201.88	253,300	
20100	C -19-20-126-006	401	1.31 Ac	Ranch	B 15	54 %	03/31/2022	\$625,000	ARM'S LENGTH	2,075	301.20	371,380	
20100	C -19-17-376-021	401	0.97 Ac	TriLevel/Quad	B 10	64 %	02/11/2022	\$960,000	ARM'S LENGTH	3,421	280.62	439,900	
20100	C -19-17-352-026	401	0.80 Ac	Ranch	B 5	47 %	11/30/2021	\$651,000	ARM'S LENGTH	2,689	242.10	287,890	
20100	C -19-20-126-004	401	1.13 Ac	Ranch	B 15	63 %	09/30/2021	\$875,000	ARM'S LENGTH	2,495	350.70	457,580	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
20100	C-19-17-376-020	401	1.04 Ac	TriLevel/Quad	B	10	58 %	05/03/2021	\$540,000	3-ARM'S LENGTH	2,792	193.41	324,860

\$7,356,000      27,676      \$265.79      3,684,940

**Total No. of Sales > 11**

**Avg. Sale Price > \$668,727**

Analysis for Area > 20101

**E.C.F. Table 20101BlmfldHgt#6Newhse**

20101	C-19-20-128-010	401	0.83 Ac	Colonial/2Sty	B	30	77 %	08/11/2022	\$1,375,000	3-ARM'S LENGTH	4,666	294.68	810,160
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20101	C-19-20-151-008	401	1.27 Ac	Colonial/2Sty	A	5	81 %	02/24/2022	\$2,150,000	3-ARM'S LENGTH	4,610	466.38	1,032,110
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\$3,525,000      9,276      \$380.01      1,842,270

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,762,500**

Analysis for Area > 20105

**E.C.F. Table 20105BlmfldHgtSodLk**

20105	C-19-17-377-003	401	0.91 Ac	Ranch	B	10	52 %	05/27/2022	\$800,000	3-ARM'S LENGTH	2,665	300.19	421,500
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20105	C-19-17-377-001	401	1.47 Ac	Ranch	B	10	54 %	03/02/2022	\$850,000	3-ARM'S LENGTH	2,074	409.84	402,550
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\$1,650,000      4,739      \$348.17      824,050

**Total No. of Sales > 2**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$825,000**

Analysis for Area > **20110**

**E.C.F. Table 20110JuniperEchowdAc**

20110	C-19-20-201-005	401	0.90 Ac	Colonial/2Sty	A	5	69 %	05/23/2022	\$1,300,500	3-ARM'S LENGTH	6,258	207.81	784,040
										\$1,300,500	6,258	\$207.81	784,040

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,300,500**

Analysis for Area > **20120**

**E.C.F. Table 20120WdcrestChalmersLk**

20120	C-19-20-376-007	401	1.39 Ac	Ranch	B	15	46 %	12/03/2021	\$425,000	3-ARM'S LENGTH	2,239	189.82	271,220
20120	C-19-20-376-004	401	1.00 Ac	Ranch	B	15	49 %	11/17/2021	\$765,000	3-ARM'S LENGTH	5,895	129.77	481,510
20120	C-19-20-326-002	401	1.72 Ac	Ranch	B	15	38 %	10/18/2021	\$450,000	3-ARM'S LENGTH	0	212.97	118,930
20120	C-19-20-352-004	401	2.14 Ac	Ranch	B		41 %	07/30/2021	\$750,000	3-ARM'S LENGTH	5,841	128.40	731,660
20120	C-19-20-301-003	401	1.96 Ac	Colonial/2Sty	A	10	69 %	04/27/2021	\$2,600,000	3-ARM'S LENGTH	8,207	316.80	1,427,200
										\$4,990,000	24,295	\$205.39	3,030,520

**Total No. of Sales > 5**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$998,000**

Analysis for Area > **20130**

**E.C.F. Table 20130DellsBlmfdWdLkHil**

20130	C -19-20-427-005	401	0.51 Ac	Colonial/2Sty	B	20	56 %	03/31/2023	\$735,000	3-ARM'S LENGTH	2,847	258.17	344,510
20130	C -19-20-426-003	401	0.51 Ac	TriLevel/Quad	B	15	50 %	01/27/2023	\$465,000	3-ARM'S LENGTH	2,808	165.60	267,820
20130	C -19-20-401-014	401	0.46 Ac	TriLevel/Quad	B	10	49 %	01/06/2023	\$425,000	3-ARM'S LENGTH	2,505	169.66	221,280
20130	C -19-20-403-014	401	0.51 Ac	Ranch	B	5	56 %	09/08/2022	\$530,000	3-ARM'S LENGTH	2,451	216.24	265,560
20130	C -19-20-427-004	401	0.51 Ac	Colonial/2Sty	B	20	56 %	09/02/2022	\$780,000	3-ARM'S LENGTH	2,923	266.85	352,510
20130	C -19-20-476-002	401	0.52 Ac	Colonial/2Sty	B	15	60 %	08/01/2022	\$640,000	3-ARM'S LENGTH	3,352	190.93	385,910
20130	C -19-20-451-021	401	0.49 Ac	TriLevel/Quad	B	5	52 %	06/24/2022	\$585,000	3-ARM'S LENGTH	2,707	216.11	252,430
20130	C -19-20-426-007	401	0.52 Ac	TriLevel/Quad	B	20	58 %	06/09/2022	\$815,000	3-ARM'S LENGTH	3,357	242.78	360,910
20130	C -19-20-401-023	401	0.46 Ac	Colonial/2Sty	B	5	53 %	06/08/2022	\$605,000	3-ARM'S LENGTH	3,126	193.54	318,930
20130	C -19-20-477-018	401	0.73 Ac	Colonial/2Sty	B	10	39 %	02/11/2022	\$425,000	3-ARM'S LENGTH	2,420	175.62	207,370

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
20130	C -19-20-451-014	401	0.45 Ac	TriLevel/Quad	B	15	63 % 08/09/2021	\$665,000	3-ARM'S LENGTH	3,599	184.77	372,140	
20130	C -19-20-431-004	401	0.59 Ac	Colonial/2Sty	B	20	60 % 06/16/2021	\$721,000	3-ARM'S LENGTH	3,349	215.29	414,290	
20130	C -19-20-477-022	401	0.78 Ac	Colonial/2Sty	B	15	41 % 05/06/2021	\$605,000	3-ARM'S LENGTH	2,789	216.92	238,700	
								<b>\$7,996,000</b>		<b>38,233</b>	<b>\$209.14</b>	<b>4,002,360</b>	

**Total No. of Sales > 13****Avg. Sale Price > \$615,077**Analysis for Area > **20131****E.C.F. Table 20131WoodLakeHillWater**

20131	C -19-20-477-013	401	0.73 Ac	TriLevel/Quad	B	25	57 % 01/05/2022	\$600,000	3-ARM'S LENGTH	3,133	191.51	300,200	
								<b>\$600,000</b>		<b>3,133</b>	<b>\$191.51</b>	<b>300,200</b>	

**Total No. of Sales > 1****Avg. Sale Price > \$600,000**Analysis for Area > **20200****E.C.F. Table 20200HillsOfLonePine**

20200	C -19-20-226-018	407	1.00 Ac	Ranch	A	-10	72 % 07/15/2022	\$785,000	3-ARM'S LENGTH	2,142	366.48	546,000	
20200	C -19-20-226-078	407	1.00 Ac	Colonial/2Sty	B		66 % 07/14/2022	\$1,150,000	3-ARM'S LENGTH	4,294	267.82	526,910	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
20200	C -19-20-226-138	407	1.00 Ac	Ranch	A	-10	76 % 03/04/2022	\$1,265,000	3-ARM'S LENGTH	3,401	371.95	662,790	
20200	C -19-20-226-136	407	1.00 Ac	Ranch	A	-10	75 % 02/23/2022	\$1,500,000	3-ARM'S LENGTH	3,192	469.92	661,150	
20200	C -19-20-226-055	407	1.00 Ac	Contemporary	B	10	72 % 02/17/2022	\$1,065,000	3-ARM'S LENGTH	5,456	195.20	572,340	
20200	C -19-20-226-082	407	1.00 Ac	Colonial/2Sty	B		73 % 01/21/2022	\$1,087,000	3-ARM'S LENGTH	5,096	213.30	620,150	
20200	C -19-20-226-088	407	1.00 Ac	Ranch	B	15	48 % 12/15/2021	\$1,075,000	3-ARM'S LENGTH	3,012	356.91	579,640	
								<b>\$7,927,000</b>		<b>26,593</b>	<b>\$298.09</b>	<b>4,168,980</b>	

**Total No. of Sales > 7**

**Avg. Sale Price > \$1,132,429**

Analysis for Area > **21100**

**E.C.F. Table 21100SheffieldCntryEst**

21100	C -19-21-127-011	401	0.46 Ac	Colonial/2Sty	C	20	59 % 04/22/2022	\$915,000	3-ARM'S LENGTH	3,320	275.60	441,000	
21100	C -19-21-178-002	401	0.55 Ac	Colonial/2Sty	C	20	60 % 07/19/2021	\$708,000	3-ARM'S LENGTH	2,969	238.46	422,050	
21100	C -19-21-128-004	401	0.46 Ac	Colonial/2Sty	C	20	58 % 05/25/2021	\$850,000	3-ARM'S LENGTH	3,495	243.20	441,310	
								<b>\$2,473,000</b>		<b>9,784</b>	<b>\$252.76</b>	<b>1,304,360</b>	

**Total No. of Sales > 3**



## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
21110	C -19-21-227-003	401	1.31 Ac	Colonial/2Sty	A	45 %	07/29/2022	\$1,475,000	3-ARM'S LENGTH	5,715	258.09	659,740	
21110	C -19-21-228-037	401	2.06 Ac	Colonial/2Sty	B	30	73 %	07/21/2022	\$940,000	3-ARM'S LENGTH	3,973	236.60	660,290
21110	C -19-21-203-007	401	0.62 Ac	Colonial/2Sty	A	-10	56 %	04/13/2022	\$860,000	3-ARM'S LENGTH	3,346	257.02	507,700
21110	C -19-21-276-004	401	1.26 Ac	Ranch	B	20	50 %	02/23/2022	\$1,270,000	3-ARM'S LENGTH	3,587	356.24	801,500
21110	C -19-21-252-002	401	1.23 Ac	TriLevel/Quad	B	20	60 %	11/11/2021	\$1,115,900	3-ARM'S LENGTH	4,974	224.35	592,430
										\$6,420,900	24,985	\$256.99	3,666,380

**Total No. of Sales > 6****Avg. Sale Price > \$1,070,150**

Analysis for Area &gt; 21111

**E.C.F. Table 21111Chelmsleigh/NewHs**

21111	C -19-21-251-003	401	2.07 Ac	Colonial/2Sty	A	10	84 %	08/27/2021	\$3,700,000	3-ARM'S LENGTH	10,006	369.78	2,067,410
21111	C -19-21-253-002	401	1.06 Ac	Colonial/2Sty	A	5	83 %	06/18/2021	\$2,650,000	3-ARM'S LENGTH	6,602	401.39	1,369,130
									\$6,350,000	16,608	\$382.35	3,436,540	

**Total No. of Sales > 2****Avg. Sale Price > \$3,175,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 21112</b>		<b>E.C.F. Table 21112Wooddale</b>											
21112	C -19-21-228-005	401	1.18 Ac	Ranch	B 10	48 %	05/28/2021	\$575,000	3-ARM'S LENGTH	1,916	300.10	294,890	
21112	C -19-21-228-004	401	1.27 Ac	Ranch	B 5	50 %	04/09/2021	\$577,000	3-ARM'S LENGTH	2,204	261.80	297,410	
										<b>\$1,152,000</b>	<b>4,120</b>	<b>\$279.61</b>	<b>592,300</b>
<b>Total No. of Sales &gt; 2</b>													
<b>Avg. Sale Price &gt; \$576,000</b>													
<b>Analysis for Area &gt; 21120</b>		<b>E.C.F. Table 21120Lone Pine Rd Est</b>											
21120	C -19-21-453-003	401	1.32 Ac	TriLevel/Quad	BC -5	53 %	03/23/2023	\$760,000	3-ARM'S LENGTH	2,906	261.53	372,960	
21120	C -19-21-401-003	401	1.44 Ac	Colonial/2Sty	B 20	49 %	12/15/2022	\$1,325,000	3-ARM'S LENGTH	5,110	259.30	580,540	
21120	C -19-21-426-041	401	2.72 Ac	Ranch	B 10	60 %	10/28/2022	\$1,575,000	3-ARM'S LENGTH	3,644	432.22	795,380	
21120	C -19-21-326-002	401	1.37 Ac	Colonial/2Sty	BC 5	51 %	10/20/2022	\$855,000	3-ARM'S LENGTH	2,965	288.36	371,060	
21120	C -19-21-451-001	401	1.23 Ac	Ranch	BC -10	38 %	08/29/2022	\$695,000	3-ARM'S LENGTH	2,754	252.36	280,830	
21120	C -19-21-476-006	401	0.95 Ac	Colonial/2Sty	BC -5	56 %	07/11/2022	\$800,000	3-ARM'S LENGTH	2,784	287.36	345,480	
21120	C -19-21-326-004	401	1.49 Ac	Colonial/2Sty	B 30	77 %	05/17/2022	\$1,700,000	3-ARM'S LENGTH	4,662	364.65	864,450	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
21120	C -19-21-326-003	401	1.80 Ac	TriLevel/Quad	BC	56 %	12/08/2021	\$939,000	3-ARM'S LENGTH	4,076	230.37	493,220		
21120	C -19-21-452-008	401	1.49 Ac	Ranch	BC	57 %	09/30/2021	\$767,500	3-ARM'S LENGTH	3,565	215.29	462,930		
21120	C -19-21-401-006	401	1.42 Ac	Colonial/2Sty	A	80 %	09/24/2021	\$2,200,000	3-ARM'S LENGTH	6,749	325.97	1,572,730		
21120	C -19-21-326-011	401	1.40 Ac	Colonial/2Sty	A	96 %	07/23/2021	\$3,500,000	3-ARM'S LENGTH	5,552	630.40	1,537,870		
21120	C -19-21-426-028	401	1.83 Ac	Ranch	BC 10	59 %	06/04/2021	\$1,110,000	3-ARM'S LENGTH	3,221	344.61	553,770		
										<b>\$16,226,500</b>	<b>47,988</b>	<b>\$338.14</b>	<b>8,231,220</b>	

**Total No. of Sales > 12**

**Avg. Sale Price > \$1,352,208**

Analysis for Area > **21130**

**E.C.F. Table 21130Cranbrook Hills**

21130	C -19-21-426-007	401	0.67 Ac	Colonial/2Sty	B 30	53 %	06/16/2021	\$899,900	3-ARM'S LENGTH	3,475	258.96	385,540	
21130	C -19-21-426-013	401	0.62 Ac	Ranch	B 10	45 %	05/10/2021	\$568,000	3-ARM'S LENGTH	3,051	186.17	270,060	
									<b>\$1,467,900</b>	<b>6,526</b>	<b>\$224.93</b>	<b>655,600</b>	

**Total No. of Sales > 2**

**\$733,950**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **21132**      **E.C.F. Table 21132Lauren Ct**

21132	C-19-21-476-009	401	1.11 Ac	Colonial/2Sty	B	10	70 %	10/11/2022	\$1,250,000	3-ARM'S LENGTH	4,200	297.62	700,610
21132	C-19-21-476-027	401	0.98 Ac	Colonial/2Sty	B	10	46 %	09/01/2022	\$595,000	3-ARM'S LENGTH	2,449	242.96	312,600
21132	C-19-21-476-017	401	1.59 Ac	Colonial/2Sty	B	10	54 %	07/12/2021	\$1,250,000	3-ARM'S LENGTH	3,744	333.87	531,670

\$3,095,000      10,393      \$297.80      1,544,880

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,031,667**

Analysis for Area > **21140**      **E.C.F. Table 21140WdlandEstGilbLk**

21140	C-19-21-354-001	401	0.62 Ac	Ranch	A		67 %	11/08/2022	\$1,100,000	3-ARM'S LENGTH	3,054	360.18	530,850
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\$1,100,000      3,054      \$360.18      530,850

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,100,000**

Analysis for Area > **21150**      **E.C.F. Table 21150WoodsofLonePine**

21150	C-19-21-301-072	407	0.34 Ac	Colonial/2Sty	A		68 %	02/18/2022	\$650,000	3-ARM'S LENGTH	2,877	225.93	325,990
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$650,000      2,877      \$225.93      325,990

**Total No. of Sales > 1**

**Avg. Sale Price > \$650,000**

Analysis for Area > **21200**      **E.C.F. Table 21200Rolling AcresCond**

21200	C-19-21-301-026	407	1.00 Ac	Colonial/2Sty	C	20	59 %	02/02/2022	\$255,000	3-ARM'S LENGTH	1,424	179.07	139,330
21200	C-19-21-301-018	407	1.00 Ac	Colonial/2Sty	C	20	59 %	01/20/2022	\$285,000	3-ARM'S LENGTH	1,458	195.47	140,650
21200	C-19-21-301-022	407	1.00 Ac	Colonial/2Sty	C	20	60 %	05/21/2021	\$300,000	3-ARM'S LENGTH	1,458	205.76	141,200

\$840,000      4,340      \$193.55      421,180

**Total No. of Sales > 3**

**Avg. Sale Price > \$280,000**

Analysis for Area > **21202**      **E.C.F. Table 21202StoneHollwRollHil**

21202	C-19-21-301-035	407	1.00 Ac	Colonial/2Sty	C	20	59 %	11/18/2022	\$225,000	3-ARM'S LENGTH	1,278	176.06	111,130
21202	C-19-21-301-037	407	1.00 Ac	Colonial/2Sty	C	20	58 %	11/09/2022	\$218,250	3-ARM'S LENGTH	1,278	170.77	109,930
21202	C-19-21-301-048	407	1.00 Ac	Colonial/2Sty	C	20	73 %	06/10/2021	\$385,000	3-ARM'S LENGTH	2,174	177.09	194,620

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								\$828,250		4,730	\$175.11	415,680	

**Total No. of Sales > 3**

**Avg. Sale Price > \$276,083**

Analysis for Area > **21210**

**E.C.F. Table 21210WdlandGilbertLkCo**

21210	C-19-21-351-056	407	1.00 Ac	Ranch	B	20	70 %	07/29/2022	\$485,000	3-ARM'S LENGTH	2,049	236.70	268,730
21210	C-19-21-351-049	407	1.00 Ac	Ranch	B	20	64 %	07/14/2022	\$390,400	3-ARM'S LENGTH	2,039	191.47	220,780
21210	C-19-21-351-038	407	1.00 Ac	Ranch	B	20	63 %	04/29/2022	\$435,000	3-ARM'S LENGTH	1,962	221.71	210,750
21210	C-19-21-351-048	407	1.00 Ac	Ranch	B	20	63 %	03/15/2022	\$420,000	3-ARM'S LENGTH	2,144	195.90	220,700
21210	C-19-21-351-058	407	1.00 Ac	Ranch	B	20	63 %	01/05/2022	\$485,000	3-ARM'S LENGTH	2,050	236.59	239,170
21210	C-19-21-351-051	407	1.00 Ac	Colonial/2Sty	B	20	67 %	12/08/2021	\$520,000	3-ARM'S LENGTH	2,657	195.71	266,170
21210	C-19-21-351-025	407	1.00 Ac	Ranch	B	20	62 %	10/15/2021	\$450,000	3-ARM'S LENGTH	2,126	211.67	241,380
21210	C-19-21-351-035	407	1.00 Ac	Colonial/2Sty	B	20	63 %	08/31/2021	\$465,000	3-ARM'S LENGTH	2,491	186.67	231,580
21210	C-19-21-351-042	407	1.00 Ac	Colonial/2Sty	B	20	64 %	08/11/2021	\$465,000	3-ARM'S LENGTH	2,515	184.89	252,580



