

SALES STUDY FOR 2025 TAX YEAR

Report Name: C_SalAnal_Res by Area for Board
April 1st 2022 - March 31st 2024

Sales Study

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

12:11 PM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 01102														
E.C.F. Table 01102ShakerHgts														
01102	C -19-02-226-069	401	0.43 Ac	Colonial/2Sty	B	15	64 %	09/20/2022	\$520,000	3-ARM'S LENGTH	3,763	138.19	262,360	50.45 %
01102	C -19-02-226-073	401	0.41 Ac	Colonial/2Sty	B	15	71 %	07/01/2022	\$462,000	3-ARM'S LENGTH	3,565	129.59	271,030	58.66 %
01102	C -19-02-226-087	401	0.42 Ac	Colonial/2Sty	B	15	74 %	11/21/2022	\$530,000	3-ARM'S LENGTH	3,301	160.56	281,510	53.12 %
01102	C -19-02-228-012	401	0.39 Ac	Colonial/2Sty	B	15	76 %	07/20/2022	\$635,000	3-ARM'S LENGTH	3,295	192.72	286,270	45.08 %
01102	C -19-02-228-013	401	0.43 Ac	Colonial/2Sty	B	15	67 %	08/31/2022	\$420,000	3-ARM'S LENGTH	3,218	130.52	250,240	59.58 %
01102	C -19-02-228-014	401	0.49 Ac	Colonial/2Sty	B	15	72 %	05/19/2023	\$625,000	3-ARM'S LENGTH	3,247	192.49	281,670	45.07 %
01102	C -19-02-229-001	401	0.49 Ac	Colonial/2Sty	B	15	61 %	10/24/2022	\$585,000	3-ARM'S LENGTH	3,250	180.00	219,860	37.58 %
01102	C -19-02-230-002	401	0.37 Ac	Colonial/2Sty	B	15	71 %	06/28/2023	\$580,000	3-ARM'S LENGTH	3,507	165.38	261,390	45.07 %
01102	C -19-02-276-003	401	0.37 Ac	Colonial/2Sty	B	15	74 %	08/11/2023	\$550,000	3-ARM'S LENGTH	2,860	192.31	239,100	43.47 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 9										\$4,907,000	30,006	\$163.53	2,353,430	
Avg. Sale Price >										\$545,222	Avg. Ratio		47.96 %	
Analysis for Area > 01104 E.C.F. Table 01104Foxwood														
01104	C -19-01-176-017	401	1.18 Ac	Colonial/2Sty	B	15	76 %	11/14/2022	\$825,000	3-ARM'S LENGTH	3,929	209.98	394,650	47.84 %
01104	C -19-01-176-023	401	1.00 Ac	Colonial/2Sty	B	15	74 %	04/08/2022	\$730,000	3-ARM'S LENGTH	3,737	195.34	378,610	51.86 %
Total No. of Sales > 2										\$1,555,000	7,666	\$202.84	773,260	
Avg. Sale Price >										\$777,500	Avg. Ratio		49.73 %	
Analysis for Area > 01106 E.C.F. Table 01106Blmfd N Estates														
01106	C -19-01-101-012	401	0.37 Ac	Colonial/2Sty	B	10	67 %	02/26/2024	\$708,100	3-ARM'S LENGTH	3,557	199.07	246,840	34.86 %
01106	C -19-01-102-028	401	0.37 Ac	Colonial/2Sty	B	15	77 %	05/05/2022	\$600,000	3-ARM'S LENGTH	3,163	189.69	293,960	48.99 %
01106	C -19-01-102-030	401	0.37 Ac	Colonial/2Sty	B	15	74 %	09/22/2023	\$555,000	3-ARM'S LENGTH	3,687	150.57	308,110	55.52 %
01106	C -19-01-103-005	401	0.37 Ac	Colonial/2Sty	B	15	74 %	02/24/2023	\$627,000	3-ARM'S LENGTH	3,178	197.29	290,150	46.28 %
01106			Ac		B		73							

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
01106	C -19-01-151-018	401	0.55 Ac	Colonial/2Sty	B	15	73 %	11/17/2023	\$510,000	3-ARM'S LENGTH	3,637	140.23	322,900	63.31 %	
									\$3,570,100		20,851	\$171.22	1,759,820		
Total No. of Sales > 6															
									Avg. Sale Price > \$595,017				Avg. Ratio		49.29 %
Analysis for Area > 01110				E.C.F. Table 01110Adams Sq 1,2											
01110	C -19-01-302-003	401	0.37 Ac	Colonial/2Sty	B	-10	43 %	08/31/2022	\$465,000	3-ARM'S LENGTH	2,516	184.82	185,740	39.94 %	
01110	C -19-01-302-005	401	0.37 Ac	Colonial/2Sty	B	-10	41 %	01/05/2024	\$445,000	3-ARM'S LENGTH	2,420	183.88	162,610	36.54 %	
01110	C -19-01-302-012	401	0.47 Ac	Colonial/2Sty	B	-10	46 %	06/09/2023	\$398,000	3-ARM'S LENGTH	2,416	164.74	217,610	54.68 %	
01110	C -19-01-302-015	401	0.38 Ac	Colonial/2Sty	B	-10	51 %	11/18/2022	\$478,000	3-ARM'S LENGTH	2,449	195.18	220,020	46.03 %	
01110	C -19-01-304-011	401	0.45 Ac	Colonial/2Sty	B	-10	59 %	05/23/2023	\$538,000	3-ARM'S LENGTH	2,320	231.90	266,740	49.58 %	
01110	C -19-01-351-001	401	0.45 Ac	Colonial/2Sty	B	-10	54 %	08/09/2022	\$370,000	3-ARM'S LENGTH	2,664	138.89	254,050	68.66 %	
01110	C -19-01-351-003	401	0.37 Ac	Colonial/2Sty	B	-10	56 %	08/31/2022	\$427,500	3-ARM'S LENGTH	2,469	173.15	229,730	53.74 %	
01110			Ac		B		39								

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
01110	C -19-01-352-003	401	0.39 Ac	Colonial/2Sty	B	-10	54 % 01/31/2023	\$405,000	3-ARM'S LENGTH	2,187	185.19	218,590	53.97 %	
01110	C -19-01-352-010	401	0.48 Ac	Colonial/2Sty	B	-10	54 % 07/21/2023	\$369,900	3-ARM'S LENGTH	2,255	164.04	232,390	62.83 %	
01110	C -19-01-353-002	401	0.39 Ac	Colonial/2Sty	B	-10	54 % 10/13/2023	\$365,000	3-ARM'S LENGTH	1,913	190.80	204,050	55.90 %	
01110	C -19-01-353-011	401	0.40 Ac	Colonial/2Sty	B	-10	56 % 06/26/2023	\$650,000	3-ARM'S LENGTH	3,206	202.74	307,620	47.33 %	
Total No. of Sales > 12								\$5,351,400		29,082	\$184.01	2,664,610		
								Avg. Sale Price > \$445,950			Avg. Ratio		49.79 %	

Analysis for Area > 01112

E.C.F. Table 01112Hampton Hills

01112	C -19-01-151-002	401	0.37 Ac	Colonial/2Sty	B	-10	61 % 09/20/2022	\$410,000	3-ARM'S LENGTH	2,274	180.30	228,940	55.84 %	
01112	C -19-01-151-006	401	0.39 Ac	TriLevel/Quad	B	-10	61 % 06/30/2023	\$454,000	3-ARM'S LENGTH	2,647	171.51	216,020	47.58 %	
01112	C -19-01-152-012	401	0.37 Ac	Colonial/2Sty	B	-10	63 % 01/16/2023	\$413,050	3-ARM'S LENGTH	2,205	187.32	227,400	55.05 %	
01112	C -19-01-152-023	401	0.43 Ac	Colonial/2Sty	B	-10	58 % 05/09/2023	\$490,000	3-ARM'S LENGTH	2,922	167.69	256,000	52.24 %	
01112			Ac		B		43							

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Total No. of Sales > 5								\$2,277,050		13,062	\$174.33	1,123,550		
Avg. Sale Price >								\$455,410		Avg. Ratio		49.34 %		
Analysis for Area > 01120			E.C.F. Table 01120ChapelHillsEst 1											
01120	C -19-01-126-001	401	0.55 Ac	Colonial/2Sty	BC	10	65 %	11/18/2022	\$425,000	3-ARM'S LENGTH	2,448	173.61	216,770	51.00 %
01120	C -19-01-126-012	401	0.55 Ac	Ranch	B	-10	50 %	08/11/2022	\$327,000	3-ARM'S LENGTH	1,371	238.51	151,460	46.32 %
01120	C -19-01-126-014	401	0.51 Ac	TriLevel/Quad	B	-10	61 %	06/02/2022	\$385,000	3-ARM'S LENGTH	2,370	162.45	165,110	42.89 %
01120	C -19-01-126-015	401	0.86 Ac	Ranch	B	-10	55 %	04/26/2023	\$275,000	3-ARM'S LENGTH	1,643	167.38	185,820	67.57 %
01120	C -19-01-126-016	401	0.57 Ac	Ranch	B	-10	59 %	11/29/2022	\$320,000	3-ARM'S LENGTH	1,751	182.75	186,500	58.28 %
01120	C -19-01-126-018	401	0.52 Ac	Ranch	B	-10	52 %	11/28/2022	\$402,000	3-ARM'S LENGTH	1,677	239.71	186,860	46.48 %
01120	C -19-01-127-004	401	0.52 Ac	Ranch	B	-10	54 %	07/14/2023	\$342,000	3-ARM'S LENGTH	1,371	249.45	159,630	46.68 %
01120	C -19-01-127-007	401	0.52 Ac	Ranch	B	-10	51 %	09/13/2023	\$371,025	3-ARM'S LENGTH	1,601	231.75	163,500	44.07 %
01120			Ac		B		51							

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01120	C -19-01-128-001	401	0.52 Ac	Colonial/2Sty	B	-10	66 % 09/26/2022	\$400,000	3-ARM'S LENGTH	2,333	171.45	223,980	56.00 %	
01120	C -19-01-128-002	401	0.52 Ac	Ranch	B	-10	58 % 08/05/2022	\$350,000	3-ARM'S LENGTH	1,767	198.08	186,200	53.20 %	
01120	C -19-01-201-005	401	0.52 Ac	Ranch	B	-10	43 % 02/07/2023	\$306,000	3-ARM'S LENGTH	1,392	219.83	132,730	43.38 %	
01120	C -19-01-201-018	401	0.52 Ac	Colonial/2Sty	B	-10	55 % 06/10/2022	\$326,500	3-ARM'S LENGTH	1,589	205.48	139,920	42.85 %	
01120	C -19-01-201-026	401	0.52 Ac	TriLevel/Quad	B	-10	61 % 11/29/2023	\$400,000	3-ARM'S LENGTH	2,977	134.36	224,040	56.01 %	
01120	C -19-01-202-015	401	0.75 Ac	Ranch	B	-10	51 % 09/14/2023	\$393,000	3-ARM'S LENGTH	1,371	286.65	171,870	43.73 %	
01120	C -19-01-226-016	401	0.52 Ac	Ranch	B	-10	57 % 08/31/2023	\$465,000	3-ARM'S LENGTH	2,337	198.97	245,050	52.70 %	
01120	C -19-01-228-003	401	0.52 Ac	Ranch	B	-10	49 % 08/22/2022	\$405,000	3-ARM'S LENGTH	2,708	149.56	200,280	49.45 %	
01120	C -19-01-228-004	401	0.63 Ac	Ranch	B	-10	57 % 06/22/2022	\$373,000	3-ARM'S LENGTH	1,816	205.40	198,520	53.22 %	
Total No. of Sales > 18								\$6,600,525		34,109	\$193.51	3,300,690		
Avg. Sale Price >								\$366,696		Avg. Ratio		50.01 %		

