

FRENCHTOWN TOWNSHIP 2024 AGRICULTURAL ECF RES & AG BLDG 1.01 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Ins	Adj. Sale \$	Land + Impr	Residual	Cost Man. \$	ECF
01 014 027 00	12040 CREEK RD	10/29/21	\$342,400	WD	\$342,400	\$110,000	\$232,400	\$195,000	1.19
01 015 025 00	12530 CREEK RD	07/25/22	\$523,000	WD	\$523,000	\$360,000	\$163,000	\$190,000	0.86
01 024 020 00	3150 E CREEK RD	01/10/23	\$245,000	WD	\$245,000	\$69,000	\$176,000	\$254,000	0.69
02 013 047 00	9230 CRABB	09/29/21	\$235,000	WD	\$235,000	\$130,000	\$105,000	\$65,000	1.62
04 133 001 30	2625 IRISH RD	02/04/22	\$550,000	WD	\$550,000	\$140,000	\$410,000	\$345,000	1.19
05 160 001 00	3018 VIENNA RD	03/06/23	\$305,000	WD	\$305,000	\$50,000	\$255,000	\$190,000	1.34
06 002 021 10	4527 W NEWBURG RD	11/24/21	\$460,000	WD	\$460,000	\$150,000	\$310,000	\$300,000	1.03
06 005 015 00	14055 TIMBERS RD	06/10/22	\$350,000	WD	\$350,000	\$207,000	\$143,000	\$161,500	0.89
06 016 002 00	12527 SUMPTER RD	01/03/23	\$319,900	WD	\$319,900	\$207,000	\$112,900	\$140,000	0.81
06 026 007 01	10261 STEFFAS RD	12/28/21	\$230,000	WD	\$230,000	\$65,000	\$165,000	\$170,000	0.97
06 033 013 00	6747 ZINK RD	02/28/23	\$242,500	WD	\$242,500	\$36,250	\$206,250	\$215,000	0.96
07 006 049 00	2112 TOBEN RD	03/31/23	\$234,900	WD	\$234,900	\$76,085	\$158,815	\$155,868	1.02
07 012 401 02	2818 ASHLING	05/03/21	\$515,000	WD	\$515,000	\$254,229	\$260,771	\$259,239	1.01
07 014 024 00	6082 N STONY CREEK RD	11/22/22	\$250,000	WD	\$250,000	\$98,000	\$152,000	\$140,000	1.09
08 004 013 00	3060 JACKMAN RD	06/23/21	\$880,000	WD	\$880,000	\$615,000	\$265,000	\$355,000	0.75
08 016 025 01	5400 JACKMAN RD	04/29/22	\$525,000	WD	\$525,000	\$145,000	\$380,000	\$406,944	0.93
08 019 014 00	6348 KRUSE RD	09/03/21	\$525,000	WD	\$525,000	\$127,000	\$398,000	\$390,000	1.02
08 029 007 00	13437 TODD RD	08/30/22	\$495,000	WD	\$495,000	\$315,000	\$180,000	\$120,000	1.50
08 048 020 00	4196 W RAUCH RD	02/24/22	\$200,000	WD	\$200,000	\$32,000	\$168,000	\$174,000	0.97
08 051 013 00	3845 DOUGLAS RD	03/01/22	\$172,000	WD	\$172,000	\$17,000	\$155,000	\$175,000	0.89
09 021 058 00	2405 YARGERVILLE RD	08/23/22	\$499,000	WD	\$499,000	\$244,000	\$255,000	\$270,000	0.94
09 030 014 01	1124 WOOD RD	01/13/23	\$495,500	OTH	\$495,500	\$349,000	\$146,500	\$136,000	1.08
09 130 108 20	3045 N OTTER CREEK RD	04/15/22	\$485,000	WD	\$485,000	\$138,000	\$347,000	\$340,000	1.02
10 024 003 00	9343 ALLISON RD	07/21/22	\$450,000	WD	\$450,000	\$270,000	\$180,000	\$216,000	0.83
10 025 001 00	10683 PALMER RD	03/09/22	\$383,800	WD	\$383,800	\$280,000	\$103,800	\$140,000	0.74
11 005 011 00	19767 REDMAN	12/02/22	\$455,000	WD	\$455,000	\$150,000	\$305,000	\$328,000	0.93
11 010 019 00	17901 SHERMAN RD	07/27/22	\$440,000	WD	\$440,000	\$178,000	\$262,000	\$204,000	1.28
11 014 016 00	12657 WABASH RD	07/15/22	\$365,000	WD	\$365,000	\$124,000	\$241,000	\$218,000	1.11
11 016 002 00	18333 HICKORY RD.	05/19/22	\$700,000	WD	\$700,000	\$235,000	\$465,000	\$437,500	1.06
12 010 417 00	3405 W ALBAIN	03/24/22	\$239,900	WD	\$239,900	\$170,000	\$69,900	\$102,000	0.69
13 106 102 70	2482 BALDWIN RD	06/24/22	\$430,000	WD	\$430,000	\$160,000	\$270,000	\$275,000	0.98
13 106 333 08	2020 BALDWIN RD	10/26/22	\$560,000	WD	\$560,000	\$168,000	\$392,000	\$324,000	1.21
13 210 105 01	1500 YENSCH RD	02/16/22	\$320,000	WD	\$320,000	\$190,000	\$130,000	\$170,000	0.76
14 035 053 10	16350 IDA WEST RD	11/23/22	\$305,000	WD	\$305,000	\$63,000	\$242,000	\$160,000	1.51
14 111 010 20	16350 LULU RD	03/31/23	\$260,000	WD	\$260,000	\$54,000	\$206,000	\$130,000	1.58
14 113 004 11	15201 LULU RD	03/23/22	\$375,000	WD	\$375,000	\$200,000	\$175,000	\$145,000	1.21
14 114 020 00	16443 LULU RD	03/01/22	\$150,000	WD	\$150,000	\$53,000	\$97,000	\$94,000	1.03
14 121 006 00	IDA CENTER RD-VACANT	11/01/21	\$800,000	WD	\$800,000	\$700,000	\$100,000	\$130,000	0.77
15 009 031 00	6737 US 223	03/28/22	\$130,000	WD	\$130,000	\$51,000	\$79,000	\$115,000	0.69
15 018 001 00	9767 HEAD-O-LAKE RD	07/15/22	\$585,000	WD	\$585,000	\$285,000	\$300,000	\$373,000	0.80
Total			\$16,027,900		\$16,027,900	\$7,265,564	\$8,762,336	\$8,709,051	1.01
							USED 1.014	E.C.F. =>	1.01
								Ave. E.C.F. =>	1.02

Neighborhoods Used: 4001.RESIDENTIAL 1

2423 KATHLEEN DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 940 082 00		03/31/2023	4001	401	260,000	89,726
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	170,274	263,026	0.647	

2149 PLEASANTVIEW ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 777 284 00		03/31/2023	4001	401	187,500	41,956
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	63	145,544	159,823	0.911	

1850 SANDY CREEK RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 080 002 11		03/18/2023	4001	401	235,000	78,479
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	75	156,521	193,734	0.808	

1731 ROMAN DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 951 021 00		03/17/2023	4001	401	144,900	45,390
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	93,144	160,590	0.580	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			6366	10975	0.580	

1160 SUNNY LN						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 028 019 00		03/13/2023	4001	401	125,000	61,136
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	63,864	102,636	0.622	

1564 HENDRICKS DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 956 016 20		03/01/2023	4001	401	103,500	37,112
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	62	66,388	123,814	0.536	

3370 BLUEBUSH RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 013 405 00		02/28/2023	4001	401	271,000	82,070
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	188,930	211,350	0.894	

3334 LAWNDALE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 972 700 00		02/27/2023	4001	401	81,000	27,143
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	53,857	85,116	0.633	

1028 N MONROE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 001 034 00		02/27/2023	4001	401	125,000	36,872
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	88,128	144,258	0.611	

2765 REINHARDT RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 486 006 00		02/24/2023	4001	401	300,000	126,323
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	173,677	168,163	1.033	

2037 VIVIAN RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 809 102 00		02/23/2023	4001	401	180,000	74,752
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	55	105,248	88,888	1.184	

1107 HANDY DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 028 034 00		02/01/2023	4001	401	180,000	72,046
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	55	107,954	182,557	0.591	

2005 SANDY CREEK RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 441 003 00		01/26/2023	4001	401	120,000	56,725
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	63,275	88,006	0.719	

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Neighborhoods Used: 4001.RESIDENTIAL 1

3011 VIVIAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 098 014 00 01/26/2023 4001 401 300,000 142,552
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM/PREWAR 55 143,541 188,620 0.761
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13907 18274 0.761

635 RUFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 979 071 00 01/24/2023 4001 401 285,000 75,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 209,323 265,232 0.789

732 E HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 098 026 30 01/24/2023 4001 401 399,900 117,066
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 61 282,834 320,903 0.881

1846 SPAULDING RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 232 004 00 01/20/2023 4001 401 219,900 77,097
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 142,803 156,191 0.914

2978 MONRONA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 867 078 00 01/11/2023 4001 401 127,200 53,347
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM/PREWAR 55 73,853 110,265 0.670

3121 FERNDAL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 972 786 00 01/03/2023 4001 401 110,000 39,493
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 70,507 107,871 0.654