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								\$4,115,409		20,033	\$205.43	2,151,840	

**Total No. of Sales > 9**

**Avg. Sale Price > \$457,268**

Analysis for Area > **21212**      **E.C.F. Table 21212BloomfieldRidgeCo**

21212	C-19-21-176-019	407	1.00 Ac	Colonial/2Sty	B	20	70 %	08/16/2021	\$458,000	ARM'S LENGTH	2,478	184.83	230,340
								\$458,000		2,478	\$184.83	230,340	

**Total No. of Sales > 1**

**Avg. Sale Price > \$458,000**

Analysis for Area > **24100**      **E.C.F. Table 24100Blmfd EstCastle**

24100	C-19-24-176-008	401	1.60 Ac	Colonial/2Sty	B	-10	51 %	09/28/2022	\$583,000	ARM'S LENGTH	2,351	247.98	351,000
24100	C-19-24-377-011	401	1.61 Ac	Ranch	B	20	54 %	08/02/2022	\$1,150,000	ARM'S LENGTH	2,840	404.93	469,490
24100	C-19-24-353-014	401	1.25 Ac	Ranch	B		53 %	03/23/2022	\$680,000	ARM'S LENGTH	2,088	325.67	369,350
24100	C-19-24-376-009	401	1.97 Ac	Colonial/2Sty	B		43 %	03/21/2022	\$825,000	ARM'S LENGTH	3,016	273.54	407,350
24100	C-19-24-429-013	401	2.24 Ac	Colonial/2Sty	A		48 %	01/14/2022	\$2,655,000	ARM'S LENGTH	10,462	253.78	1,149,260
24100	C-19-24-176-007	401	2.11 Ac	Colonial/2Sty	BC		53 %	12/13/2021	\$835,000	ARM'S LENGTH	3,802	219.62	444,880

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 6**  
**Avg. Sale Price > \$1,121,333**

\$6,728,000      24,559      \$273.95      3,191,330

Analysis for Area > **24102**      **E.C.F. Table 24102BlmfieldEstNewHse**

24102	C-19-24-377-001	401	2.78 Ac	Colonial/2Sty	A	-5	82 %	03/30/2023	\$2,849,000	3-ARM'S LENGTH	6,367	447.46	1,218,650
24102	C-19-24-377-013	401	0.50 Ac	Colonial/2Sty	A	5	78 %	08/10/2022	\$2,875,000	3-ARM'S LENGTH	6,972	412.36	1,340,810
24102	C-19-24-377-001	401	2.78 Ac	Colonial/2Sty	A	-5	82 %	04/29/2022	\$2,320,000	3-ARM'S LENGTH	6,367	364.38	1,218,650
24102	C-19-24-128-008	401	1.23 Ac	Ranch	B	20	79 %	11/19/2021	\$1,320,000	3-ARM'S LENGTH	3,788	348.47	561,630

**Total No. of Sales > 4**  
**Avg. Sale Price > \$2,341,000**

\$9,364,000      23,494      \$398.57      4,339,740

Analysis for Area > **24110**      **E.C.F. Table 24110CharingCrossEstAc**

24110	C-19-24-253-003	401	0.57 Ac	Ranch	B		43 %	09/28/2022	\$495,000	3-ARM'S LENGTH	1,825	271.23	191,560
24110	C-19-24-202-017	401	1.06 Ac	Ranch	B		57 %	09/14/2022	\$434,000	3-ARM'S LENGTH	2,039	212.85	279,340

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
24110	C-19-24-252-016	401	0.61 Ac	Ranch	B	43 %	08/19/2022	\$450,000	ARM'S LENGTH	1,825	246.58	191,200	
24110	C-19-24-202-011	401	1.01 Ac	Ranch	B	45 %	03/14/2022	\$400,000	ARM'S LENGTH	2,114	189.21	247,130	
24110	C-19-24-201-013	401	0.59 Ac	Ranch	B	44 %	12/01/2021	\$401,000	ARM'S LENGTH	2,114	189.69	213,770	
24110	C-19-24-253-008	401	0.52 Ac	Ranch	B	43 %	08/20/2021	\$360,000	ARM'S LENGTH	1,825	197.26	189,600	
24110	C-19-24-252-009	401	0.55 Ac	Ranch	B	47 %	06/30/2021	\$449,900	ARM'S LENGTH	2,143	209.94	217,730	
24110	C-19-24-251-013	401	0.75 Ac	Colonial/2Sty	B	54 %	04/07/2021	\$445,000	ARM'S LENGTH	2,357	188.80	233,240	
										<b>\$3,434,900</b>	<b>16,242</b>	<b>\$211.48</b>	<b>1,763,570</b>

**Total No. of Sales > 8**

**Avg. Sale Price > \$429,363**

Analysis for Area > **24112**

**E.C.F. Table 24112RiversideMdowsAc**

24112	C-19-24-226-037	401	0.47 Ac	TriLevel/Quad	B	5	45 %	12/12/2022	\$464,500	ARM'S LENGTH	2,560	181.45	213,190
24112	C-19-24-227-004	401	0.57 Ac	Ranch	B	5	45 %	05/13/2022	\$400,000	ARM'S LENGTH	2,102	190.29	172,740
24112	C-19-24-226-055	401	0.50 Ac	Ranch	B	5	38 %	07/02/2021	\$369,900	ARM'S LENGTH	1,748	211.61	128,110

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$1,234,400      6,410      \$192.57      514,040

**Total No. of Sales > 3**

**Avg. Sale Price > \$411,467**

Analysis for Area > **24120**

**E.C.F. Table 24120Nantucket Green**

24120	C-19-24-401-016	401	0.42 Ac	Colonial/2Sty	B	-5	31 %	10/14/2022	\$480,000	3-ARM'S LENGTH	2,074	231.44	176,920
24120	C-19-24-426-011	401	0.40 Ac	Colonial/2Sty	B	-5	48 %	06/15/2022	\$560,000	3-ARM'S LENGTH	2,296	243.90	222,790
24120	C-19-24-401-015	401	0.44 Ac	Colonial/2Sty	B	-5	56 %	05/18/2022	\$660,000	3-ARM'S LENGTH	2,794	236.22	324,530
24120	C-19-24-402-012	401	0.40 Ac	Colonial/2Sty	B	-5	50 %	04/07/2022	\$465,000	3-ARM'S LENGTH	2,658	174.94	267,330
24120	C-19-24-426-025	401	0.63 Ac	Colonial/2Sty	B	-5	63 %	04/05/2022	\$923,000	3-ARM'S LENGTH	3,094	298.32	382,140

\$3,088,000      12,916      \$239.08      1,373,710

**Total No. of Sales > 5**

**Avg. Sale Price > \$617,600**

Analysis for Area > **24122**

**E.C.F. Table 24122AdamCstlGlouchSq**

24122	C-19-24-476-022	401	0.37 Ac	Colonial/2Sty	B	10	64 %	05/02/2022	\$660,000	3-ARM'S LENGTH	2,346	281.33	322,020
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								\$660,000		2,346	\$281.33	322,020	

**Total No. of Sales > 1**

**Avg. Sale Price > \$660,000**

Analysis for Area > **25100**

**E.C.F. Table 25100WestRiver Rouge**

25100	C-19-25-176-024	401	0.98 Ac	Ranch	B	5	43 %	07/19/2022	\$700,000	ARM'S LENGTH	3,104	225.52	404,830
25100	C-19-25-126-011	401	0.44 Ac	Ranch	B		62 %	06/01/2022	\$1,020,000	ARM'S LENGTH	2,639	386.51	453,280
25100	C-19-25-176-021	401	0.26 Ac	Ranch	B	-5	53 %	01/06/2022	\$495,500	ARM'S LENGTH	1,903	260.38	248,980
								\$2,215,500		7,646	\$289.76	1,107,090	

**Total No. of Sales > 3**

**Avg. Sale Price > \$738,500**

Analysis for Area > **25202**

**E.C.F. Table 25202PinebrookManorCon**

25202	C-19-25-126-045	407	1.00 Ac	Colonial/2Sty	BC		72 %	06/14/2022	\$800,000	ARM'S LENGTH	3,200	250.00	391,870
25202	C-19-25-126-032	407	1.00 Ac	Ranch	BC		71 %	01/24/2022	\$645,000	ARM'S LENGTH	2,708	238.18	329,940
25202	C-19-25-126-033	407	1.00 Ac	Ranch	BC		71 %	04/01/2021	\$735,000	ARM'S LENGTH	2,710	271.22	336,720

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$2,180,000      8,618      \$252.96      1,058,530

**Total No. of Sales > 3**

**Avg. Sale Price > \$726,667**

Analysis for Area > **27101**      **E.C.F. Table 27101MercerPlace;Vorn**

27101	C-19-27-102-005	401	0.69 Ac	Colonial/2Sty	B	20	74 %	04/29/2022	\$990,000	3-ARM'S LENGTH	3,249	304.71	495,040
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\$990,000      3,249      \$304.71      495,040

**Total No. of Sales > 1**

**Avg. Sale Price > \$990,000**

Analysis for Area > **27110**      **E.C.F. Table 27110Blmfd Glen Est**

27110	C-19-27-152-004	401	0.37 Ac	TriLevel/Quad	BC	15	57 %	01/04/2023	\$660,000	3-ARM'S LENGTH	2,949	223.80	312,250
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27110	C-19-27-152-007	401	0.36 Ac	TriLevel/Quad	BC	15	56 %	07/19/2021	\$515,000	3-ARM'S LENGTH	2,606	197.62	277,150
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27110	C-19-27-152-017	401	0.43 Ac	TriLevel/Quad	BC	15	53 %	05/22/2021	\$600,000	3-ARM'S LENGTH	2,352	255.10	266,940
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\$1,775,000      7,907      \$224.48      856,340

**Total No. of Sales > 3**

**Avg. Sale Price > \$591,667**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 27116      E.C.F. Table 27116QuartonOrchards</b>													
27116	C -19-27-101-015	407	0.36 Ac	Ranch	B	20	72 % 02/16/2023	\$965,000	3-ARM'S LENGTH	3,186	302.89	483,740	
27116	C -19-27-153-021	401	0.44 Ac	Colonial/2Sty	B	20	69 % 08/17/2022	\$990,000	3-ARM'S LENGTH	3,572	277.16	516,580	
27116	C -19-27-153-011	401	0.37 Ac	Ranch	B	20	65 % 05/23/2022	\$539,000	3-ARM'S LENGTH	2,227	242.03	332,200	
27116	C -19-27-153-015	401	0.37 Ac	Colonial/2Sty	B	20	69 % 10/15/2021	\$875,000	3-ARM'S LENGTH	2,521	347.08	441,170	
										<b>\$3,369,000</b>	<b>11,506</b>	<b>\$292.80</b>	<b>1,773,690</b>

**Total No. of Sales > 4**

**Avg. Sale Price > \$842,250**

<b>Analysis for Area &gt; 27120      E.C.F. Table 27120MornngsideHghtRod</b>													
27120	C -19-27-176-001	401	0.78 Ac	Colonial/2Sty	BC	20	60 % 10/13/2022	\$1,775,000	3-ARM'S LENGTH	5,281	336.11	616,940	
27120	C -19-27-127-012	401	0.64 Ac	TriLevel/Quad	BC		59 % 06/10/2022	\$1,400,000	3-ARM'S LENGTH	3,561	393.15	490,210	
27120	C -19-27-127-011	401	0.64 Ac	Colonial/2Sty	BC	10	63 % 11/10/2021	\$1,055,000	3-ARM'S LENGTH	4,133	255.26	497,660	
27120	C -19-27-177-022	401	0.63 Ac	Colonial/2Sty	BC		69 % 07/02/2021	\$970,000	3-ARM'S LENGTH	4,728	205.16	540,810	
27120	C -19-27-127-003	401	0.64 Ac	Ranch	BC		53 % 06/18/2021	\$1,030,000	3-ARM'S LENGTH	3,780	272.49	493,820	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27120	C-19-27-101-011	401	0.89 Ac	Ranch	B	10	64 %	05/10/2021	\$1,407,500	ARM'S LENGTH	4,657	302.23	743,080
										\$7,637,500	26,140	\$292.18	3,382,520

**Total No. of Sales > 6**

**Avg. Sale Price > \$1,272,917**

Analysis for Area > 27130

**E.C.F. Table 27130VillageSec26LrgLt**

27130	C-19-26-152-003	401	1.26 Ac	Colonial/2Sty	B	25	50 %	06/16/2022	\$2,900,000	ARM'S LENGTH	6,105	475.02	1,087,620
27130	C-19-26-102-003	401	0.85 Ac	Colonial/2Sty	B	5	38 %	11/01/2021	\$775,000	ARM'S LENGTH	2,412	321.31	491,630
27130	C-19-26-152-010	401	1.28 Ac	Colonial/2Sty	B	25	72 %	06/24/2021	\$3,250,000	ARM'S LENGTH	6,903	470.81	1,652,440
										\$6,925,000	15,420	\$449.09	3,231,690

**Total No. of Sales > 3**

**Avg. Sale Price > \$2,308,333**

Analysis for Area > 27131

**E.C.F. Table 27131VillageSec 27Glen**

27131	C-19-27-276-021	401	0.38 Ac	Colonial/2Sty	B	15	64 %	11/01/2022	\$1,500,000	ARM'S LENGTH	4,127	363.46	770,460
27131	C-19-27-226-002	401	0.68 Ac	Colonial/2Sty	A	-10	58 %	10/19/2022	\$1,850,000	ARM'S LENGTH	4,367	423.63	904,740



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27131	C -19-27-276-021	401	0.38 Ac	Colonial/2Sty	B	15	64 % 01/13/2022	\$1,347,500	3-ARM'S LENGTH	4,127	326.51	770,460	
27131	C -19-27-252-002	401	0.58 Ac	Colonial/2Sty	B	25	59 % 09/30/2021	\$1,900,000	3-ARM'S LENGTH	4,836	392.89	852,870	
27131	C -19-27-251-009	401	0.79 Ac	Colonial/2Sty	B	25	52 % 06/28/2021	\$1,425,000	3-ARM'S LENGTH	3,843	370.80	764,970	
27131	C -19-27-201-040	401	0.67 Ac	Colonial/2Sty	B	15	56 % 06/16/2021	\$1,487,000	3-ARM'S LENGTH	4,312	344.85	773,180	
										<b>\$9,509,500</b>	<b>25,612</b>	<b>\$371.29</b>	<b>4,836,680</b>

**Total No. of Sales > 6**

**Avg. Sale Price > \$1,584,917**

Analysis for Area > **27132**

**E.C.F. Table 27132Village/New house**

27132	C -19-27-377-019	401	0.47 Ac	Colonial/2Sty	B	15	67 % 03/15/2023	\$2,105,000	3-ARM'S LENGTH	5,217	403.49	901,030	
27132	C -19-27-251-013	401	0.67 Ac	Colonial/2Sty	B	25	94 % 01/03/2023	\$3,450,000	3-ARM'S LENGTH	5,663	609.22	1,318,860	58383:773
27132	C -19-26-378-008	401	0.28 Ac	Colonial/2Sty	B	30	78 % 08/03/2022	\$1,740,000	3-ARM'S LENGTH	4,171	417.17	858,540	
27132	C -19-27-403-028	401	0.26 Ac	Colonial/2Sty	B	30	78 % 12/02/2021	\$1,387,000	3-ARM'S LENGTH	4,586	302.44	858,540	
27132	C -19-26-377-013	401	0.30 Ac	Colonial/2Sty	B	25	80 % 10/04/2021	\$1,550,000	3-ARM'S LENGTH	4,337	357.39	828,160	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27132	C -19-27-428-006	401	0.30 Ac	Colonial/2Sty	B	30	79 %	08/12/2021	\$1,575,000	3-ARM'S LENGTH	4,465	352.74	869,820
27132	C -19-27-377-023	401	0.64 Ac	Colonial/2Sty	B	30	75 %	07/23/2021	\$1,834,000	3-ARM'S LENGTH	6,312	290.56	1,244,640
27132	C -19-26-302-019	401	0.25 Ac	Colonial/2Sty	B	25	90 %	06/29/2021	\$2,327,500	3-ARM'S LENGTH	5,137	453.09	1,172,050
27132	C -19-26-302-018	401	0.25 Ac	Colonial/2Sty	B	25	91 %	04/30/2021	\$2,425,000	3-ARM'S LENGTH	5,344	453.78	1,253,510
										<b>\$18,393,500</b>	<b>45,232</b>	<b>\$406.65</b>	<b>9,305,150</b>

**Total No. of Sales > 9**

**Avg. Sale Price > \$2,043,722**

Analysis for Area > 27134

**E.C.F. Table 27134VillageSc26Avg**

27134	C -19-26-352-017	401	0.35 Ac	Colonial/2Sty	B	15	49 %	03/10/2023	\$810,000	3-ARM'S LENGTH	2,645	306.24	438,740
27134	C -19-26-378-004	401	0.22 Ac	Colonial/2Sty	B	20	74 %	03/09/2023	\$1,223,000	3-ARM'S LENGTH	3,882	315.04	697,180
27134	C -19-26-301-019	401	0.45 Ac	Colonial/2Sty	B	15	50 %	11/19/2022	\$948,000	3-ARM'S LENGTH	3,842	246.75	599,150
27134	C -19-26-378-003	401	0.44 Ac	Colonial/2Sty	B	20	45 %	10/14/2022	\$787,500	3-ARM'S LENGTH	2,598	303.12	468,670
27134	C -19-26-351-016	401	0.53 Ac	Colonial/2Sty	B	15	51 %	08/23/2022	\$1,200,000	3-ARM'S LENGTH	3,576	335.57	657,470