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Analysis for Area > 01122 E.C.F. Table 01122Adams Woods 1&2														
01122	C -19-01-203-008	401	0.43 Ac	Ranch	B	67 %	05/25/2022	\$430,000	3-ARM'S LENGTH	1,960	219.39	212,840	49.50 %	
01122	C -19-01-204-010	401	0.35 Ac	Ranch	B	70 %	06/13/2022	\$470,000	3-ARM'S LENGTH	2,241	209.73	234,780	49.95 %	
Total No. of Sales > 2										\$900,000	4,201	\$214.23	447,620	
										Avg. Sale Price >	\$450,000	Avg. Ratio	49.74 %	
Analysis for Area > 01210 E.C.F. Table 01210AdamsWdsCondos#1														
01210	C -19-01-276-033	407	1.00 Ac	Ranch	BC 20	61 %	10/06/2022	\$435,000	3-ARM'S LENGTH	1,739	250.14	227,590	52.32 %	
01210	C -19-01-276-053	407	1.00 Ac	Ranch	BC 25	61 %	01/25/2023	\$435,000	3-ARM'S LENGTH	1,739	250.14	234,580	53.93 %	
01210	C -19-01-276-054	407	1.00 Ac	Ranch	BC 20	61 %	07/28/2022	\$509,000	3-ARM'S LENGTH	1,739	292.70	220,780	43.38 %	
01210	C -19-01-276-065	407	1.00 Ac	Ranch	BC 20	61 %	04/07/2022	\$490,000	3-ARM'S LENGTH	1,734	282.58	226,110	46.14 %	
01210	C -19-01-277-024	407	1.00 Ac	Colonial/2Sty	BC 20	64 %	09/26/2023	\$530,000	3-ARM'S LENGTH	2,254	235.14	238,550	45.01 %	
01210	C -19-01-402-005	407	1.00 Ac	Colonial/2Sty	BC 20	60 %	08/24/2023	\$345,000	3-ARM'S LENGTH	1,794	192.31	179,300	51.97 %	
01210	C -19-01-402-055	407	1.00 Ac	Colonial/2Sty	BC 20	61 %	11/09/2022	\$420,000	3-ARM'S LENGTH	2,205	190.48	200,630	47.77 %	

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01210	C -19-01-402-056	407	1.00 Ac	Ranch	BC	20	66 %	06/20/2023	\$510,000	3-ARM'S LENGTH	1,739	293.27	212,930	41.75 %
01210	C -19-01-403-001	407	1.00 Ac	Ranch	BC	20	62 %	06/28/2023	\$399,000	3-ARM'S LENGTH	1,759	226.83	201,260	50.44 %
01210	C -19-01-403-017	407	1.00 Ac	Ranch	BC	20	62 %	05/04/2023	\$364,900	3-ARM'S LENGTH	1,754	208.04	193,360	52.99 %
01210	C -19-01-403-031	407	1.00 Ac	Ranch	BC	20	61 %	02/21/2023	\$335,000	3-ARM'S LENGTH	1,759	190.45	194,300	58.00 %
01210	C -19-01-403-045	407	1.00 Ac	Colonial/2Sty	BC	20	61 %	11/22/2022	\$445,000	3-ARM'S LENGTH	1,794	248.05	187,330	42.10 %
01210	C -19-01-403-060	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	07/29/2022	\$425,000	3-ARM'S LENGTH	2,205	192.74	228,600	53.79 %
01210	C -19-01-403-060	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	04/26/2022	\$425,000	3-ARM'S LENGTH	2,205	192.74	228,600	53.79 %
01210	C -19-01-403-104	407	1.00 Ac	Colonial/2Sty	BC	20	59 %	06/01/2022	\$345,000	3-ARM'S LENGTH	2,205	156.46	196,210	56.87 %
01210	C -19-01-403-111	407	1.00 Ac	Ranch	BC	20	63 %	11/29/2023	\$465,000	3-ARM'S LENGTH	1,753	265.26	235,130	50.57 %
01210	C -19-01-403-116	407	1.00 Ac	Ranch	BC	20	63 %	12/19/2022	\$422,200	3-ARM'S LENGTH	1,753	240.84	236,820	56.09 %
Total No. of Sales > 17								\$7,300,100		32,130	\$227.21	3,642,080		

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Avg. Sale Price >										\$429,418	Avg. Ratio			49.89 %	
Analysis for Area > 01212 E.C.F. Table 01212AdamsWdsCondos#2															
01212	C -19-01-252-024	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	06/21/2022	\$295,000	3-ARM'S LENGTH	1,666	177.07	180,840	61.30 %	
01212	C -19-01-277-039	407	1.00 Ac	Colonial/2Sty	BC	20	59 %	09/28/2022	\$340,000	3-ARM'S LENGTH	1,666	204.08	174,130	51.21 %	
01212	C -19-01-277-085	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	09/01/2023	\$350,000	3-ARM'S LENGTH	1,665	210.21	170,400	48.69 %	
01212	C -19-01-277-088	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	10/06/2023	\$409,000	3-ARM'S LENGTH	1,665	245.65	166,430	40.69 %	
01212	C -19-01-277-097	407	1.00 Ac	Colonial/2Sty	BC	20	79 %	07/19/2023	\$501,000	3-ARM'S LENGTH	1,676	298.93	209,080	41.73 %	
01212	C -19-01-277-100	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	11/02/2022	\$320,000	3-ARM'S LENGTH	1,669	191.73	165,400	51.69 %	
01212	C -19-01-402-012	407	1.00 Ac	Colonial/2Sty	BC	20	67 %	12/01/2023	\$395,000	3-ARM'S LENGTH	1,665	237.24	188,200	47.65 %	
01212	C -19-01-402-054	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	07/11/2022	\$338,000	3-ARM'S LENGTH	1,666	202.88	172,260	50.96 %	
01212	C -19-01-403-005	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	11/02/2023	\$315,000	3-ARM'S LENGTH	1,666	189.08	177,720	56.42 %	
01212	C -19-01-403-061	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	09/20/2022	\$325,000	3-ARM'S LENGTH	1,666	195.08	169,160	52.05 %	

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01212	C -19-01-403-112	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	03/08/2023	\$335,000	3-ARM'S LENGTH	1,666	201.08	182,030	54.34 %		
									\$3,923,000		18,336	\$213.95	1,955,650			
Total No. of Sales > 11																
									Avg. Sale Price >		\$356,636		Avg. Ratio		49.85 %	
Analysis for Area > 01214 E.C.F. Table 01214AdamsWdsCondos#3																
01214	C -19-01-252-013	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	04/27/2023	\$440,000	3-ARM'S LENGTH	2,032	216.54	222,330	50.53 %		
01214	C -19-01-276-062	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	04/21/2023	\$437,500	3-ARM'S LENGTH	2,104	207.94	236,490	54.05 %		
01214	C -19-01-402-027	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	01/30/2024	\$479,000	3-ARM'S LENGTH	2,066	231.85	219,260	45.77 %		
01214	C -19-01-402-028	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	01/30/2023	\$395,000	3-ARM'S LENGTH	2,066	191.19	210,990	53.42 %		
01214	C -19-01-402-033	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	09/01/2023	\$449,900	3-ARM'S LENGTH	2,066	217.76	202,500	45.01 %		
01214	C -19-01-402-034	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	02/26/2024	\$450,000	3-ARM'S LENGTH	2,068	217.60	204,880	45.53 %		
01214	C -19-01-403-009	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	12/20/2022	\$399,900	3-ARM'S LENGTH	2,096	190.79	210,680	52.68 %		
01214	C -19-01-403-051	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	09/30/2022	\$350,000	3-ARM'S LENGTH	2,096	166.98	207,230	59.21 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
01214	C -19-01-403-119	407	1.00 Ac	Colonial/2Sty	BC	20	66 %	07/07/2022	\$490,000	3-ARM'S LENGTH	2,072	236.49	238,950	48.77 %		
									\$3,891,300		18,666	\$208.47	1,953,310			
Total No. of Sales > 9																
									Avg. Sale Price >		\$432,367		Avg. Ratio		50.20 %	
Analysis for Area > 01216 E.C.F. Table 01216AdamsWdsCondo#4																
01216	C -19-01-276-029	407	1.00 Ac	Colonial/2Sty	BC	20	61 %	11/18/2022	\$250,000	3-ARM'S LENGTH	1,855	134.77	162,710	65.08 %		
01216	C -19-01-276-034	407	1.00 Ac	Colonial/2Sty	BC	20	65 %	03/04/2024	\$427,500	3-ARM'S LENGTH	1,855	230.46	183,850	43.01 %		
01216	C -19-01-276-046	407	1.00 Ac	Colonial/2Sty	BC	20	61 %	09/13/2022	\$377,000	3-ARM'S LENGTH	1,854	203.34	170,570	45.24 %		
01216	C -19-01-276-052	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	02/09/2024	\$325,000	3-ARM'S LENGTH	1,854	175.30	176,740	54.38 %		
01216	C -19-01-277-033	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	05/20/2022	\$300,000	3-ARM'S LENGTH	1,818	165.02	161,580	53.86 %		
01216	C -19-01-277-060	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	04/03/2023	\$290,000	3-ARM'S LENGTH	1,859	156.00	169,760	58.54 %		
01216	C -19-01-403-032	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	03/15/2023	\$375,000	3-ARM'S LENGTH	1,854	202.27	167,170	44.58 %		
01216	C -19-01-403-056	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	05/01/2023	\$383,500	3-ARM'S LENGTH	1,854	206.85	170,900	44.56 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
01216	C -19-01-403-080	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	07/12/2023	\$395,000	3-ARM'S LENGTH	1,854	213.05	166,050	42.04 %	
01216	C -19-01-403-080	407	1.00 Ac	Colonial/2Sty	BC	20	63 %	11/29/2022	\$285,000	3-ARM'S LENGTH	1,854	153.72	166,050	58.26 %	
Total No. of Sales > 10									\$3,408,000		18,511	\$184.11	1,695,380		
Avg. Sale Price >									\$340,800		Avg. Ratio			49.75 %	
Analysis for Area > 02100				E.C.F. Table 02100BlmdfldFoxHillSub											
02100	C -19-02-102-009	401	0.39 Ac	TriLevel/Quad	B	-5	46 %	01/19/2024	\$365,000	3-ARM'S LENGTH	2,038	179.10	152,950	41.90 %	
02100	C -19-02-102-015	401	0.39 Ac	Colonial/2Sty	B	-5	54 %	07/21/2023	\$388,000	3-ARM'S LENGTH	2,005	193.52	180,020	46.40 %	
02100	C -19-02-103-006	401	0.39 Ac	TriLevel/Quad	B	-5	57 %	06/23/2022	\$400,000	3-ARM'S LENGTH	2,030	197.04	184,830	46.21 %	
02100	C -19-02-103-008	401	0.37 Ac	Colonial/2Sty	B	-5	55 %	04/07/2022	\$372,000	3-ARM'S LENGTH	2,060	180.58	191,330	51.43 %	
02100	C -19-02-103-019	401	0.38 Ac	TriLevel/Quad	B	-5	57 %	07/07/2022	\$410,000	3-ARM'S LENGTH	2,854	143.66	232,280	56.65 %	
02100	C -19-02-103-036	401	0.37 Ac	TriLevel/Quad	B	-10	63 %	10/20/2023	\$512,000	3-ARM'S LENGTH	2,716	188.51	251,880	49.20 %	
02100	C -19-02-104-003	401	0.36 Ac	Colonial/2Sty	B	-5	54 %	06/29/2023	\$330,000	3-ARM'S LENGTH	2,788	118.36	220,010	66.67 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02100	C -19-02-104-014	401	0.37 Ac	Colonial/2Sty	B	-5	55 %	01/22/2024	\$415,000	3-ARM'S LENGTH	2,729	152.07	214,100	51.59 %
02100	C -19-02-104-027	401	0.33 Ac	Colonial/2Sty	B	-5	56 %	05/13/2022	\$425,000	3-ARM'S LENGTH	2,498	170.14	208,100	48.96 %
02100	C -19-02-126-013	401	0.41 Ac	Colonial/2Sty	B	-5	55 %	06/30/2022	\$520,000	3-ARM'S LENGTH	2,770	187.73	226,510	43.56 %
02100	C -19-02-126-019	401	0.38 Ac	Colonial/2Sty	B	-5	57 %	05/04/2022	\$450,000	3-ARM'S LENGTH	2,588	173.88	210,860	46.86 %
02100	C -19-02-126-022	401	0.38 Ac	Colonial/2Sty	B	-5	60 %	02/23/2023	\$505,000	3-ARM'S LENGTH	2,729	185.05	240,680	47.66 %
02100	C -19-02-129-006	401	0.37 Ac	Colonial/2Sty	B	-5	54 %	01/24/2024	\$350,000	3-ARM'S LENGTH	2,713	129.01	208,400	59.54 %
02100	C -19-02-129-006	401	0.37 Ac	Colonial/2Sty	B	-5	54 %	01/22/2024	\$350,000	3-ARM'S LENGTH	2,713	129.01	208,400	59.54 %
02100	C -19-02-130-001	401	0.35 Ac	Colonial/2Sty	B	-5	56 %	03/08/2023	\$400,000	3-ARM'S LENGTH	2,849	140.40	217,320	54.33 %
02100	C -19-02-130-012	401	0.33 Ac	Colonial/2Sty	B	-5	58 %	08/09/2023	\$429,500	3-ARM'S LENGTH	2,048	209.72	182,800	42.56 %
02100	C -19-02-152-030	401	0.35 Ac	Colonial/2Sty	B	-5	58 %	06/01/2022	\$400,000	3-ARM'S LENGTH	2,611	153.20	213,980	53.50 %
02100	C -19-02-153-002	401	0.33 Ac	Colonial/2Sty	B	-5	58 %	10/16/2023	\$490,000	3-ARM'S LENGTH	2,600	188.46	224,850	45.89 %
02100	C -19-02-153-026	401	0.33 Ac	Colonial/2Sty	B	-5	61 %	09/13/2022	\$482,000	3-ARM'S LENGTH	2,533	190.29	212,310	44.05 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02100	C -19-02-154-011	401	0.33 Ac	Colonial/2Sty	B	-5	63 % 11/21/2022	\$329,900	3-ARM'S LENGTH	2,048	161.08	192,580	58.38 %	
02100	C -19-02-176-005	401	0.33 Ac	Colonial/2Sty	B	-5	58 % 03/20/2023	\$457,500	3-ARM'S LENGTH	2,531	180.76	222,580	48.65 %	
02100	C -19-02-176-017	401	0.34 Ac	Colonial/2Sty	B	-5	57 % 02/03/2023	\$465,000	3-ARM'S LENGTH	2,703	172.03	219,570	47.22 %	
02100	C -19-02-176-043	401	0.34 Ac	Ranch	B	-5	57 % 10/09/2023	\$395,000	3-ARM'S LENGTH	2,102	187.92	196,920	49.85 %	
02100	C -19-02-176-044	401	0.33 Ac	Colonial/2Sty	B	-5	59 % 04/03/2023	\$405,000	3-ARM'S LENGTH	2,188	185.10	189,100	46.69 %	
02100	C -19-02-177-015	401	0.36 Ac	TriLevel/Quad	B	-5	59 % 09/16/2022	\$400,000	3-ARM'S LENGTH	2,620	152.67	218,420	54.61 %	
02100	C -19-02-177-016	401	0.36 Ac	Colonial/2Sty	B	-5	59 % 07/07/2022	\$360,000	3-ARM'S LENGTH	2,162	166.51	190,290	52.86 %	
Total No. of Sales > 26										\$10,805,900	64,226	\$168.25	5,411,070	
Avg. Sale Price >										\$415,612	Avg. Ratio		50.08 %	

