

2023 SALES STUDY - RESIDENTIAL  
4-1-20 TO 3-31-22

| PARCEL NUMBER   | STREET ADDRESS        | SALE DATE | SALE PRICE   | NET ACREAGE | STYLE     | YEAR BUILT | FLOOR AREA | GARAGE AREA | NOTES |
|-----------------|-----------------------|-----------|--------------|-------------|-----------|------------|------------|-------------|-------|
| 4703-01-101-010 | 7017 WHITNEY WOODS RD | 8/13/21   | \$ 255,000   | 0.264       | TWO-STOR  | 1940       | 1034       | 0           |       |
| 4703-01-103-001 | 7119 BENNETT LAKE RD  | 6/2/21    | \$ 144,000   | 0.457       | RANCH     | 1971       | 1040       | 480         |       |
| 4703-01-103-025 | 11505 DELMAR DR       | 7/10/20   | \$ 275,000   | 0           | RANCH     | 2003       | 1743       | 462         |       |
| 4703-01-105-004 | 11350 KATRINE DR      | 10/28/21  | \$ 280,000   | 0.708       | RANCH     | 1991       | 1706       | 1292        |       |
| 4703-01-105-011 | 7229 THEATHER CT      | 7/7/20    | \$ 465,000   | 2.245       | 1.5 STORY | 1998       | 2718       | 720         |       |
| 4703-01-105-018 | 7254 THEATHER CT      | 9/20/21   | \$ 675,000   | 0.686       | TWO-STOR  | 1991       | 2770       | 870         |       |
| 4703-01-200-037 | 7474 BENNETT LAKE RD  | 1/7/21    | \$ 540,000   | 12.8        | RANCH     | 2000       | 1557       | 1645        |       |
| 4703-01-201-005 | 11275 KATRINE DR      | 11/12/21  | \$ 500,000   | 0.868       | RANCH     | 1989       | 1648       | 600         |       |
| 4703-01-201-009 | 11254 KATRINE DR      | 6/8/20    | \$ 280,000   | 0.731       | COLONIAL  | 1992       | 2432       | 506         |       |
| 4703-02-100-016 | 6407 RINDY TRL        | 3/31/22   | \$ 815,000   | 5.026       | RANCH     | 0          | 1140       | 0           |       |
| 4703-02-100-052 | 6425 RINDY TRL        | 11/8/21   | \$ 370,000   | 0.509       | TWO-STOR  | 2021       | 2419       | 598         |       |
| 4703-02-201-004 | 11527 CLAIRMONT DR    | 2/18/22   | \$ 440,000   | 0.659       | RANCH     | 1973       | 1344       | 450         |       |
| 4703-02-201-006 | 11553 CLAIRMONT DR    | 1/7/22    | \$ 1,400,000 | 1.86        | RANCH     | 2014       | 2687       | 970         |       |
| 4703-02-203-010 | 6587 CLOSE DR         | 10/30/20  | \$ 330,000   | 0.669       | RANCH     | 1916       | 1234       | 936         |       |
| 4703-02-206-004 | 6400 BENNETT LAKE RD  | 10/8/20   | \$ 252,900   | 0.634       | TRI-LEVEL | 0          | 2092       | 528         |       |
| 4703-02-207-010 | 6300 BENNETT LAKE RD  | 9/11/21   | \$ 600,000   | 0.614       | RANCH     | 1960       | 1626       | 753         |       |
| 4703-02-209-065 | 6652 WESTMINISTER ST  | 4/14/21   | \$ 615,000   | 0.081       | TWO-STOR  | 2018       | 1878       | 568         |       |
| 4703-02-300-002 | 11188 ARGENTINE RD    | 1/7/21    | \$ 189,900   | 1           | RANCH     | 1954       | 1080       | 832         |       |
| 4703-02-300-003 | 11166 ARGENTINE RD    | 5/3/21    | \$ 245,000   | 1           | RANCH     | 1954       | 1368       | 600         |       |
| 4703-02-400-022 | 6439 COHOCTAH RD      | 3/12/21   | \$ 455,000   | 5           | RANCH     | 2001       | 2112       | 833         |       |
| 4703-02-400-033 | 6157 SOUTH DR         | 11/17/20  | \$ 378,500   | 3.591       | TRI-LEVEL | 1977       | 1444       | 484         |       |