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27134	C -19-26-302-007	401	0.27 Ac	Colonial/2Sty	B 20	52 %	06/16/2022	\$1,120,000	3-ARM'S LENGTH	3,102	361.06	480,370	
27134	C -19-26-351-001	401	0.52 Ac	Colonial/2Sty	B 15	50 %	06/03/2022	\$1,200,000	3-ARM'S LENGTH	4,110	291.97	666,470	
27134	C -19-26-352-001	401	0.56 Ac	Colonial/2Sty	BC -10	48 %	02/11/2022	\$1,050,000	3-ARM'S LENGTH	4,528	231.89	550,260	
27134	C -19-26-301-013	401	0.40 Ac	Colonial/2Sty	B 20	56 %	12/23/2021	\$1,080,000	3-ARM'S LENGTH	3,563	303.12	613,780	
27134	C -19-26-303-019	401	0.29 Ac	Colonial/2Sty	B 15	45 %	12/09/2021	\$980,000	3-ARM'S LENGTH	2,585	379.11	410,560	
27134	C -19-26-352-004	401	0.31 Ac	Colonial/2Sty	B 20	50 %	12/03/2021	\$1,155,000	3-ARM'S LENGTH	4,117	280.54	605,080	
27134	C -19-26-304-010	401	0.47 Ac	Colonial/2Sty	B 20	58 %	12/03/2021	\$2,550,000	3-ARM'S LENGTH	6,330	402.84	982,700	
27134	C -19-26-304-011	401	0.29 Ac	Colonial/2Sty	B 15	63 %	07/12/2021	\$1,399,900	3-ARM'S LENGTH	4,509	310.47	725,660	
27134	C -19-26-352-016	401	0.30 Ac	Colonial/2Sty	B	47 %	06/30/2021	\$547,500	3-ARM'S LENGTH	1,976	277.07	333,400	
27134	C -19-26-352-019	401	0.29 Ac	Colonial/2Sty	B 15	56 %	06/01/2021	\$1,149,000	3-ARM'S LENGTH	4,025	285.47	592,530	
27134	C -19-26-302-008	401	0.27 Ac	Colonial/2Sty	B 20	52 %	06/01/2021	\$935,000	3-ARM'S LENGTH	3,206	291.64	495,140	
27134	C -19-26-351-009	401	0.26 Ac	Colonial/2Sty	B 15	49 %	04/22/2021	\$800,000	3-ARM'S LENGTH	2,999	266.76	435,180	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$18,934,900      61,593      \$307.42      9,752,340

**Total No. of Sales > 17**

**Avg. Sale Price > \$1,113,818**

Analysis for Area > **27135**

**E.C.F. Table 27135VillgSec27avg&Knt**

27135	C-19-27-304-005	401	0.20 Ac	Colonial/2Sty	B	15	53 %	01/10/2023	\$678,500	3-ARM'S LENGTH	2,405	282.12	348,370
27135	C-19-27-327-006	401	0.43 Ac	Colonial/2Sty	B	20	52 %	11/30/2022	\$755,000	3-ARM'S LENGTH	2,783	271.29	417,350
27135	C-19-27-302-026	401	0.27 Ac	Colonial/2Sty	B	20	59 %	11/10/2022	\$1,077,500	3-ARM'S LENGTH	4,005	269.04	622,020
27135	C-19-27-451-004	401	0.34 Ac	Colonial/2Sty	B	15	54 %	11/09/2022	\$825,000	3-ARM'S LENGTH	2,565	321.64	450,150
27135	C-19-27-426-011	401	0.22 Ac	Colonial/2Sty	B	15	54 %	08/04/2022	\$890,000	3-ARM'S LENGTH	3,741	237.90	493,430
27135	C-19-27-303-002	401	0.31 Ac	Colonial/2Sty	B	15	53 %	08/03/2022	\$1,499,999	3-ARM'S LENGTH	3,427	577.14	597,350
27135	C-19-27-377-011	401	0.36 Ac	Colonial/2Sty	B	20	54 %	07/29/2022	\$1,395,000	3-ARM'S LENGTH	4,129	337.85	686,300
27135	C-19-27-426-009	401	0.25 Ac	Colonial/2Sty	B	20	45 %	06/27/2022	\$900,000	3-ARM'S LENGTH	3,358	268.02	422,950
27135	C-19-27-402-003	401	0.38 Ac	Colonial/2Sty	B	20	45 %	03/11/2022	\$890,000	3-ARM'S LENGTH	2,936	303.13	482,720

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27135	C -19-27-303-002	401	0.31 Ac	Colonial/2Sty	B	15	53 % 03/10/2022	\$675,000	3-ARM'S LENGTH	3,427	259.72	597,350	
27135	C -19-27-327-007	401	0.42 Ac	Colonial/2Sty	B	15	52 % 02/03/2022	\$799,000	3-ARM'S LENGTH	3,072	260.09	515,070	
27135	C -19-27-305-010	401	0.53 Ac	Colonial/2Sty	B	20	49 % 11/23/2021	\$1,070,000	3-ARM'S LENGTH	4,151	257.71	640,180	
27135	C -19-27-403-001	401	0.38 Ac	Colonial/2Sty	B	25	52 % 11/22/2021	\$1,141,000	3-ARM'S LENGTH	3,267	349.25	540,760	
27135	C -19-27-304-003	401	0.32 Ac	Colonial/2Sty	B	20	56 % 11/10/2021	\$1,125,000	3-ARM'S LENGTH	3,320	338.86	518,180	
27135	C -19-27-403-013	401	0.33 Ac	Colonial/2Sty	B	20	47 % 09/13/2021	\$770,000	3-ARM'S LENGTH	2,672	288.17	424,380	
27135	C -19-27-428-004	401	0.33 Ac	Colonial/2Sty	B	20	61 % 08/20/2021	\$915,000	3-ARM'S LENGTH	3,104	294.78	552,600	
27135	C -19-27-430-017	401	0.23 Ac	Colonial/2Sty	B	15	50 % 08/06/2021	\$608,000	3-ARM'S LENGTH	2,387	254.71	355,360	
27135	C -19-27-401-008	401	0.53 Ac	Colonial/2Sty	B	15	53 % 08/02/2021	\$1,265,000	3-ARM'S LENGTH	3,553	356.04	624,820	
27135	C -19-27-429-015	401	0.38 Ac	Colonial/2Sty	B	20	58 % 08/02/2021	\$1,150,000	3-ARM'S LENGTH	4,032	285.22	663,410	
27135	C -19-27-403-013	401	0.33 Ac	Colonial/2Sty	B	20	47 % 07/27/2021	\$805,000	3-ARM'S LENGTH	2,672	301.27	424,380	
27135	C -19-27-376-001	401	0.35 Ac	Colonial/2Sty	B	10	48 % 07/26/2021	\$900,000	3-ARM'S LENGTH	3,103	290.04	445,160	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
27135	C -19-27-304-001	401	0.20 Ac	Colonial/2Sty	B	10	50 % 06/25/2021	\$775,000	ARM'S LENGTH	2,949	262.80	356,670		
27135	C -19-27-451-001	401	0.50 Ac	Colonial/2Sty	B	15	62 % 06/25/2021	\$1,300,000	ARM'S LENGTH	5,067	256.56	814,580		
27135	C -19-27-305-021	401	0.36 Ac	Colonial/2Sty	B	20	53 % 06/21/2021	\$1,180,000	ARM'S LENGTH	4,058	290.78	625,520		
27135	C -19-27-327-018	401	0.38 Ac	Colonial/2Sty	B	25	58 % 05/10/2021	\$1,270,000	ARM'S LENGTH	3,310	383.69	607,770		
27135	C -19-27-301-021	401	0.62 Ac	Colonial/2Sty	B	15	60 % 04/30/2021	\$1,460,000	ARM'S LENGTH	5,192	281.20	813,010		
27135	C -19-27-305-008	401	0.33 Ac	Colonial/2Sty	B	20	46 % 04/27/2021	\$1,149,000	ARM'S LENGTH	3,698	310.71	515,440		
										<b>\$27,267,999</b>	<b>90,728</b>	<b>\$300.55</b>	<b>14,555,280</b>	

**Total No. of Sales > 27****Avg. Sale Price > \$1,009,926**

Analysis for Area &gt; 27138

**E.C.F. Table 27138VillgeSec26,27Map**

27138	C -19-27-478-013	401	0.22 Ac	Colonial/2Sty	B	15	51 % 03/28/2023	\$650,000	ARM'S LENGTH	2,326	279.45	314,560	
27138	C -19-27-453-004	401	0.37 Ac	Colonial/2Sty	B	15	51 % 03/10/2023	\$659,000	ARM'S LENGTH	2,503	263.28	388,170	
27138	C -19-27-379-005	401	0.37 Ac	Colonial/2Sty	B	15	53 % 10/13/2022	\$1,200,000	ARM'S LENGTH	3,398	353.15	480,240	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27138	C -19-26-355-006	401	0.34 Ac	Colonial/2Sty	B 10	54 %	09/23/2022	\$675,000	3-ARM'S LENGTH	3,030	252.53	457,600	
27138	C -19-27-479-003	401	0.28 Ac	Colonial/2Sty	B 15	50 %	09/19/2022	\$635,000	3-ARM'S LENGTH	2,182	291.02	331,140	
27138	C -19-27-478-011	401	0.21 Ac	Colonial/2Sty	B 20	45 %	09/19/2022	\$805,000	3-ARM'S LENGTH	2,711	296.94	322,240	
27138	C -19-26-376-015	401	0.32 Ac	Colonial/2Sty	B 10	39 %	06/24/2022	\$650,000	3-ARM'S LENGTH	2,430	267.49	257,430	
27138	C -19-26-355-021	401	0.66 Ac	Colonial/2Sty	C -5	32 %	05/06/2022	\$422,000	3-ARM'S LENGTH	1,798	234.71	197,920	
27138	C -19-27-479-021	401	0.34 Ac	Colonial/2Sty	B 10	48 %	04/25/2022	\$670,000	3-ARM'S LENGTH	2,405	278.59	307,580	
27138	C -19-27-454-002	401	0.30 Ac	Colonial/2Sty	B 15	50 %	04/21/2022	\$800,000	3-ARM'S LENGTH	2,494	320.77	366,250	
27138	C -19-27-355-002	401	0.39 Ac	Colonial/2Sty	B 15	58 %	11/05/2021	\$1,499,999	3-ARM'S LENGTH	4,207	356.55	631,820	
27138	C -19-27-454-008	401	0.28 Ac	Colonial/2Sty	B 15	50 %	10/27/2021	\$642,250	3-ARM'S LENGTH	2,425	264.85	346,420	
27138	C -19-26-354-010	401	0.53 Ac	Colonial/2Sty	B 10	44 %	10/07/2021	\$690,000	3-ARM'S LENGTH	2,834	243.47	428,260	
27138	C -19-27-354-002	401	0.39 Ac	Colonial/2Sty	B 10	48 %	09/21/2021	\$680,000	3-ARM'S LENGTH	2,496	272.44	385,580	
27138	C -19-27-378-004	401	0.29 Ac	Colonial/2Sty	B 15	52 %	09/10/2021	\$600,000	3-ARM'S LENGTH	2,554	234.93	381,700	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
27138	C -19-27-477-001	401	0.30 Ac	Colonial/2Sty	B 15	50 %	08/23/2021	\$687,000	3-ARM'S LENGTH	2,701	254.35	385,160	
27138	C -19-27-354-017	401	0.36 Ac	Colonial/2Sty	B 20	51 %	08/13/2021	\$870,000	3-ARM'S LENGTH	3,468	250.87	471,750	
27138	C -19-27-351-012	401	0.30 Ac	Colonial/2Sty	B 5	43 %	08/12/2021	\$645,000	3-ARM'S LENGTH	3,228	199.81	318,500	
27138	C -19-27-453-007	401	0.38 Ac	Colonial/2Sty	B 15	51 %	07/01/2021	\$800,000	3-ARM'S LENGTH	2,750	290.91	419,310	
27138	C -19-27-380-003	401	0.33 Ac	Colonial/2Sty	B 15	50 %	06/25/2021	\$613,500	3-ARM'S LENGTH	2,746	223.42	394,920	
27138	C -19-27-479-006	401	0.28 Ac	Colonial/2Sty	B 20	45 %	06/16/2021	\$805,000	3-ARM'S LENGTH	2,656	303.09	361,760	
27138	C -19-27-454-005	401	0.31 Ac	Colonial/2Sty	B 15	48 %	06/15/2021	\$835,000	3-ARM'S LENGTH	3,018	276.67	400,350	
27138	C -19-27-454-011	401	0.47 Ac	Colonial/2Sty	B 15	39 %	05/03/2021	\$600,000	3-ARM'S LENGTH	2,690	223.05	330,250	
27138	C -19-27-454-004	401	0.30 Ac	Colonial/2Sty	B 15	58 %	04/30/2021	\$772,000	3-ARM'S LENGTH	2,553	302.39	421,970	
27138	C -19-27-453-010	401	0.33 Ac	Colonial/2Sty	B 15	36 %	04/02/2021	\$552,000	3-ARM'S LENGTH	2,264	243.82	239,710	
								<b>\$18,457,749</b>		<b>67,510</b>	<b>\$273.41</b>	<b>9,340,590</b>	
<b>Total No. of Sales &gt; 25</b>													
								<b>Avg. Sale Price &gt; \$738,310</b>					



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > 27140		<b>E.C.F. Table 27140VillageIndianmoun</b>											
27140	C -19-27-226-017	401	0.38 Ac	Colonial/2Sty	B	20	59 %	07/19/2021	\$1,142,000	3-ARM'S LENGTH	3,631	314.51	571,050
27140	C -19-27-226-035	401	0.45 Ac	Colonial/2Sty	B	15	54 %	05/14/2021	\$1,300,000	3-ARM'S LENGTH	4,881	266.34	645,560
										<b>\$2,442,000</b>	<b>8,512</b>	<b>\$286.89</b>	<b>1,216,610</b>
<b>Total No. of Sales &gt; 2</b>													
<b>Avg. Sale Price &gt; \$1,221,000</b>													
Analysis for Area > 27150		<b>E.C.F. Table 27150Village/Ranch</b>											
27150	C -19-27-302-002	401	0.33 Ac	Ranch	C	-5	40 %	10/28/2022	\$412,000	3-ARM'S LENGTH	1,552	265.46	215,440
27150	C -19-27-302-007	401	0.47 Ac	Ranch	C	-5	38 %	06/01/2022	\$525,000	3-ARM'S LENGTH	1,755	299.15	252,460
27150	C -19-27-302-006	401	0.36 Ac	Ranch	C	-5	41 %	04/01/2022	\$475,000	3-ARM'S LENGTH	1,590	298.74	233,060
										<b>\$1,412,000</b>	<b>4,897</b>	<b>\$288.34</b>	<b>700,960</b>
<b>Total No. of Sales &gt; 3</b>													
<b>Avg. Sale Price &gt; \$470,667</b>													
Analysis for Area > 28110		<b>E.C.F. Table 28110PeabdyOrchrdLksd</b>											
28110	C -19-28-201-020	401	0.69 Ac	Colonial/2Sty	B	20	63 %	06/03/2022	\$775,000	3-ARM'S LENGTH	3,663	211.58	399,640

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
28110	C-19-28-201-013	401	0.60 Ac	Colonial/2Sty	B	20	64 %	06/29/2021	\$892,500	3-ARM'S LENGTH	3,956	225.61	441,480
									<b>\$1,667,500</b>	<b>7,619</b>	<b>\$218.86</b>	<b>841,120</b>	
<b>Total No. of Sales &gt; 2</b>													
<b>Avg. Sale Price &gt; \$833,750</b>													
<b>Analysis for Area &gt; 28120 E.C.F. Table 28120 Peabody Orchrd Ac</b>													
28120	C-19-28-201-011	401	0.55 Ac	Colonial/2Sty	B	5	55 %	12/05/2022	\$655,000	3-ARM'S LENGTH	2,724	240.46	310,340
28120	C-19-28-276-005	401	0.52 Ac	TriLevel/Quad	B	10	52 %	12/02/2022	\$740,000	3-ARM'S LENGTH	3,191	231.90	308,480
28120	C-19-28-227-035	401	0.52 Ac	Colonial/2Sty	B	5	50 %	09/15/2022	\$650,000	3-ARM'S LENGTH	2,295	283.22	250,640
28120	C-19-28-203-003	401	0.40 Ac	Ranch	B	5	56 %	07/22/2022	\$515,888	3-ARM'S LENGTH	2,485	207.60	284,580
28120	C-19-28-227-015	401	0.38 Ac	Colonial/2Sty	B	15	47 %	05/03/2022	\$563,000	3-ARM'S LENGTH	2,386	235.96	243,880
28120	C-19-28-202-019	401	0.39 Ac	Colonial/2Sty	B	10	61 %	03/14/2022	\$750,000	3-ARM'S LENGTH	3,386	221.50	378,820
28120	C-19-28-251-006	401	0.43 Ac	Colonial/2Sty	B	15	54 %	02/11/2022	\$535,000	3-ARM'S LENGTH	2,440	219.26	272,760
28120	C-19-28-227-017	401	0.71 Ac	Colonial/2Sty	B	15	65 %	01/12/2022	\$790,000	3-ARM'S LENGTH	3,166	249.53	432,190

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
28120	C-19-28-276-009	401	0.55 Ac	Colonial/2Sty	B	20	51 % 12/22/2021	\$780,000	3-ARM'S LENGTH	2,571	303.38	308,980		
28120	C-19-28-202-001	401	0.50 Ac	Colonial/2Sty	B	5	61 % 09/30/2021	\$600,000	3-ARM'S LENGTH	3,059	196.14	350,460		
28120	C-19-28-227-030	401	0.52 Ac	TriLevel/Quad	B	5	54 % 08/10/2021	\$495,000	3-ARM'S LENGTH	3,376	146.62	328,950		
28120	C-19-28-202-014	401	0.63 Ac	Colonial/2Sty	B	5	56 % 07/23/2021	\$737,500	3-ARM'S LENGTH	3,875	190.32	408,490		
28120	C-19-28-227-011	401	0.38 Ac	Colonial/2Sty	B	5	47 % 05/03/2021	\$405,000	3-ARM'S LENGTH	2,575	157.28	228,230		
28120	C-19-28-227-017	401	0.71 Ac	Colonial/2Sty	B	15	65 % 04/30/2021	\$765,000	3-ARM'S LENGTH	3,166	241.63	432,190		
										\$8,981,388	40,695	\$220.70	4,538,990	

**Total No. of Sales > 14****Avg. Sale Price > \$641,528**Analysis for Area > **28130****E.C.F. Table 28130 Thorncrest**

28130	C-19-28-302-011	401	0.56 Ac	Ranch	B	10	55 % 08/05/2022	\$497,000	3-ARM'S LENGTH	2,351	211.40	257,730	
28130	C-19-28-302-010	401	0.70 Ac	Ranch	B	10	49 % 06/30/2021	\$746,725	3-ARM'S LENGTH	3,266	228.64	307,400	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$1,243,725      5,617      \$221.42      565,130

**Total No. of Sales > 2**

**Avg. Sale Price > \$621,863**

Analysis for Area > **28132**      **E.C.F. Table 28132Glencoe Estates**

28132	C-19-28-151-010	401	0.64 Ac	Ranch	C	45 %	08/30/2022	\$500,000	ARM'S LENGTH	2,082	240.15	226,750	
28132	C-19-28-152-009	401	0.49 Ac	Ranch	C	38 %	06/24/2022	\$475,000	ARM'S LENGTH	1,877	253.06	175,340	
28132	C-19-28-151-011	401	0.66 Ac	Colonial/2Sty	B	82 %	08/11/2021	\$1,275,000	ARM'S LENGTH	3,676	346.84	636,090	