Analysis for Area > 02200

E.C.F. Table 02200HeathersCondos#1

02200	C -19-02-476-059	407	1.00 Ac	Colonial/2Sty	BC	20	71 % 11/18/2022	\$375,000	3-ARM'S LENGTH	1,640	226.45	184,900	49.31 %	
02200	C -19-02-476-063	407	1.00 Ac	Colonial/2Sty	BC	20	72 % 12/18/2023	\$402,500	3-ARM'S LENGTH	1,656	243.06	201,610	50.09 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02200	C -19-02-476-063	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	09/02/2022	\$382,000	3-ARM'S LENGTH	1,656	230.68	201,610	52.78 %	
02200	C -19-02-476-070	407	1.00 Ac	Colonial/2Sty	BC	20	71 %	09/02/2022	\$407,500	3-ARM'S LENGTH	1,656	246.07	204,120	50.09 %	
02200	C -19-02-476-093	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	05/06/2022	\$399,000	3-ARM'S LENGTH	1,656	240.94	193,780	48.57 %	
02200	C -19-02-476-113	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	03/19/2024	\$420,000	3-ARM'S LENGTH	1,656	253.62	196,060	46.68 %	
Total No. of Sales > 6									\$2,386,000		9,936	\$240.14	1,182,080		
									Avg. Sale Price > \$397,667			Avg. Ratio	49.54 %		

Analysis for Area > 02201

E.C.F. Table 02201HeathersCondos#2

02201	C -19-02-479-003	407	1.00 Ac	Ranch	BC	10	65 %	08/01/2023	\$347,500	3-ARM'S LENGTH	1,508	230.44	165,500	47.63 %	
02201	C -19-02-479-021	407	1.00 Ac	Ranch	BC	10	65 %	09/07/2023	\$350,000	3-ARM'S LENGTH	1,508	232.10	169,460	48.42 %	
02201	C -19-02-479-027	407	1.00 Ac	Ranch	BC	10	66 %	04/24/2023	\$355,000	3-ARM'S LENGTH	1,508	235.41	170,680	48.08 %	
02201	C -19-02-479-035	407	1.00 Ac	Ranch	BC	10	66 %	01/17/2024	\$360,000	3-ARM'S LENGTH	1,508	238.73	167,280	46.47 %	
02201	C -19-02-479-055	407	1.00 Ac	Ranch	BC	10	68 %	06/22/2022	\$355,000	3-ARM'S LENGTH	1,508	235.41	173,080	48.75 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02201	C -19-02-479-057	407	1.00 Ac	Ranch	BC	10	67 %	08/29/2022	\$354,300	3-ARM'S LENGTH	1,508	234.95	172,630	48.72 %
02201	C -19-02-479-059	407	1.00 Ac	Ranch	BC	10	67 %	11/03/2022	\$355,000	3-ARM'S LENGTH	1,508	235.41	172,630	48.63 %
02201	C -19-02-479-065	407	1.00 Ac	Ranch	BC	10	66 %	06/06/2022	\$340,000	3-ARM'S LENGTH	1,508	225.46	172,040	50.60 %
02201	C -19-02-479-066	407	1.00 Ac	Ranch	BC	10	65 %	05/17/2022	\$330,000	3-ARM'S LENGTH	1,902	173.50	192,070	58.20 %
02201	C -19-02-480-001	407	1.00 Ac	Colonial/2Sty	BC	20	68 %	09/12/2022	\$380,000	3-ARM'S LENGTH	1,933	196.59	197,950	52.09 %
02201	C -19-02-480-013	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	05/15/2023	\$512,000	3-ARM'S LENGTH	1,933	264.87	244,970	47.85 %
02201	C -19-02-480-015	407	1.00 Ac	Ranch	BC	10	62 %	09/26/2023	\$336,000	3-ARM'S LENGTH	1,508	222.81	156,120	46.46 %
02201	C -19-02-480-054	407	1.00 Ac	Ranch	BC	10	68 %	03/14/2023	\$318,000	3-ARM'S LENGTH	1,508	210.88	168,000	52.83 %
02201	C -19-02-480-059	407	1.00 Ac	Ranch	BC	10	63 %	04/03/2023	\$335,000	3-ARM'S LENGTH	1,902	176.13	182,240	54.40 %
Total No. of Sales > 14									\$5,027,800	22,750	\$221.00	2,504,650		
Avg. Sale Price >									\$359,129	Avg. Ratio		49.82 %		

Analysis for Area > 02202

E.C.F. Table 02202HeathersCondos#3

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02202	C -19-02-476-034	407	1.00 Ac	Ranch	BC	20	73 %	10/21/2022	\$400,000	3-ARM'S LENGTH	1,588	251.89	217,190	54.30 %
02202	C -19-02-476-045	407	1.00 Ac	Ranch	BC	20	72 %	02/14/2023	\$450,000	3-ARM'S LENGTH	1,588	283.38	219,440	48.76 %
02202	C -19-02-476-058	407	1.00 Ac	Ranch	BC	20	73 %	08/03/2022	\$434,500	3-ARM'S LENGTH	1,588	273.61	217,410	50.04 %
02202	C -19-02-476-080	407	1.00 Ac	Ranch	BC	20	72 %	06/16/2023	\$430,000	3-ARM'S LENGTH	1,589	270.61	213,590	49.67 %
02202	C -19-02-476-120	407	1.00 Ac	Ranch	BC	20	74 %	04/13/2023	\$465,000	3-ARM'S LENGTH	1,590	292.45	219,360	47.17 %
Total No. of Sales > 5										\$2,179,500	7,943	\$274.39	1,086,990	
Avg. Sale Price >										\$435,900	Avg. Ratio		49.87 %	