| 4703-03-101-023 | 11501 KOTH DR         | 8/30/21   | \$ 255,000   | 0.168       | RANCH     | 1940       | 1138       | 560         |       |
| 4703-03-101-029 | 11467 KOTH DR         | 1/3/22    | \$ 200,000   | 0.155       | CAP COD   | 1950       | 1445       | 338         |       |
| 4703-03-102-022 | 11428 KOTH DR         | 9/1/20    | \$ 180,000   | 0.29        | COLONIAL  | 1940       | 1264       | 0           |       |
| 4703-04-100-018 | 11633 WHITE RD        | 10/8/21   | \$ 593,000   | 20.05       | COLONIAL  | 2015       | 1992       | 528         |       |
| 4703-05-200-006 | 11942 N LATSON RD     | 12/21/20  | \$ 255,000   | 2.87        | COLONIAL  | 0          | 1712       | 400         |       |
| 4703-06-400-010 | 2910 E COHOCTAH RD    | 6/30/21   | \$ 235,500   | 1           | RANCH     | 1975       | 1168       | 960         |       |
| 4703-06-400-014 | 11061 WIGGINS RD      | 11/3/21   | \$ 418,000   | 16.79       | RANCH     | 2006       | 1332       | 528         |       |
| 4703-07-200-015 | 10881 WIGGINS RD      | 5/1/20    | \$ 254,900   | 0.8         | COLONIAL  | 1977       | 1664       | 624         |       |
| 4703-08-300-014 | 9988 WIGGINS RD       | 11/19/20  | \$ 200,000   | 11.38       |           |            |            |             |       |
| 4703-09-100-007 | 4196 COHOCTAH RD      | 1/21/22   | \$ 270,000   | 1.1         | CAP COD   | 1978       | 1584       | 592         |       |
| 4703-09-300-010 | 4133 BURNS RD         | 12/16/20  | \$ 490,000   | 23.58       | RANCH     | 1991       | 1684       | 576         |       |
| 4703-09-300-022 | 10227 WHITE RD        | 5/3/21    | \$ 445,000   | 10.01       | CAP COD   | 2007       | 2310       | 484         |       |
| 4703-11-200-017 | 6370 COHOCTAH RD      | 12/30/20  | \$ 40,000    | 2.03        |           |            |            |             |       |
| 4703-11-200-027 | 6434 COHOCTAH RD      | 9/30/21   | \$ 685,000   | 10          | RANCH     | 2014       | 1875       | 686         |       |
| 4703-11-200-029 | 6346 COHOCTAH RD      | 11/4/21   | \$ 328,000   | 3.03        | RANCH     | 1992       | 1300       | 624         |       |
| 4703-11-400-005 | 6309 HOGAN RD         | 11/25/20  | \$ 449,900   | 20          | RANCH     | 1983       | 3856       | 1936        |       |

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|-----------------|----------------------|-----------|--------------|-------------|-----------|------------|------------|-------------|-------|
| 4703-11-400-017 | GREEN RD             | 1/11/21   | \$ 75,000    | 5.15        |           |            |            |             |       |
| 4703-11-400-021 | GREEN RD             | 9/15/20   | \$ 64,000    | 5.11        |           |            |            |             |       |
| 4703-12-400-008 | 7355 HOGAN RD        | 7/16/21   | \$ 325,000   | 2.06        | TWO-STOR  | 1991       | 1520       | 624         |       |
| 4703-15-300-009 | 9198 GOULD RD        | 8/5/20    | \$ 285,000   | 3           | COLONIAL  | 1972       | 1812       | 484         |       |
| 4703-15-300-015 | 9051 GOULD RD        | 5/20/21   | \$ 290,000   | 1           | COLONIAL  | 1990       | 1820       | 768         |       |
| 4703-15-400-009 | 9015 ARGENTINE RD    | 2/3/22    | \$ 225,000   | 2.01        | RANCH     | 1950       | 1200       | 528         |       |