\$2,250,000      7,635      \$294.70      1,038,180

**Total No. of Sales > 3**

**Avg. Sale Price > \$750,000**

Analysis for Area > **28140**      **E.C.F. Table 28140Gilbert Lk Estate**

28140	C-19-28-177-005	401	0.86 Ac	Ranch	B	10	64 %	09/09/2022	\$1,535,000	ARM'S LENGTH	4,296	357.31	651,930
28140	C-19-28-177-003	401	0.86 Ac	Ranch	B	10	58 %	06/24/2022	\$785,000	ARM'S LENGTH	3,048	257.55	492,400
28140	C-19-28-177-010	401	0.86 Ac	Ranch	B	10	44 %	05/04/2021	\$550,000	ARM'S LENGTH	2,098	262.15	312,210

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
								<b>\$2,870,000</b>		<b>9,442</b>	<b>\$303.96</b>	<b>1,456,540</b>	

**Total No. of Sales > 3****Avg. Sale Price > \$956,667**Analysis for Area > **28150****E.C.F. Table 28150OaklandHill Vista**

<b>28150</b>	C-19-28-376-009	401	1.40 Ac	Ranch	B	15	47 %	05/27/2022	\$975,000	3-ARM'S LENGTH	3,744	260.42	462,980
<b>28150</b>	C-19-28-326-009	401	2.01 Ac	Ranch	B	20	71 %	07/16/2021	\$1,510,000	3-ARM'S LENGTH	4,130	365.62	782,640
								<b>\$2,485,000</b>		<b>7,874</b>	<b>\$315.60</b>	<b>1,245,620</b>	

**Total No. of Sales > 2****Avg. Sale Price > \$1,242,500**Analysis for Area > **28160****E.C.F. Table 28160Miller Estate**

<b>28160</b>	C-19-28-402-010	401	0.76 Ac	Ranch	B		64 %	07/07/2022	\$1,225,000	3-ARM'S LENGTH	4,348	281.74	623,650
<b>28160</b>	C-19-28-251-003	401	0.68 Ac	Colonial/2Sty	B		45 %	04/29/2022	\$550,000	3-ARM'S LENGTH	1,807	304.37	252,030
<b>28160</b>	C-19-28-251-002	401	0.77 Ac	Colonial/2Sty	B	10	48 %	03/25/2022	\$690,000	3-ARM'S LENGTH	2,653	260.08	343,760
<b>28160</b>	C-19-28-401-006	401	0.69 Ac	Ranch	B		54 %	02/15/2022	\$615,000	3-ARM'S LENGTH	2,189	280.95	313,940
<b>28160</b>	C-19-28-401-027	401	0.73 Ac	Ranch	B		52 %	02/11/2022	\$635,000	3-ARM'S LENGTH	2,754	230.57	367,730

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Total No. of Sales > 5**

\$3,715,000      13,751      \$270.16      1,901,110

**Avg. Sale Price > \$743,000**

Analysis for Area > **28170**      **E.C.F. Table 28170 Oaks of Blmfld**

28170	C-19-28-276-011	401	0.57 Ac	Ranch	B	20	53 %	05/04/2021	\$645,000	3-ARM'S LENGTH	1,913	337.17	322,460
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\$645,000      1,913      \$337.17      322,460

**Total No. of Sales > 1**

**Avg. Sale Price > \$645,000**

Analysis for Area > **28172**      **E.C.F. Table 28172 Oaks/Blmfld(new)**

28172	C-19-28-276-019	401	0.55 Ac	Colonial/2Sty	A	-10	91 %	05/23/2022	\$2,250,000	3-ARM'S LENGTH	4,920	457.32	1,069,570
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\$2,250,000      4,920      \$457.32      1,069,570

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,250,000**

Analysis for Area > **28180**      **E.C.F. Table 28180 OkIndHillsCC;Map1**

28180	C-19-28-476-030	401	0.45 Ac	Ranch	B	5	31 %	07/26/2022	\$448,000	3-ARM'S LENGTH	2,172	206.26	189,290
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
28180	C-19-33-201-022	401	1.37 Ac	Ranch	B	25	87 %	06/15/2022	\$1,920,000	3-ARM'S LENGTH	2,962	648.21	909,650
28180	C-19-28-476-002	401	0.55 Ac	Ranch	B		47 %	02/25/2022	\$600,000	3-ARM'S LENGTH	2,284	262.70	298,850
										<b>\$2,968,000</b>	<b>7,418</b>	<b>\$400.11</b>	<b>1,397,790</b>

**Total No. of Sales > 3**

**Avg. Sale Price > \$989,333**

Analysis for Area > **28190**

**E.C.F. Table 28190 Gilbert Lkfrnt(exT**

28190	C-19-28-203-013	401	0.74 Ac	TriLevel/Quad	B		63 %	08/13/2021	\$1,047,500	3-ARM'S LENGTH	4,060	258.00	572,970
										<b>\$1,047,500</b>	<b>4,060</b>	<b>\$258.00</b>	<b>572,970</b>

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,047,500**

Analysis for Area > **28200**

**E.C.F. Table 28200 Sandalwood Condo**

28200	C-19-28-102-016	407	1.00 Ac	Ranch	BC	20	65 %	03/30/2023	\$399,000	3-ARM'S LENGTH	1,771	225.30	188,230
28200	C-19-28-102-043	407	1.00 Ac	Colonial/2Sty	BC	20	65 %	10/31/2022	\$370,000	3-ARM'S LENGTH	1,898	194.94	166,580
28200	C-19-28-102-041	407	1.00 Ac	Ranch	BC	20	65 %	06/02/2022	\$384,900	3-ARM'S LENGTH	1,771	217.33	188,230

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
28200	C -19-28-102-025	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	05/05/2022	\$315,000	3-ARM'S LENGTH	1,898	165.96	170,670	
28200	C -19-28-102-043	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	04/29/2022	\$370,000	3-ARM'S LENGTH	1,898	194.94	166,580	
28200	C -19-28-102-032	407	1.00 Ac	Ranch	BC 20	65 %	08/04/2021	\$345,000	3-ARM'S LENGTH	1,771	194.81	185,490	
28200	C -19-28-102-022	407	1.00 Ac	Colonial/2Sty	BC 20	62 %	07/16/2021	\$301,000	3-ARM'S LENGTH	1,898	158.59	167,270	
28200	C -19-28-102-009	407	1.00 Ac	Colonial/2Sty	BC 20	65 %	06/25/2021	\$333,000	3-ARM'S LENGTH	1,898	175.45	172,010	
										<b>\$2,817,900</b>	<b>14,803</b>	<b>\$190.36</b>	<b>1,405,060</b>

**Total No. of Sales > 8**

**Avg. Sale Price > \$352,238**

Analysis for Area > **28202**

**E.C.F. Table 28202HiddenWoodsCondos**

28202	C -19-33-152-015	407	1.00 Ac	Colonial/2Sty	BC 20	67 %	09/20/2022	\$360,000	3-ARM'S LENGTH	1,951	184.52	208,760	
28202	C -19-33-152-032	407	1.00 Ac	Colonial/2Sty	BC 20	71 %	04/12/2022	\$510,000	3-ARM'S LENGTH	2,431	209.79	259,090	
28202	C -19-33-152-016	407	1.00 Ac	Ranch	BC 20	67 %	05/28/2021	\$564,000	3-ARM'S LENGTH	2,048	275.39	281,670	
										<b>\$1,434,000</b>	<b>6,430</b>	<b>\$223.02</b>	<b>749,520</b>

**Total No. of Sales > 3**



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$478,000**

Analysis for Area > **28204**      **E.C.F. Table 28204 Oaks/BlmflDCondo**

28204	C -19-25-229-010	407	0.00 Ac	Colonial/2Sty	BC	20	75 %	07/14/2022	\$549,900	3-ARM'S LENGTH	2,820	195.00	252,420
28204	C -19-25-229-012	407	0.00 Ac	Colonial/2Sty	BC	20	75 %	03/01/2022	\$439,000	3-ARM'S LENGTH	2,422	181.26	238,860

**\$988,900      5,242      \$188.65      491,280**

**Total No. of Sales > 2**

**Avg. Sale Price > \$494,450**

Analysis for Area > **28206**      **E.C.F. Table 28206KnollwoodPteCondo**

28206	C -19-30-351-010	407	1.00 Ac	Ranch	BC	20	65 %	12/01/2022	\$312,000	3-ARM'S LENGTH	1,750	178.29	134,080
28206	C -19-30-351-051	407	1.00 Ac	Ranch	BC	20	66 %	11/21/2022	\$272,000	3-ARM'S LENGTH	1,955	139.13	146,710
28206	C -19-30-351-048	407	1.00 Ac	Ranch	BC	20	66 %	11/12/2021	\$265,000	3-ARM'S LENGTH	1,750	151.43	134,120
28206	C -19-30-351-010	407	1.00 Ac	Ranch	BC	20	65 %	09/10/2021	\$250,000	3-ARM'S LENGTH	1,750	142.86	134,080

**\$1,099,000      7,205      \$152.53      548,990**

**Total No. of Sales > 4**



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
28700	C-19-28-351-047	401	2.10 Ac		D	0 %	03/01/2022	\$1,600,000	3-ARM'S LENGTH	0	.00	811,380	

\$1,600,000      0      \$.00      811,380

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,600,000**

Analysis for Area > **29100**      **E.C.F. Table 29100WingLk-Lkfrt(NWS)**

29100	C-19-29-301-020	401	1.24 Ac	Colonial/2Sty	B	-10	51 %	10/11/2022	\$1,250,000	3-ARM'S LENGTH	4,979	251.05	718,430
29100	C-19-29-151-016	401	0.67 Ac	TriLevel/Quad	B	20	55 %	08/30/2022	\$2,495,000	3-ARM'S LENGTH	3,530	706.80	608,420
29100	C-19-29-301-041	401	0.98 Ac	Colonial/2Sty	B	30	77 %	04/22/2022	\$2,700,000	3-ARM'S LENGTH	5,780	467.13	1,264,000
29100	C-19-29-301-040	401	1.20 Ac	Ranch	B		38 %	11/11/2021	\$775,000	3-ARM'S LENGTH	2,120	365.57	403,540

\$7,220,000      16,409      \$440.00      2,994,390

**Total No. of Sales > 4**

**Avg. Sale Price > \$1,805,000**

Analysis for Area > **29102**      **E.C.F. Table 29102WingLk-(E)Lkfront**

29102	C-19-29-326-048	401	0.97 Ac	Colonial/2Sty	B	20	53 %	05/18/2021	\$2,000,000	3-ARM'S LENGTH	6,114	327.12	945,750
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$2,000,000      6,114      \$327.12      945,750

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,000,000**

Analysis for Area > **29110**

**E.C.F. Table 29110Wing Lk off Water**

29110	C-19-29-402-002	401	0.35 Ac	Ranch	B	5	48 %	11/30/2022	\$515,000	ARM'S LENGTH	2,497	206.25	283,800
29110	C-19-29-402-020	401	0.23 Ac	Ranch	B	5	47 %	08/30/2022	\$480,000	ARM'S LENGTH	1,907	251.70	209,220
29110	C-19-29-376-005	401	0.42 Ac	Ranch	B	5	49 %	05/24/2022	\$465,000	ARM'S LENGTH	2,146	216.68	305,200
29110	C-19-29-376-011	401	0.61 Ac	Ranch	B	5	59 %	05/17/2022	\$1,300,000	ARM'S LENGTH	3,466	375.07	547,980
29110	C-19-29-451-010	401	0.23 Ac	TriLevel/Quad	B	5	60 %	06/29/2021	\$635,000	ARM'S LENGTH	3,129	202.94	315,300
29110	C-19-29-402-019	401	0.24 Ac	Colonial/2Sty	B	5	45 %	06/21/2021	\$453,900	ARM'S LENGTH	2,001	226.84	239,860
29110	C-19-29-377-003	401	0.28 Ac	Colonial/2Sty	B	5	54 %	06/15/2021	\$765,000	ARM'S LENGTH	2,833	270.03	366,830
29110	C-19-29-401-011	401	0.32 Ac	Ranch	B	5	56 %	04/15/2021	\$600,000	ARM'S LENGTH	2,643	227.01	329,140

\$5,213,900      20,622      \$252.83      2,597,330

**Total No. of Sales > 8**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$651,738**

Analysis for Area > **29111**

**E.C.F. Table 29111WingLakeShoresNew**

29111	C -19-29-401-008	401	0.59 Ac	Colonial/2Sty	A	5	78 %	04/29/2022	\$1,500,000	3-ARM'S LENGTH	5,011	299.34	772,290
29111	C -19-29-452-001	401	0.36 Ac	Colonial/2Sty	B	20	82 %	01/21/2022	\$1,200,000	3-ARM'S LENGTH	3,648	328.95	663,780
29111	C -19-29-451-006	401	0.52 Ac	Colonial/2Sty	B	20	91 %	08/03/2021	\$1,700,000	3-ARM'S LENGTH	4,674	363.71	831,000
29111	C -19-29-401-013	401	0.36 Ac	Colonial/2Sty	B	20	61 %	06/17/2021	\$885,000	3-ARM'S LENGTH	4,156	212.95	450,960

**\$5,285,000      17,489      \$302.19      2,718,030**

**Total No. of Sales > 4**

**Avg. Sale Price > \$1,321,250**

Analysis for Area > **29112**

**E.C.F. Table 29112BroughtnPk;Geis;H**

29112	C -19-29-127-012	401	0.46 Ac	Colonial/2Sty	B	10	57 %	09/14/2022	\$600,000	3-ARM'S LENGTH	2,670	224.72	280,280
29112	C -19-29-127-013	401	0.42 Ac	Ranch	B	15	63 %	06/08/2022	\$1,050,000	3-ARM'S LENGTH	3,700	283.78	417,950
29112	C -19-29-127-007	401	0.53 Ac	Colonial/2Sty	B	10	48 %	02/22/2022	\$465,000	3-ARM'S LENGTH	3,039	153.01	260,230

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
29112	C-19-29-126-005	401	0.60 Ac	Colonial/2Sty	B	10	58 %	08/20/2021	\$960,000	3-ARM'S LENGTH	5,616	170.94	466,860

\$3,075,000      15,025      \$204.66      1,425,320

**Total No. of Sales > 4**

**Avg. Sale Price > \$768,750**

Analysis for Area > **29114**      **E.C.F. Table 29114 Westwood Manor;Ac**

29114	C-19-29-201-018	401	0.55 Ac	Ranch	B	5	43 %	05/26/2021	\$480,000	3-ARM'S LENGTH	1,777	270.12	237,340
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\$480,000      1,777      \$270.12      237,340

**Total No. of Sales > 1**

**Avg. Sale Price > \$480,000**

Analysis for Area > **29116**      **E.C.F. Table 29116 LakeShores;WingLk**

29116	C-19-29-252-011	401	1.27 Ac	Colonial/2Sty	B	20	56 %	08/30/2022	\$1,512,000	3-ARM'S LENGTH	4,284	352.94	568,360
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29116	C-19-29-202-023	401	0.51 Ac	Ranch	A	-10	81 %	04/29/2022	\$2,315,000	3-ARM'S LENGTH	3,824	605.39	795,490
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29116	C-19-29-201-029	401	0.61 Ac	TriLevel/Quad	B	25	66 %	07/30/2021	\$725,000	3-ARM'S LENGTH	2,993	242.23	385,060
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\$4,552,000      11,101      \$410.05      1,748,910

**Total No. of Sales > 3**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$1,517,333**

Analysis for Area > **29118**      **E.C.F. Table 29118 Formans/Sly Farms**

29118	C -19-29-101-005	401	1.04 Ac	Ranch	B	63 %	02/27/2023	\$490,000	3-ARM'S LENGTH	4,061	120.66	339,500	Was a group home
29118	C -19-29-301-026	401	1.41 Ac	Ranch	B	20	45 %	04/22/2022	\$1,190,000	3-ARM'S LENGTH	4,506	264.09	341,870
29118	C -19-29-351-016	401	0.66 Ac	Colonial/2Sty	B	20	58 %	08/11/2021	\$580,000	3-ARM'S LENGTH	2,998	193.46	319,260
									<b>\$2,260,000</b>	<b>11,565</b>	<b>\$195.42</b>	<b>1,000,630</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$753,333**

Analysis for Area > **29120**      **E.C.F. Table 29120 Foxcroft**

29120	C -19-29-428-015	401	0.46 Ac	Colonial/2Sty	B	10	56 %	02/24/2023	\$552,000	3-ARM'S LENGTH	2,810	196.44	306,610
29120	C -19-29-227-002	401	0.37 Ac	Ranch	B	10	46 %	02/06/2023	\$479,000	3-ARM'S LENGTH	1,878	255.06	190,040
29120	C -19-29-428-008	401	0.56 Ac	Ranch	B	10	43 %	02/03/2023	\$385,000	3-ARM'S LENGTH	2,294	167.83	228,810
29120	C -19-29-227-003	401	0.33 Ac	Ranch	B	10	52 %	10/24/2022	\$390,000	3-ARM'S LENGTH	1,708	228.34	201,180