Analysis for Area > 02203

E.C.F. Table 02203HeathersCondos#4

02203	C -19-02-476-008	407	1.00 Ac	Colonial/2Sty	BC	20	71 %	05/12/2023	\$500,000	3-ARM'S LENGTH	1,940	257.73	255,810	51.16 %
02203	C -19-02-476-074	407	1.00 Ac	Colonial/2Sty	BC	20	69 %	07/21/2023	\$554,000	3-ARM'S LENGTH	1,940	285.57	237,970	42.95 %
02203	C -19-02-476-090	407	1.00 Ac	Colonial/2Sty	BC	20	82 %	01/12/2024	\$650,000	3-ARM'S LENGTH	1,940	335.05	278,060	42.78 %
02203	C -19-02-478-003	407	1.00 Ac	Colonial/2Sty	BC	20	71 %	03/21/2023	\$635,000	3-ARM'S LENGTH	2,800	226.79	346,400	54.55 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02203	C -19-02-478-020	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	03/18/2024	\$615,000	3-ARM'S LENGTH	2,800	219.64	328,490	53.41 %	
02203	C -19-02-478-074	407	1.00 Ac	Colonial/2Sty	BC	20	74 %	11/14/2023	\$595,000	3-ARM'S LENGTH	2,848	208.92	321,020	53.95 %	
Total No. of Sales > 6									\$3,549,000		14,268	\$248.74	1,767,750		
Avg. Sale Price >									\$591,500		Avg. Ratio		49.81 %		
Analysis for Area > 02204				E.C.F. Table 02204HeathersCondos#5											
02204	C -19-02-478-001	407	1.00 Ac	Ranch	BC	20	74 %	08/19/2022	\$779,000	3-ARM'S LENGTH	2,230	349.33	353,980	45.44 %	
02204	C -19-02-478-022	407	1.00 Ac	Ranch	BC	20	72 %	04/14/2022	\$640,000	3-ARM'S LENGTH	1,952	327.87	340,840	53.26 %	
02204	C -19-02-478-035	407	1.00 Ac	Ranch	BC	20	74 %	09/01/2022	\$785,000	3-ARM'S LENGTH	2,231	351.86	382,320	48.70 %	
02204	C -19-02-478-053	407	1.00 Ac	Ranch	BC	20	73 %	01/30/2024	\$773,000	3-ARM'S LENGTH	2,231	346.48	371,680	48.08 %	
02204	C -19-02-478-057	407	1.00 Ac	Ranch	BC	20	73 %	08/18/2022	\$652,500	3-ARM'S LENGTH	2,231	292.47	332,850	51.01 %	
02204	C -19-02-478-058	407	1.00 Ac	Ranch	BC	20	73 %	05/13/2022	\$630,000	3-ARM'S LENGTH	1,952	322.75	328,840	52.20 %	
02204	C -19-02-478-076	407	1.00 Ac	Ranch	BC	20	75 %	05/16/2022	\$665,000	3-ARM'S LENGTH	2,231	298.07	337,360	50.73 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 7										\$4,924,500	15,058	\$327.04	2,447,870	
Avg. Sale Price >										\$703,500	Avg. Ratio		49.71 %	
Analysis for Area > 02205 E.C.F. Table 02205HeathersCondos#6														
02205	C -19-02-476-053	407	1.00 Ac	Ranch	BC	20	72 %	06/28/2023	\$570,000	3-ARM'S LENGTH	1,755	324.79	261,300	45.84 %
02205	C -19-02-476-081	407	1.00 Ac	Ranch	BC	20	72 %	06/22/2023	\$435,000	3-ARM'S LENGTH	1,755	247.86	290,920	66.88 %
02205	C -19-02-478-041	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	04/29/2022	\$730,000	3-ARM'S LENGTH	2,742	266.23	412,810	56.55 %
02205	C -19-02-478-052	407	1.00 Ac	Colonial/2Sty	BC	20	74 %	05/22/2023	\$700,000	3-ARM'S LENGTH	2,742	255.29	384,470	54.92 %
02205	C -19-02-480-021	407	1.00 Ac	Ranch	BC	20	75 %	10/04/2022	\$639,000	3-ARM'S LENGTH	1,784	358.18	311,500	48.75 %
02205	C -19-02-480-022	407	1.00 Ac	Colonial/2Sty	BC	20	76 %	01/12/2024	\$975,000	3-ARM'S LENGTH	2,218	439.59	360,630	36.99 %
02205	C -19-02-480-022	407	1.00 Ac	Colonial/2Sty	BC	20	76 %	07/25/2022	\$725,000	3-ARM'S LENGTH	2,218	326.87	360,630	49.74 %
02205	C -19-02-480-023	407	1.00 Ac	Colonial/2Sty	BC	20	74 %	08/01/2022	\$679,000	3-ARM'S LENGTH	2,218	306.13	337,820	49.75 %
02205	C -19-02-480-034	407	1.00 Ac	Colonial/2Sty	BC	20	74 %	03/01/2024	\$625,000	3-ARM'S LENGTH	2,218	281.79	354,320	56.69 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 9									\$6,078,000	19,650	\$309.31	3,074,400		
Avg. Sale Price >									\$675,333	Avg. Ratio		50.58 %		
Analysis for Area > 02206				E.C.F. Table 02206HeathersCndo#7Det										
02206	C -19-02-477-013	407	1.00 Ac	Colonial/2Sty	BC	20	71 %	06/15/2022	\$566,000	3-ARM'S LENGTH	2,577	219.64	342,610	60.53 %
02206	C -19-02-477-029	407	1.00 Ac	Colonial/2Sty	BC	20	72 %	12/28/2022	\$567,500	3-ARM'S LENGTH	2,577	220.22	335,190	59.06 %
02206	C -19-02-477-044	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	07/24/2023	\$897,900	3-ARM'S LENGTH	2,577	348.43	381,910	42.53 %
02206	C -19-02-477-052	407	1.00 Ac	Colonial/2Sty	BC	20	73 %	06/08/2022	\$800,000	3-ARM'S LENGTH	2,577	310.44	349,240	43.66 %
02206	C -19-02-477-056	407	1.00 Ac	Ranch	BC	20	73 %	09/23/2022	\$510,000	3-ARM'S LENGTH	1,755	290.60	256,530	50.30 %
Total No. of Sales > 5									\$3,341,400	12,063	\$277.00	1,665,480		
Avg. Sale Price >									\$668,280	Avg. Ratio		49.84 %		
Analysis for Area > 02210				E.C.F. Table 02210GeorgetwnHseFoxHI										
02210	C -19-02-127-005	407	1.00 Ac	Colonial/2Sty	C		61 %	09/23/2022	\$379,900	3-ARM'S LENGTH	2,094	181.42	163,480	43.03 %

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02210	C -19-02-127-006	407	1.00 Ac	Colonial/2Sty	C	65 %	03/30/2023	\$335,000	3-ARM'S LENGTH	2,113	158.54	177,900	53.10 %	
02210	C -19-02-127-013	407	1.00 Ac	Colonial/2Sty	C	61 %	07/14/2023	\$353,900	3-ARM'S LENGTH	2,113	167.49	169,960	48.02 %	
02210	C -19-02-127-018	407	1.00 Ac	Colonial/2Sty	C	59 %	03/04/2024	\$290,000	3-ARM'S LENGTH	2,113	137.25	159,740	55.08 %	
02210	C -19-02-127-038	407	1.00 Ac	Colonial/2Sty	C	59 %	04/26/2022	\$316,500	3-ARM'S LENGTH	2,113	149.79	157,590	49.79 %	
02210	C -19-02-127-039	407	1.00 Ac	Colonial/2Sty	C	59 %	08/02/2022	\$300,000	3-ARM'S LENGTH	2,139	140.25	158,660	52.89 %	
Total No. of Sales > 6								\$1,975,300		12,685	\$155.72	987,330		
Avg. Sale Price >								\$329,217		Avg. Ratio		49.98 %		

Analysis for Area > 02220

E.C.F. Table 02220FoxhillBlmfldCb#1

02220	C -19-02-302-030	407	1.00 Ac	Ranch	C	57 %	10/04/2023	\$153,000	3-ARM'S LENGTH	909	168.32	68,700	44.90 %	
02220	C -19-02-302-031	407	1.00 Ac	Ranch	C	57 %	07/08/2022	\$130,000	3-ARM'S LENGTH	909	143.01	68,450	52.65 %	
02220	C -19-02-302-040	407	1.00 Ac	Ranch	C	57 %	09/20/2022	\$137,500	3-ARM'S LENGTH	1,039	132.34	75,040	54.57 %	
02220	C -19-02-302-042	407	1.00 Ac	Ranch	C	57 %	05/18/2022	\$134,900	3-ARM'S LENGTH	1,039	129.84	74,120	54.94 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02220	C -19-02-302-058	407	1.00 Ac	Ranch	C	57 %	05/25/2023	\$157,500	3-ARM'S LENGTH	1,039	151.59	74,370	47.22 %	
02220	C -19-02-302-071	407	1.00 Ac	Ranch	C	58 %	06/13/2023	\$150,000	3-ARM'S LENGTH	909	165.02	69,340	46.23 %	
02220	C -19-02-302-084	407	1.00 Ac	Ranch	C	57 %	04/19/2023	\$166,600	3-ARM'S LENGTH	1,006	165.61	72,640	43.60 %	
02220	C -19-02-302-096	407	1.00 Ac	Ranch	C	57 %	01/05/2024	\$120,000	3-ARM'S LENGTH	1,052	114.07	74,650	62.21 %	
02220	C -19-02-302-098	407	1.00 Ac	Ranch	C	57 %	09/19/2023	\$155,500	3-ARM'S LENGTH	1,052	147.81	74,650	48.01 %	OC sale
02220	C -19-02-302-114	407	1.00 Ac	Ranch	C	57 %	10/10/2023	\$150,000	3-ARM'S LENGTH	1,063	141.11	75,160	50.11 %	
02220	C -19-02-302-117	407	1.00 Ac	Ranch	C	57 %	06/10/2022	\$155,000	3-ARM'S LENGTH	1,023	151.52	73,420	47.37 %	
02220	C -19-02-302-122	407	1.00 Ac	Ranch	C	57 %	12/21/2022	\$129,350	3-ARM'S LENGTH	1,063	121.68	75,410	58.30 %	
02220	C -19-02-302-147	407	1.00 Ac	Ranch	C	57 %	05/08/2023	\$167,000	3-ARM'S LENGTH	1,063	157.10	75,160	45.01 %	
02220	C -19-02-303-068	407	1.00 Ac	Colonial/2Sty	C	56 %	07/13/2023	\$120,000	3-ARM'S LENGTH	875	137.14	57,100	47.58 %	
02220	C -19-02-303-076	407	1.00 Ac	Colonial/2Sty	C	62 %	03/08/2024	\$107,200	3-ARM'S LENGTH	875	122.51	61,310	57.19 %	
02220	C -19-02-303-115	407	1.00 Ac	Colonial/2Sty	C	56 %	07/07/2023	\$115,000	3-ARM'S LENGTH	875	131.43	57,100	49.65 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02220	C -19-02-303-118	407	1.00 Ac	Colonial/2Sty	C	56 %	10/14/2022	\$120,000	3-ARM'S LENGTH	875	137.14	57,100	47.58 %	
02220	C -19-02-303-122	407	1.00 Ac	Colonial/2Sty	C	56 %	08/24/2023	\$125,000	3-ARM'S LENGTH	875	142.86	57,100	45.68 %	
02220	C -19-02-303-128	407	1.00 Ac	Colonial/2Sty	C	56 %	06/23/2023	\$125,000	3-ARM'S LENGTH	875	142.86	57,100	45.68 %	
02220	C -19-02-303-174	407	1.00 Ac	Colonial/2Sty	C	56 %	09/21/2022	\$105,000	3-ARM'S LENGTH	875	120.00	57,100	54.38 %	
02220	C -19-02-303-214	407	1.00 Ac	Colonial/2Sty	C	61 %	08/24/2022	\$115,000	3-ARM'S LENGTH	875	131.43	60,610	52.70 %	
Total No. of Sales > 21								\$2,838,550		20,166	\$140.76	1,415,630		
Avg. Sale Price >								\$135,169		Avg. Ratio		49.87 %		