960 E HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 028 061 00 12/30/2022 4001 401 228,000 78,838
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family PREMANUFACTURE 64 149,162 187,398 0.796

3614 MENTEL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 023 016 00 12/29/2022 4001 401 320,000 113,920
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 80 178,044 259,677 0.686
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28036 40891 0.686

1230 FIX RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 027 012 10 12/29/2022 4001 401 343,000 133,579
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 174,583 165,837 1.053
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 34838 33093 1.053

2013 ARBOR CREEK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 752 160 00 12/28/2022 4001 407 332,500 40,556
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 99 291,944 310,000 0.942

2881 BLUEBUSH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 041 005 00 12/14/2022 4001 401 270,000 54,648
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 215,352 183,917 1.171

2647 BRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 940 057 00 12/09/2022 4001 401 370,000 103,554
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMI-RANCH 76 266,446 301,405 0.884

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3087 2ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 115 00		12/03/2022	4001	401	67,000	19,143
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	47,857	64,963	0.737	

3014 8TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 523 00		12/02/2022	4001	401	110,000	39,120
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	70,880	73,559	0.964	

512 BATES LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 829 016 00		11/29/2022	4001	401	290,000	56,549
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	70	233,451	251,144	0.930	

3650 N CUSTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 055 00		11/17/2022	4001	401	155,000	50,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	104,142	140,111	0.743	

2889 VIVIAN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 098 001 02		11/16/2022	4001	401	250,000	53,213
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	65	183,599	184,691	0.994	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	13188	13266	0.994			

2168 COUNTRY CLUB CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 885 012 00		11/16/2022	4001	401	685,500	96,566
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 2S	76	588,934	892,956	0.660	

1059 COLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 028 105 20		11/15/2022	4001	401	399,900	70,779
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	71	329,121	338,865	0.971	

166 BATES LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 133 00		11/10/2022	4001	401	261,000	58,317
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	66	202,683	186,563	1.086	

3152 N DIXIE HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 314 00		11/04/2022	4001	401	169,900	56,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	85	113,895	183,132	0.622	

2639 DEBORAH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 940 066 00		10/28/2022	4001	401	234,000	68,727
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	165,273	158,530	1.043	

2275 LASALLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 018 033 30		10/28/2022	4001	401	350,000	71,278
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	72	274,289	364,952	0.752	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4433	5898	0.752			

5284 BOOMERANG CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 859 043 00		10/24/2022	4001	401	410,000	129,487
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 2S	83	280,513	438,431	0.640	

5401 MUSTANG DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 859 053 00		10/24/2022	4001	401	375,000	77,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	297,400	303,627	0.979	

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Neighborhoods Used: 4001.RESIDENTIAL 1

1884 N MONROE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 353 007 00		10/21/2022		4001 401	203,000	27,644
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		175,356	201,474	0.870
2181 EDGEWATER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 369 00		10/18/2022		4001 401	145,600	26,553
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		119,047	96,231	1.237
940 FIX RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 028 053 00		10/17/2022		4001 401	220,000	125,465
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		94,535	124,104	0.762
1988 ELKTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 052 00		10/13/2022		4001 407	234,900	41,667
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		193,233	233,568	0.827
289 CALVIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 862 012 00		10/07/2022		4001 401	215,000	25,830
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		189,170	144,746	1.307
3424 VIVIAN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 021 006 00		10/07/2022		4001 401	189,000	38,688
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55		150,312	152,498	0.986
775 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 961 002 00		10/06/2022		4001 401	175,000	36,926
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		138,074	125,545	1.100
2440 N DIXIE HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 784 007 00		10/06/2022		4001 401	175,000	47,208
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		127,792	121,610	1.051
2054 MONOHAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 114 00		10/03/2022		4001 407	325,875	37,279
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	99		288,596	320,859	0.899
212 BATES LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 138 50		10/03/2022		4001 401	240,000	29,311
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		210,689	197,630	1.066
5405 SPITFIRE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 859 007 00		10/03/2022		4001 401	362,500	68,361
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	84		294,139	322,589	0.912
3255 GLENDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 869 00		09/30/2022		4001 401	188,000	38,125
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		149,875	205,084	0.731
51 GRADY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 353 047 00		09/28/2022		4001 401	169,000	27,776
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		141,224	148,763	0.949

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Neighborhoods Used: 4001.RESIDENTIAL 1

61 ASH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 877 031 00	09/23/2022 4001	401	140,000	47,153		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	92,847	107,544	0.863	

1741 SPAULDING RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 001 014 30	09/23/2022 4001	401	285,000	55,722		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	82	229,278	256,290	0.895	

3039 4TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 252 00	09/23/2022 4001	401	114,000	34,152		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	41	79,848	63,810	1.251	

3260 N CUSTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 945 102 00	09/21/2022 4001	401	240,000	112,648		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	127,352	166,872	0.763	

3029 N CUSTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 945 170 00	09/20/2022 4001	401	224,000	41,912		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	182,088	163,170	1.116	

3030 7TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 505 00	09/16/2022 4001	401	197,000	40,828		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	156,172	179,622	0.869	

3181 N CUSTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 945 116 00	09/15/2022 4001	401	175,000	50,302		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	124,698	119,992	1.039	

2357 GRAND BLVD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 777 185 00	09/09/2022 4001	401	180,000	46,828		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	133,172	113,107	1.177	

1559 HENDRICKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 956 013 00	09/08/2022 4001	401	203,000	63,155		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	62	139,845	150,876	0.927	

2102 N MONROE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 353 034 00	09/07/2022 4001	401	195,000	12,946		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	65	182,054	142,469	1.278	

911 COLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 028 001 00	09/02/2022 4001	401	169,900	66,875		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	103,025	120,763	0.853	

3310 CLOVERDALE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 889 00	09/02/2022 4001	401	168,000	44,076		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	123,924	129,026	0.960	

165 RUFF DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 977 006 00	09/01/2022 4001	401	198,000	63,641		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	134,359	183,456	0.732	

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

1101 SUNNY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 028 026 00		08/31/2022		4001 401	150,000	70,565
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		79,435	120,135	0.661

2925 5TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 255 00		08/29/2022		4001 401	137,000	57,571
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		79,429	80,320	0.989

5278 BOOMERANG CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 859 042 00		08/29/2022		4001 401	362,000	56,486
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	85		305,514	312,372	0.978

2035 PARK PLACE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 885 022 00		08/23/2022		4001 401	650,000	97,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	83		552,931	760,182	0.727

2114 HOLLYWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 809 068 00		08/22/2022		4001 401	142,500	50,229
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	62		92,271	138,976	0.664

2935 N CUSTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 175 00		08/19/2022		4001 401	160,000	36,340
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55		123,660	158,946	0.778

50 DEXTER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 760 067 00		08/18/2022		4001 401	132,000	59,293
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		72,707	105,260	0.691

1691 HEMLOCK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 967 031 00		08/12/2022		4001 401	162,000	69,056
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		92,944	103,480	0.898

1881 HEMLOCK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 967 022 40		08/10/2022		4001 401	175,000	46,785
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	63		128,215	141,944	0.903

1827 ELKTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 031 00		08/10/2022		4001 407	285,000	46,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	83		238,100	278,200	0.856

1858 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 463 004 00		08/06/2022		4001 401	320,000	92,287
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		227,713	267,240	0.852

3320 BEECHWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 463 00		08/01/2022		4001 401	190,000	39,752
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	70		150,248	165,445	0.908

3209 4TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 268 00		08/01/2022		4001 401	172,000	29,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	55		142,467	108,442	1.314

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

1506 EATON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 956 031 00		07/25/2022		4001	401	140,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		108,287	90,718	1.194

3361 LINWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 186 00		07/22/2022		4001	401	206,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	75		161,597	152,933	1.057

2494 9TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 784 056 01		07/20/2022		4001	401	182,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		128,074	194,960	0.657

95 CHESTNUT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 760 096 00		07/20/2022		4001	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		108,093	134,961	0.801

1118 SUMMER GROVE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 906 012 00		07/18/2022		4001	407	246,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM RANCH	85		204,370	254,152	0.804

2873 N CUSTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 183 00		07/15/2022		4001	401	164,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		128,252	106,214	1.207

2119 ARBOR CREEK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 130 00		07/15/2022		4001	407	304,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	99		266,398	313,498	0.850

855 E HURD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 028 058 01		07/13/2022		4001	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	57		159,997	168,691	0.948

2090 MONOHAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 117 00		07/12/2022		4001	407	303,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	99		266,254	317,821	0.838

2015 MONOHAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 140 00		07/12/2022		4001	407	283,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		246,117	265,935	0.925

215 BATES LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 090 10		07/11/2022		4001	401	332,325
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	67		257,791	251,147	1.026

2635 N CUSTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 212 30		07/08/2022		4001	401	352,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/BI-LEVEL	72		240,072	231,739	1.036

120 RUFF DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 977 025 00		07/07/2022		4001	401	366,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		297,416	246,490	1.207

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3595 BLUEBUSH RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 537 006 00	07/07/2022	4001	401	300,000	84,454	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	56	215,546	174,775	1.233	

2114 MONOHAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 119 00	07/05/2022	4001	407	292,380	35,410	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	99	256,970	313,251	0.820	

5438 LANCER CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 859 016 00	07/01/2022	4001	401	380,000	61,527	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	318,473	375,903	0.847	

545 RUFF DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 979 077 00	06/30/2022	4001	401	280,000	99,086	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	180,914	220,950	0.819	