| 4703-16-200-011 | 4394 GREENRIDGE LN   | 8/28/20   | \$ 340,000   | 5           | RANCH     | 1997       | 1400       | 768         |       |
| 4703-16-300-015 | 9189 WHITE RD        | 9/10/21   | \$ 290,000   | 10          | BI-LEVEL  | 1987       | 2016       | 528         |       |
| 4703-16-400-004 | 4451 CENTER RD       | 12/27/21  | \$ 209,900   | 1           | RANCH     | 1880       | 1294       | 0           |       |
| 4703-16-400-016 | 9100 WHITE RD        | 5/7/20    | \$ 69,900    | 9.03        |           |            |            |             |       |
| 4703-16-400-021 | 9240 WHITE RD        | 9/18/20   | \$ 316,000   | 4.99        | COLONIAL  | 1996       | 2428       | 796         |       |
| 4703-16-400-021 | 9240 WHITE RD        | 6/2/21    | \$ 395,000   | 4.99        | COLONIAL  | 1996       | 2428       | 796         |       |
| 4703-17-400-004 | 9051 N LATSON RD     | 1/14/21   | \$ 244,400   | 1.66        | CAP COD   | 1920       | 1846       | 0           |       |
| 4703-17-400-004 | 9051 N LATSON RD     | 12/23/21  | \$ 267,500   | 1.66        | CAP COD   | 1920       | 1846       | 0           |       |
| 4703-17-401-006 | 9124 INDIAN LAKE DR  | 5/27/20   | \$ 179,900   | 0.201       | RANCH     | 0          | 1096       | 0           |       |
| 4703-18-200-009 | 9911 KNAPP RD        | 7/12/21   | \$ 230,000   | 1           | COLONIAL  | 1975       | 1903       | 625         |       |
| 4703-19-100-020 | 9028 HIDDEN LAKE DR  | 1/25/21   | \$ 185,000   | 1.31        | RANCH     | 1994       | 1214       | 460         |       |
| 4703-19-100-020 | 9028 HIDDEN LAKE DR  | 5/24/21   | \$ 285,000   | 1.31        | RANCH     | 1994       | 1214       | 460         |       |
| 4703-19-100-020 | 9028 HIDDEN LAKE DR  | 9/15/21   | \$ 305,000   | 1.31        | RANCH     | 1994       | 1214       | 460         |       |
| 4703-19-101-015 | 8669 HIDDEN LAKE DR  | 7/15/21   | \$ 242,000   | 0.298       | 1.5 STORY | 1960       | 1368       | 0           |       |
| 4703-19-200-013 | 2881 E JONES RD      | 11/20/20  | \$ 489,000   | 5.13        | TWO-STOR  | 0          | 2772       | 672         |       |
| 4703-19-200-022 | 2695 E JONES RD      | 11/5/21   | \$ 233,000   | 6.11        | RANCH     | 1998       | 1716       | 0           |       |
| 4703-19-300-008 | 2300 E JONES RD      | 10/26/20  | \$ 220,000   | 1.36        | RANCH     | 1975       | 960        | 528         |       |
| 4703-19-300-012 | 2160 E JONES RD      | 3/11/22   | \$ 1,350,000 | 34.67       | CAP COD   | 1950       | 7392       | 8848        |       |
| 4703-19-400-023 | WIGGINS RD           | 2/18/22   | \$ 120,000   | 10          |           |            |            |             |       |
| 4703-19-400-028 | 2500 E JONES RD      | 4/24/20   | \$ 315,000   | 10.04       | CAP COD   | 1999       | 2402       | 672         |       |
| 4703-20-100-009 | 8500 WIGGINS RD      | 2/8/22    | \$ 290,000   | 2           | RANCH     | 1977       | 2178       | 576         |       |
| 4703-20-100-019 | WIGGINS RD           | 3/11/22   | \$ 200,000   | 18.41       |           |            |            |             |       |
| 4703-20-200-015 | 3855 LATSON ACRES LN | 12/17/21  | \$ 70,000    | 3.97        |           |            |            |             |       |
| 4703-20-200-018 | 3918 LATSON ACRES LN | 5/26/21   | \$ 402,700   | 3.01        | 1.5 STORY | 2008       | 2025       | 952         |       |