Analysis for Area > 02222

E.C.F. Table 02222FoxhillBlmfdCb#2

02222	C -19-02-302-032	407	1.00 Ac	Ranch	C	57 %	11/27/2023	\$102,500	3-ARM'S LENGTH	752	136.30	51,490	50.23 %	
02222	C -19-02-302-152	407	1.00 Ac	Ranch	C	57 %	08/18/2023	\$116,000	3-ARM'S LENGTH	752	154.26	51,490	44.39 %	
02222	C -19-02-302-153	407	1.00 Ac	Ranch	C	57 %	05/08/2023	\$109,900	3-ARM'S LENGTH	752	146.14	51,760	47.10 %	
02222	C -19-02-302-156	407	1.00 Ac	Ranch	C	57 %	04/14/2023	\$106,500	3-ARM'S LENGTH	727	146.49	50,580	47.49 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02222	C -19-02-302-165	407	1.00 Ac	Ranch	C	57 %	10/05/2023	\$92,800	3-ARM'S LENGTH	727	127.65	50,580	54.50 %	
02222	C -19-02-302-167	407	1.00 Ac	Ranch	C	57 %	09/21/2023	\$150,000	3-ARM'S LENGTH	727	206.33	50,580	33.72 %	
02222	C -19-02-302-167	407	1.00 Ac	Ranch	C	57 %	05/03/2023	\$82,500	3-ARM'S LENGTH	727	113.48	50,580	61.31 %	
02222	C -19-02-302-172	407	1.00 Ac	Ranch	C	57 %	06/03/2022	\$80,000	3-ARM'S LENGTH	727	110.04	50,580	63.23 %	
02222	C -19-02-302-173	407	1.00 Ac	Ranch	C	57 %	12/01/2023	\$145,000	3-ARM'S LENGTH	727	199.45	50,580	34.88 %	
02222	C -19-02-302-184	407	1.00 Ac	Ranch	C	57 %	02/01/2023	\$110,900	3-ARM'S LENGTH	788	140.74	52,820	47.63 %	
02222	C -19-02-302-186	407	1.00 Ac	Ranch	C	57 %	02/27/2023	\$95,000	3-ARM'S LENGTH	788	120.56	52,820	55.60 %	
Total No. of Sales > 11								\$1,191,100		8,194	\$145.36	563,860		
								Avg. Sale Price > \$108,282			Avg. Ratio		47.34 %	

Analysis for Area > 02224

E.C.F. Table 02224FoxhillBlmfldCb#3

02224	C -19-02-302-125	407	1.00 Ac	Ranch	C	56 %	08/25/2022	\$135,000	3-ARM'S LENGTH	1,127	119.79	80,830	59.87 %	
02224	C -19-02-302-127	407	1.00 Ac	Ranch	C	56 %	09/07/2022	\$194,900	3-ARM'S LENGTH	1,127	172.94	80,830	41.47 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02224	C -19-02-302-129	407	1.00 Ac	Ranch	C	56 %	05/09/2022	\$210,000	3-ARM'S LENGTH	1,147	183.09	82,750	39.40 %	
02224	C -19-02-302-130	407	1.00 Ac	Ranch	C	56 %	05/20/2022	\$180,000	3-ARM'S LENGTH	1,147	156.93	81,720	45.40 %	
02224	C -19-02-302-131	407	1.00 Ac	Ranch	C	56 %	10/13/2022	\$193,000	3-ARM'S LENGTH	1,147	168.27	81,720	42.34 %	
02224	C -19-02-302-132	407	1.00 Ac	Ranch	C	56 %	12/04/2023	\$185,000	3-ARM'S LENGTH	1,127	164.15	80,830	43.69 %	
02224	C -19-02-302-135	407	1.00 Ac	Ranch	C	56 %	02/02/2023	\$162,000	3-ARM'S LENGTH	1,127	143.74	80,830	49.90 %	
02224	C -19-02-302-139	407	1.00 Ac	Ranch	C	56 %	06/13/2023	\$205,000	3-ARM'S LENGTH	1,147	178.73	81,720	39.86 %	
02224	C -19-02-303-029	407	1.00 Ac	Ranch	C	61 %	05/16/2022	\$128,000	3-ARM'S LENGTH	1,089	117.54	84,840	66.28 %	
02224	C -19-02-303-030	407	1.00 Ac	Ranch	C	60 %	05/20/2022	\$140,000	3-ARM'S LENGTH	1,089	128.56	83,730	59.81 %	
02224	C -19-02-303-132	407	1.00 Ac	Ranch	C	56 %	03/29/2024	\$150,000	3-ARM'S LENGTH	1,089	137.74	79,630	53.09 %	
02224	C -19-02-303-142	407	1.00 Ac	Ranch	C	56 %	06/07/2022	\$140,000	3-ARM'S LENGTH	1,089	128.56	79,630	56.88 %	
02224	C -19-02-303-158	407	1.00 Ac	Ranch	C	56 %	10/24/2023	\$140,000	3-ARM'S LENGTH	1,089	128.56	79,630	56.88 %	
02224	C -19-02-303-180	407	1.00 Ac	Ranch	C	51 %	04/14/2023	\$142,500	3-ARM'S LENGTH	1,073	132.81	73,450	51.54 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02224	C -19-02-303-180	407	1.00 Ac	Ranch	C	51 %	04/14/2023	\$142,500	3-ARM'S LENGTH	1,073	132.81	73,450	51.54 %	
02224	C -19-02-303-291	407	1.00 Ac	Ranch	C	56 %	10/20/2023	\$165,777	3-ARM'S LENGTH	1,089	152.23	79,040	47.68 %	
02224	C -19-02-303-296	407	1.00 Ac	Ranch	C	56 %	04/05/2023	\$148,000	3-ARM'S LENGTH	1,089	135.90	79,630	53.80 %	
02224	C -19-02-303-310	407	1.00 Ac	Ranch	C	58 %	10/12/2022	\$155,000	3-ARM'S LENGTH	1,089	142.33	81,220	52.40 %	
02224	C -19-02-303-326	407	1.00 Ac	Ranch	C	56 %	09/28/2022	\$148,000	3-ARM'S LENGTH	1,089	135.90	78,730	53.20 %	
02224	C -19-02-303-327	407	1.00 Ac	Ranch	C	56 %	08/14/2023	\$160,000	3-ARM'S LENGTH	1,089	146.92	79,320	49.58 %	
02224	C -19-02-303-328	407	1.00 Ac	Ranch	C	56 %	11/30/2023	\$165,000	3-ARM'S LENGTH	1,089	151.52	79,320	48.07 %	
02224	C -19-02-303-334	407	1.00 Ac	Ranch	C	56 %	12/22/2022	\$149,000	3-ARM'S LENGTH	1,089	136.82	79,040	53.05 %	

\$3,538,677

24,310

\$145.56

1,761,890

Total No. of Sales > 22

Avg. Sale Price > \$160,849

Avg. Ratio

49.79 %

Analysis for Area > 02230

E.C.F. Table 02230FoxhillCondoTwnhs

02230	C -19-02-303-039	407	1.00 Ac	Colonial/2Sty	C	59 %	03/20/2023	\$235,000	3-ARM'S LENGTH	1,390	169.06	112,870	48.03 %	
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02230	C -19-02-303-043	407	1.00 Ac	Colonial/2Sty	C	56 %	05/25/2023	\$245,000	3-ARM'S LENGTH	1,390	176.26	101,900	41.59 %	
02230	C -19-02-303-044	407	1.00 Ac	Colonial/2Sty	C	56 %	09/30/2022	\$219,500	3-ARM'S LENGTH	1,390	157.91	101,900	46.42 %	
02230	C -19-02-303-051	407	1.00 Ac	Colonial/2Sty	C	60 %	10/12/2023	\$185,000	3-ARM'S LENGTH	1,270	145.67	99,240	53.64 %	
02230	C -19-02-303-056	407	1.00 Ac	Colonial/2Sty	C	61 %	09/07/2022	\$190,000	3-ARM'S LENGTH	1,390	136.69	108,960	57.35 %	
02230	C -19-02-303-059	407	1.00 Ac	Colonial/2Sty	C	62 %	06/22/2023	\$200,000	3-ARM'S LENGTH	1,270	157.48	101,780	50.89 %	
02230	C -19-02-303-088	407	1.00 Ac	Colonial/2Sty	C	64 %	08/18/2022	\$190,000	3-ARM'S LENGTH	1,270	149.61	104,330	54.91 %	

\$1,464,500

9,370

\$156.30

730,980

Total No. of Sales > 7

Avg. Sale Price > \$209,214

Avg. Ratio

49.91 %

Analysis for Area > 02240

E.C.F. Table 02240SouthHillBlmfd#1

02240	C -19-02-226-057	407	1.00 Ac	Colonial/2Sty	C	60 %	05/31/2022	\$250,000	3-ARM'S LENGTH	1,446	172.89	113,930	45.57 %	
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\$250,000

1,446

\$172.89

113,930

Total No. of Sales > 1

Avg. Sale Price > \$250,000

Avg. Ratio

45.57 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 02241 E.C.F. Table 02241SouthHillBlmfd#2														
02241	C -19-02-226-013	407	1.00 Ac	Colonial/2Sty	C	59 %	02/17/2023	\$234,000	3-ARM'S LENGTH	1,584	147.73	116,950	49.98 %	
Total No. of Sales > 1														
Avg. Sale Price >								\$234,000		Avg. Ratio		49.98 %		
Analysis for Area > 02242 E.C.F. Table 02242S HillBlmfdMan#1														
02242	C -19-02-227-013	407	1.00 Ac	Colonial/2Sty	C	67 %	11/07/2023	\$255,000	3-ARM'S LENGTH	1,588	160.58	116,590	45.72 %	
02242	C -19-02-227-016	407	1.00 Ac	Colonial/2Sty	C	67 %	11/28/2022	\$200,000	3-ARM'S LENGTH	1,555	128.62	118,200	59.10 %	
02242	C -19-02-227-020	407	1.00 Ac	Colonial/2Sty	C	67 %	10/09/2023	\$257,000	3-ARM'S LENGTH	1,588	161.84	118,450	46.09 %	
02242	C -19-02-227-024	407	1.00 Ac	Colonial/2Sty	C	68 %	06/27/2022	\$236,500	3-ARM'S LENGTH	1,588	148.93	118,380	50.05 %	
02242	C -19-02-227-025	407	1.00 Ac	Colonial/2Sty	C	67 %	10/31/2023	\$248,000	3-ARM'S LENGTH	1,588	156.17	119,980	48.38 %	
02242	C -19-02-227-059	407	1.00 Ac	Colonial/2Sty	C	68 %	07/28/2023	\$250,000	3-ARM'S LENGTH	1,606	155.67	122,140	48.86 %	
02242	C -19-02-227-081	407	1.00 Ac	Colonial/2Sty	C	69 %	07/13/2023	\$271,000	3-ARM'S LENGTH	1,606	168.74	125,090	46.16 %	
02242	C -19-02-227-096	407	1.00 Ac	Colonial/2Sty	C	70 %	08/03/2022	\$261,000	3-ARM'S LENGTH	1,606	162.52	125,480	48.08 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
02242	C -19-02-227-102	407	1.00 Ac	Colonial/2Sty	C	70 %	06/24/2022	\$230,000	3-ARM'S LENGTH	1,606	143.21	124,480	54.12 %	
02242	C -19-02-227-105	407	1.00 Ac	Colonial/2Sty	C	70 %	12/14/2022	\$226,900	3-ARM'S LENGTH	1,606	141.28	125,540	55.33 %	
Total No. of Sales > 10										\$2,435,400	15,937	\$152.81	1,214,330	
Avg. Sale Price >										\$243,540	Avg. Ratio		49.86 %	
Analysis for Area > 03100 E.C.F. Table 03100E Blmfld Highland														
03100	C -19-03-153-002	401	0.41 Ac	Ranch	C	45 %	08/31/2023	\$396,000	3-ARM'S LENGTH	1,893	209.19	105,150	26.55 %	
03100	C -19-03-301-004	401	1.00 Ac	Ranch	C	5	46 %	03/31/2023	\$200,000	3-ARM'S LENGTH	1,060	188.68	87,720	43.86 %
03100	C -19-03-301-004	401	1.00 Ac	Ranch	C	5	46 %	03/29/2023	\$185,000	3-ARM'S LENGTH	1,060	174.53	87,720	47.42 %
03100	C -19-03-301-004	401	1.00 Ac	Ranch	C	5	46 %	05/23/2022	\$180,000	3-ARM'S LENGTH	1,060	169.81	87,720	48.73 %
03100	C -19-03-302-011	401	1.59 Ac	Ranch	C	5	48 %	08/28/2023	\$275,000	3-ARM'S LENGTH	1,260	218.25	113,880	41.41 %
03100	C -19-03-302-012	401	1.62 Ac	Colonial/2Sty	C	41 %	09/02/2022	\$310,000	3-ARM'S LENGTH	1,308	237.00	91,980	29.67 %	
03100			Ac		B	57								