1625 MEADOW DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 799 020 00	06/30/2022	4001	401	182,000	76,932	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	105,068	124,265	0.846	

2356 FAIRVIEW ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 784 084 00	06/30/2022	4001	401	140,000	42,477	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	97,523	133,724	0.729	

1488 HENDRICKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 956 018 20	06/21/2022	4001	401	327,000	56,460	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	64	270,540	218,690	1.237	

2018 MONOHAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 111 00	06/16/2022	4001	407	285,905	33,997	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	99	251,908	298,792	0.843	

1460 HENDRICKS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 956 018 00	06/14/2022	4001	401	155,000	41,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	62	113,592	115,930	0.980	

5217 HAWK CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 859 078 00	06/10/2022	4001	401	375,000	60,871	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM RANCH	83	314,129	365,022	0.861	

2923 1ST ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 777 519 00	06/02/2022	4001	401	110,000	34,622	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	75,378	70,246	1.073	

2868 5TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 777 282 00	05/27/2022	4001	401	239,900	39,502	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	70	200,398	219,841	0.912	

3202 MONRONA DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 918 00	05/27/2022	4001	401	195,000	29,631	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	165,369	203,017	0.815	

Neighborhoods Used: 4001.RESIDENTIAL 1

2525 REINHARDT RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 486 014 00		05/27/2022		4001	250,000	148,374
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		101,626	126,835	0.801
2120 N MONROE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 353 037 00		05/26/2022		4001	165,000	45,138
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	59		119,862	127,435	0.941
2824 3RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 401 00		05/23/2022		4001	167,400	50,776
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		116,624	114,483	1.019
3097 8TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 541 02		05/23/2022		4001	192,000	63,886
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		128,114	152,349	0.841
3097 8TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 541 03		05/23/2022		4001	192,000	56,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		135,572	210,037	0.645
2417 GLENDA DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 940 028 00		05/19/2022		4001	270,000	69,660
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		200,340	193,151	1.037
798 RUFF DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 980 100 00		05/13/2022		4001	359,000	70,239
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/BI-LEVEL	72		288,761	312,025	0.925
2048 DANVILLE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 090 00		05/10/2022		4001	272,925	38,528
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		234,397	269,928	0.868
3238 GLENDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 831 00		05/06/2022		4001	80,000	25,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		54,702	71,968	0.760
3325 5TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 357 00		05/04/2022		4001	85,000	42,688
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		42,312	55,631	0.761
2129 DANVILLE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 099 00		05/03/2022		4001	260,000	42,997
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		217,003	236,749	0.917
1503 ROMAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 951 007 00		04/29/2022		4001	170,000	29,770
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		140,230	112,831	1.243
2026 ARBOR CREEK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 752 144 00		04/29/2022		4001	311,000	40,548
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	99		270,452	312,125	0.866

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3172 ELMWOOD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 399 00	04/29/2022 4001	401	147,000	41,463		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	80	105,537	147,443	0.716	

1857 SPAULDING RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 967 006 00	04/21/2022 4001	401	140,000	63,410		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	65	76,590	116,647	0.657	

3283 6TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 435 00	04/21/2022 4001	401	111,000	24,708		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	86,292	88,935	0.970	

2050 BRONSON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 193 00	04/18/2022 4001	401	155,000	30,159		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	124,841	131,398	0.950	

3269 CLOVERDALE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 944 00	04/18/2022 4001	401	155,000	35,777		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	119,223	110,860	1.075	

2036 DANVILLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 089 00	04/15/2022 4001	407	278,685	38,528		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	240,157	264,234	0.909	

3296 3RD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 145 00	04/15/2022 4001	401	225,542	43,091		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	77	182,451	267,412	0.682	

3394 1ST ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 020 00	04/11/2022 4001	401	80,000	32,107		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	47,893	61,552	0.778	

782 RUFF DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 980 101 00	04/08/2022 4001	401	227,400	69,808		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	157,592	181,650	0.868	

1701 SANDY CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 351 003 11	04/08/2022 4001	401	210,000	76,055		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	92	133,945	243,605	0.550	

1855 ROMAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 804 012 00	03/31/2022 4001	401	235,000	67,255		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	167,745	131,346	1.277	

1880 MEADOW DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 799 003 00	03/30/2022 4001	401	155,000	60,257		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	94,743	100,583	0.942	

3202 FERNDAL ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 775 00	03/25/2022 4001	401	131,000	36,010		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	76	94,990	118,977	0.798	

01:44 PM

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Neighborhoods Used: 4001.RESIDENTIAL 1

3200 ORCHARDALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 972 349 00 03/18/2022 4001 401 190,000 39,027
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 150,973 227,905 0.662

1888 ROMAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 804 001 00 03/17/2022 4001 401 129,900 58,973
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 70,927 106,470 0.666

2324 STEWART RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 088 014 00 03/14/2022 4001 401 170,000 47,518
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 122,482 152,075 0.805

524 NADEAU RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 731 006 00 03/10/2022 4001 401 350,000 178,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 165,834 127,483 1.301
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5641 4336 1.301

1890 GRETON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 752 062 00 03/09/2022 4001 407 285,000 42,854
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 83 242,146 252,045 0.961

1184 STEWART RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 062 003 00 03/04/2022 4001 401 175,000 52,242
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 65 122,758 141,717 0.866

2024 E HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 027 001 11 03/02/2022 4001 401 400,000 116,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMI-BLT 75 283,118 294,161 0.962

2372 HOLLYWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 809 048 00 02/28/2022 4001 401 147,000 52,350
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 65 94,650 110,141 0.859

1207 SANDY CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 232 024 10 02/17/2022 4001 401 265,000 49,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 215,752 224,772 0.960

1910 STEWART RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 019 005 00 02/14/2022 4001 401 285,000 183,960
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 75,329 105,013 0.717
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25711 35843 0.717

1796 ELKTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 752 008 00 01/25/2022 4001 407 300,000 40,627
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 83 259,373 307,633 0.843

1728 N MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 760 034 00 01/21/2022 4001 401 239,900 32,039
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 55 207,861 180,240 1.153

1916 ELKTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 752 018 00 01/18/2022 4001 407 290,000 44,448
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 83 245,552 281,202 0.873

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3620 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 537 001 00		01/07/2022		4001 401	129,900	30,938
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		98,962	102,762	0.963
77 CHESTNUT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 760 094 00		12/29/2021		4001 401	115,000	51,269
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		63,731	75,886	0.840
2448 BLUEBUSH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 068 002 30		12/22/2021		4001 401	450,000	92,192
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM RANCH	74		357,808	533,400	0.671
2028 HOLLYWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 809 077 00		12/21/2021		4001 401	286,000	82,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	65		203,331	232,653	0.874
2800 4TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 330 00		12/15/2021		4001 401	245,000	43,597
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	58		201,403	192,779	1.045
3182 GLENDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 837 00		12/15/2021		4001 401	136,000	42,189
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		93,811	96,996	0.967
2975 1ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 512 00		12/13/2021		4001 401	210,000	42,080
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	73		167,920	179,528	0.935
220 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 065 055 00		12/09/2021		4001 401	182,000	35,907
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		146,093	128,307	1.139
755 NADEAU RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 016 001 00		12/09/2021		4001 401	192,500	99,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		92,973	143,306	0.649
200 CALVIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 862 007 00		12/01/2021		4001 401	220,000	27,431
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		192,569	145,354	1.325
2833 2ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 458 00		11/30/2021		4001 401	167,000	38,222
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	55		128,778	130,047	0.990
2971 3RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 364 00		11/29/2021		4001 401	118,200	20,388
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		97,812	93,082	1.051
3015 9TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 664 00		11/24/2021		4001 401	78,500	18,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55		59,831	48,953	1.222

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

5230 BOOMERANG CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 859 037 00	11/22/2021 4001	401	307,000	69,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMI-BLT	85	237,056	259,207
				E.C.F. 0.915

2870 VIVIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 098 013 12	11/22/2021 4001	401	425,000	86,118
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	72	338,882	445,280
				E.C.F. 0.761

1506 EATON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 956 031 00	11/22/2021 4001	401	127,000	31,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	95,287	90,718
				E.C.F. 1.050

1647 SPAULDING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 001 014 60	11/17/2021 4001	401	292,000	55,834
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	82	236,166	265,282
				E.C.F. 0.890

2353 9TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 784 047 00	11/09/2021 4001	401	165,000	42,118
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	122,882	124,965
				E.C.F. 0.983

1871 GRETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 752 071 00	11/08/2021 4001	407	210,000	39,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	170,454	214,971
				E.C.F. 0.793

2976 MONRONA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 867 077 00	10/26/2021 4001	401	180,000	33,102
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	146,898	168,664
				E.C.F. 0.871

2081 DANVILLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 752 103 00	10/22/2021 4001	407	288,000	39,278
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	90	248,722	292,053
				E.C.F. 0.852

5254 BOOMERANG CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 859 041 00	10/20/2021 4001	401	369,900	79,276
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY 1S	84	290,624	466,294
				E.C.F. 0.623

1849 ARBOR CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 752 058 00	10/18/2021 4001	407	245,000	43,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	83	201,572	273,351
				E.C.F. 0.737

3280 5TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 776 300 00	10/14/2021 4001	401	231,000	49,079
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	181,921	262,291
				E.C.F. 0.694

