

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
19-31-260-021	9152 S REDWOOD DR	07/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$139,600	43.63	\$279,296	\$125,223	\$194,777	\$140,066	1.391	1,062	\$183.41	0005	25.2607		\$125,223		HESS LAKE	401	76		
19-31-260-022	9160 S REDWOOD DR	04/26/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,800	51.53	\$221,667	\$78,592	\$136,408	\$130,068	1.049	1,040	\$131.16	0005	59.4470		\$78,592		HESS LAKE	401	79		
19-31-260-029	9254 S REDWOOD DR	09/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$113,900	31.21	\$227,875	\$126,343	\$238,657	\$92,302	2.586	748	\$319.06	0005	94.2403		\$123,203		HESS LAKE	401	80		
19-31-260-038	8998 S REDWOOD	10/13/22	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$268,800	47.17	\$537,601	\$261,264	\$308,636	\$251,215	1.229	1,898	\$162.61	0005	41.4641		\$258,295		HESS LAKE	401	79		
19-31-260-040	9270 S REDWOOD DR	08/27/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,100	43.78	\$280,283	\$123,934	\$196,066	\$142,135	1.379	1,424	\$137.69	0005	26.3782		\$123,934		HESS LAKE	401	84		
19-31-260-045	9280 S REDWOOD DR	05/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,400	57.76	\$288,748	\$160,203	\$89,797	\$116,859	0.768	936	\$95.94	0005	87.4791		\$160,203		HESS LAKE	401	68		
19-31-420-024	9394 S REDWOOD DR	05/25/23	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$117,300	38.27	\$234,636	\$144,582	\$161,918	\$80,048	2.023	624	\$259.48	0005	37.9549		\$143,863		HESS LAKE	401	78		
19-32-101-010	922 E 88TH ST	07/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$172,700	57.57	\$345,495	\$144,641	\$155,359	\$182,595	0.851	1,949	\$79.71	0005	79.2371		\$144,641		HESS LAKE	401	69		
19-32-101-015	970 E 88TH ST	10/14/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$122,800	33.19	\$245,650	\$84,678	\$285,322	\$146,338	1.950	1,206	\$236.59	0005	30.6532		\$77,736		HESS LAKE	401	88		
19-32-101-041	832 E 88TH ST	08/28/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$303,800	33.76	\$607,572	\$163,204	\$736,796	\$394,994	1.865	2,640	\$279.09	0005	22.2124	RANCH	\$157,534		HESS LAKE	401	94		
19-32-225-042	1524 E LOCKWOOD CT	07/07/21	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$135,800	38.52	\$271,677	\$112,886	\$239,614	\$144,355	1.660	1,162	\$206.21	0005	1.6677		\$112,886		HESS LAKE	401	72		
19-32-225-055	1548 E LOCKWOOD CT	08/11/23	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$126,300	37.26	\$252,548	\$103,785	\$235,215	\$132,234	1.779	1,392	\$168.98	0005	13.5569		\$103,785		HESS LAKE	401	70		
19-32-325-004	771 E HESS LAKE DR	10/27/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$151,200	38.77	\$302,468	\$166,713	\$223,287	\$120,671	1.850	1,152	\$193.83	0005	20.7164		\$166,316	19-32-325-003	HESS LAKE	401	71		
19-32-325-006	787 E HESS LAKE DR	10/03/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$145,500	30.00	\$291,039	\$105,062	\$379,938	\$165,313	2.298	1,648	\$230.54	0005	65.5084		\$97,170		HESS LAKE	401	82		
19-32-325-009	813 E HESS LAKE DR	05/12/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$102,500	42.89	\$204,921	\$97,170	\$141,830	\$97,955	1.448	866	\$163.78	0005	19.5309		\$97,170		HESS LAKE	401	72		
19-32-325-010	819 E HESS LAKE DR	03/10/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$129,800	28.53	\$259,505	\$95,666	\$359,334	\$145,635	2.467	1,260	\$285.19	0005	82.4154		\$95,666		HESS LAKE	401	85		
19-32-325-014	845 E HESS LAKE DR	11/12/21	\$245,000	QC	03-ARM'S LENGTH	\$245,000	\$185,200	75.59	\$370,497	\$165,655	\$79,345	\$186,220	0.426	1,998	\$39.71	0005	121.7130		\$165,655		HESS LAKE	401	72		