| 4703-20-300-006 | 3351 DEAN RD         | 3/1/21    | \$ 279,900   | 5           | RANCH     | 1973       | 1736       | 576         |       |
| 4703-20-400-004 | 3817 DEAN RD         | 11/30/21  | \$ 325,000   | 5           | RANCH     | 2006       | 1926       | 0           |       |
| 4703-21-200-019 | 4280 CENTER RD       | 9/16/21   | \$ 330,000   | 2.31        | RANCH     | 1997       | 1519       | 529         |       |
| 4703-21-200-028 | 4286 CENTER RD       | 2/11/22   | \$ 150,000   | 10.02       |           |            |            |             |       |
| 4703-21-400-010 | 8211 NORTHVIEW DR    | 5/5/20    | \$ 380,000   | 10          | 1.5 STORY | 2000       | 2295       | 847         |       |
| 4703-21-400-018 | 8130 NORTHVIEW DR    | 3/25/21   | \$ 75,000    | 5.08        |           |            |            |             |       |
| 4703-23-100-010 | 6081 SPAULDING RD    | 10/22/21  | \$ 332,900   | 2.5         | RANCH     | 1988       | 1404       | 1344        |       |

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|-----------------|-------------------|-----------|------------|-------------|------------|------------|------------|-------------|-------|
| 4703-24-300-008 | 7159 DRIFTWOOD DR | 10/5/20   | \$ 297,000 | 1.013       | TWO-STOR   | 1971       | 1728       | 576         |       |
| 4703-24-300-016 | 8120 GREEN RD     | 2/2/22    | \$ 373,000 | 2.01        | CAP COD    | 1980       | 2662       | 896         |       |
| 4703-24-301-004 | 7316 DRIFTWOOD DR | 2/15/22   | \$ 785,000 | 0.33        | RANCH      | 1978       | 2352       | 576         |       |
| 4703-24-301-014 | 7244 DRIFTWOOD DR | 8/31/20   | \$ 685,000 | 0.51        | RANCH      | 1971       | 4244       | 240         |       |
| 4703-24-301-015 | 7238 DRIFTWOOD DR | 4/21/21   | \$ 725,000 | 0.88        | RANCH      | 1967       | 2255       | 1448        |       |
| 4703-24-301-018 | 7218 DRIFTWOOD DR | 7/2/21    | \$ 630,000 | 0.306       | RANCH      | 1972       | 1296       | 0           |       |
| 4703-24-301-019 | 7212 DRIFTWOOD DR | 5/28/20   | \$ 150,000 | 0.265       |            |            |            |             |       |
| 4703-24-301-021 | 7202 DRIFTWOOD DR | 4/14/20   | \$ 565,000 | 0.415       | RANCH      | 1970       | 2821       | 936         |       |
| 4703-24-302-003 | DRIFTWOOD DR      | 5/7/21    | \$ 80,000  | 0.856       |            |            |            |             |       |
| 4703-24-400-004 | 7415 DEAN RD      | 9/28/20   | \$ 794,000 | 1.036       | 1.5 STORY  | 2000       | 5132       | 962         |       |
| 4703-24-400-008 | 8205 O CONNELL RD | 7/17/20   | \$ 220,000 | 1.38        | RANCH      | 1977       | 1392       | 528         |       |
| 4703-24-400-016 | 7376 DRIFTWOOD DR | 6/30/21   | \$ 840,000 | 0.833       | CAP COD    | 1986       | 4141       | 650         |       |
| 4703-24-401-013 | 7484 DRIFTWOOD DR | 5/26/21   | \$ 825,000 | 0.428       | RANCH      | 1978       | 2207       | 624         |       |
| 4703-24-401-020 | 7400 DRIFTWOOD DR | 5/21/21   | \$ 665,000 | 0.466       | RANCH      | 1970       | 1596       | 484         |       |
| 4703-24-402-041 | DRIFTWOOD DR      | 6/24/20   | \$ 22,000  | 0.446       |            |            |            |             |       |
| 4703-24-402-043 | DRIFTWOOD DR      | 6/14/21   | \$ 120,000 | 1.006       |            |            |            |             |       |