3125 4TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 776 264 00	10/13/2021 4001	401	165,000	57,984
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	PREMANUFACTURE	78	107,016	188,153
				E.C.F. 0.569

5386 BOOMERANG CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 859 085 00	10/13/2021 4001	401	325,000	83,265
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY 1S	85	241,735	306,140
				E.C.F. 0.790

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DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

2560 REINHARDT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 088 015 10	10/06/2021 4001	401	673,000	149,962	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-BLT	83	488,862	506,877	0.964
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	34176	35436	0.964		

1060 SUMMER GROVE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 906 020 00	10/05/2021 4001	407	175,000	42,156	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	132,844	184,913	0.718

1890 GRETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 752 062 00	10/01/2021 4001	407	260,500	42,854	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	83	217,646	252,045	0.864

860 RUFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 980 095 00	09/30/2021 4001	401	245,000	67,338	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	177,662	214,192	0.829

1787 CARDSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 752 081 00	09/29/2021 4001	407	279,900	43,381	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	85	236,519	279,980	0.845

2588 VIVIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 028 074 20	09/28/2021 4001	401	370,000	79,075	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-BLT	68	290,925	380,251	0.765

1974 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 353 044 00	09/27/2021 4001	401	189,900	30,465	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	159,435	149,531	1.066

3105 GLENDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 972 849 00	09/24/2021 4001	401	169,000	49,673	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	119,327	151,010	0.790

3116 NAVARRE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 776 471 00	09/22/2021 4001	401	88,000	24,075	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	63,925	62,544	1.022

3125 8TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 776 544 00	09/17/2021 4001	401	114,000	35,848	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55	78,152	109,121	0.716

2380 FAIRVIEW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 784 083 00	09/16/2021 4001	401	179,900	52,982	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,918	143,261	0.886

2199 SANDY CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 115 008 00	09/16/2021 4001	401	50,000	12,480	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	37,520	59,441	0.631

600 NADEAU RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 731 003 00	09/15/2021 4001	401	135,000	54,450	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	80,550	89,668	0.898

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

2143 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 019 00		09/14/2021		4001 401	127,000	52,396
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		74,604	102,686	0.727
1451 DAZAROW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 821 006 00		09/13/2021		4001 401	140,000	26,552
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		113,448	111,964	1.013
1448 DAZAROW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 839 006 00		09/13/2021		4001 401	204,000	18,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		185,467	197,820	0.938
3028 9TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 648 00		09/08/2021		4001 401	114,500	40,905
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		73,595	94,429	0.779
37 ASH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 877 027 00		09/02/2021		4001 401	251,000	75,120
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	65		175,880	186,581	0.943
3083 6TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 418 10		08/31/2021		4001 401	209,000	33,238
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	83		175,762	229,267	0.767
2070 N CUSTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 225 00		08/31/2021		4001 401	197,000	23,843
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		173,157	139,591	1.240
2822 4TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 334 00		08/27/2021		4001 401	219,000	31,630
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		187,370	202,675	0.924
2635 BRONSON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 867 099 00		08/26/2021		4001 401	239,900	55,497
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		184,403	214,848	0.858
2975 BLUEBUSH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 041 008 00		08/16/2021		4001 401	262,000	63,741
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		198,259	185,456	1.069
178 BATES LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 945 134 00		08/12/2021		4001 401	231,000	29,808
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		201,192	209,319	0.961
2299 BLUEBUSH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 088 010 00		08/11/2021		4001 401	209,900	98,374
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55		111,526	114,285	0.976
2390 STEWART RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 088 002 00		08/05/2021		4001 401	170,000	31,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		138,031	107,761	1.281

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3030 4TH ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 776 245 00		08/05/2021	4001	401	89,900	34,638
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	55,262	59,664	0.926	

3609 BLUEBUSH RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 537 006 30		08/02/2021	4001	401	335,000	49,252
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	285,748	261,630	1.092	

872 RUFF DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 980 094 00		07/30/2021	4001	401	265,000	77,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	187,778	200,376	0.937	

3025 MONRONA DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 867 043 00		07/30/2021	4001	401	93,500	49,933
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	43,567	42,256	1.031	

2850 STEWART RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 486 001 21		07/30/2021	4001	401	515,000	155,157
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	68	275,148	322,050	0.854	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		84695	99132	0.854		

1570 E HURD RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 027 005 00		07/28/2021	4001	401	135,000	17,268
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	117,732	132,086	0.891	

2237 VIVIAN RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 809 118 00		07/23/2021	4001	401	150,000	49,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	100,017	108,566	0.921	

2803 REINHARDT RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 486 007 00		07/21/2021	4001	401	323,000	136,682
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	161,682	255,924	0.632	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		24636	38997	0.632		

5415 TYPHOON CT						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 859 040 00		07/21/2021	4001	401	396,660	58,565
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	338,095	346,914	0.975	

1485 WALNUT ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 877 042 20		07/20/2021	4001	401	132,000	34,033
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	97,967	115,088	0.851	

2101 SPAULDING RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 028 014 00		07/19/2021	4001	401	128,000	50,869
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	77,131	82,401	0.936	

5357 BOOMERANG CIR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 859 101 00		07/16/2021	4001	401	295,000	56,984
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	85	238,016	290,844	0.818	

2489 N CUSTER RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 945 218 00		07/15/2021	4001	401	360,000	46,866
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	313,134	283,903	1.103	

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

2263 FAIRVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 677 00		07/15/2021		4001	213,900	32,181
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		181,719	224,748	0.809
2116 N MONROE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 353 036 00		07/15/2021		4001	145,000	51,132
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		93,868	93,467	1.004
1469 HENDRICKS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 956 009 00		07/09/2021		4001	165,000	49,554
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		115,446	146,505	0.788
2078 SPAULDING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 232 025 00		07/09/2021		4001	115,000	66,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		48,883	61,956	0.789
846 RUFF DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 980 096 00		07/09/2021		4001	259,900	73,139
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		186,761	226,561	0.824
5418 MUSTANG DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 859 026 00		07/07/2021		4001	286,500	59,212
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	84		227,288	303,718	0.748
2375 HOLLYWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 809 136 00		07/02/2021		4001	168,500	73,423
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		95,077	102,215	0.930
2141 FAIRVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 777 662 00		07/02/2021		4001	135,000	54,674
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		80,326	97,232	0.826
3165 FERNDAL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 790 00		06/29/2021		4001	125,000	43,818
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		81,182	150,341	0.540
2361 VIVIAN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 809 130 00		06/28/2021		4001	155,000	52,882
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	55		102,118	102,274	0.998
3359 LAKEVIEW BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 611 00		06/25/2021		4001	168,000	59,995
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		108,005	151,297	0.714
3116 NAVARRE BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 776 471 00		06/25/2021		4001	80,000	24,075
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		55,925	62,544	0.894
1896 SPAULDING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 232 010 00		06/25/2021		4001	117,000	63,304
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		53,696	73,189	0.734

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3017 3RD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 174 01	06/22/2021	4001	401	179,900	33,843	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	146,057	189,627	0.770	

2403 EDGEWATER ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 614 00	06/18/2021	4001	401	160,000	62,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	97,706	92,934	1.051	

1930 FIX RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 027 014 00	06/16/2021	4001	401	401,000	133,837	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	75	267,163	271,837	0.983	

2096 DANVILLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 094 00	06/09/2021	4001	407	270,000	53,876	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	88	216,124	280,434	0.771	

1775 SANDY CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 351 005 00	06/08/2021	4001	401	206,000	127,447	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	78,553	115,280	0.681	

1749 SPAULDING RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 001 014 20	06/04/2021	4001	401	265,000	67,295	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	197,705	243,569	0.812	

2281 LASALLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 018 033 20	06/04/2021	4001	401	435,000	85,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	72	349,927	461,357	0.758	

2074 ARBOR CREEK DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 148 00	06/04/2021	4001	407	260,000	37,553	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	98	222,447	257,647	0.863	

5273 BOOMERANG CIR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 859 046 00	06/04/2021	4001	401	300,000	61,911	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	238,089	286,747	0.830	

2746 MENTEL RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 026 002 20	05/27/2021	4001	401	155,000	47,954	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	107,046	112,323	0.953	

3466 PARKWOOD AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 960 00	05/26/2021	4001	401	165,000	37,552	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	127,448	105,217	1.211	

642 RUFF DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 979 058 00	05/21/2021	4001	401	287,000	71,773	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	215,227	259,396	0.830	

1799 CARDSTON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 752 080 00	05/19/2021	4001	407	242,000	37,682	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	204,318	232,147	0.880	

01:44 PM

DB: Frenchtown 2024

Neighborhoods Used: 4001.RESIDENTIAL 1

3250 GLENDALE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 828 00	05/07/2021	4001	401	123,000	35,777	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	74	87,223	145,007	0.602	

3155 6TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 425 00	05/07/2021	4001	401	113,300	30,460	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	82,840	100,469	0.825	

2950 STEWART RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 041 002 10	05/07/2021	4001	401	260,900	65,583	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	78	174,673	276,619	0.631	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			20644	32693	0.631	

3010 4TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 247 00	05/06/2021	4001	401	175,000	51,139	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	95	123,861	201,065	0.616	

818 RUFF DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 980 098 00	05/05/2021	4001	401	307,000	95,609	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	211,391	269,406	0.785	

2440 9TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 784 057 00	05/04/2021	4001	401	144,500	43,216	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	101,284	98,468	1.029	