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
03100	C -19-04-279-008	401	0.50 Ac	Colonial/2Sty	B	-10	69 %	04/25/2023	\$345,000	3-ARM'S LENGTH	2,078	166.03	203,510	58.99 %
03100	C -19-04-279-011	401	0.43 Ac	Ranch	B	-10	69 %	05/03/2022	\$390,000	3-ARM'S LENGTH	1,818	214.52	208,790	53.54 %
Total No. of Sales > 9										\$2,611,000	13,226	\$197.41	1,147,820	
Avg. Sale Price >										\$290,111	Avg. Ratio		43.96 %	
Analysis for Area > 03110 E.C.F. Table 03110S Blmfld Highland														
03110	C -19-03-302-014	401	0.27 Ac	Ranch	B	-10	41 %	12/21/2023	\$244,000	3-ARM'S LENGTH	1,222	199.67	105,530	43.25 %
03110	C -19-03-302-030	401	0.30 Ac	Ranch	B	-10	42 %	08/05/2022	\$267,500	3-ARM'S LENGTH	1,281	208.82	121,530	45.43 %
03110	C -19-03-302-037	401	0.28 Ac	Ranch	B	-10	49 %	09/02/2022	\$252,000	3-ARM'S LENGTH	1,474	170.96	150,650	59.78 %
03110	C -19-03-302-051	401	0.41 Ac	Ranch	B	-10	48 %	02/22/2023	\$420,000	3-ARM'S LENGTH	1,772	237.02	175,160	41.70 %
03110	C -19-03-302-051	401	0.41 Ac	Ranch	B	-10	48 %	05/27/2022	\$300,000	3-ARM'S LENGTH	1,772	169.30	175,160	58.39 %
03110	C -19-03-303-004	401	0.27 Ac	Colonial/2Sty	B	-10	58 %	10/03/2022	\$425,000	3-ARM'S LENGTH	2,674	158.94	232,030	54.60 %
03110			Ac		B		59							

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
03110	C -19-03-303-012	401	0.26 Ac	TriLevel/Quad	B	-10	55 %	04/29/2022	\$377,500	3-ARM'S LENGTH	2,105	179.33	170,880	45.27 %
03110	C -19-03-304-009	401	0.27 Ac	Ranch	B	-10	42 %	04/13/2023	\$225,000	3-ARM'S LENGTH	1,557	144.51	117,400	52.18 %
03110	C -19-03-304-010	401	0.27 Ac	Ranch	B	-10	49 %	11/07/2022	\$246,500	3-ARM'S LENGTH	1,102	223.68	130,190	52.82 %
03110	C -19-03-326-001	401	0.63 Ac	Colonial/2Sty	B	-10	44 %	06/20/2023	\$340,000	3-ARM'S LENGTH	1,602	212.23	164,310	48.33 %
03110	C -19-03-326-002	401	0.30 Ac	Ranch	B	-10	69 %	08/15/2023	\$432,000	3-ARM'S LENGTH	1,864	231.76	240,250	55.61 %
03110	C -19-03-327-010	401	0.24 Ac	Ranch	B	-10	57 %	08/21/2023	\$280,000	3-ARM'S LENGTH	1,410	198.58	158,730	56.69 %
03110	C -19-03-327-010	401	0.24 Ac	Ranch	B	-10	57 %	08/21/2023	\$285,000	3-ARM'S LENGTH	1,410	202.13	158,730	55.69 %
03110	C -19-03-327-024	401	0.26 Ac	Ranch	B	-10	46 %	05/24/2022	\$320,000	3-ARM'S LENGTH	1,868	171.31	151,960	47.49 %
03110	C -19-03-376-012	401	0.31 Ac	Ranch	B	-10	42 %	05/16/2022	\$275,000	3-ARM'S LENGTH	1,526	180.21	122,330	44.48 %
03110	C -19-03-376-015	401	0.33 Ac	Ranch	B	-10	43 %	03/20/2023	\$225,000	3-ARM'S LENGTH	1,196	188.13	119,770	53.23 %
03110	C -19-03-377-002	401	0.31 Ac	Ranch	B	-10	40 %	08/23/2023	\$235,000	3-ARM'S LENGTH	1,394	168.58	116,610	49.62 %

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03110	C -19-03-377-005	401	0.34 Ac	Ranch	B	-10	52 %	06/24/2022	\$436,500	3-ARM'S LENGTH	1,719	253.93	188,810	43.26 %
03110	C -19-03-377-006	401	0.35 Ac	Ranch	B	-10	47 %	04/11/2022	\$280,900	3-ARM'S LENGTH	1,266	221.88	154,220	54.90 %
03110	C -19-03-378-005	401	0.38 Ac	Ranch	B	-10	35 %	06/24/2022	\$270,000	3-ARM'S LENGTH	1,252	215.65	116,440	43.13 %
03110	C -19-03-379-004	401	0.45 Ac	Ranch	B	-10	42 %	11/02/2023	\$265,000	3-ARM'S LENGTH	1,493	177.49	147,690	55.73 %
03110	C -19-03-380-001	401	0.42 Ac	Ranch	B	-10	36 %	08/21/2023	\$310,000	3-ARM'S LENGTH	1,575	196.83	120,110	38.75 %

\$7,111,900

36,457

\$195.08

3,524,110

Total No. of Sales > 23

Avg. Sale Price > \$309,213

Avg. Ratio

49.55 %

Analysis for Area > 03112

E.C.F. Table 03112BloomfldHighPoint

03112	C -19-04-276-012	401	0.12 Ac	Colonial/2Sty	C		45 %	09/08/2023	\$210,000	3-ARM'S LENGTH	1,248	168.27	78,440	37.35 %
03112	C -19-04-277-056	401	0.20 Ac	Colonial/2Sty	C	20	68 %	05/17/2023	\$300,000	3-ARM'S LENGTH	1,704	176.06	176,150	58.72 %