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
29120	C -19-29-227-024	401	0.46 Ac	Colonial/2Sty	B 10	48 %	08/26/2022	\$410,000	3-ARM'S LENGTH	2,005	204.49	221,560	
29120	C -19-29-429-004	401	0.44 Ac	Ranch	B 10	43 %	08/23/2022	\$390,000	3-ARM'S LENGTH	1,894	205.91	192,720	
29120	C -19-29-227-010	401	0.43 Ac	Ranch	B 10	43 %	08/11/2022	\$369,900	3-ARM'S LENGTH	1,844	200.60	182,290	
29120	C -19-29-428-030	401	0.45 Ac	Ranch	B 10	43 %	07/01/2022	\$430,000	3-ARM'S LENGTH	1,697	253.39	176,640	
29120	C -19-29-252-023	401	0.78 Ac	Ranch	B 10	63 %	05/19/2022	\$540,000	3-ARM'S LENGTH	2,396	225.38	331,390	
29120	C -19-29-227-017	401	0.34 Ac	Ranch	B 10	63 %	02/09/2022	\$762,000	3-ARM'S LENGTH	2,314	329.30	347,840	
29120	C -19-29-402-035	401	0.59 Ac	Ranch	B 10	43 %	11/12/2021	\$425,000	3-ARM'S LENGTH	2,259	188.14	229,100	
29120	C -19-29-227-026	401	0.41 Ac	Colonial/2Sty	B 10	54 %	10/08/2021	\$509,000	3-ARM'S LENGTH	2,482	205.08	262,450	
29120	C -19-29-428-019	401	0.44 Ac	Ranch	B 10	44 %	09/09/2021	\$400,000	3-ARM'S LENGTH	2,185	183.07	207,170	
29120	C -19-29-429-006	401	0.44 Ac	Ranch	B 10	45 %	09/09/2021	\$570,000	3-ARM'S LENGTH	2,617	217.81	237,950	
29120	C -19-29-428-019	401	0.44 Ac	Ranch	B 10	44 %	09/09/2021	\$400,000	3-ARM'S LENGTH	2,185	183.07	207,170	
29120	C -19-29-403-007	401	0.88 Ac	Colonial/2Sty	B 10	51 %	07/16/2021	\$565,000	3-ARM'S LENGTH	2,615	216.06	293,440	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
29120	C -19-29-455-004	401	0.35 Ac	Ranch	B 10	58 %	07/02/2021	\$599,900	3-ARM'S LENGTH	2,248	266.86	275,160	
29120	C -19-29-276-011	401	0.58 Ac	Ranch	B 10	55 %	06/25/2021	\$600,000	3-ARM'S LENGTH	2,093	286.67	283,750	
29120	C -19-29-454-005	401	0.39 Ac	Ranch	B 10	43 %	06/18/2021	\$318,000	3-ARM'S LENGTH	2,586	122.97	223,920	
29120	C -19-29-252-020	401	0.61 Ac	Ranch	B 10	50 %	06/04/2021	\$465,000	3-ARM'S LENGTH	2,043	227.61	288,910	
29120	C -19-29-428-002	401	0.42 Ac	Colonial/2Sty	B 10	55 %	06/01/2021	\$675,000	3-ARM'S LENGTH	2,699	250.09	291,650	
29120	C -19-29-476-001	401	0.33 Ac	Ranch	B 10	60 %	05/24/2021	\$390,000	3-ARM'S LENGTH	1,864	209.23	232,090	
29120	C -19-29-226-006	401	0.41 Ac	TriLevel/Quad	B 10	53 %	05/19/2021	\$610,000	3-ARM'S LENGTH	2,675	228.04	263,410	
29120	C -19-29-402-024	401	0.47 Ac	Colonial/2Sty	B 10	60 %	05/07/2021	\$727,000	3-ARM'S LENGTH	3,186	228.19	374,860	
29120	C -19-29-226-003	401	0.44 Ac	Ranch	B 10	43 %	05/06/2021	\$285,000	3-ARM'S LENGTH	1,364	208.94	155,150	
										<b>\$12,246,800</b>	<b>55,941</b>	<b>\$218.92</b>	<b>6,205,260</b>

**Total No. of Sales > 25**

**Avg. Sale Price > \$489,872**

Analysis for Area > **29200**

**E.C.F. Table 29200FoxcroftCondo**

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
29200	C -19-29-476-112	407	1.00 Ac	Ranch	C 10	55 %	02/28/2023	\$245,000	3-ARM'S LENGTH	1,181	207.45	102,360	
29200	C -19-29-476-118	407	1.00 Ac	Ranch	C 10	55 %	12/30/2022	\$214,000	3-ARM'S LENGTH	1,181	181.20	102,160	
29200	C -19-29-476-102	407	1.00 Ac	Colonial/2Sty	C 20	56 %	12/27/2022	\$215,000	3-ARM'S LENGTH	1,498	143.52	116,070	
29200	C -19-29-476-071	407	1.00 Ac	Ranch	C 10	55 %	10/28/2022	\$207,000	3-ARM'S LENGTH	1,181	175.28	101,940	
29200	C -19-29-476-124	407	1.00 Ac	Ranch	C 10	56 %	09/30/2022	\$200,000	3-ARM'S LENGTH	1,262	158.48	107,500	
29200	C -19-29-476-094	407	1.00 Ac	Ranch	C 10	56 %	08/24/2022	\$192,000	3-ARM'S LENGTH	1,181	162.57	104,120	
29200	C -19-29-476-077	407	1.00 Ac	Ranch	C 10	57 %	08/03/2022	\$224,900	3-ARM'S LENGTH	1,181	190.43	104,700	
29200	C -19-29-476-053	407	1.00 Ac	Ranch	C 10	55 %	07/28/2022	\$208,000	3-ARM'S LENGTH	1,181	176.12	101,520	
29200	C -19-29-476-128	407	1.00 Ac	Ranch	C 10	56 %	05/06/2022	\$182,000	3-ARM'S LENGTH	1,303	139.68	108,870	
29200	C -19-29-476-107	407	1.00 Ac	Ranch	C 10	55 %	04/15/2022	\$257,200	3-ARM'S LENGTH	1,181	217.78	103,950	
29200	C -19-29-476-117	407	1.00 Ac	Ranch	C 10	55 %	01/20/2022	\$199,000	3-ARM'S LENGTH	1,181	168.50	102,190	
29200	C -19-29-476-125	407	1.00 Ac	Ranch	C 10	54 %	11/19/2021	\$239,700	3-ARM'S LENGTH	1,262	189.94	104,660	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
29200	C -19-29-476-093	407	1.00 Ac	Ranch	C	10	55 % 07/29/2021	\$184,000	3-ARM'S LENGTH	1,181	155.80	102,360		
29200	C -19-29-476-115	407	1.00 Ac	Colonial/2Sty	C	20	55 % 06/01/2021	\$247,000	3-ARM'S LENGTH	1,498	164.89	114,360		
29200	C -19-29-476-041	407	1.00 Ac	Ranch	C	10	55 % 04/23/2021	\$187,000	3-ARM'S LENGTH	1,181	158.34	101,520		
29200	C -19-29-476-099	407	1.00 Ac	Ranch	C	10	55 % 04/09/2021	\$174,500	3-ARM'S LENGTH	1,181	147.76	102,420		
										\$3,376,300	19,814	\$170.40	1,680,700	

Total No. of Sales &gt; 16

Avg. Sale Price &gt; \$211,019

Analysis for Area &gt; 29204

E.C.F. Table 29204CountryClubManorC

29204	C -19-33-101-028	407	1.00 Ac	Ranch	C		55 % 08/30/2022	\$177,000	3-ARM'S LENGTH	1,166	151.80	92,640		
29204	C -19-33-101-052	407	1.00 Ac	Ranch	C		55 % 08/05/2022	\$195,000	3-ARM'S LENGTH	1,166	167.24	92,640		
										\$372,000	2,332	\$159.52	185,280	

Total No. of Sales &gt; 2

Avg. Sale Price &gt; \$186,000

Analysis for Area &gt; 29205

E.C.F. Table 29205CountryClubManorC

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
29205	C -19-33-101-029	407	1.00 Ac	Ranch	C	47 %	03/24/2023	\$185,000	ARM'S LENGTH	1,295	142.86	92,360	
29205	C -19-33-101-038	407	1.00 Ac	Other	C	55 %	09/30/2022	\$140,000	ARM'S LENGTH	1,311	106.79	70,740	
29205	C -19-33-101-057	407	1.00 Ac	Other	C	56 %	06/10/2021	\$141,000	ARM'S LENGTH	1,325	106.42	71,970	
								<b>\$466,000</b>		<b>3,931</b>	<b>\$118.54</b>	<b>235,070</b>	

**Total No. of Sales > 3**

**Avg. Sale Price > \$155,333**

Analysis for Area > **30100**

**E.C.F. Table 30100 Braes of Blmd;Ac**

30100	C -19-30-452-012	401	1.38 Ac	Ranch	B	42 %	10/28/2022	\$560,000	ARM'S LENGTH	1,911	293.04	211,260	
30100	C -19-30-103-008	401	0.70 Ac	Ranch	B 5	61 %	08/01/2022	\$550,000	ARM'S LENGTH	3,251	169.18	407,180	
30101	C -19-30-103-006	401	0.95 Ac	Ranch	B	37 %	06/24/2022	\$500,000	ARM'S LENGTH	2,713	285.88	132,770	
30100	C -19-30-401-001	401	0.79 Ac	Ranch	B 5	44 %	03/30/2022	\$588,000	ARM'S LENGTH	2,790	210.75	294,420	
30100	C -19-30-451-011	401	1.04 Ac	Ranch	B	52 %	03/07/2022	\$547,500	ARM'S LENGTH	1,854	295.31	276,840	
30100	C -19-30-376-016	401	1.37 Ac	Ranch	B 5	72 %	02/16/2022	\$1,000,000	ARM'S LENGTH	2,009	497.76	385,140	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
30100	C -19-30-153-009	401	0.93 Ac	Ranch	B	41 %	12/29/2021	\$425,000	3-ARM'S LENGTH	2,404	176.79	234,840	
30100	C -19-30-328-010	401	0.84 Ac	Colonial/2Sty	B	57 %	11/23/2021	\$485,000	3-ARM'S LENGTH	2,784	174.21	281,590	
30100	C -19-30-326-017	401	1.10 Ac	TriLevel/Quad	B	20	44 %	08/23/2021	\$725,000	3-ARM'S LENGTH	2,316	313.04	249,110
30100	C -19-30-154-013	401	1.20 Ac	Ranch	B		48 %	08/19/2021	\$394,900	3-ARM'S LENGTH	3,949	234.50	618,620
30100	C -19-30-401-013	401	0.91 Ac	Colonial/2Sty	B	10	60 %	08/11/2021	\$550,000	3-ARM'S LENGTH	2,566	214.34	286,510
30100	C -19-30-376-014	401	1.81 Ac	Ranch	B		49 %	08/02/2021	\$710,000	3-ARM'S LENGTH	1,887	376.26	257,410
30100	C -19-30-452-020	401	2.59 Ac	Ranch	B	30	41 %	05/27/2021	\$700,000	3-ARM'S LENGTH	3,312	211.35	367,800
									\$7,735,400	30,517	\$253.48	4,003,490	

Total No. of Sales &gt; 13

Avg. Sale Price &gt; \$595,031

Analysis for Area &gt; 30101

E.C.F. Table 30101BraesOfBlmfld-new

30101	C -19-30-153-003	401	0.82 Ac	Colonial/2Sty	B	30	82 %	10/06/2022	\$1,100,000	3-ARM'S LENGTH	3,902	281.91	563,430
30101	C -19-30-328-002	401	1.25 Ac	Colonial/2Sty	A	-15	91 %	09/08/2021	\$1,750,000	3-ARM'S LENGTH	6,129	285.53	873,660

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**\$2,850,000      10,031      \$284.12      1,437,090**

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,425,000**

Analysis for Area > **30110**

**E.C.F. Table 30110Kirkwood**

30110	C -19-30-176-038	401	0.37 Ac	Colonial/2Sty	C	50 %	03/29/2023	\$490,000	ARM'S LENGTH	2,880	170.14	227,270	
30110	C -19-30-176-015	401	0.43 Ac	Colonial/2Sty	C	56 %	01/26/2023	\$815,000	ARM'S LENGTH	3,438	237.68	342,150	
30110	C -19-30-127-032	401	0.37 Ac	Colonial/2Sty	C	56 %	10/24/2022	\$450,000	ARM'S LENGTH	2,946	152.75	255,670	
30110	C -19-30-128-005	401	0.37 Ac	Colonial/2Sty	C	57 %	09/30/2022	\$580,000	ARM'S LENGTH	2,970	195.29	273,160	
30110	C -19-30-176-017	401	0.42 Ac	Colonial/2Sty	C	55 %	08/18/2022	\$790,000	ARM'S LENGTH	3,334	236.95	308,870	
30110	C -19-30-201-011	401	0.38 Ac	TriLevel/Quad	C	54 %	06/01/2022	\$425,000	ARM'S LENGTH	2,749	154.60	228,710	
30110	C -19-30-176-003	401	0.38 Ac	TriLevel/Quad	C	55 %	03/25/2022	\$424,600	ARM'S LENGTH	2,903	146.26	240,920	
30110	C -19-30-127-001	401	0.37 Ac	Ranch	C	58 %	02/04/2022	\$450,000	ARM'S LENGTH	1,896	237.34	207,800	
30110	C -19-30-176-015	401	0.43 Ac	Colonial/2Sty	C	56 %	01/31/2022	\$450,000	ARM'S LENGTH	3,438	131.23	342,150	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
30110	C -19-30-176-037	401	0.39 Ac	Colonial/2Sty	C	52 %	01/06/2022	\$570,000	3-ARM'S LENGTH	2,756	206.82	240,310	
30110	C -19-30-126-018	401	0.37 Ac	Colonial/2Sty	C	57 %	11/10/2021	\$410,000	3-ARM'S LENGTH	3,376	121.45	295,280	
30110	C -19-30-251-004	401	0.38 Ac	Colonial/2Sty	C	57 %	10/08/2021	\$460,000	3-ARM'S LENGTH	2,471	186.16	248,050	
30110	C -19-30-126-022	401	0.37 Ac	TriLevel/Quad	C	53 %	09/24/2021	\$330,000	3-ARM'S LENGTH	2,233	147.78	194,120	
30110	C -19-30-176-034	401	0.52 Ac	Colonial/2Sty	B	94 %	08/16/2021	\$1,370,000	3-ARM'S LENGTH	3,820	358.64	722,110	
30110	C -19-30-127-016	401	0.37 Ac	TriLevel/Quad	C	55 %	08/13/2021	\$556,900	3-ARM'S LENGTH	2,824	197.20	239,940	
30110	C -19-30-202-006	401	0.37 Ac	TriLevel/Quad	C	56 %	08/06/2021	\$460,000	3-ARM'S LENGTH	2,532	181.67	227,200	
30110	C -19-30-128-026	401	0.37 Ac	Ranch	C	57 %	05/28/2021	\$370,000	3-ARM'S LENGTH	2,311	160.10	210,620	
30110	C -19-30-127-012	401	0.37 Ac	Colonial/2Sty	C	54 %	05/05/2021	\$505,000	3-ARM'S LENGTH	2,873	175.77	262,090	
30110	C -19-30-201-010	401	0.39 Ac	TriLevel/Quad	C	59 %	04/29/2021	\$475,000	3-ARM'S LENGTH	2,233	212.72	214,920	
30110	C -19-30-126-036	401	0.37 Ac	Colonial/2Sty	C	56 %	04/29/2021	\$390,000	3-ARM'S LENGTH	2,546	153.18	248,420	
30110	C -19-30-127-031	401	0.37 Ac	Colonial/2Sty	C	60 %	04/27/2021	\$578,600	3-ARM'S LENGTH	2,698	214.46	263,630	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
								\$11,350,100		59,209	\$191.70	5,793,390		
<b>Total No. of Sales &gt; 21</b>														
								<b>Avg. Sale Price &gt; \$540,481</b>						
Analysis for Area > <b>30112</b> <b>E.C.F. Table 30112Balm.Orch;Brought</b>														
30112	C-19-30-203-016	401	0.40 Ac	Colonial/2Sty	C	62 %	03/15/2023	\$616,000	3-ARM'S LENGTH	2,511	245.32	260,230		
30112	C-19-30-228-001	401	0.53 Ac	Colonial/2Sty	C	47 %	04/08/2022	\$560,000	3-ARM'S LENGTH	2,529	221.43	230,930		
30112	C-19-30-203-019	401	0.46 Ac	Colonial/2Sty	C	55 %	03/17/2022	\$430,000	3-ARM'S LENGTH	2,368	181.59	243,790		
30112	C-19-30-251-011	401	0.37 Ac	Colonial/2Sty	C	56 %	01/27/2022	\$385,000	3-ARM'S LENGTH	2,192	175.64	225,910		
30112	C-19-30-202-021	401	0.37 Ac	Colonial/2Sty	C	59 %	01/08/2022	\$472,345	3-ARM'S LENGTH	2,958	194.38	300,400		
30112	C-19-30-228-009	401	0.47 Ac	Colonial/2Sty	C	57 %	10/11/2021	\$515,000	3-ARM'S LENGTH	2,671	192.81	280,840	57003:716	
30112	C-19-30-252-012	401	0.41 Ac	Colonial/2Sty	C	10 55 %	10/06/2021	\$575,000	3-ARM'S LENGTH	2,580	222.87	285,510		
30112	C-19-30-228-005	401	0.41 Ac	Ranch	C	34 %	04/16/2021	\$347,000	3-ARM'S LENGTH	2,035	170.52	139,320		
								\$3,900,345		19,316	\$201.92	1,966,930		
<b>Total No. of Sales &gt; 8</b>														



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$487,543**

Analysis for Area > **30120**

**E.C.F. Table 30120HenryCarlsnEvelyn**

30120	C -19-30-226-024	401	0.46 Ac	Colonial/2Sty	BC 10	61 %	07/05/2022	\$870,000	3-ARM'S LENGTH	3,729	233.31	405,650	
30120	C -19-30-226-022	401	0.52 Ac	Colonial/2Sty	BC 10	61 %	12/17/2021	\$799,000	3-ARM'S LENGTH	3,595	222.25	420,210	
30120	C -19-30-226-025	401	0.46 Ac	Colonial/2Sty	BC 10	60 %	05/28/2021	\$770,000	3-ARM'S LENGTH	3,117	247.03	393,250	

**\$2,439,000      10,441      \$233.60      1,219,110**

**Total No. of Sales > 3**

**Avg. Sale Price > \$813,000**

Analysis for Area > **30130**

**E.C.F. Table 30130Walden Pond**

30130	C -19-30-276-029	401	0.66 Ac	Colonial/2Sty	BC 20	53 %	11/30/2022	\$663,000	3-ARM'S LENGTH	3,054	217.09	289,990	
30130	C -19-30-276-016	401	0.44 Ac	Colonial/2Sty	BC 20	65 %	05/19/2021	\$529,000	3-ARM'S LENGTH	3,059	172.93	305,970	

**\$1,192,000      6,113      \$194.99      595,960**

**Total No. of Sales > 2**

**Avg. Sale Price > \$596,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > <b>30140</b>		<b>E.C.F. Table 30140Waysde Glen; Hick</b>											
30140	C -19-30-302-010	401	0.49 Ac	Colonial/2Sty	BC	62 %	09/24/2021	\$585,000	3-ARM'S LENGTH	3,385	172.82	292,240	
30140	C -19-30-301-020	401	0.59 Ac	Ranch	BC	59 %	08/17/2021	\$625,000	3-ARM'S LENGTH	2,878	217.16	311,490	
										<b>\$1,210,000</b>	<b>6,263</b>	<b>\$193.20</b>	<b>603,730</b>
<b>Total No. of Sales &gt; 2</b>													
<b>Avg. Sale Price &gt; \$605,000</b>													
Analysis for Area > <b>30150</b>		<b>E.C.F. Table 30150SlyFarms-n.of Map</b>											
30150	C -19-30-427-008	401	1.13 Ac	Ranch	B	38 %	06/16/2022	\$555,000	3-ARM'S LENGTH	2,593	214.04	232,050	
30150	C -19-30-477-008	401	1.47 Ac	Ranch	B	51 %	02/28/2022	\$650,000	3-ARM'S LENGTH	1,855	350.40	284,680	
30150	C -19-30-477-007	401	1.23 Ac	Colonial/2Sty	B	10	57 %	01/20/2022	\$600,000	3-ARM'S LENGTH	2,664	225.23	368,300
30150	C -19-30-477-004	401	0.86 Ac	TriLevel/Quad	B	20	58 %	12/08/2021	\$575,000	3-ARM'S LENGTH	2,999	191.73	313,030
30150	C -19-30-426-004	401	0.90 Ac	Colonial/2Sty	B	20	53 %	11/01/2021	\$1,026,000	3-ARM'S LENGTH	3,337	307.46	408,890
30150	C -19-30-476-021	401	0.94 Ac	Ranch	B	-5	36 %	04/21/2021	\$295,000	3-ARM'S LENGTH	1,677	175.91	168,410