1693 ROMAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 951 017 00	05/04/2021	4001	401	147,000	44,477	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	61	102,523	106,066	0.967	

3045 10TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 773 00	04/30/2021	4001	401	120,000	28,955	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	91,045	81,418	1.118	

2987 MONRONA DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 867 048 00	04/30/2021	4001	401	202,500	36,248	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	166,252	192,493	0.864	

3041 HARBORVIEW ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 776 004 00	04/27/2021	4001	401	121,000	30,266	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	90,734	98,651	0.920	

1052 SUMMER GROVE LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 906 021 00	04/26/2021	4001	407	160,000	47,176	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	112,824	182,413	0.619	

2977 4TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 777 302 00	04/20/2021	4001	401	159,900	35,195	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	124,705	158,018	0.789	

3372 ELMWOOD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 972 986 00	04/20/2021	4001	401	95,000	28,230	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	66,770	83,087	0.804	

Neighborhoods Used: 4001.RESIDENTIAL 1

3054 LAKEVIEW BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 776 560 00 04/19/2021 4001 401 158,000 25,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 55 132,662 107,735 1.231

5556 MARSHALL FIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 859 076 00 04/15/2021 4001 401 293,000 71,764
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 1S 85 221,236 332,952 0.664

Neighborhoods Used: 4001.RESIDENTIAL 1

CUSTOM RANCH	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
DUPLEX	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
FARM/PREWAR	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
FRAME STYLE	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
PREMANUFACTURE	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
RANCH	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
ROSE PK RANCH	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
SEMI-BLT	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
SEMI-RANCH	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
TRI/BI-LEVEL	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
TWO STY	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
WOODSHIRE RANCH	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)
	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)	0.864 (248)

Single Family E.C.F. : 0.864 (248)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.803 (12)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4001 - RESIDENTIAL 1

Max # of Res. Buildings: 10
 Minimum E.C.F. (Residential): 0.50
 Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30
 Minimum E.C.F. (Agricultural): 0.50
 Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30
 Minimum E.C.F. (Commercial): 0.50
 Maximum E.C.F. (Commercial): 1.50

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

2100 TETON AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 990 061 00		03/24/2023	4002	407	309,900	38,069
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	271,831	305,881	0.889	

3198 S GROVE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 815 095 00		03/15/2023	4002	401	170,000	25,518
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	144,482	129,493	1.116	

2824 W COUNTRY LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 942 022 00		03/14/2023	4002	401	312,000	49,208
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 2S	76	262,792	279,764	0.939	

3197 S GROVE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 816 132 00		03/14/2023	4002	401	205,000	46,021
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	158,979	141,892	1.120	

104 WOODSHIRE CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 981 022 00		03/14/2023	4002	407	200,000	40,697
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	WOODSHIRE RANCH	77	159,303	186,173	0.856	

3189 COMBONI WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 124 032 00		03/10/2023	4002	401	193,500	86,996
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	50	106,504	135,035	0.789	

1044 LASALLE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 675 007 00		03/06/2023	4002	401	209,000	46,299
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	162,701	132,747	1.226	

2172 TETON AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 990 056 00		02/21/2023	4002	407	299,900	35,134
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	264,766	268,854	0.985	

8344 N STONY CREEK RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 005 042 10		02/16/2023	4002	401	650,000	65,985
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	84	530,512	606,494	0.875	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		53503	61166	0.875		

6590 N STONY CREEK RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 015 001 10		01/20/2023	4002	401	216,500	84,200
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	132,300	150,268	0.880	

2378 POST RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 014 020 00		01/09/2023	4002	401	185,500	27,300
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	158,200	142,133	1.113	

3151 JANEAE RUE BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 989 007 00		12/30/2022	4002	407	425,000	50,655
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	80	374,345	399,955	0.936	

164 WOODSHIRE CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 981 012 00		12/29/2022	4002	407	240,000	41,474
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	WOODSHIRE RANCH	78	198,526	191,557	1.036	

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

4120 BAY WEST DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 756 014 00	12/20/2022 4002	401	350,000	89,155		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 1S	74	260,845	277,167	0.941	

152 WOODSHIRE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 981 014 00	12/19/2022 4002	407	224,000	40,120		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	WOODSHIRE RANCH	77	183,880	191,384	0.961	

4463 BURKE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 030 509 80	12/14/2022 4002	401	330,000	32,970		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	81	297,030	356,923	0.832	

1849 WINDING MEADOWS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 964 004 00	12/05/2022 4002	407	230,000	36,946		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	193,054	200,618	0.962	

7550 MICHELLE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 912 025 00	11/28/2022 4002	401	211,000	57,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	59	154,000	144,436	1.066	

1863 WINDING MEADOWS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 964 006 00	11/22/2022 4002	407	245,000	36,179		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	208,821	215,982	0.967	

524 CENTRAL PARK BLVD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 768 085 00	11/18/2022 4002	407	446,000	47,191		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	398,809	365,769	1.090	

6469 N MONROE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 016 074 00	11/14/2022 4002	401	156,500	34,612		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	55	121,888	110,935	1.099	

1615 SUNSET ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 917 080 00	10/18/2022 4002	401	180,000	33,223		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	146,777	146,210	1.004	

5541 N STONY CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 023 063 30	10/12/2022 4002	401	470,000	122,639		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	79	347,361	560,335	0.620	

5343 N DIXIE HWY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 532 030 40	10/07/2022 4002	401	220,000	53,765		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	166,235	254,314	0.654	

4300 BAY WEST DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 757 044 00	09/21/2022 4002	401	355,000	67,167		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM RANCH	77	287,833	349,690	0.823	

8170 S STONY CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 005 032 00	09/19/2022 4002	401	280,000	28,481		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	68	251,519	235,201	1.069	

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

1643 SUNRISE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 872 004 00	09/16/2022 4002	401	200,000	33,339
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	166,661	135,935
				E.C.F. 1.226

8680 EXETER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 006 008 00	09/16/2022 4002	401	450,000	93,538
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	75	349,310	306,029
				E.C.F. 1.141
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7152	6266	1.141	

559 ROSE CREST BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 768 032 00	09/12/2022 4002	407	375,000	40,924
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	334,076	326,027
				E.C.F. 1.025

3118 CHARM HARBOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 989 021 00	09/09/2022 4002	407	315,000	41,221
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	80	273,779	256,548
				E.C.F. 1.067

400 E HURD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 021 023 00	09/08/2022 4002	401	579,000	94,478
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMI-RANCH	61	484,522	506,862
				E.C.F. 0.956

1945 HEISS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 001 047 00	09/07/2022 4002	001	110,000	10,794
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM/PREWAR	55	99,206	129,202
				E.C.F. 0.768

1945 HEISS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 018 047 00	09/07/2022 4002	401	110,000	10,794
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM/PREWAR	55	99,206	129,202
				E.C.F. 0.768

5833 NEWPORT SOUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 023 014 00	09/02/2022 4002	401	375,000	48,393
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	326,607	312,683
				E.C.F. 1.045

2535 N TELEGRAPH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 020 004 00	08/16/2022 4002	401	170,000	27,883
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	142,117	197,971
				E.C.F. 0.718

1635 SUNRISE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 872 005 00	08/03/2022 4002	401	174,000	31,852
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	142,148	120,709
				E.C.F. 1.178

1018 STEINER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 008 042 03	08/03/2022 4002	401	640,000	64,183
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMI-RANCH	98	575,817	513,459
				E.C.F. 1.121

2142 CARSON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 990 027 10	07/29/2022 4002	407	350,000	61,784
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	94	288,216	364,069
				E.C.F. 0.792

2136 TETON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 990 059 00	07/27/2022 4002	407	330,575	35,056
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	99	295,519	308,397
				E.C.F. 0.958

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

4077 BREST RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 756 002 00	07/19/2022 4002	401	400,000	71,909		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 1S	77	328,091	505,667	0.649	

2090 GUNNISON LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 990 046 00	07/18/2022 4002	407	335,000	43,177		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	97	291,823	292,298	0.998	

6055 WAR RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 016 065 00	07/15/2022 4002	401	127,000	50,210		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	56	76,790	101,203	0.759	

8570 EXETER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 006 008 20	07/07/2022 4002	401	426,000	82,059		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	75	343,941	353,894	0.972	

1639 STEINER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 008 010 10	07/06/2022 4002	401	234,000	64,339		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	68	165,721	129,510	1.280	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3940	3079	1.280			

2148 TETON AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 990 058 00	07/01/2022 4002	407	320,000	34,306		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	285,694	276,605	1.033	

436 COUNTRY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 942 031 00	06/22/2022 4002	401	316,000	57,579		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	76	258,421	279,977	0.923	

5940 N DIXIE HWY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 532 041 00	06/04/2022 4002	401	210,000	48,600		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	60	161,400	157,327	1.026	

1929 W HURD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 018 020 00	06/02/2022 4002	401	365,000	111,524		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	59	239,860	242,321	0.990	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	13616	13756	0.990			

1905 WINDING MEADOWS DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 964 012 00	06/01/2022 4002	407	233,000	37,048		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	195,952	199,851	0.980	

2095 CARSON LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 990 016 00	05/31/2022 4002	407	311,000	38,295		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	97	272,705	291,751	0.935	

2908 E COUNTRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 943 048 00	05/27/2022 4002	401	361,000	60,995		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 2S	77	300,005	307,545	0.975	