\$510,000

2,952

\$172.76

254,590

Total No. of Sales > 2

Avg. Sale Price > \$255,000

Avg. Ratio

49.92 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 03200 E.C.F. Table 03200MulberrySq Apart														
03200	C -19-03-451-012	407	1.00 Ac	Ranch	C	57 %	03/31/2023	\$164,175	ARM'S LENGTH	1,403	117.02	82,110	50.01 %	
03200	C -19-03-451-015	407	1.00 Ac	Ranch	C	57 %	08/31/2023	\$178,000	ARM'S LENGTH	1,491	119.38	86,350	48.51 %	
03200	C -19-03-451-019	407	1.00 Ac	Ranch	C	57 %	07/25/2022	\$147,000	ARM'S LENGTH	1,491	98.59	84,950	57.79 %	
03200	C -19-03-451-030	407	1.00 Ac	Ranch	C	57 %	12/18/2023	\$189,000	ARM'S LENGTH	1,491	126.76	85,580	45.28 %	
03200	C -19-03-451-033	407	1.00 Ac	Ranch	C	57 %	08/14/2023	\$170,000	ARM'S LENGTH	1,443	117.81	84,160	49.51 %	
03200	C -19-03-451-034	407	1.00 Ac	Ranch	C	57 %	06/24/2022	\$172,500	ARM'S LENGTH	1,491	115.69	86,980	50.42 %	
03200	C -19-03-451-048	407	1.00 Ac	Ranch	C	57 %	08/25/2023	\$173,500	ARM'S LENGTH	1,443	120.24	84,160	48.51 %	
03200	C -19-03-451-055	407	1.00 Ac	Ranch	C	57 %	07/05/2022	\$180,000	ARM'S LENGTH	1,491	120.72	85,310	47.39 %	
03200	C -19-03-451-061	407	1.00 Ac	Ranch	C	57 %	05/25/2023	\$185,000	ARM'S LENGTH	1,443	128.21	83,590	45.18 %	
03200	C -19-03-451-068	407	1.00 Ac	Ranch	C	57 %	10/31/2022	\$232,000	ARM'S LENGTH	1,443	160.78	83,590	36.03 %	
03200	C -19-03-451-072	407	1.00 Ac	Ranch	C	57 %	12/07/2023	\$160,000	ARM'S LENGTH	1,443	110.88	84,160	52.60 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
03200	C -19-03-451-074	407	1.00 Ac	Ranch	C	57 %	07/21/2023	\$180,000	3-ARM'S LENGTH	1,491	120.72	85,740	47.63 %	
Total No. of Sales > 12								\$2,131,175		17,564	\$121.34	1,016,680		
								Avg. Sale Price > \$177,598			Avg. Ratio		47.71 %	
Analysis for Area > 04100 E.C.F. Table 04100Colonial Hills														
04100	C -19-04-353-012	401	0.69 Ac	Colonial/2Sty	B	43 %	09/06/2022	\$464,000	3-ARM'S LENGTH	2,766	167.75	216,270	46.61 %	
04100	C -19-04-353-013	401	0.94 Ac	Ranch	B	-10 36 %	03/08/2024	\$450,000	3-ARM'S LENGTH	1,465	307.17	167,360	37.19 %	
04100	C -19-04-376-017	401	0.52 Ac	Ranch	B	-10 53 %	06/29/2022	\$443,400	3-ARM'S LENGTH	1,779	249.24	212,000	47.81 %	
04100	C -19-04-376-018	401	0.49 Ac	TriLevel/Quad	B	-10 58 %	06/10/2022	\$445,000	3-ARM'S LENGTH	1,812	245.58	241,150	54.19 %	
04100	C -19-04-377-012	401	0.55 Ac	Colonial/2Sty	B	-10 55 %	04/08/2022	\$440,000	3-ARM'S LENGTH	2,244	196.08	247,060	56.15 %	
04100	C -19-04-377-020	401	0.52 Ac	Ranch	B	-10 54 %	04/04/2022	\$340,000	3-ARM'S LENGTH	1,701	199.88	179,780	52.88 %	
04100	C -19-04-379-001	401	0.51 Ac	Colonial/2Sty	B	-10 42 %	06/06/2022	\$480,000	3-ARM'S LENGTH	2,507	191.46	180,770	37.66 %	
04100	C -19-04-451-009	401	0.49 Ac	Colonial/2Sty	B	-5 97 %	02/12/2024	\$750,000	3-ARM'S LENGTH	2,604	288.02	391,430	52.19 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
04100	C -19-04-451-011	401	0.91 Ac	Colonial/2Sty	B	-5	97 %	09/28/2023	\$799,900	3-ARM'S LENGTH	2,604	307.18	379,270	47.41 %
04100	C -19-04-451-018	401	0.47 Ac	Ranch	B	-10	51 %	01/26/2024	\$315,000	3-ARM'S LENGTH	1,183	266.27	167,580	53.20 %
04100	C -19-04-476-021	401	0.60 Ac	Ranch	C	10	51 %	05/20/2022	\$360,000	3-ARM'S LENGTH	1,523	236.38	168,040	46.68 %
04100	C -19-04-477-001	401	0.78 Ac	Ranch	B	-10	39 %	08/04/2023	\$265,000	3-ARM'S LENGTH	1,767	149.97	138,240	52.17 %
04100	C -19-04-477-011	401	0.30 Ac	Ranch	B	-10	52 %	01/13/2023	\$370,000	3-ARM'S LENGTH	1,749	211.55	170,520	46.09 %
04100	C -19-04-477-021	401	0.64 Ac	Ranch	B	-10	52 %	12/05/2022	\$340,000	3-ARM'S LENGTH	1,319	257.77	187,710	55.21 %
04100	C -19-04-477-038	401	0.36 Ac	Ranch	B	-10	46 %	07/05/2022	\$280,000	3-ARM'S LENGTH	1,192	234.90	129,640	46.30 %
04100	C -19-04-477-043	401	0.25 Ac	Colonial/2Sty	B	-5	58 %	08/15/2022	\$305,000	3-ARM'S LENGTH	1,957	155.85	191,270	62.71 %
04100	C -19-04-477-045	401	0.67 Ac	Colonial/2Sty	B	-10	56 %	08/01/2023	\$415,000	3-ARM'S LENGTH	2,075	200.00	216,660	52.21 %
04100	C -19-04-477-052	401	0.46 Ac	Ranch	B	-5	64 %	08/22/2022	\$458,000	3-ARM'S LENGTH	1,716	266.90	249,870	54.56 %
Total No. of Sales > 18									\$7,720,300		33,963	\$227.32	3,834,620	
Avg. Sale Price >									\$428,906		Avg. Ratio		49.67 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 04110 E.C.F. Table 04110Bloomfld Highland														
04110	C -19-04-402-002	401	1.92 Ac	Ranch	B	70 %	11/04/2022	\$640,000	3-ARM'S LENGTH	2,143	298.65	304,210	47.53 %	
04110	C -19-04-426-008	401	1.07 Ac	Colonial/2Sty	C 15	42 %	12/16/2022	\$500,000	3-ARM'S LENGTH	2,725	183.49	209,160	41.83 %	
04110	C -19-04-476-010	401	1.73 Ac	Colonial/2Sty	C 10	45 %	08/31/2022	\$601,000	3-ARM'S LENGTH	2,574	233.49	233,520	38.86 %	
Total No. of Sales > 3										7,442	\$233.94	746,890		
									Avg. Sale Price >	\$580,333	Avg. Ratio	42.90 %		
Analysis for Area > 04120 E.C.F. Table 04120HadsellAddBlmfdHg														
04120	C -19-04-401-003	401	0.30 Ac	Ranch	C 10	43 %	08/17/2022	\$280,000	3-ARM'S LENGTH	1,876	149.25	148,150	52.91 %	
04120	C -19-04-401-007	401	0.35 Ac	Ranch	C 15	44 %	02/02/2023	\$257,500	3-ARM'S LENGTH	1,552	165.91	140,220	54.45 %	
04120	C -19-04-401-008	401	0.36 Ac	Colonial/2Sty	B 5	86 %	11/29/2022	\$620,000	3-ARM'S LENGTH	3,561	174.11	306,570	49.45 %	
Total No. of Sales > 3										6,989	\$165.62	594,940		
									Avg. Sale Price >	\$385,833	Avg. Ratio	51.40 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 05100 E.C.F. Table 05100Heronwood														
05100	C -19-05-351-028	401	0.49 Ac	Colonial/2Sty	A	79 %	04/26/2022	\$1,600,000	3-ARM'S LENGTH	5,375	297.67	726,100	45.38 %	
05100	C -19-05-351-029	401	0.56 Ac	Colonial/2Sty	A	-5	76 %	07/05/2022	\$1,200,000	3-ARM'S LENGTH	4,254	282.09	614,200	51.18 %
										\$2,800,000	9,629	\$290.79	1,340,300	
Total No. of Sales > 2														
										Avg. Sale Price > \$1,400,000		Avg. Ratio		47.87 %
Analysis for Area > 05110 E.C.F. Table 05110TelegraphSqLkAc														
05110	C -19-05-377-002	401	1.06 Ac	Colonial/2Sty	B	5	78 %	11/07/2022	\$600,000	3-ARM'S LENGTH	2,514	238.66	283,090	47.18 %
										\$600,000	2,514	\$238.66	283,090	
Total No. of Sales > 1														
										Avg. Sale Price > \$600,000		Avg. Ratio		47.18 %
Analysis for Area > 06100 E.C.F. Table 06100WardOrchdS P#2 N														
06100	C -19-06-107-005	401	0.22 Ac	Ranch	CD	20 %	06/26/2023	\$93,500	3-ARM'S LENGTH	960	97.40	47,990	51.33 %	
06100	C -19-06-107-035	401	0.22 Ac	Ranch	C	5	43 %	12/16/2022	\$180,000	3-ARM'S LENGTH	1,036	173.75	103,040	57.24 %
06100	C -19-06-111-022	401	0.34 Ac	Ranch	C	53 %	03/13/2023	\$235,000	3-ARM'S LENGTH	1,105	212.67	137,750	58.62 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
06100	C -19-06-111-032	401	0.55 Ac	Ranch	C	40 %	08/25/2022	\$260,000	3-ARM'S LENGTH	1,573	165.29	127,790	49.15 %	
06100	C -19-06-131-021	401	0.28 Ac	Ranch	C	-5	50 %	06/24/2022	\$222,000	3-ARM'S LENGTH	962	230.77	94,800	42.70 %
06100	C -19-06-132-014	401	0.21 Ac	Ranch	C	5	43 %	08/22/2022	\$301,000	3-ARM'S LENGTH	2,024	148.72	146,090	48.53 %
06100	C -19-06-252-010	401	0.28 Ac	Colonial/2Sty	C		45 %	04/12/2023	\$230,000	3-ARM'S LENGTH	2,094	109.84	114,890	49.95 %

\$1,521,500

9,754

\$155.99

772,350

Total No. of Sales > 7

Avg. Sale Price > \$217,357

Avg. Ratio

50.76 %

Analysis for Area > 06120

E.C.F. Table 06120Hammond Lk Est

06120	C -19-06-153-005	401	0.52 Ac	Ranch	B	-5	53 %	06/03/2022	\$298,000	3-ARM'S LENGTH	1,548	192.51	148,020	49.67 %
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\$298,000

1,548

\$192.51

148,020

Total No. of Sales > 1

Avg. Sale Price > \$298,000

Avg. Ratio

49.67 %

Analysis for Area > 06122

E.C.F. Table 06122HammondLkEst#8

06122	C -19-06-154-028	401	0.38 Ac	Ranch	B	5	73 %	05/20/2022	\$545,000	3-ARM'S LENGTH	2,069	263.41	242,040	44.41 %
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 1								\$545,000		2,069	\$263.41	242,040		
								Avg. Sale Price > \$545,000			Avg. Ratio		44.41 %	
Analysis for Area > 06124 E.C.F. Table 06124Kemp Orchard Est														
06124	C -19-06-154-015	401	0.45 Ac	TriLevel/Quad	B	56 %	04/01/2022	\$410,000	3-ARM'S LENGTH	2,005	204.49	178,850	43.62 %	
Total No. of Sales > 1								\$410,000		2,005	\$204.49	178,850		
								Avg. Sale Price > \$410,000			Avg. Ratio		43.62 %	
Analysis for Area > 06130 E.C.F. Table 06130SquareLkCntryClb														
06130	C -19-06-376-052	401	0.45 Ac	Colonial/2Sty	A	69 %	04/15/2022	\$1,090,000	3-ARM'S LENGTH	4,617	236.08	537,100	49.28 %	
06130	C -19-06-451-049	401	0.41 Ac	Colonial/2Sty	B	10	76 %	07/08/2022	\$600,000	3-ARM'S LENGTH	2,650	226.42	302,000	50.33 %
06130	C -19-06-476-026	401	0.50 Ac	Ranch	B	20	94 %	07/07/2023	\$1,699,000	3-ARM'S LENGTH	3,527	481.71	582,370	34.28 %
Total No. of Sales > 3								\$3,389,000		10,794	\$313.97	1,421,470		
								Avg. Sale Price > \$1,129,667			Avg. Ratio		41.94 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 06132 E.C.F. Table 06132Dell Rose Gardens														
06132	C -19-06-177-002	401	0.30 Ac	Ranch	C	10	54 %	11/17/2023	\$245,000	3-ARM'S LENGTH	2,377	103.07	122,030	49.81 %
06132	C -19-06-177-024	401	0.86 Ac	Colonial/2Sty	B	10	79 %	10/20/2022	\$685,000	3-ARM'S LENGTH	2,808	243.95	340,730	49.74 %
Total No. of Sales > 2										\$930,000	5,185	\$179.36	462,760	
										Avg. Sale Price >	\$465,000	Avg. Ratio	49.76 %	
Analysis for Area > 06134 E.C.F. Table 06134MeadowlandBlmfd														
06134	C -19-06-326-033	401	0.56 Ac	Colonial/2Sty	B	15	72 %	05/08/2023	\$540,000	3-ARM'S LENGTH	2,804	192.58	312,130	57.80 %
06134	C -19-06-326-046	401	0.33 Ac	Colonial/2Sty	B	15	75 %	08/04/2023	\$635,000	3-ARM'S LENGTH	2,826	224.70	281,290	44.30 %
06134	C -19-06-328-007	401	0.33 Ac	Colonial/2Sty	B	15	74 %	05/31/2022	\$630,000	3-ARM'S LENGTH	3,531	178.42	327,580	52.00 %
06134	C -19-06-328-008	401	0.49 Ac	Ranch	B	15	72 %	01/22/2024	\$750,000	3-ARM'S LENGTH	2,574	291.38	294,470	39.26 %
06134	C -19-06-376-042	401	0.33 Ac	Colonial/2Sty	B	15	76 %	07/08/2022	\$601,000	3-ARM'S LENGTH	2,535	237.08	278,590	46.35 %
Total No. of Sales > 5										\$3,156,000	14,270	\$221.16	1,494,060	
										Avg. Sale Price >	\$631,200	Avg. Ratio	47.34 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 06140 E.C.F. Table 06140HammondLk(water)														
06140	C -19-06-301-002	401	0.54 Ac	Colonial/2Sty	B	10	65 %	07/07/2023	\$1,200,000	3-ARM'S LENGTH	2,717	441.66	468,190	39.02 %
06140	C -19-06-301-005	401	0.49 Ac	Ranch	B	10	50 %	08/29/2023	\$1,100,000	3-ARM'S LENGTH	1,548	710.59	369,320	33.57 %
06140	C -19-06-301-028	401	0.62 Ac	Ranch	B	5	52 %	06/19/2023	\$635,000	3-ARM'S LENGTH	1,480	429.05	366,020	57.64 %
Total No. of Sales > 3										\$2,935,000	5,745	\$510.88	1,203,530	
Avg. Sale Price >										\$978,333	Avg. Ratio		41.01 %	
Analysis for Area > 06141 E.C.F. Table 06141Hmnd&SqLk-Lk(new)														
06141	C -19-06-401-026	401	0.41 Ac	Colonial/2Sty	B	30	85 %	12/22/2023	\$2,200,000	3-ARM'S LENGTH	4,933	445.98	909,150	41.33 %
Total No. of Sales > 1										\$2,200,000	4,933	\$445.98	909,150	
Avg. Sale Price >										\$2,200,000	Avg. Ratio		41.33 %	
Analysis for Area > 06142 E.C.F. Table 06142DellRsGrdn-Lk(E)														
06142	C -19-06-327-003	402	0.48 Ac		D		0 %	12/28/2023	\$0	3-ARM'S LENGTH	0	.00	129,860	.00 %
06142	C -19-06-327-004	402	0.48 Ac	Colonial/2Sty	B	20	99 %	12/28/2023	\$0	3-ARM'S LENGTH	4,607	.00	302,310	.00 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 2								\$0		0	\$. 00	432 , 170		
								Avg. Sale Price > \$0			Avg. Ratio		0.00 %	
Analysis for Area > 06200 E.C.F. Table 06200Blmfd Sq Lk; Acre														
06200	C -19-06-277-006	407	1.00 Ac	Ranch	C	59 %	01/25/2023	\$195,000	3-ARM'S LENGTH	1,219	159.97	115,590	59.28 %	
06200	C -19-06-277-027	407	1.00 Ac	Ranch	C	59 %	12/08/2023	\$255,000	3-ARM'S LENGTH	1,219	209.19	111,670	43.79 %	
06200	C -19-06-277-029	407	1.00 Ac	Ranch	C	59 %	08/15/2022	\$235,000	3-ARM'S LENGTH	1,219	192.78	111,670	47.52 %	
06200	C -19-06-277-047	407	1.00 Ac	Ranch	C	59 %	12/01/2022	\$240,000	3-ARM'S LENGTH	1,219	196.88	111,670	46.53 %	
06200	C -19-06-277-068	407	1.00 Ac	Ranch	C	59 %	09/29/2023	\$200,000	3-ARM'S LENGTH	1,219	164.07	111,670	55.84 %	
Total No. of Sales > 5								\$1 , 125 , 000		6 , 095	\$184 . 58	562 , 270		
								Avg. Sale Price > \$225,000			Avg. Ratio		49.98 %	
Analysis for Area > 06210 E.C.F. Table 06210Square Lake Hills														
06210	C -19-06-276-006	407	1.00 Ac	Ranch	C	57 %	08/22/2023	\$229,000	3-ARM'S LENGTH	1,212	188.94	91,770	40.07 %	