19-32-325-025	955 E HESS LAKE DR	06/04/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,600	52.95	\$201,297	\$109,109	\$80,891	\$83,807	0.965	987	\$81.96	0005	67.8010		\$109,109		HESS LAKE	401	78		
19-32-325-027	979 E HESS LAKE DR	09/29/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$104,800	58.22	\$209,536	\$96,343	\$83,657	\$102,903	0.813	1,086	\$77.03	0005	83.0241		\$88,989		HESS LAKE	401	67		
19-32-325-028	981 E HESS LAKE DR	03/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,300	33.91	\$152,682	\$82,571	\$142,429	\$63,737	2.235	517	\$275.49	0005	59.1414		\$82,456		HESS LAKE	401	70		
19-32-325-049	1087 E HESS LAKE DR	06/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,400	38.98	\$350,788	\$130,216	\$319,784	\$196,064	1.631	2,432	\$131.49	0005	1.2194		\$130,216		HESS LAKE	401	72		
19-32-451-019	1199 E HESS LAKE DR	08/27/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$116,100	30.71	\$232,131	\$88,800	\$289,200	\$130,301	2.219	997	\$290.07	0005	57.6266		\$85,944		HESS LAKE	401	83		
19-32-451-023	1229 E HESS LAKE DR	08/12/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,500	32.75	\$166,934	\$89,288	\$165,712	\$70,587	2.348	729	\$227.31	0005	70.4406		\$86,811		HESS LAKE	401	67		
19-32-451-030	1149 E HESS LAKE DR	09/17/21	\$497,500	WD	03-ARM'S LENGTH	\$497,500	\$279,700	56.22	\$559,411	\$171,632	\$325,868	\$352,526	0.924	2,516	\$129.52	0005	71.8833		\$171,632		HESS LAKE	401	74		
19-32-474-012	9576 S PENINSULA DR	06/30/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$179,700	33.91	\$359,373	\$148,719	\$381,281	\$191,504	1.991	1,263	\$301.89	0005	34.7773		\$148,719		HESS LAKE	401	90		
19-33-104-004	1622 E 88TH ST	09/02/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$342,500	40.29	\$684,922	\$100,449	\$749,551	\$531,339	1.411	2,620	\$286.09	0005	23.2529	RANCH	\$100,449		HESS LAKE	401	90		
19-33-105-010	1734 E 88TH ST	05/26/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$133,000	26.34	\$266,014	\$125,810	\$379,190	\$127,458	2.975	1,680	\$225.71	0005	133.1803		\$118,838		HESS LAKE	401	46		
19-33-105-022	1836 E 88TH ST	09/21/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,600	40.80	\$118,698	\$81,302	\$118,698	\$74,372	1.596	924	\$128.46	0005	4.7204		\$81,302		HESS LAKE	401	67		
19-33-105-043	9053 S CATALPA AVE	08/07/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$266,900	35.12	\$533,751	\$256,795	\$503,205	\$251,778	1.999	1,890	\$266.25	0005	35.5392		\$254,189		HESS LAKE	401	75		
19-33-350-002	9231 S CATALPA AVE	08/14/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$334,700	40.57	\$669,356	\$132,006	\$692,994	\$477,644	1.451	2,811	\$246.53	0005	19.2355	2 STORY	\$100,946		HESS LAKE	401	98		
19-33-350-039	9223 S CATALPA AVE	04/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,200	36.30	\$290,393	\$134,842	\$265,158	\$141,410	1.875	1,052	\$252.05	0005	23.1889		\$134,446		HESS LAKE	401	81		
19-33-399-010	9469 S CATALPA AVE	07/07/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$229,200	47.26	\$458,462	\$167,854	\$317,146	\$264,189	1.200	2,127	\$149.10	0005	44.2761		\$165,655		HESS LAKE	401	85		
19-33-399-018	9593 S CATALPA AVE	07/20/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$281,000	41.63	\$562,005	\$299,913	\$375,087	\$238,265	1.574	2,394	\$156.68	0005	6.8972		\$289,098		HESS LAKE	401	67		
Totals:			\$13,827,400			\$13,827,400	\$5,540,700		\$11,081,644		\$9,352,150	\$5,966,890			\$193.90		7.5871								
									Sale. Ratio =>	40.07				E.C.F. =>	1.567	Std. Deviation=>		0.589743527							
									Std. Dev. =>	10.73				Ave. E.C.F. =>	1.643	Ave. Variance=>		47.4436	Coefficient of Var=>		28.87249421				
													2023 used:	1.125											
													2024 use:	1.200											