4184 BAY WEST DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 756 011 00	05/27/2022 4002	401	365,000	114,355		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 2S	77	250,645	308,221	0.813	

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

1875 W HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 013 026 00 05/16/2022 4002 401 325,000 90,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 62 168,997 172,801 0.978
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 65853 67335 0.978

3207 JANEAE RUE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 989 013 00 05/04/2022 4002 407 400,000 43,341
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 356,659 410,281 0.869

3164 S GROVE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 816 099 00 05/04/2022 4002 401 205,000 52,067
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 152,933 135,687 1.127

7563 CAROLINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 912 011 00 04/22/2022 4002 401 190,000 51,984
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 138,016 154,247 0.895

2815 N MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 065 036 00 04/18/2022 4002 401 180,000 43,649
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 57 136,351 120,002 1.136

8550 N TELEGRAPH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 003 019 00 04/15/2022 4002 401 235,000 73,870
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 161,130 164,192 0.981

251 CENTRAL PARK BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 768 010 00 04/07/2022 4002 407 429,000 50,902
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 378,098 366,349 1.032

7975 S STONY CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 008 038 00 04/01/2022 4002 401 235,000 59,036
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 55 175,964 143,907 1.223

415 W HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 046 005 00 03/17/2022 4002 401 123,750 26,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 96,760 80,620 1.200

323 NADEAU RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 016 072 10 03/15/2022 4002 401 385,000 62,946
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 78 322,054 310,302 1.038

6488 N MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 016 091 00 03/15/2022 4002 401 220,000 99,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM/PREWAR 55 120,264 135,223 0.889

6088 N STONY CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 014 040 00 03/09/2022 4002 401 120,750 31,230
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 89,520 100,254 0.893

3144 COMBONI WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 124 036 40 03/09/2022 4002 401 200,000 35,283
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 67 164,717 175,627 0.938

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

315 LASALLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 020 032 00	03/01/2022 4002	401	198,000	67,093		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	130,907	161,624	0.810	

550 LASALLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 020 043 00	02/25/2022 4002	401	258,000	41,088		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	76	216,912	261,061	0.831	

164 WOODSHIRE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 981 012 00	02/04/2022 4002	407	225,000	41,474		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	WOODSHIRE RANCH	78	183,526	191,557	0.958	

137 WOODSHIRE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 981 007 00	01/20/2022 4002	407	209,000	40,208		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	WOODSHIRE RANCH	75	168,792	180,505	0.935	

4250 BREST RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 030 506 02	01/07/2022 4002	401	363,900	36,808		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	97	327,092	310,807	1.052	

6735 N TELEGRAPH RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 017 022 00	01/06/2022 4002	401	155,000	44,933		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	110,067	161,971	0.680	

3289 GRANDVIEW DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 815 037 00	01/04/2022 4002	401	275,000	43,317		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	75	231,683	222,913	1.039	

1545 SUNRISE BLVD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 872 017 00	12/29/2021 4002	401	160,000	33,859		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	126,141	114,896	1.098	

3315 GRANDVIEW DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 815 038 00	12/17/2021 4002	401	168,900	30,599		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	138,301	155,667	0.888	

424 LASALLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 020 044 00	12/14/2021 4002	401	195,000	37,186		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	157,814	167,049	0.945	

4085 BAYVIEW CIR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 756 008 00	12/07/2021 4002	401	330,000	74,335		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	74	255,665	382,825	0.668	

8075 S STONY CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 005 019 00	12/03/2021 4002	401	142,000	73,892		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	68,108	78,265	0.870	

1419 SUNRISE BLVD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 873 055 00	11/30/2021 4002	401	255,000	60,763		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	194,237	162,742	1.194	

02:45 PM

DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

1913 TETON AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 990 001 00		11/30/2021	4002	407	334,000	48,221
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	83	285,779	311,301	0.918	

503 W HURD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 944 098 00		11/23/2021	4002	401	265,000	56,458
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	208,542	265,091	0.787	

1627 SUNSET ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 917 082 00		11/22/2021	4002	401	183,900	39,270
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	144,630	181,199	0.798	

7205 WAR RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 010 003 10		11/15/2021	4002	401	185,000	62,433
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	122,567	119,330	1.027	

3143 JANEAE RUE BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 989 006 00		11/12/2021	4002	407	429,900	48,341
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	80	381,559	403,208	0.946	

1505 SUNRISE BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 872 022 00		11/10/2021	4002	401	187,500	53,732
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	133,768	146,991	0.910	

7066 WAR RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 010 004 02		11/08/2021	4002	401	400,000	48,771
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	85	351,229	426,639	0.823	

8630 S STONY CREEK RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 005 024 10		11/01/2021	4002	401	675,000	138,678
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	76	529,637	539,934	0.981	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		6685	6815	0.981		

3081 POST RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 012 007 30		11/01/2021	4002	401	449,900	73,235
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	77	354,680	344,186	1.030	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		21985	21334	1.030		

4092 BAYVIEW CIR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 756 006 00		10/29/2021	4002	401	320,000	69,311
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	75	250,689	327,121	0.766	

545 ROSE CREST BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 768 031 00		10/28/2021	4002	407	337,000	40,960
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	296,040	349,066	0.848	

5121 POINTE AUX PEAUX						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 020 502 30		10/28/2021	4002	401	359,900	97,813
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	84	262,087	307,478	0.852	

2813 W COUNTRY LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 942 010 00		10/25/2021	4002	401	435,000	166,408
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	74	268,592	363,882	0.738	

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DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

2948 E COUNTRY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 943 053 00 10/20/2021 4002 401 325,000 42,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 2S 77 282,733 300,389 0.941

1891 WINDING MEADOWS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 964 010 00 10/15/2021 4002 407 239,000 36,125
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 82 202,875 219,700 0.923

1900 POST RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 010 002 70 10/14/2021 4002 401 381,000 65,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 306,370 303,294 1.010
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9436 9341 1.010

343 E HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 124 036 70 10/04/2021 4002 401 385,000 36,115
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CUSTOM BLT 70 348,885 301,734 1.156

2775 N MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 065 011 00 09/30/2021 4002 401 170,000 43,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM/PREWAR 55 126,800 117,235 1.082

5089 POINTE AUX PEAUX
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 020 502 20 09/28/2021 4002 401 302,500 79,805
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family PREMANUFACTURE 82 222,695 243,046 0.916

450 W HURD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 020 019 05 09/21/2021 4002 401 185,000 29,598
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 155,402 134,776 1.153

2165 TETON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 990 053 00 09/13/2021 4002 407 330,000 99,747
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 97 230,253 320,802 0.718

1560 SUNSET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 917 020 00 09/10/2021 4002 401 165,000 53,410
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 111,590 109,322 1.021

5182 POINTE AUX PEAUX
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 020 505 22 09/10/2021 4002 401 210,000 37,482
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 172,518 202,922 0.850

2483 N TELEGRAPH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 020 018 00 09/10/2021 4002 401 110,000 25,083
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 55 84,917 88,203 0.963

2810 W COUNTRY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 942 023 00 09/03/2021 4002 401 314,000 90,815
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 75 223,185 270,919 0.824

2931 W COUNTRY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 943 064 00 08/30/2021 4002 401 352,221 53,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMI-BLT 76 299,010 312,982 0.955

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DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

2831 NADEAU RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 476 026 70 08/27/2021 4002 401 279,000 20,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 78 258,720 202,488 1.278

3056 N DIXIE HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 816 207 00 08/06/2021 4002 401 147,500 31,057
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 62 116,443 137,952 0.844

5303 N DIXIE HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 532 030 20 08/05/2021 4002 401 230,000 68,809
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 161,191 233,606 0.690

2824 W COUNTRY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 942 022 00 07/30/2021 4002 401 325,000 49,208
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 2S 76 275,792 279,764 0.986

1388 SUNRISE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 873 064 00 07/29/2021 4002 401 275,000 55,379
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 219,621 249,366 0.881

3035 LAKESHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 815 021 00 07/28/2021 4002 401 239,900 23,616
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 216,284 172,121 1.257

1516 SUNSET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 917 025 00 07/01/2021 4002 401 149,900 26,949
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 122,951 112,592 1.092

2092 TAHOE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 990 030 00 07/01/2021 4002 407 314,061 45,588
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 85 268,473 322,970 0.831

3166 CHARM HARBOR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 989 027 00 06/24/2021 4002 407 306,250 41,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 80 264,993 265,562 0.998

4479 BURKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 030 509 90 06/18/2021 4002 401 389,900 25,201
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 83 364,699 471,081 0.774

4073 BREST RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 756 001 00 06/07/2021 4002 401 390,000 74,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 72 315,638 407,005 0.776

1973 TETON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 990 003 00 05/28/2021 4002 407 307,000 36,221
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 98 270,779 306,423 0.884

2039 CARSON LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 990 012 00 05/28/2021 4002 407 298,500 37,917
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 97 260,583 324,773 0.802

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DB: Frenchtown 2024

Neighborhoods Used: 4002.RESIDENTIAL 2

7837 S STONY CREEK RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 008 027 00		05/27/2021	4002	401	120,000	14,902
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	105,098	93,971	1.118	

6096 N STONY CREEK RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 014 006 00		05/25/2021	4002	401	239,900	56,965
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	172,717	144,715	1.193	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10218	8561	1.193		