| 4703-24-402-064 | 7021 DRIFTWOOD DR | 8/14/20   | \$ 749,900 | 0.943       | 1.5 STORY  | 2013       | 2682       | 946         |       |
| 4703-24-402-067 | 7017 DRIFTWOOD DR | 8/27/20   | \$ 743,000 | 2.008       | COLONIAL   | 2016       | 3518       | 975         |       |
| 4703-24-403-001 | 7601 DRIFTWOOD DR | 10/29/21  | \$ 439,900 | 0.451       | RANCH      | 1969       | 2903       | 441         |       |
| 4703-24-403-002 | 7535 DRIFTWOOD DR | 3/25/22   | \$ 500,000 | 0.548       | 1.5 STORY  | 1999       | 2005       | 976         |       |
| 4703-25-100-015 | 7480 GREEN RD     | 10/15/21  | \$ 235,000 | 5.13        | RANCH      | 1970       | 1024       | 572         |       |
| 4703-25-100-024 | 7422 GREEN RD     | 8/12/20   | \$ 515,000 | 20.33       | TWO-STOR   | 1900       | 3432       | 1080        |       |
| 4703-25-300-013 | 7225 FAUSSETT RD  | 10/23/20  | \$ 265,000 | 2.15        | RANCH      | 1998       | 1344       | 440         |       |
| 4703-25-301-013 | 7165 AUGUSTINE CT | 2/23/21   | \$ 449,000 | 0           | 1.25 STORY | 1998       | 2892       | 1120        |       |
| 4703-25-301-021 | 7078 AUGUSTINE CT | 8/4/20    | \$ 325,000 | 0           | 1.75 STORY | 2001       | 2286       | 621         |       |
| 4703-25-400-008 | 7180 RANDALL DR   | 12/11/20  | \$ 360,000 | 5           | COLONIAL   | 1977       | 1950       | 528         |       |
| 4703-27-100-005 | 7456 MACK RD      | 2/24/22   | \$ 370,000 | 20          |            |            |            |             |       |
| 4703-27-300-018 | 7132 MACK RD      | 2/19/21   | \$ 245,000 | 1.41        | RANCH      | 1960       | 1344       | 480         |       |
| 4703-27-301-002 | 7084 GRANGER DR   | 9/25/20   | \$ 380,000 | 0           | COLONIAL   | 2000       | 2965       | 660         |       |
| 4703-27-301-003 | 7110 GRANGER DR   | 11/17/21  | \$ 595,000 | 2.09        | RANCH      | 2000       | 1903       | 822         |       |
| 4703-27-301-012 | 7057 GRANGER DR   | 5/4/20    | \$ 390,000 | 0           | TWO-STOR   | 2002       | 2640       | 546         |       |
| 4703-27-400-008 | 5383 FAUSSETT RD  | 6/24/20   | \$ 301,000 | 3.68        | TWO-STOR   | 1900       | 2676       | 0           |       |
| 4703-27-400-009 | 5395 FAUSSETT RD  | 7/16/21   | \$ 250,000 | 2.31        | RANCH      | 1979       | 1056       | 1056        |       |
| 4703-27-400-014 | 5349 FAUSSETT RD  | 1/3/22    | \$ 280,000 | 10          | 1.5 STORY  | 1987       | 1344       | 0           |       |
| 4703-27-400-020 | 5485 FAUSSETT RD  | 9/8/21    | \$ 315,000 | 7.09        | TWO-STOR   | 1880       | 1768       | 0           |       |
| 4703-28-400-013 | 7045 COLONIAL WAY | 11/12/21  | \$ 375,000 | 2.5         | RANCH      | 1995       | 1440       | 528         |       |
| 4703-28-400-015 | 7136 COLONIAL WAY | 7/8/20    | \$ 64,900  | 2.5         |            |            |            |             |       |

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|-----------------|-------------------|-----------|------------|-------------|-----------|------------|------------|-------------|-------|
| 4703-28-400-028 | 4401 FAUSSETT RD  | 6/28/21   | \$ 405,000 | 2.18        | RANCH     | 2018       | 1725       | 789         |       |
| 4703-29-100-005 | 7900 WIGGINS RD   | 8/21/20   | \$ 262,000 | 2.11        | RANCH     | 1977       | 1256       | 0           |       |