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$3,701,000      15,125      \$244.69      1,775,360

**Total No. of Sales > 6**

**Avg. Sale Price > \$616,833**

Analysis for Area > **30152**      **E.C.F. Table 30152SlyFarms3-s.ofMap**

30152	C-19-31-227-005	401	1.28 Ac	Ranch	B	5	52 %	10/08/2021	\$417,500	ARM'S LENGTH	2,038	204.86	235,970
30152	C-19-31-226-013	401	0.86 Ac	Ranch	B		56 %	07/13/2021	\$500,000	ARM'S LENGTH	2,366	211.33	221,430

\$917,500      4,404      \$208.33      457,400

**Total No. of Sales > 2**

**Avg. Sale Price > \$458,750**

Analysis for Area > **30154**      **E.C.F. Table 30154SlyFarms4&5-s.Map**

30154	C-19-32-101-029	401	0.51 Ac	Ranch	B		23 %	09/30/2022	\$161,000	ARM'S LENGTH	1,832	124.23	176,080
30154	C-19-32-151-010	401	1.02 Ac	Ranch	B	5	60 %	04/27/2022	\$535,000	ARM'S LENGTH	2,565	208.58	317,820
30154	C-19-32-151-002	401	1.13 Ac	Ranch	B		44 %	06/25/2021	\$679,000	ARM'S LENGTH	3,017	225.06	257,440

\$1,375,000      6,878      \$199.91      751,340

**Total No. of Sales > 3**

**Avg. Sale Price > \$458,333**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 30200 E.C.F. Table 30200Apple Grove Condo</b>													
30200	C-19-30-351-064	407	1.00 Ac	Ranch	C 20	71 %	03/31/2023	\$415,000	3-ARM'S LENGTH	2,518	164.81	265,630	
30200	C-19-30-351-068	407	1.00 Ac	Ranch	C 20	72 %	10/11/2022	\$725,000	3-ARM'S LENGTH	2,518	287.93	313,050	
30200	C-19-30-351-061	407	1.00 Ac	Ranch	C 20	71 %	10/27/2021	\$625,000	3-ARM'S LENGTH	2,605	239.92	300,990	
								<b>\$1,765,000</b>		<b>7,641</b>	<b>\$230.99</b>	<b>879,670</b>	
<b>Total No. of Sales &gt; 3</b>													
<b>Avg. Sale Price &gt; \$588,333</b>													
<b>Analysis for Area &gt; 31100 E.C.F. Table 31100Meadowlake Wtr Fr</b>													
31100	C-19-31-128-024	401	1.09 Ac	Ranch	BC	60 %	08/15/2022	\$998,900	3-ARM'S LENGTH	2,569	388.83	497,780	
31100	C-19-31-128-002	401	0.74 Ac	TriLevel/Quad	C 20	59 %	04/22/2022	\$745,000	3-ARM'S LENGTH	2,844	261.95	372,480	
31100	C-19-31-128-031	401	0.58 Ac	Ranch	C 20	58 %	11/22/2021	\$870,000	3-ARM'S LENGTH	2,147	405.22	438,610	
31100	C-19-31-128-006	401	1.34 Ac	Colonial/2Sty	C 20	49 %	04/02/2021	\$833,000	3-ARM'S LENGTH	3,216	259.02	399,730	
								<b>\$3,446,900</b>		<b>10,776</b>	<b>\$319.87</b>	<b>1,708,600</b>	
<b>Total No. of Sales &gt; 4</b>													
<b>\$861,725</b>													

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > <b>31110</b> <b>E.C.F. Table 31110MeadowlkFrms;MapI</b>													
31110	C -19-31-301-010	401	0.52 Ac	Ranch	C	10	43 % 02/23/2023	\$440,000	3-ARM'S LENGTH	2,482	177.28	230,380	
31110	C -19-31-351-011	401	0.54 Ac	Ranch	C	10	52 % 02/10/2023	\$362,000	3-ARM'S LENGTH	1,852	195.46	198,050	
31110	C -19-31-203-003	401	0.74 Ac	Colonial/2Sty	B		98 % 02/01/2023	\$1,450,000	3-ARM'S LENGTH	4,330	334.87	942,150	
31110	C -19-31-104-007	401	0.62 Ac	Ranch	C		51 % 12/30/2022	\$398,500	3-ARM'S LENGTH	1,669	238.77	175,790	
31110	C -19-31-102-016	401	0.82 Ac	Ranch	C		44 % 11/04/2022	\$354,500	3-ARM'S LENGTH	2,364	149.96	192,270	
31110	C -19-31-301-013	401	0.42 Ac	Ranch	C	10	56 % 10/14/2022	\$411,000	3-ARM'S LENGTH	2,625	156.57	249,050	
31110	C -19-31-201-004	401	0.58 Ac	Ranch	C	20	58 % 08/24/2022	\$419,000	3-ARM'S LENGTH	1,754	238.88	239,990	
31110	C -19-31-151-013	401	0.72 Ac	Ranch	C		45 % 08/19/2022	\$435,000	3-ARM'S LENGTH	2,329	186.78	200,420	
31110	C -19-31-351-016	401	0.63 Ac	Colonial/2Sty	C	5	55 % 06/17/2022	\$540,000	3-ARM'S LENGTH	2,174	248.39	231,130	
31110	C -19-31-351-001	401	0.64 Ac	Colonial/2Sty	C		47 % 05/31/2022	\$595,000	3-ARM'S LENGTH	2,732	217.79	215,650	
31110	C -19-31-127-002	401	1.44 Ac	Ranch	C	15	46 % 05/26/2022	\$572,000	3-ARM'S LENGTH	2,244	254.90	258,630	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
31110	C -19-31-153-012	401	0.74 Ac	Ranch	C 10	51 %	04/08/2022	\$570,000	ARM'S LENGTH	2,198	259.33	259,990	
31110	C -19-31-151-001	401	0.53 Ac	Colonial/2Sty	C 5	50 %	04/07/2022	\$465,000	ARM'S LENGTH	2,389	194.64	221,550	
31110	C -19-31-104-006	401	0.63 Ac	Ranch	C	55 %	04/06/2022	\$574,900	ARM'S LENGTH	2,115	271.82	233,850	
31110	C -19-31-301-009	401	0.69 Ac	Colonial/2Sty	C 10	57 %	12/17/2021	\$440,000	ARM'S LENGTH	2,530	173.91	273,540	
31110	C -19-31-151-016	401	0.64 Ac	Colonial/2Sty	C	55 %	12/10/2021	\$415,000	ARM'S LENGTH	2,940	141.16	236,970	
31110	C -19-31-153-006	401	0.54 Ac	Ranch	C 5	43 %	11/09/2021	\$440,000	ARM'S LENGTH	0	229.89	46,040	
31110	C -19-31-302-012	401	0.44 Ac	TriLevel/Quad	C 5	61 %	10/22/2021	\$589,000	ARM'S LENGTH	3,125	188.48	294,410	
31110	C -19-31-351-001	401	0.64 Ac	Colonial/2Sty	C	47 %	09/27/2021	\$475,000	ARM'S LENGTH	2,732	173.87	215,650	
31110	C -19-31-302-014	401	0.87 Ac	Ranch	BC -10	57 %	09/21/2021	\$455,000	ARM'S LENGTH	2,760	164.86	305,190	
31110	C -19-31-202-021	401	1.29 Ac	Colonial/2Sty	C 10	58 %	05/27/2021	\$767,500	ARM'S LENGTH	3,748	204.78	376,830	
31110	C -19-31-151-012	401	1.13 Ac	Ranch	C 15	46 %	05/21/2021	\$409,000	ARM'S LENGTH	3,176	128.78	277,000	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
31110	C-19-31-153-023	401	0.64 Ac	Ranch	C	44 %	04/19/2021	\$407,000	3-ARM'S LENGTH	2,299	177.03	175,600	

\$11,984,400      58,481      \$204.93      6,050,130

**Total No. of Sales > 23**

**Avg. Sale Price > \$521,061**

Analysis for Area > **31120**      **E.C.F. Table 31120Inner Wds Blmfd;**

31120	C-19-31-377-001	401	0.66 Ac	Colonial/2Sty	A	-10	76 %	12/16/2022	\$1,165,000	3-ARM'S LENGTH	5,480	212.59	519,350
31120	C-19-31-376-039	401	0.50 Ac	Colonial/2Sty	A	25	81 %	06/13/2022	\$4,900,000	3-ARM'S LENGTH	10,578	463.23	1,449,540
31120	C-19-31-376-031	401	0.97 Ac	Colonial/2Sty	A		78 %	04/12/2021	\$1,370,000	3-ARM'S LENGTH	7,076	194.71	742,900

\$7,435,000      23,094      \$321.95      2,711,790

**Total No. of Sales > 3**

**Avg. Sale Price > \$2,478,333**

Analysis for Area > **31130**      **E.C.F. Table 31130Franklin Wds Mano**

31130	C-19-31-327-014	401	0.52 Ac	Ranch	B	5	51 %	11/18/2022	\$453,750	3-ARM'S LENGTH	1,933	234.74	209,440
31130	C-19-31-451-018	401	0.67 Ac	TriLevel/Quad	B	10	55 %	08/26/2022	\$468,000	3-ARM'S LENGTH	2,477	188.94	249,490

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
31130	C -19-31-327-014	401	0.52 Ac	Ranch	B 5	51 %	05/20/2022	\$475,000	3-ARM'S LENGTH	1,933	245.73	209,440		
31130	C -19-31-376-009	401	0.54 Ac	Ranch	B 10	63 %	05/05/2022	\$750,000	3-ARM'S LENGTH	3,377	222.09	343,460		
31130	C -19-31-401-014	401	0.69 Ac	TriLevel/Quad	B 30	61 %	04/28/2022	\$1,050,000	3-ARM'S LENGTH	7,031	149.34	571,080		
31130	C -19-31-451-028	401	0.53 Ac	TriLevel/Quad	B 10	56 %	04/08/2022	\$658,000	3-ARM'S LENGTH	3,100	212.26	259,320		
31130	C -19-31-402-005	401	0.54 Ac	Ranch	B 30	82 %	12/29/2021	\$800,000	3-ARM'S LENGTH	2,954	270.82	476,380		
31130	C -19-31-401-010	401	0.62 Ac	Colonial/2Sty	B -1	97 %	10/04/2021	\$1,350,000	3-ARM'S LENGTH	4,902	275.40	628,890		
31130	C -19-31-451-019	401	0.73 Ac	Colonial/2Sty	B 20	56 %	04/16/2021	\$500,000	3-ARM'S LENGTH	2,616	191.13	293,860		
										\$6,504,750	30,323	\$214.52	3,241,360	

**Total No. of Sales > 9**

**Avg. Sale Price > \$722,750**

Analysis for Area > **31140**

**E.C.F. Table 31140 Franklin Ravines**

31140	C -19-31-430-008	401	0.51 Ac	Colonial/2Sty	A -10	73 %	01/12/2023	\$934,000	3-ARM'S LENGTH	5,014	186.28	507,860	
31140	C -19-31-427-016	401	0.51 Ac	Colonial/2Sty	A -10	67 %	01/05/2023	\$897,250	3-ARM'S LENGTH	5,182	173.15	532,440	



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
31140	C -19-31-426-009	401	0.51 Ac	Colonial/2Sty	A	-10	73 % 08/15/2022	\$1,180,000	3-ARM'S LENGTH	4,391	268.73	453,900	

\$3,011,250      14,587      \$206.43      1,494,200

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,003,750**

Analysis for Area > **31150**      **E.C.F. Table 31150 Franklin Lk Hgts;**

31150	C -19-31-452-019	401	0.85 Ac	Colonial/2Sty	B	-5	57 % 10/29/2021	\$622,000	3-ARM'S LENGTH	2,859	217.56	360,650	
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\$622,000      2,859      \$217.56      360,650

**Total No. of Sales > 1**

**Avg. Sale Price > \$622,000**

Analysis for Area > **31200**      **E.C.F. Table 31200 Meadowlake Hills Condos**

31200	C -19-31-303-017	407	0.26 Ac	Ranch	B	15	98 % 03/06/2023	\$1,236,350	3-ARM'S LENGTH	2,479	499.74	629,670	
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31200	C -19-31-303-002	407	0.23 Ac	Ranch	B	15	98 % 02/24/2023	\$1,212,095	3-ARM'S LENGTH	2,468	488.75	659,400	
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31200	C -19-31-152-002	401	1.61 Ac	Ranch	B	15	94 % 06/15/2022	\$1,215,000	3-ARM'S LENGTH	2,483	489.33	602,860	
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31200	C -19-31-303-013	407	0.26 Ac	Ranch	B	15	98 % 04/01/2022	\$1,208,070	3-ARM'S LENGTH	2,499	483.42	656,960	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
31200	C-19-31-303-003	407	0.22 Ac	Ranch	B	15	96 %	10/13/2021	\$1,100,000	3-ARM'S LENGTH	2,483	443.01	643,690
31200	C-19-31-303-010	407	0.28 Ac	Ranch	B	15	97 %	08/24/2021	\$1,153,046	3-ARM'S LENGTH	2,483	464.38	652,150
31200	C-19-31-303-015	407	0.28 Ac	Ranch	B	15	96 %	05/19/2021	\$1,050,000	3-ARM'S LENGTH	2,483	422.88	641,660
										<b>\$8,174,561</b>	<b>17,385</b>	<b>\$470.21</b>	<b>4,486,390</b>

**Total No. of Sales > 7**

**Avg. Sale Price > \$1,167,794**

Analysis for Area > **32100**

**E.C.F. Table 32100Vachon**

32100	C-19-32-151-037	401	0.38 Ac	Ranch	C	5	63 %	03/03/2023	\$480,000	3-ARM'S LENGTH	2,105	228.03	228,550
32100	C-19-32-151-021	401	0.36 Ac	Colonial/2Sty	C	5	65 %	02/03/2023	\$740,000	3-ARM'S LENGTH	2,756	268.51	308,420
32100	C-19-32-151-031	401	0.33 Ac	Colonial/2Sty	C	5	59 %	08/26/2022	\$580,000	3-ARM'S LENGTH	2,860	202.80	284,250
32100	C-19-32-152-010	401	0.35 Ac	Colonial/2Sty	C	5	59 %	08/24/2022	\$625,000	3-ARM'S LENGTH	2,668	234.26	266,400
										<b>\$2,425,000</b>	<b>10,389</b>	<b>\$233.42</b>	<b>1,087,620</b>

**Total No. of Sales > 4**

**Avg. Sale Price > \$606,250**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **32110**      **E.C.F. Table 32110Sup.Plat #6**

32110	C-19-32-126-021	401	1.43 Ac	Ranch	B 10	73 %	03/17/2023	\$1,675,000	3-ARM'S LENGTH	6,423	260.78	688,930	
32110	C-19-32-126-025	401	1.02 Ac	Ranch	C 20	38 %	01/20/2022	\$350,000	3-ARM'S LENGTH	2,485	140.85	182,390	

\$2,025,000      8,908      \$227.32      871,320

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,012,500**

Analysis for Area > **32111**      **E.C.F. Table 32111SupPlat#6(New)**

32111	C-19-32-126-017	401	1.26 Ac	Colonial/2Sty	B 25	81 %	07/12/2021	\$1,285,000	3-ARM'S LENGTH	5,101	251.91	764,020	
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\$1,285,000      5,101      \$251.91      764,020

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,285,000**

Analysis for Area > **32120**      **E.C.F. Table 32120Birmingham Farms**

32120	C-19-32-201-017	401	0.35 Ac	TriLevel/Quad	C	54 %	03/08/2023	\$448,800	3-ARM'S LENGTH	2,625	170.97	196,770	
32120	C-19-32-278-005	401	0.53 Ac	Ranch	C	50 %	02/14/2023	\$355,000	3-ARM'S LENGTH	1,819	195.16	225,600	
32120	C-19-32-402-007	401	0.34 Ac	Colonial/2Sty	C	58 %	02/03/2023	\$580,000	3-ARM'S LENGTH	2,827	205.16	280,830	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32120	C -19-32-202-033	401	0.30 Ac	Colonial/2Sty	C	53 %	01/06/2023	\$440,000	3-ARM'S LENGTH	2,749	160.06	246,500	
32120	C -19-32-451-025	401	0.39 Ac	Colonial/2Sty	C	58 %	09/14/2022	\$499,500	3-ARM'S LENGTH	2,496	200.12	267,560	
32120	C -19-32-451-026	401	0.32 Ac	Colonial/2Sty	C	58 %	09/07/2022	\$535,000	3-ARM'S LENGTH	3,121	171.42	297,080	
32120	C -19-32-277-016	401	0.66 Ac	TriLevel/Quad	C	50 %	09/02/2022	\$410,000	3-ARM'S LENGTH	2,892	141.77	220,150	
32120	C -19-32-202-009	401	0.31 Ac	TriLevel/Quad	C	53 %	08/19/2022	\$312,000	3-ARM'S LENGTH	2,307	135.24	173,180	
32120	C -19-32-452-017	401	0.32 Ac	TriLevel/Quad	C	57 %	07/29/2022	\$350,000	3-ARM'S LENGTH	2,683	130.45	201,870	
32120	C -19-32-452-019	401	0.32 Ac	Colonial/2Sty	C	56 %	07/22/2022	\$375,000	3-ARM'S LENGTH	2,224	168.62	227,030	
32120	C -19-32-277-006	401	0.31 Ac	Colonial/2Sty	C	47 %	07/01/2022	\$460,000	3-ARM'S LENGTH	2,146	214.35	187,250	
32120	C -19-32-452-021	401	0.33 Ac	Colonial/2Sty	C	48 %	04/20/2022	\$480,000	3-ARM'S LENGTH	2,306	208.15	209,240	
32120	C -19-32-277-037	401	0.28 Ac	Ranch	C	63 %	04/08/2022	\$525,000	3-ARM'S LENGTH	1,578	332.70	221,200	
32120	C -19-32-426-009	401	0.36 Ac	Ranch	C	55 %	03/31/2022	\$360,000	3-ARM'S LENGTH	1,519	237.00	202,920	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32120	C -19-32-203-012	401	0.31 Ac	Colonial/2Sty	C	54 %	03/04/2022	\$437,000	3-ARM'S LENGTH	2,520	173.41	239,110	
32120	C -19-32-201-009	401	0.31 Ac	Colonial/2Sty	C	53 %	01/21/2022	\$419,500	3-ARM'S LENGTH	1,762	238.08	193,300	
32120	C -19-32-426-005	401	0.33 Ac	TriLevel/Quad	C	57 %	01/04/2022	\$490,000	3-ARM'S LENGTH	2,437	201.07	220,880	
32120	C -19-32-204-030	401	0.31 Ac	TriLevel/Quad	C	55 %	12/16/2021	\$355,000	3-ARM'S LENGTH	2,352	150.94	184,970	
32120	C -19-32-202-013	401	0.50 Ac	TriLevel/Quad	C	57 %	12/13/2021	\$455,000	3-ARM'S LENGTH	3,520	129.26	278,060	
32120	C -19-32-277-020	401	0.52 Ac	Ranch	C	50 %	11/01/2021	\$425,000	3-ARM'S LENGTH	1,642	258.83	207,720	
32120	C -19-32-451-023	401	0.38 Ac	TriLevel/Quad	C	56 %	10/22/2021	\$360,000	3-ARM'S LENGTH	2,845	126.54	222,330	
32120	C -19-32-402-004	401	0.32 Ac	Colonial/2Sty	C	55 %	09/27/2021	\$500,000	3-ARM'S LENGTH	2,600	192.31	246,360	
32120	C -19-32-202-013	401	0.50 Ac	TriLevel/Quad	C	57 %	09/23/2021	\$450,000	3-ARM'S LENGTH	3,520	127.84	278,060	
32120	C -19-32-277-031	401	0.61 Ac	Ranch	C	49 %	09/10/2021	\$375,000	3-ARM'S LENGTH	1,723	217.64	216,770	
32120	C -19-32-277-011	401	0.31 Ac	Ranch	C	47 %	08/27/2021	\$356,000	3-ARM'S LENGTH	1,619	219.89	191,840	
32120	C -19-32-201-011	401	0.31 Ac	Colonial/2Sty	C	58 %	08/17/2021	\$480,000	3-ARM'S LENGTH	2,316	207.25	259,540	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32120	C -19-32-203-019	401	0.30 Ac	TriLevel/Quad	C	56 %	08/10/2021	\$405,000	3-ARM'S LENGTH	1,998	202.70	163,320	
32120	C -19-32-277-037	401	0.28 Ac	Ranch	C	63 %	07/21/2021	\$478,000	3-ARM'S LENGTH	1,578	302.92	221,200	
32120	C -19-32-276-013	401	0.35 Ac	Ranch	C	58 %	07/14/2021	\$540,000	3-ARM'S LENGTH	1,728	312.50	262,880	
32120	C -19-32-451-012	401	0.37 Ac	TriLevel/Quad	C	55 %	07/02/2021	\$379,000	3-ARM'S LENGTH	2,527	149.98	196,700	
32120	C -19-32-401-024	401	0.34 Ac	TriLevel/Quad	C	50 %	06/22/2021	\$369,000	3-ARM'S LENGTH	2,353	156.82	172,490	
32120	C -19-32-402-011	401	0.39 Ac	Colonial/2Sty	C	57 %	06/14/2021	\$675,000	3-ARM'S LENGTH	3,000	225.00	288,150	
32120	C -19-32-401-012	401	0.32 Ac	TriLevel/Quad	C	55 %	05/21/2021	\$349,000	3-ARM'S LENGTH	2,505	139.32	191,880	
32120	C -19-32-201-004	401	0.31 Ac	TriLevel/Quad	C	55 %	05/07/2021	\$460,000	3-ARM'S LENGTH	2,320	198.28	186,350	
32120	C -19-32-278-003	401	0.31 Ac	Ranch	C	55 %	04/30/2021	\$500,000	3-ARM'S LENGTH	1,897	263.57	244,960	
								<b>\$15,387,800</b>		<b>82,054</b>	<b>\$187.53</b>	<b>7,824,050</b>	