125 NADEAU RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 353 074 00		05/24/2021	4002	401	225,000	89,413
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	135,587	215,800	0.628	

1221 W HURD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 017 003 10		05/19/2021	4002	401	60,000	27,405
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	11	21,060	21,319	0.988	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		11535	11677	0.988		

6055 WAR RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 016 065 00		05/17/2021	4002	401	126,100	50,210
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	56	75,890	101,203	0.750	

1675 DUROCHER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 071 008 10		05/10/2021	4002	401	160,000	47,457
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	112,543	106,078	1.061	

1241 SUNSET ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 918 095 00		05/07/2021	4002	401	155,000	38,185
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	116,815	122,594	0.953	

202 CENTRAL PARK BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 768 108 00		04/29/2021	4002	407	353,000	48,280
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	304,720	357,806	0.852	

209 CENTRAL PARK BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 768 008 00		04/29/2021	4002	407	398,500	51,411
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	347,089	408,894	0.849	

7502 WAR RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 010 025 00		04/27/2021	4002	401	160,000	60,203
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	99,797	114,381	0.872	

3150 CHARM HARBOR DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 989 025 00		04/23/2021	4002	407	300,000	41,221
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	80	258,779	266,596	0.971	

3142 CHARM HARBOR DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 989 024 00		04/22/2021	4002	407	315,000	41,887
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	80	273,113	265,405	1.029	

2040 TETON AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07 990 066 00		04/20/2021	4002	407	269,900	37,069
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	99	232,831	311,149	0.748	

Neighborhoods Used: 4002.RESIDENTIAL 2

2216 HEISS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07 007 046 00	04/01/2021 4002	401	225,000	90,458	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55	122,811	166,540	0.737
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11731	15907	0.737		

Neighborhoods Used: 4002.RESIDENTIAL 2

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
ACCESSORY OH SF	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
ARCHITECH BLT	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CAPE COD	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
COLONIAL	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CONDO	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CONTEMPORARY 1S	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CONTEMPORARY 2S	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CUSTOM BLT	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
CUSTOM RANCH	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
DUPLEX	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
FARM/PREWAR	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
FRAME STYLE	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
PREMANUFACTURE	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
RANCH	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
ROSE PK RANCH	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
SEMI-BLT	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
SEMI-RANCH	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
TRI/BI-LEVEL	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
TWO STY	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
WOODSHIRE RANCH	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745
	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745	31,746,745

Total Single Family Costs by Manual : 31,746,745
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 225,237
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
ACCESSORY OH SF	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
ARCHITECH BLT	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CAPE COD	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
COLONIAL	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CONDO	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CONTEMPORARY 1S	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CONTEMPORARY 2S	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CUSTOM BLT	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
CUSTOM RANCH	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
DUPLEX	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
FARM/PREWAR	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
FRAME STYLE	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
PREMANUFACTURE	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
RANCH	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
ROSE PK RANCH	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
SEMI-BLT	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
SEMI-RANCH	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
TRI/BI-LEVEL	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
TWO STY	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
WOODSHIRE RANCH	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282
	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282	29,314,282

Total Single Family Sale Residual Values : 29,314,282
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 215,654
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
131	49	10.25	13.00	0.996
After Application of E.C.F.s 10.21 12.92 0.997				

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
ACCESSORY OH SF	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
ARCHITECH BLT	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
CAPE COD	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
COLONIAL	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
CONDO	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
CONTEMPORARY 1S	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
CONTEMPORARY 2S	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)
CUSTOM BLT	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)	0.923(131)

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DB: Frenchtown 2024

Neighborhoods Used: 4003.RESIDENTIAL 3

3242 PEARL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 001 00		03/22/2023		4003	169,000	40,651
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	128,349	126,084	1.018	

3533 FERNWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 412 00		03/21/2023		4003	200,000	50,898
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	62	149,102	123,307	1.209	

3408 ERIE SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 794 032 00		02/28/2023		4003	105,000	32,021
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	70	72,979	121,716	0.600	

4334 DIXON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 887 177 00		02/17/2023		4003	190,000	26,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	163,142	114,619	1.423	

3656 FERNWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 056 00		02/10/2023		4003	238,000	40,490
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	197,510	187,824	1.052	

3261 MAPLEWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 576 00		02/07/2023		4003	66,500	25,854
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	40,646	43,159	0.942	

3915 PARKVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 070 00		02/01/2023		4003	230,000	37,359
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMI-BLT	77	192,641	218,265	0.883	

4376 4TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 524 00		01/20/2023		4003	150,000	41,695
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	79	108,305	160,180	0.676	

4261 E AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 272 00		01/04/2023		4003	139,900	36,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	102,917	135,462	0.760	

5805 PARKVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 454 00		12/27/2022		4003	125,000	26,880
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	98,120	96,133	1.021	

3805 PARKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 059 00		12/06/2022		4003	240,000	48,593
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	65	191,407	172,586	1.109	

3240 LINWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 015 00		12/02/2022		4003	147,000	48,842
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	62	98,158	118,710	0.827	

4357 DEWEY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 930 013 00		10/18/2022		4003	199,900	34,529
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	165,371	157,302	1.051	

01:48 PM

DB: Frenchtown 2024

Neighborhoods Used: 4003.RESIDENTIAL 3

3856 N DIXIE HWY						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 008 01		10/03/2022	4003	401	138,000	44,565
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	93,435	101,064	0.925	

4137 5TH ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 927 061 00		09/29/2022	4003	401	94,900	26,040
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	68,860	89,529	0.769	

3620 LAKEVIEW AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 254 00		09/26/2022	4003	401	152,000	39,139
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	56	112,861	94,993	1.188	

3811 PARKEVIEW AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 061 00		09/19/2022	4003	401	125,000	20,925
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	104,075	68,587	1.517	

3470 LAKESHORE DR						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 794 116 00		09/09/2022	4003	401	150,000	35,582
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	55	114,418	122,085	0.937	

3250 LAKEVIEW AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 289 00		08/26/2022	4003	401	110,000	28,519
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	81,481	76,212	1.069	

5601 PARKVIEW ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 927 351 00		08/15/2022	4003	401	140,000	30,228
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	109,772	119,034	0.922	

3646 MEADOWCREST AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 162 00		08/01/2022	4003	401	181,000	38,780
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	65	142,220	170,061	0.836	

3342 ORCHARDALE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 972 279 00		07/29/2022	4003	401	132,500	28,610
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	103,890	67,555	1.538	

4744 SUPERIOR ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 789 016 00		07/28/2022	4003	401	188,000	37,083
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PREMANUFACTURE	73	150,917	198,057	0.762	

3492 BAYCREST AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 355 00		07/27/2022	4003	401	198,000	64,408
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	57	133,592	185,098	0.722	

3405 BAYCREST AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 311 00		07/14/2022	4003	401	202,013	47,721
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	154,292	153,788	1.003	

3301 MEADOWCREST AVE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
07 755 127 00		06/15/2022	4003	401	93,000	19,398
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	63	73,602	72,789	1.011	

01:48 PM

DB: Frenchtown 2024

Neighborhoods Used: 4003.RESIDENTIAL 3

4118 4TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 029 00		06/15/2022	4003	401	135,000	26,915
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	55		108,085	96,487	1.120

5800 SHADY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 444 00		06/13/2022	4003	401	155,000	33,651
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	65		121,349	130,457	0.930

3413 LAKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 225 00		05/27/2022	4003	401	132,000	20,306
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		111,694	77,131	1.448

3222 BAYCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 379 00		05/27/2022	4003	401	150,000	33,809
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	PREMANUFACTURE	62		116,191	97,510	1.192

5627 GRANDVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 241 00		05/16/2022	4003	401	232,500	31,484
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	FARM/PREWAR	56		201,016	159,271	1.262

3623 BAYCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 332 00		04/19/2022	4003	401	160,000	41,419
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	PREMANUFACTURE	79		118,581	176,531	0.672

4982 SYCAMORE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 079 01		04/18/2022	4003	401	300,000	36,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	82		263,996	268,608	0.983

3152 ORCHARDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 354 00		03/09/2022	4003	401	97,000	27,325
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		69,675	78,709	0.885

5882 LAKEVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 018 00		03/07/2022	4003	401	96,000	28,157
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		67,843	62,340	1.088

3218 MAPLEWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 544 00		03/03/2022	4003	401	95,500	25,991
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		69,509	68,658	1.012

4393 2ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 559 00		03/01/2022	4003	401	60,000	25,538
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		34,462	66,940	0.515

4140 5TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 050 00		02/23/2022	4003	401	165,000	31,292
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		133,708	144,015	0.928

4333 E AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 331 00		02/02/2022	4003	401	110,000	23,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		86,600	79,791	1.085