| 4703-29-100-016 | WIGGINS RD        | 7/22/20   | \$ 86,000  | 10          |           |            |            |             |       |
| 4703-29-100-016 | WIGGINS RD        | 12/21/21  | \$ 99,900  | 10          |           |            |            |             |       |
| 4703-29-300-005 | 3007 FAUSSETT RD  | 10/12/20  | \$ 189,000 | 0.75        | RANCH     | 1950       | 816        | 520         |       |
| 4703-30-100-016 | 7871 NORTHWIND DR | 8/7/20    | \$ 380,000 | 10          | TWO-STOR  | 2001       | 2624       | 576         |       |
| 4703-30-100-024 | 7596 FISHER RD    | 9/28/20   | \$ 400,000 | 10.3        | CAP COD   | 1996       | 2348       | 960         |       |
| 4703-30-400-008 | 2981 FAUSSETT RD  | 7/7/20    | \$ 270,000 | 1           | RANCH     | 1977       | 1252       | 624         |       |
| 4703-30-400-016 | 2772 LANNEN RD    | 12/31/20  | \$ 340,000 | 18.22       | TWO-STOR  | 1870       | 1882       | 624         |       |
| 4703-31-100-004 | 2250 FAUSSETT RD  | 7/24/20   | \$ 309,000 | 2.9         | TWO-STOR  | 0          | 2344       | 0           |       |
| 4703-31-100-024 | 2525 FAUSSETT RD  | 4/10/20   | \$ 217,000 | 1           | RANCH     | 1980       | 1392       | 576         |       |
| 4703-32-200-008 | 6449 SETTLERS TRL | 8/2/21    | \$ 405,000 | 10          | TRI-LEVEL | 1989       | 2038       | 672         |       |
| 4703-32-400-018 | 6121 MARVU DR     | 11/29/21  | \$ 875,000 | 30.02       | RANCH     | 2018       | 2635       | 936         |       |
| 4703-33-200-005 | 4366 FAUSSETT RD  | 8/17/20   | \$ 300,000 | 1           | COLONIAL  | 2001       | 1832       | 520         |       |
| 4703-33-200-026 | FAUSSETT RD       | 3/19/21   | \$ 55,000  | 2.73        |           |            |            |             |       |
| 4703-33-300-017 | 6047 N LATSON RD  | 7/17/20   | \$ 299,000 | 4.62        | COLONIAL  | 1928       | 2418       | 0           |       |
| 4703-33-300-017 | 6047 N LATSON RD  | 10/20/21  | \$ 345,000 | 4.62        | COLONIAL  | 1928       | 2418       | 0           |       |
| 4703-34-300-008 | 6010 MACK RD      | 10/12/20  | \$ 288,000 | 2           | RANCH     | 1973       | 1935       | 480         |       |
| 4703-34-300-015 | 5085 E ALLEN RD   | 8/30/21   | \$ 365,000 | 2.31        | TWO-STOR  | 1994       | 2654       | 576         |       |
| 4703-35-100-022 | 6046 FAUSSETT RD  | 10/6/20   | \$ 215,000 | 0.885       | RANCH     | 2005       | 1560       | 728         |       |
| 4703-35-101-004 | HAYRIDGE LN       | 10/15/21  | \$ 81,500  | 2.49        |           |            |            |             |       |
| 4703-35-101-006 | 6095 HAYRIDGE LN  | 7/9/20    | \$ 367,000 | 2           | RANCH     | 2019       | 1626       | 687         |       |
| 4703-35-300-025 | 6350 ARGENTINE RD | 8/25/20   | \$ 300,000 | 2.45        | TRI-LEVEL | 1976       | 2872       | 672         |       |
| 4703-36-100-012 | 7064 FAUSSETT RD  | 8/28/20   | \$ 300,000 | 5           | RANCH     | 1974       | 1546       | 0           |       |
| 4703-36-100-016 | 6282 GREEN RD     | 7/9/20    | \$ 277,000 | 6           | RANCH     | 0          | 1944       | 505         |       |
| 4703-36-100-035 | HERITAGE HL       | 6/30/21   | \$ 74,900  | 4.16        |           |            |            |             |       |

MULTI-PARCEL SALE  
VACANT LAND