Total No. of Sales &gt; 35

Avg. Sale Price &gt; \$439,651

Analysis for Area &gt; 32130

E.C.F. Table 32130HillTop;OrchardVa

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32130	C-19-32-305-008	401	0.82 Ac	Colonial/2Sty	BC	52 %	04/29/2022	\$519,200	3-ARM'S LENGTH	2,104	246.77	211,140	
32130	C-19-32-351-006	401	0.77 Ac	Ranch	BC	54 %	07/29/2021	\$558,000	3-ARM'S LENGTH	2,543	219.43	299,720	
										\$1,077,200	4,647	\$231.81	510,860

Total No. of Sales &gt; 2

Avg. Sale Price &gt; \$538,600

Analysis for Area &gt; 32140

E.C.F. Table 32140 Franklin Mill; Vill

32140	C-19-32-353-017	401	0.58 Ac	Colonial/2Sty	C	15	65 %	03/31/2023	\$720,000	3-ARM'S LENGTH	3,809	189.03	384,110
32140	C-19-32-351-023	401	0.52 Ac	Colonial/2Sty	BC		57 %	12/30/2022	\$545,000	3-ARM'S LENGTH	3,273	166.51	325,340
32140	C-19-32-376-002	401	0.54 Ac	Colonial/2Sty	BC		58 %	08/12/2022	\$775,000	3-ARM'S LENGTH	3,639	212.97	386,220
32140	C-19-32-352-002	401	0.59 Ac	Ranch	C	10	56 %	05/09/2022	\$679,500	3-ARM'S LENGTH	2,853	238.17	376,590
32140	C-19-32-352-003	401	0.59 Ac	Colonial/2Sty	BC		62 %	02/18/2022	\$800,000	3-ARM'S LENGTH	2,969	269.45	352,750
32140	C-19-32-351-017	401	0.55 Ac	Colonial/2Sty	BC		59 %	01/31/2022	\$1,020,000	3-ARM'S LENGTH	3,848	265.07	393,850
32140	C-19-31-477-024	401	0.51 Ac	Colonial/2Sty	BC	10	70 %	10/29/2021	\$728,000	3-ARM'S LENGTH	3,316	219.54	420,520

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32140	C -19-31-429-001	401	0.51 Ac	Colonial/2Sty	BC	10	56 % 07/15/2021	\$718,500	3-ARM'S LENGTH	3,462	207.54	363,760	
32140	C -19-31-477-006	401	0.69 Ac	Ranch	C		48 % 07/14/2021	\$472,000	3-ARM'S LENGTH	2,528	186.71	259,250	
32140	C -19-32-351-026	401	0.51 Ac	Colonial/2Sty	BC		59 % 05/17/2021	\$550,000	3-ARM'S LENGTH	3,128	175.83	322,620	
32140	C -19-32-353-017	401	0.58 Ac	Colonial/2Sty	C	15	65 % 05/14/2021	\$749,000	3-ARM'S LENGTH	3,809	196.64	384,110	
								<b>\$7,757,000</b>		<b>36,634</b>	<b>\$211.74</b>	<b>3,969,120</b>	

**Total No. of Sales > 11**

**Avg. Sale Price > \$705,182**

Analysis for Area > **32145**      **E.C.F. Table 32145 Millbrook/Acreage**

32145	C -19-32-326-020	401	1.26 Ac	Colonial/2Sty	BC	10	70 % 05/17/2022	\$782,500	3-ARM'S LENGTH	3,386	231.10	406,720	
32145	C -19-32-377-006	401	0.39 Ac	Colonial/2Sty	BC	-10	54 % 12/06/2021	\$473,000	3-ARM'S LENGTH	2,270	208.37	200,330	
								<b>\$1,255,500</b>		<b>5,656</b>	<b>\$221.98</b>	<b>607,050</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$627,750**

Analysis for Area > **32150**      **E.C.F. Table 32150 Spruce Hill**



**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
32150	C-19-32-327-008	407	0.74 Ac	Colonial/2Sty	A	78 %	03/18/2022	\$1,500,000	3-ARM'S LENGTH	5,510	272.23	745,730	
32150	C-19-32-327-002	407	0.67 Ac	Colonial/2Sty	A	77 %	06/28/2021	\$1,214,000	3-ARM'S LENGTH	4,478	271.10	606,710	
								<b>\$2,714,000</b>		<b>9,988</b>	<b>\$271.73</b>	<b>1,352,440</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,357,000**

Analysis for Area > **32200**

**E.C.F. Table 32200 Brookside Village**

32200	C-19-32-328-006	407	0.00 Ac	Colonial/2Sty	B	15	98 %	08/12/2022	\$1,650,000	3-ARM'S LENGTH	4,013	411.16	821,400
32200	C-19-32-328-001	407	0.00 Ac	Colonial/2Sty	B	15	97 %	07/29/2022	\$1,900,000	3-ARM'S LENGTH	3,977	477.75	824,120
								<b>\$3,550,000</b>		<b>7,990</b>	<b>\$444.31</b>	<b>1,645,520</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,775,000**

Analysis for Area > **32A20**

**E.C.F. Table Com 70**

32A20	C-19-32-477-003	201	21.19 Ac		D		0 %	09/29/2021	\$1	3-ARM'S LENGTH	0	.00	11,689,980
								<b>\$1</b>		<b>0</b>	<b>\$ .00</b>	<b>11,689,980</b>	

**Total No. of Sales > 1**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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**Avg. Sale Price > \$1**

Analysis for Area > **33100**      **E.C.F. Table 33100O.H.CntryEst;Town**

33100	C-19-33-151-017	401	0.88 Ac	Ranch	C	20	53 %	10/21/2021	\$825,000	3-ARM'S LENGTH	3,039	271.47	411,790
										\$825,000	3,039	\$271.47	411,790

**Total No. of Sales > 1**

**Avg. Sale Price > \$825,000**

Analysis for Area > **33110**      **E.C.F. Table 33110 O.H.CC S Course**

33110	C-19-33-201-012	401	0.77 Ac	Ranch	C		47 %	01/26/2023	\$915,000	3-ARM'S LENGTH	3,417	267.78	390,500
33110	C-19-33-253-006	401	0.65 Ac	Ranch	C	-5	54 %	08/11/2022	\$550,000	3-ARM'S LENGTH	1,978	278.06	343,120
33111	C-19-33-251-007	401	0.52 Ac	Other	C	5	38 %	02/28/2022	\$560,000	3-ARM'S LENGTH	0	226.81	117,640
33110	C-19-33-126-018	401	0.72 Ac	Ranch	C		50 %	09/02/2021	\$760,000	3-ARM'S LENGTH	2,654	286.36	362,080
33110	C-19-33-126-015	401	0.36 Ac	Ranch	C	10	69 %	07/30/2021	\$850,000	3-ARM'S LENGTH	2,797	303.90	493,580
33110	C-19-33-179-007	401	0.63 Ac	Colonial/2Sty	BC	-5	70 %	07/23/2021	\$1,256,000	3-ARM'S LENGTH	3,874	324.21	604,130

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
33110	C-19-33-178-005	401	0.50 Ac	Ranch	C 5	44 %	06/03/2021	\$550,000	ARM'S LENGTH	2,702	203.55	327,870	
33110	C-19-33-252-020	401	0.55 Ac	Colonial/2Sty	BC 5	64 %	05/17/2021	\$1,175,000	ARM'S LENGTH	3,500	335.71	589,560	
33110	C-19-33-201-012	401	0.77 Ac	Ranch	C	47 %	04/27/2021	\$875,000	ARM'S LENGTH	3,417	256.07	390,500	
								<b>\$7,491,000</b>		<b>26,808</b>	<b>\$279.43</b>	<b>3,618,980</b>	

**Total No. of Sales > 9**

**Avg. Sale Price > \$832,333**

Analysis for Area > **33111**

**E.C.F. Table 33111 O.H.CntryClb(new)**

33111	C-19-33-126-009	401	0.64 Ac	Colonial/2Sty	B 15	71 %	11/24/2021	\$1,399,900	ARM'S LENGTH	6,015	232.73	865,440	
33111	C-19-33-178-004	401	0.55 Ac	Colonial/2Sty	B 30	82 %	08/26/2021	\$1,661,000	ARM'S LENGTH	4,661	356.36	816,270	
								<b>\$3,060,900</b>		<b>10,676</b>	<b>\$286.71</b>	<b>1,681,710</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,530,450**

Analysis for Area > **33120**

**E.C.F. Table 33120 BerkshrVilla;Glen**

33120	C-19-33-452-001	401	0.99 Ac	Ranch	C 5	48 %	10/28/2022	\$740,000	ARM'S LENGTH	2,278	324.85	313,840	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
33120	C -19-33-401-015	401	0.83 Ac	Ranch	C	10	44 %	10/14/2022	\$720,000	3-ARM'S LENGTH	3,116	231.07	339,860
33120	C -19-33-452-013	401	0.98 Ac	Colonial/2Sty	C	5	44 %	07/08/2022	\$640,000	3-ARM'S LENGTH	4,415	144.96	341,340
33120	C -19-33-301-004	401	0.89 Ac	Ranch	C	10	43 %	07/01/2022	\$485,000	3-ARM'S LENGTH	0	183.85	98,950
33120	C -19-33-376-004	401	1.05 Ac	Colonial/2Sty	C	5	50 %	03/03/2022	\$450,000	3-ARM'S LENGTH	2,210	203.62	292,010
33120	C -19-33-402-020	401	0.93 Ac	Ranch	C		45 %	11/23/2021	\$725,000	3-ARM'S LENGTH	2,371	305.78	296,670
33120	C -19-33-476-014	401	0.92 Ac	Ranch	C		44 %	10/29/2021	\$475,000	3-ARM'S LENGTH	0	179.11	105,160
33120	C -19-33-302-007	401	0.86 Ac	Colonial/2Sty	B	-10	56 %	09/17/2021	\$1,363,500	3-ARM'S LENGTH	4,788	284.77	589,660
33120	C -19-33-326-014	401	1.28 Ac	Ranch	C		49 %	08/26/2021	\$710,000	3-ARM'S LENGTH	4,766	232.63	735,580
33120	C -19-33-402-005	401	0.86 Ac	Ranch	BC		44 %	08/25/2021	\$757,500	3-ARM'S LENGTH	2,532	299.17	412,620
33120	C -19-33-301-012	401	0.99 Ac	TriLevel/Quad	C		52 %	07/30/2021	\$565,000	3-ARM'S LENGTH	3,149	179.42	284,940
33120	C -19-33-476-015	401	0.89 Ac	TriLevel/Quad	BC		57 %	07/15/2021	\$725,000	3-ARM'S LENGTH	3,023	239.83	359,570
33120	C -19-33-477-008	401	0.93 Ac	Ranch	B		60 %	05/05/2021	\$1,575,000	3-ARM'S LENGTH	3,517	447.82	662,680

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$9,931,000      39,741      \$249.89      4,832,880

**Total No. of Sales > 13**

**Avg. Sale Price > \$763,923**

Analysis for Area > **33121**      **E.C.F. Table 33121BrkshrGlns/VlIs(N)**

33121	C-19-33-427-014	401	0.93 Ac	Colonial/2Sty	A	-10	79 %	06/20/2022	\$1,515,000	3-ARM'S LENGTH	5,047	300.18	850,750
33121	C-19-33-476-019	401	1.00 Ac	Colonial/2Sty	B	20	81 %	07/02/2021	\$1,550,000	3-ARM'S LENGTH	4,165	372.15	742,390

\$3,065,000      9,212      \$332.72      1,593,140

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,532,500**

Analysis for Area > **33200**      **E.C.F. Table 33200Pinehurst Condos**

33200	C-19-33-476-033	407	1.00 Ac	Colonial/2Sty	C	20	70 %	03/17/2022	\$515,000	3-ARM'S LENGTH	2,616	196.87	256,100
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\$515,000      2,616      \$196.87      256,100

**Total No. of Sales > 1**

**Avg. Sale Price > \$515,000**

Analysis for Area > **34100**      **E.C.F. Table 34100Westchester Vlg**

34100	C-19-34-152-016	401	0.38 Ac	Ranch	C	5	48 %	03/17/2023	\$610,000	3-ARM'S LENGTH	2,023	301.53	239,910
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34100	C -19-34-101-005	401	0.42 Ac	Ranch	C 5	44 %	02/24/2023	\$514,700	3-ARM'S LENGTH	1,465	351.33	217,000	
34100	C -19-34-153-007	401	0.49 Ac	TriLevel/Quad	C 5	51 %	12/02/2022	\$770,000	3-ARM'S LENGTH	2,757	279.29	323,800	
34100	C -19-34-276-020	401	0.45 Ac	Ranch	C 5	52 %	11/30/2022	\$475,000	3-ARM'S LENGTH	1,555	305.47	257,960	
34100	C -19-34-202-008	401	0.41 Ac	Ranch	C 5	52 %	11/01/2022	\$561,900	3-ARM'S LENGTH	1,786	313.39	266,730	
34100	C -19-34-328-009	401	0.37 Ac	Colonial/2Sty	C 10	55 %	08/26/2022	\$690,000	3-ARM'S LENGTH	2,526	273.16	348,450	
34100	C -19-34-180-003	401	0.43 Ac	Ranch	C 5	57 %	08/16/2022	\$825,000	3-ARM'S LENGTH	3,247	254.08	369,300	
34100	C -19-34-254-004	401	0.36 Ac	Ranch	C 5	51 %	07/07/2022	\$445,000	3-ARM'S LENGTH	1,570	283.44	240,950	
34100	C -19-34-127-008	401	0.44 Ac	Ranch	C 5	54 %	06/24/2022	\$524,900	3-ARM'S LENGTH	1,849	283.88	286,890	
34100	C -19-34-151-003	401	0.44 Ac	Ranch	C 5	43 %	06/10/2022	\$435,000	3-ARM'S LENGTH	1,871	232.50	210,850	
34100	C -19-34-253-006	401	0.39 Ac	Ranch	C 5	43 %	06/09/2022	\$760,000	3-ARM'S LENGTH	2,865	265.27	272,790	
34100	C -19-34-326-010	401	0.38 Ac	Colonial/2Sty	C 10	51 %	05/27/2022	\$680,000	3-ARM'S LENGTH	2,359	288.26	312,340	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34100	C -19-34-177-003	401	0.43 Ac	Ranch	C 5	59 %	05/16/2022	\$615,000	3-ARM'S LENGTH	2,331	263.84	335,850	
34100	C -19-34-277-004	401	0.36 Ac	Ranch	C 5	67 %	05/16/2022	\$847,100	3-ARM'S LENGTH	2,400	352.96	343,620	
34100	C -19-34-328-012	401	0.39 Ac	Colonial/2Sty	C 10	54 %	04/15/2022	\$800,000	3-ARM'S LENGTH	2,778	287.98	363,020	
34100	C -19-34-179-001	401	0.41 Ac	Ranch	C 5	48 %	01/24/2022	\$485,700	3-ARM'S LENGTH	2,517	192.97	271,080	
34100	C -19-34-177-004	401	0.52 Ac	Ranch	C 5	52 %	01/21/2022	\$610,000	3-ARM'S LENGTH	1,965	310.43	312,330	
34100	C -19-34-101-005	401	0.42 Ac	Ranch	C 5	44 %	01/20/2022	\$490,000	3-ARM'S LENGTH	1,465	334.47	217,000	
34100	C -19-34-181-003	401	0.39 Ac	Ranch	C 5	47 %	11/19/2021	\$469,000	3-ARM'S LENGTH	2,177	215.43	256,540	
34100	C -19-34-328-007	401	0.41 Ac	Colonial/2Sty	C 10	58 %	10/14/2021	\$626,950	3-ARM'S LENGTH	2,581	242.91	384,800	
34100	C -19-34-201-001	401	0.48 Ac	Ranch	C 5	45 %	10/04/2021	\$350,000	3-ARM'S LENGTH	1,637	213.81	222,400	
34100	C -19-34-253-014	401	0.36 Ac	Ranch	C 5	45 %	09/23/2021	\$575,000	3-ARM'S LENGTH	2,099	273.94	231,810	
34100	C -19-34-130-009	401	0.36 Ac	Ranch	C 5	64 %	08/23/2021	\$486,500	3-ARM'S LENGTH	1,467	331.63	265,370	
34100	C -19-34-426-004	401	0.37 Ac	Ranch	C 5	53 %	08/19/2021	\$545,000	3-ARM'S LENGTH	1,835	297.00	279,030	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
34100	C -19-34-176-009	401	0.43 Ac	Ranch	C 5	53 %	06/21/2021	\$460,000	3-ARM'S LENGTH	1,639	280.66	257,610		
34100	C -19-34-103-022	401	0.38 Ac	TriLevel/Quad	C 5	59 %	06/16/2021	\$514,950	3-ARM'S LENGTH	2,733	188.42	316,610		
34100	C -19-34-327-009	401	0.37 Ac	Colonial/2Sty	C 10	54 %	06/03/2021	\$705,000	3-ARM'S LENGTH	2,608	270.32	337,510		
34100	C -19-34-177-001	401	0.43 Ac	Ranch	C 5	54 %	05/17/2021	\$515,000	3-ARM'S LENGTH	2,148	239.76	284,430		
34100	C -19-34-201-018	401	0.44 Ac	Ranch	C 10	54 %	05/07/2021	\$480,700	3-ARM'S LENGTH	1,469	327.23	265,870		
34100	C -19-34-251-006	401	0.43 Ac	Ranch	C 5	52 %	04/28/2021	\$460,000	3-ARM'S LENGTH	1,817	253.16	286,600		
34100	C -19-34-276-027	401	0.32 Ac	Ranch	C 5	52 %	04/21/2021	\$555,000	3-ARM'S LENGTH	1,467	378.32	232,460		
34100	C -19-34-130-010	401	0.43 Ac	Ranch	C 5	53 %	04/20/2021	\$455,000	3-ARM'S LENGTH	1,432	317.74	242,530		
34100	C -19-34-202-006	401	0.64 Ac	Ranch	C 5	63 %	04/07/2021	\$552,000	3-ARM'S LENGTH	1,711	322.62	369,060		
										<b>\$18,889,400</b>	<b>68,156</b>	<b>\$277.15</b>	<b>9,422,500</b>	