01:48 PM

DB: Frenchtown 2024

Neighborhoods Used: 4003.RESIDENTIAL 3

3457 TIPPECANOE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 141 00		01/27/2022		4003	135,000	34,784
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	66	100,216	112,476	0.891
3265 SEMINOLE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 094 00		01/24/2022		4003	215,000	34,927
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	97	180,073	233,294	0.772
3500 PEARL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 090 00		01/14/2022		4003	290,000	37,017
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		CAPE COD	82	252,983	287,651	0.879
3380 CHIPPEWA TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 031 00		01/14/2022		4003	135,000	33,059
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	55	101,941	88,625	1.150
4235 D AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 246 00		12/17/2021		4003	144,900	27,366
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	78	117,534	147,650	0.796
4956 SYCAMORE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 091 00		12/17/2021		4003	173,000	39,102
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		PREMANUFACTURE	76	133,898	149,245	0.897
4743 HURON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 789 118 00		12/09/2021		4003	169,900	33,815
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		PREMANUFACTURE	74	136,085	161,532	0.842
4107 8TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 133 00		12/08/2021		4003	98,000	26,880
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		CAPE COD	65	71,120	103,467	0.687
4387 B AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 417 00		12/03/2021		4003	54,900	23,400
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	60	31,500	55,935	0.563
4791 SYCAMORE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 028 00		11/29/2021		4003	150,000	39,425
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	65	110,575	133,243	0.830
4435 IVES DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 887 240 00		11/12/2021		4003	194,000	44,087
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	55	149,913	119,981	1.249
4391 IVES DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 887 233 00		11/05/2021		4003	233,000	46,225
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		CAPE COD	68	186,775	191,185	0.977
4150 6TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 072 00		10/26/2021		4003	141,000	29,684
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	55	111,316	93,137	1.195

01:48 PM

DB: Frenchtown 2024

Neighborhoods Used: 4003.RESIDENTIAL 3

4157 8TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 130 00		10/21/2021		4003	125,000	30,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		94,176	133,498	0.705
4375 1ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 570 00		10/21/2021		4003	125,000	36,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		88,768	105,117	0.844
5909 PARKVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 927 008 00		10/19/2021		4003	152,000	28,260
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		123,740	120,849	1.024
4654 SUPERIOR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 789 023 00		10/14/2021		4003	215,000	27,983
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		187,017	148,190	1.262
3358 LINWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 210 01		10/13/2021		4003	133,000	58,195
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		74,805	87,759	0.852
3559 BAYCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 328 00		09/28/2021		4003	132,000	29,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	55		102,354	139,766	0.732
3264 CHIPPEWA TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 037 00		09/28/2021		4003	130,000	33,867
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		96,133	83,633	1.149
3165 BEECHWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 502 00		09/17/2021		4003	115,000	27,195
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		87,805	87,148	1.008
4554 IVES DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 887 205 00		09/17/2021		4003	199,900	57,276
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		142,624	207,589	0.687
3956 N DIXIE HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 005 00		08/30/2021		4003	134,000	49,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		84,364	94,299	0.895
2952 WOODLAND BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 035 00		08/27/2021		4003	240,000	49,473
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		190,527	183,525	1.038
3413 LAKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 225 00		08/25/2021		4003	115,000	20,306
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		94,694	77,131	1.228
3260 SEMINOLE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 075 00		08/12/2021		4003	250,000	44,360
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		205,640	175,056	1.175

Neighborhoods Used: 4003.RESIDENTIAL 3

3538 PEARL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 085 00		08/05/2021		4003	160,000	48,040
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		111,960	111,927	1.000
4677 DEWEY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 789 209 00		08/04/2021		4003	84,900	18,102
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		66,798	69,671	0.959
4888 ELM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 239 00		07/29/2021		4003	175,000	62,612
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	PREMANUFACTURE	77		112,388	175,553	0.640
3391 CHIPPEWA TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 063 00		07/19/2021		4003	180,000	46,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		133,331	164,850	0.809
3506 TIPPECANOE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 832 152 00		07/16/2021		4003	350,000	123,616
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	65		226,384	256,253	0.883
3309 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 794 162 00		07/16/2021		4003	125,000	35,498
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		89,502	96,458	0.928
3264 BEECHWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 470 00		07/15/2021		4003	150,000	28,562
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		121,438	108,493	1.119
3656 FERNWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 056 00		07/14/2021		4003	190,000	40,490
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		149,510	187,824	0.796
4601 SYCAMORE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 012 00		07/06/2021		4003	195,600	36,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		159,531	178,640	0.893
3141 ORCHARDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 323 00		06/30/2021		4003	140,000	37,712
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		102,288	122,522	0.835
3159 MAPLEWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 972 563 00		06/24/2021		4003	140,000	42,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		97,555	110,793	0.881
4640 SYCAMORE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 765 132 00		06/10/2021		4003	230,000	46,884
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	79		183,116	236,113	0.776
3239 MEADOWCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 755 120 00		05/28/2021		4003	198,000	42,726
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	74		155,274	169,464	0.916

Neighborhoods Used: 4003.RESIDENTIAL 3

3301 BEECHWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 972 516 00	05/28/2021 4003	401	114,000	30,018
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM/PREWAR	70	83,982	114,423
				E.C.F.
				0.734

3451 BAYCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 755 316 00	05/21/2021 4003	401	137,000	49,845
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	87,155	100,314
				E.C.F.
				0.869

4145 8TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 927 132 00	05/14/2021 4003	401	73,000	25,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	47,998	47,098
				E.C.F.
				1.019

3209 ELMWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 972 439 00	05/07/2021 4003	401	123,000	50,445
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	72,555	97,110
				E.C.F.
				0.747

3650 FERNWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 755 054 00	04/22/2021 4003	401	139,900	31,607
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	108,293	98,475
				E.C.F.
				1.100

3483 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 755 230 00	04/07/2021 4003	401	215,000	49,684
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	46	165,316	104,029
				E.C.F.
				1.589

Neighborhoods Used: 4003.RESIDENTIAL 3

CUSTOM RANCH	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
DUPLEX	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
FARM/PREWAR	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
FRAME STYLE	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
PREMANUFACTURE	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
RANCH	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
ROSE PK RANCH	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
SEMI-BLT	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
SEMI-RANCH	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
TRI/BI-LEVEL	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
TWO STY	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
WOODSHIRE RANCH	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)
	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)	0.937 (84)

Single Family E.C.F. : 0.937 (84)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 04/01/2021
 Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4003 - RESIDENTIAL 3

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 1.60
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 1.50
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 1.50

01:59 PM

DB: Frenchtown 2024

Neighborhoods Used: 401B1.RESIDENTIAL 4

260 LACEWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 973 022 00		03/22/2023		401B1 401	462,000	63,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		398,824	551,300	0.723

139 CALLAWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 973 031 00		12/12/2022		401B1 401	429,900	55,334
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		374,566	464,209	0.807

178 GOLFVIEW WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 063 00		11/04/2022		401B1 401	579,900	77,971
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	79		501,929	667,173	0.752

260 LACEWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 973 022 00		07/29/2022		401B1 401	415,000	63,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		351,824	551,300	0.638

251 CALLAWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 973 018 00		07/01/2022		401B1 401	460,000	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		415,000	584,339	0.710

412 GOLFVIEW WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 050 00		05/16/2022		401B1 401	419,900	76,175
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STY	80		343,725	453,481	0.758

387 PEBBLE BEACH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 030 00		04/14/2022		401B1 401	443,000	72,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-RANCH	79		370,594	498,225	0.744

286 GOLFVIEW WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 057 00		01/06/2022		401B1 401	430,000	72,948
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-BLT	80		357,052	505,881	0.706

180 EAGLE CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 013 00		09/29/2021		401B1 401	385,000	79,785
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 2S	80		305,215	448,819	0.680

396 PEBBLE BEACH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 080 00		09/13/2021		401B1 401	470,000	104,953
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	78		365,047	537,302	0.679

285 PEBBLE BEACH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 021 00		09/09/2021		401B1 401	416,000	77,168
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-BLT	81		338,832	469,395	0.722

187 GOLFVIEW WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 016 00		06/22/2021		401B1 401	425,000	84,699
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 1S	78		340,301	469,864	0.724

369 PEBBLE BEACH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07 774 029 00		04/30/2021		401B1 401	430,000	74,954
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY 2S	80		355,046	548,968	0.647

02:42 PM

DB: Frenchtown 2024

Neighborhoods Used: 4004.WATERFRONT

3030 LAKESHORE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 814 015 00	10/07/2022 4004	401	300,000	139,458		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	160,542	176,456	0.910	
3969 NELSON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 935 122 00	08/16/2022 4004	401	566,000	167,314		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	68	398,686	292,420	1.363	
3535 PEARL ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 750 006 00	06/17/2022 4004	401	449,900	116,487		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	68	333,413	289,813	1.150	
3773 NELSON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 935 106 00	03/31/2022 4004	401	549,900	120,699		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	94	429,201	397,254	1.080	
4116 BREST RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 030 505 30	03/11/2022 4004	401	779,000	231,075		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMPORARY 1S	77	547,925	667,329	0.821	
3732 LAKESHORE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 935 036 00	09/29/2021 4004	401	300,100	116,019		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARM/PREWAR	62	184,081	236,104	0.780	
3451 LAKESHORE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 935 074 00	08/20/2021 4004	401	312,500	135,342		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	177,158	212,552	0.833	
3843 NELSON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07 935 109 00	06/10/2021 4004	401	243,000	124,722		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	118,278	126,846	0.932	

Neighborhoods Used: 4004.WATERFRONT

CUSTOM RANCH	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
DUPLEX	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
FARM/PREWAR	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
FRAME STYLE	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
PREMANUFACTURE	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
RANCH	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
ROSE PK RANCH	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
SEMI-BLT	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
SEMI-RANCH	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
TRI/BI-LEVEL	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
TWO STY	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
WOODSHIRE RANCH	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)
	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)	0.979(8)

Single Family E.C.F. : 0.979 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
 Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4004 - WATERFRONT

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50