**Total No. of Sales > 33**

**Avg. Sale Price > \$572,406**

Analysis for Area > **34101**

**E.C.F. Table 34101WestchestrVlg-new**



## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34101	C -19-34-102-005	401	0.38 Ac	Colonial/2Sty	BC	98 %	03/22/2023	\$1,800,000	3-ARM'S LENGTH	3,869	466.20	844,080	
34101	C -19-34-328-001	401	0.49 Ac	Colonial/2Sty	B	98 %	02/28/2023	\$1,795,000	3-ARM'S LENGTH	3,786	474.12	922,600	
34101	C -19-34-426-006	401	0.36 Ac	Colonial/2Sty	B	98 %	12/15/2022	\$1,792,000	3-ARM'S LENGTH	3,915	457.73	812,840	
34101	C -19-34-152-008	401	0.37 Ac	Colonial/2Sty	B 15	98 %	09/20/2022	\$1,675,000	3-ARM'S LENGTH	3,608	464.25	866,770	
34101	C -19-34-201-007	401	0.43 Ac	Colonial/2Sty	B -10	88 %	08/30/2022	\$1,810,000	3-ARM'S LENGTH	4,943	366.17	960,210	
34101	C -19-34-178-004	401	0.36 Ac	Colonial/2Sty	BC	94 %	08/17/2022	\$1,347,000	3-ARM'S LENGTH	3,468	388.41	640,520	
34101	C -19-34-276-006	401	0.43 Ac	Colonial/2Sty	B 10	98 %	07/21/2022	\$1,650,000	3-ARM'S LENGTH	4,081	404.31	921,890	
34101	C -19-34-253-005	401	0.39 Ac	Colonial/2Sty	B 10	98 %	06/08/2022	\$1,692,000	3-ARM'S LENGTH	3,868	437.44	983,980	
34101	C -19-34-130-011	401	0.44 Ac	Colonial/2Sty	B	96 %	06/03/2022	\$1,650,000	3-ARM'S LENGTH	3,708	444.98	796,070	
34101	C -19-34-251-007	401	0.36 Ac	Colonial/2Sty	B 10	98 %	06/01/2022	\$1,681,696	3-ARM'S LENGTH	4,017	418.64	950,790	
34101	C -19-34-176-018	401	0.39 Ac	Colonial/2Sty	B -10	97 %	11/24/2021	\$1,475,000	3-ARM'S LENGTH	4,064	362.94	829,080	
34101	C -19-34-253-020	401	0.34 Ac	Colonial/2Sty	B	96 %	09/30/2021	\$1,602,229	3-ARM'S LENGTH	3,620	442.60	733,330	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34101	C-19-34-426-007	401	0.36 Ac	Colonial/2Sty	B	96 %	05/24/2021	\$1,530,000	3-ARM'S LENGTH	3,805	402.10	887,530	
34101	C-19-34-128-005	401	0.40 Ac	Colonial/2Sty	B	96 %	05/12/2021	\$1,500,000	3-ARM'S LENGTH	3,931	381.58	901,140	
										\$22,999,925	54,675	\$420.67	12,050,830

**Total No. of Sales > 14****Avg. Sale Price > \$1,642,852**

Analysis for Area &gt; 34110

**E.C.F. Table 34110Blmfd Village #5**

34110	C-19-34-228-009	401	0.23 Ac	Ranch	C	-10	52 %	02/03/2023	\$481,000	3-ARM'S LENGTH	1,845	260.70	239,120
34110	C-19-34-226-015	401	0.25 Ac	Ranch	C	-10	54 %	06/07/2022	\$415,000	3-ARM'S LENGTH	1,463	283.66	219,850
34110	C-19-34-229-001	401	0.28 Ac	Colonial/2Sty	B		53 %	05/12/2022	\$665,000	3-ARM'S LENGTH	2,509	265.05	365,570
34110	C-19-34-230-003	401	0.23 Ac	Ranch	C	-10	52 %	05/11/2022	\$460,000	3-ARM'S LENGTH	1,512	304.23	215,350
34110	C-19-34-229-005	401	0.34 Ac	Ranch	C	-10	50 %	05/04/2022	\$500,000	3-ARM'S LENGTH	1,499	333.56	232,570
34110	C-19-34-231-009	401	0.23 Ac	Ranch	C	-10	52 %	03/11/2022	\$462,500	3-ARM'S LENGTH	1,492	309.99	221,310
34110	C-19-34-226-025	401	0.24 Ac	Ranch	C	-10	51 %	02/18/2022	\$400,000	3-ARM'S LENGTH	1,536	260.42	213,340

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34110	C -19-34-227-008	401	0.32 Ac	Ranch	C	-10	56 % 01/07/2022	\$446,000	3-ARM'S LENGTH	1,284	347.35	218,290	
34110	C -19-34-231-014	401	0.29 Ac	Ranch	C	-10	54 % 10/13/2021	\$500,000	3-ARM'S LENGTH	1,675	298.51	254,190	
34110	C -19-34-232-008	401	0.22 Ac	Colonial/2Sty	C	-5	54 % 08/04/2021	\$420,000	3-ARM'S LENGTH	1,608	261.19	180,590	
34110	C -19-34-277-013	401	0.37 Ac	Ranch	C	-10	50 % 08/02/2021	\$480,978	3-ARM'S LENGTH	2,118	269.91	320,630	
34110	C -19-34-230-006	401	0.25 Ac	Ranch	C	-10	47 % 07/16/2021	\$345,000	3-ARM'S LENGTH	1,204	286.54	202,300	
34110	C -19-34-226-021	401	0.23 Ac	Ranch	C	-10	52 % 07/15/2021	\$445,000	3-ARM'S LENGTH	1,588	280.23	207,600	

\$6,020,478                      20,997                      \$286.73                      3,090,710

**Total No. of Sales > 13**

**Avg. Sale Price > \$463,114**

Analysis for Area > **34112**

**E.C.F. Table 34112 Bassett Home Site**

34112	C -19-34-226-011	401	0.35 Ac	Ranch	C	53 %	04/19/2021	\$360,000	3-ARM'S LENGTH	1,437	250.52	180,260	
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\$360,000                      1,437                      \$250.52                      180,260

**Total No. of Sales > 1**

**Avg. Sale Price > \$360,000**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
<b>Analysis for Area &gt; 34120 E.C.F. Table 34120S P Berkshire For</b>													
34120	C -19-34-376-003	401	3.61 Ac	Colonial/2Sty	BC 5	57 %	10/13/2022	\$918,000	3-ARM'S LENGTH	3,939	233.05	505,930	
34120	C -19-34-377-007	401	1.98 Ac	Colonial/2Sty	BC	51 %	03/04/2022	\$855,000	3-ARM'S LENGTH	4,095	208.79	377,690	
34120	C -19-34-401-010	401	2.21 Ac	TriLevel/Quad	BC 5	57 %	05/06/2021	\$775,000	3-ARM'S LENGTH	3,189	243.02	386,260	
										<b>\$2,548,000</b>	<b>11,223</b>	<b>\$227.03</b>	<b>1,269,880</b>
<b>Total No. of Sales &gt; 3</b>													
<b>Avg. Sale Price &gt; \$849,333</b>													
<b>Analysis for Area &gt; 34121 E.C.F. Table 34121S.P.BrkshForst(ne</b>													
34121	C -19-34-377-004	401	1.82 Ac	Colonial/2Sty	B 15	98 %	10/27/2022	\$1,950,000	3-ARM'S LENGTH	4,317	451.70	864,100	
34121	C -19-34-351-013	401	1.62 Ac	Colonial/2Sty	A -10	74 %	08/04/2021	\$1,600,000	3-ARM'S LENGTH	5,147	310.86	884,810	
										<b>\$3,550,000</b>	<b>9,464</b>	<b>\$375.11</b>	<b>1,748,910</b>
<b>Total No. of Sales &gt; 2</b>													
<b>Avg. Sale Price &gt; \$1,775,000</b>													
<b>Analysis for Area &gt; 34130 E.C.F. Table 34130Huntington Valley</b>													
34130	C -19-34-451-002	401	0.96 Ac	Ranch	BC	53 %	10/18/2022	\$730,000	3-ARM'S LENGTH	2,654	275.06	339,980	

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

09:49 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
34130	C-19-34-401-035	401	0.82 Ac	Colonial/2Sty	B	73 %	08/19/2021	\$1,099,000	3-ARM'S LENGTH	3,391	324.09	547,770	
34130	C-19-34-401-038	401	0.92 Ac	Ranch	BC	43 %	06/25/2021	\$530,000	3-ARM'S LENGTH	2,620	202.29	247,860	
										\$2,359,000	8,665	\$272.24	1,135,610

**Total No. of Sales > 3****Avg. Sale Price > \$786,333**

Analysis for Area &gt; 34132

**E.C.F. Table 34132 Cedar Hill Farms**

34132	C-19-34-401-030	401	0.57 Ac	Ranch	C 5	42 %	12/30/2021	\$570,000	3-ARM'S LENGTH	3,023	188.55	284,780	
										\$570,000	3,023	\$188.55	284,780

**Total No. of Sales > 1****Avg. Sale Price > \$570,000**

Analysis for Area &gt; COM20

**E.C.F. Table COM20 Woodward/SqLkRd**

COM20	C-19-10-102-008	201	0.64 Ac		D	0 %	04/08/2022	\$1,550,000	3-ARM'S LENGTH	0	.00	728,510	
COM20	C-19-03-301-012	201	0.73 Ac		D	0 %	03/21/2022	\$515,000	3-ARM'S LENGTH	0	.00	269,720	
COM20	C-19-04-476-061	201	1.00 Ac		D	0 %	07/30/2021	\$24,451,995	3-ARM'S LENGTH	0	.00	11,388,310	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
COM20	C-19-04-278-002	201	0.66 Ac		D	0 %	05/19/2021	\$900,000	3-ARM'S LENGTH	0	.00	320,400	

\$27,416,995      0      \$ .00      12,706,940

**Total No. of Sales > 4**

**Avg. Sale Price > \$6,854,249**

Analysis for Area > **COM24**      **E.C.F. Table COM24Woodwrd/BigBeaver**

COM24	C-19-25-176-015	201	1.00 Ac		D	0 %	07/15/2021	\$3,492,500	3-ARM'S LENGTH	0	.00	1,519,860	
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\$3,492,500      0      \$ .00      1,519,860

**Total No. of Sales > 1**

**Avg. Sale Price > \$3,492,500**

Analysis for Area > **COM30**      **E.C.F. Table COM30Tele/SqLkRd**

COM30	C-19-04-353-015	201	1.02 Ac		D	0 %	10/12/2022	\$1,250,000	3-ARM'S LENGTH	0	.00	334,070	
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COM30	C-19-04-353-015	201	1.02 Ac		D	0 %	10/11/2022	\$13	3-ARM'S LENGTH	0	.00	334,070	
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COM30	C-19-06-205-017	202	0.44 Ac		D	0 %	08/30/2022	\$24,250	3-ARM'S LENGTH	0	.00	137,880	
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COM30	C-19-06-205-018	202	0.18 Ac		D	0 %	08/30/2022	\$15,000	3-ARM'S LENGTH	0	.00	57,520	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments	
COM30	C-19-06-207-018	201	0.42 Ac		D	0 %	04/22/2022	\$950,000	3-ARM'S LENGTH	0	.00	413,020		
COM30	C-19-06-226-009	201	6.47 Ac		D	0 %	03/18/2022	\$5,935,000	3-ARM'S LENGTH	0	.00	3,695,330		
COM30	C-19-06-226-010	201	7.94 Ac		D	0 %	12/13/2021	\$17,000,000	3-ARM'S LENGTH	0	.00	7,621,840		
COM30	C-19-05-451-006	201	2.93 Ac		D	0 %	11/23/2021	\$5,168,470	3-ARM'S LENGTH	0	.00	1,811,080		
COM30	C-19-05-159-026	201	2.78 Ac		D	0 %	11/22/2021	\$6,820,000	3-ARM'S LENGTH	0	.00	2,095,230		
COM30	C-19-08-226-008	201	1.54 Ac		D	0 %	10/27/2021	\$17,457,774	3-ARM'S LENGTH	0	.00	4,266,790		
COM30	C-19-06-207-009	201	0.22 Ac	Ranch	C -10	37 %	07/10/2021	\$112,500	3-ARM'S LENGTH	935	120.32	62,010		
COM30	C-19-05-476-103	201	1.00 Ac		D	0 %	05/28/2021	\$4,400,000	3-ARM'S LENGTH	0	.00	758,900	INCL 05-476-090	
										<b>\$59,132,995</b>	<b>935</b>	<b>\$63243.84</b>	<b>21,587,740</b>	

**Total No. of Sales > 12**

**Avg. Sale Price > \$4,927,750**

Analysis for Area > **COM34**    **E.C.F. Table COM34Tele/LongLkRd**

COM34	C-19-16-177-023	201	0.50 Ac		D	0 %	04/06/2022	\$525,000	3-ARM'S LENGTH	0	.00	395,730	
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## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
COM34	C-19-16-177-015	201	0.46 Ac		D	0 %	11/10/2021	\$1,000,000	3-ARM'S LENGTH	0	.00	440,340	

\$1,525,000                      0                      \$ .00                      836,070

**Total No. of Sales > 2**

**Avg. Sale Price > \$762,500**

Analysis for Area > **COM38**      **E.C.F. Table COM38Tele/WMaple**

COM38	C-19-29-476-011	201	0.44 Ac		D	0 %	06/20/2022	\$1,400,000	3-ARM'S LENGTH	0	.00	570,670	
COM38	C-19-33-152-001	201	0.77 Ac		D	0 %	04/13/2022	\$1,950,000	3-ARM'S LENGTH	0	.00	642,140	

\$3,350,000                      0                      \$ .00                      1,212,810

**Total No. of Sales > 2**

**Avg. Sale Price > \$1,675,000**

Analysis for Area > **COM40**      **E.C.F. Table COM40Lahser/WMpl/Adams**

COM40	C-19-27-479-019	201	0.51 Ac		D	0 %	07/29/2022	\$3,125,000	3-ARM'S LENGTH	0	.00	850,600	
COM40	C-19-25-228-007	201	5.55 Ac		D	0 %	07/07/2021	\$13	3-ARM'S LENGTH	0	.00	4,281,680	
COM40	C-19-25-228-007	201	5.55 Ac		D	0 %	07/07/2021	\$13	3-ARM'S LENGTH	0	.00	4,281,680	



Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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\$3,125,002      0      \$ .00      9,413,960

**Total No. of Sales > 3**

**Avg. Sale Price > \$1,041,667**

Analysis for Area > **COM50**      **E.C.F. Table COM50 OrchardLkRd**

COM50	C-19-06-110-004	201	0.22 Ac		D	0 %	05/05/2021	\$425,000	3-ARM'S LENGTH	0	.00	85,640	Incl 06-110-005 & 006
COM50	C-19-06-110-005	201	0.12 Ac		D	0 %	05/05/2021	\$425,000	3-ARM'S LENGTH	0	.00	65,360	Incl. 06-110-004 & 006
COM50	C-19-06-110-006	202	0.13 Ac		D	0 %	05/05/2021	\$425,000	3-ARM'S LENGTH	0	.00	18,430	Incl. 06-110-004 & 005

\$1,275,000      0      \$ .00      169,430

**Total No. of Sales > 3**

**Avg. Sale Price > \$425,000**

Analysis for Area > **IND10**      **E.C.F. Table IND10 FrkIn-Industrial**

IND10	C-19-05-476-048	201	1.46 Ac		D	0 %	11/29/2022	\$2,200,000	3-ARM'S LENGTH	0	.00	675,380	
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\$2,200,000      0      \$ .00      675,380

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,200,000**

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > **IND20**      **E.C.F. Table IND20 Industrial-Inter**

IND20	C-19-04-351-039	201	2.21 Ac		D	0 %	07/09/2021	\$2,520,000	3-ARM'S LENGTH	0	.00	897,360	
IND20	C-19-05-476-090	201	1.99 Ac		D	0 %	05/28/2021	\$4,400,000	3-ARM'S LENGTH	0	.00	1,649,580	INCL. 05-476-103
								<b>\$6,920,000</b>		<b>0</b>	<b>\$ .00</b>	<b>2,546,940</b>	

**Total No. of Sales > 2**

**Avg. Sale Price > \$3,460,000**

Analysis for Area > **IND30**      **E.C.F. Table IND30 Indstrl-Friendly**

IND30	C-19-05-476-078	201	2.42 Ac		D	0 %	07/06/2022	\$1,800,000	3-ARM'S LENGTH	0	.00	606,140	
								<b>\$1,800,000</b>		<b>0</b>	<b>\$ .00</b>	<b>606,140</b>	

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,800,000**