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

12:11 PM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
06210	C -19-06-276-009	407	1.00 Ac	Ranch	C	57 %	06/09/2022	\$172,000	3-ARM'S LENGTH	1,212	141.91	90,950	52.88 %	
06210	C -19-06-276-020	407	1.00 Ac	Ranch	C	57 %	06/22/2022	\$163,000	3-ARM'S LENGTH	1,212	134.49	90,950	55.80 %	
06210	C -19-06-276-027	407	1.00 Ac	Ranch	C	57 %	02/23/2023	\$155,000	3-ARM'S LENGTH	1,212	127.89	90,950	58.68 %	Not on the mrkt
06210	C -19-06-276-046	407	1.00 Ac	Ranch	C	59 %	10/31/2022	\$167,000	3-ARM'S LENGTH	1,212	137.79	94,450	56.56 %	
06210	C -19-06-276-062	407	1.00 Ac	Ranch	C	60 %	04/18/2022	\$225,000	3-ARM'S LENGTH	1,212	185.64	95,990	42.66 %	
06210	C -19-06-276-066	407	1.00 Ac	Ranch	C	57 %	01/08/2024	\$190,000	3-ARM'S LENGTH	1,155	164.50	87,990	46.31 %	
06210	C -19-06-276-073	407	1.00 Ac	Ranch	C	57 %	01/10/2024	\$165,000	3-ARM'S LENGTH	1,342	122.95	100,800	61.09 %	
06210	C -19-06-276-076	407	1.00 Ac	Ranch	C	56 %	08/31/2022	\$215,000	3-ARM'S LENGTH	1,342	160.21	99,520	46.29 %	
06210	C -19-06-276-078	407	1.00 Ac	Ranch	C	57 %	10/10/2023	\$210,000	3-ARM'S LENGTH	1,342	156.48	100,800	48.00 %	
Total No. of Sales > 10								\$1,891,000		12,453	\$151.85	944,170		
Avg. Sale Price >								\$189,100		Avg. Ratio		49.93 %		

Analysis for Area > 07100

E.C.F. Table 07100UppLongLkEstAc

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
07100	C -19-07-101-007	401	0.83 Ac	Ranch	BC	10	44 %	09/12/2022	\$335,000	3-ARM'S LENGTH	1,620	206.79	194,720	58.13 %
07100	C -19-07-102-009	401	0.59 Ac	Ranch	BC	10	47 %	01/03/2023	\$401,000	3-ARM'S LENGTH	1,474	272.05	183,500	45.76 %
07100	C -19-07-127-003	401	0.69 Ac	Ranch	BC	10	45 %	09/23/2022	\$387,000	3-ARM'S LENGTH	1,470	263.27	181,280	46.84 %
07100	C -19-07-127-014	401	0.66 Ac	Colonial/2Sty	BC	10	62 %	06/30/2022	\$400,000	3-ARM'S LENGTH	2,202	181.65	211,650	52.91 %
07100	C -19-07-128-006	401	0.71 Ac	Colonial/2Sty	BC	10	60 %	02/10/2023	\$480,000	3-ARM'S LENGTH	2,531	189.65	225,770	47.04 %

\$2,003,000

9,297

\$215.45

996,920

Total No. of Sales > 5

Avg. Sale Price > \$400,600

Avg. Ratio

49.77 %

Analysis for Area > 07105

E.C.F. Table 07105UppLngLkEstWater1

07105	C -19-07-151-012	401	0.60 Ac	Colonial/2Sty	B	30	75 %	08/15/2022	\$2,900,000	3-ARM'S LENGTH	4,631	626.21	1,399,240	48.25 %
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\$2,900,000

4,631

\$626.21

1,399,240

Total No. of Sales > 1

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

Avg. Ratio

48.25 %

Analysis for Area > 07106

E.C.F. Table 07106UppLngLkEstWater2

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
07106	C -19-07-176-011	401	0.61 Ac	TriLevel/Quad	BC	10	49 %	11/28/2022	\$780,000	3-ARM'S LENGTH	2,797	278.87	389,660	49.96 %

\$780,000

2,797

\$278.87

389,660

Total No. of Sales > 1

Avg. Sale Price > \$780,000

Avg. Ratio

49.96 %

Analysis for Area > 07116

E.C.F. Table 07116ShrwdHillCanoffwt

07116	C -19-07-351-002	401	0.73 Ac	TriLevel/Quad	B	5	56 %	07/10/2023	\$733,000	3-ARM'S LENGTH	4,145	176.84	313,820	42.81 %
07116	C -19-07-351-003	401	0.68 Ac	TriLevel/Quad	B		55 %	11/27/2023	\$457,500	3-ARM'S LENGTH	2,838	161.21	250,810	54.82 %
07116	C -19-07-353-009	401	0.54 Ac	TriLevel/Quad	B	5	60 %	10/30/2023	\$525,000	3-ARM'S LENGTH	2,709	193.80	267,620	50.98 %
07116	C -19-07-353-011	401	0.61 Ac	Ranch	B		55 %	07/19/2022	\$407,000	3-ARM'S LENGTH	2,069	196.71	202,510	49.76 %
07116	C -19-07-354-002	401	0.56 Ac	TriLevel/Quad	B		56 %	11/14/2023	\$424,000	3-ARM'S LENGTH	2,568	165.11	229,940	54.23 %

\$2,546,500

14,329

\$177.72

1,264,700

Total No. of Sales > 5

Avg. Sale Price > \$509,300

Avg. Ratio

49.66 %

Analysis for Area > 07123

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

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
07123	C -19-18-180-004	401	1.23 Ac	Colonial/2Sty	B	15	56 %	07/06/2023	\$1,075,000	3-ARM'S LENGTH	6,637	161.97	539,100	50.15 %	
07123	C -19-18-202-003	401	0.75 Ac	Colonial/2Sty	B	25	69 %	02/28/2023	\$1,100,000	3-ARM'S LENGTH	4,693	234.39	547,360	49.76 %	
Total No. of Sales > 2									\$2,175,000		11,330	\$191.97	1,086,460		
									Avg. Sale Price >	\$1,087,500			Avg. Ratio	49.95 %	
Analysis for Area > 07130 E.C.F. Table 07130TurtleUppLLGtWatr															
07130	C -19-06-480-053	407	0.80 Ac	Colonial/2Sty	A	15	81 %	04/01/2022	\$3,575,000	3-ARM'S LENGTH	8,673	412.20	2,335,410	65.33 %	
07130	C -19-07-129-007	407	1.30 Ac	Colonial/2Sty	A	20	79 %	05/26/2023	\$3,735,000	3-ARM'S LENGTH	6,413	582.41	1,928,860	51.64 %	
07130	C -19-07-129-008	407	1.03 Ac	Colonial/2Sty	A	15	97 %	06/10/2022	\$5,936,766	3-ARM'S LENGTH	8,794	675.09	2,764,170	46.56 %	
Total No. of Sales > 3									\$13,246,766		23,880	\$554.72	7,028,440		
									Avg. Sale Price >	\$4,415,589			Avg. Ratio	53.06 %	
Analysis for Area > 07131 E.C.F. Table 07131TurtleLkGateOffWt															
07131	C -19-07-202-011	407	1.15 Ac	Colonial/2Sty	A	5	96 %	06/01/2023	\$3,018,200	3-ARM'S LENGTH	5,306	568.83	1,396,740	46.28 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
07131	C -19-07-202-015	407	1.12 Ac	Colonial/2Sty	A	15	79 %	02/06/2023	\$2,250,000	3-ARM'S LENGTH	4,983	451.54	1,224,970	54.44 %

\$5,268,200 10,289 \$512.02 2,621,710

Total No. of Sales > 2

Avg. Sale Price > \$2,634,100 Avg. Ratio 49.76 %

Analysis for Area > 07133 E.C.F. Table 07133Turtle Pond

07133	C -19-08-102-022	407	0.56 Ac	Colonial/2Sty	A		97 %	07/08/2022	\$2,300,000	3-ARM'S LENGTH	4,257	540.29	1,147,170	49.88 %
07133	C -19-08-102-027	407	0.44 Ac	Colonial/2Sty	A	5	78 %	05/24/2022	\$2,335,000	3-ARM'S LENGTH	5,285	441.82	1,179,640	50.52 %

\$4,635,000 9,542 \$485.75 2,326,810

Total No. of Sales > 2

Avg. Sale Price > \$2,317,500 Avg. Ratio 50.20 %

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

07136	C -19-07-252-001	401	1.16 Ac	Colonial/2Sty	A		72 %	01/30/2024	\$1,450,000	3-ARM'S LENGTH	4,800	302.08	733,610	50.59 %
07136	C -19-07-401-017	401	1.96 Ac	Colonial/2Sty	A		71 %	09/29/2023	\$1,540,000	3-ARM'S LENGTH	5,686	270.84	761,010	49.42 %

\$2,990,000 10,486 \$285.14 1,494,620

Total No. of Sales > 2

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$1,495,000			Avg. Ratio		49.99 %	
Analysis for Area > 07137				E.C.F. Table 07137HeronPark-gated										
07137	C -19-07-227-010	402	0.05 Ac		D	0 %	11/16/2023	\$280,000	3-ARM'S LENGTH	0	.00	6,100	2.18 %	
								\$280,000		0	\$.00	6,100		
Total No. of Sales > 1														
Avg. Sale Price >								\$280,000			Avg. Ratio		2.18 %	
Analysis for Area > 07138				E.C.F. Table 07138HeronRidge&PnteGt										
07138	C -19-08-151-025	401	0.66 Ac	Ranch	A	79 %	05/26/2022	\$1,575,000	3-ARM'S LENGTH	4,798	328.26	773,730	49.13 %	
								\$1,575,000		4,798	\$328.26	773,730		
Total No. of Sales > 1														
Avg. Sale Price >								\$1,575,000			Avg. Ratio		49.13 %	
Analysis for Area > 07200				E.C.F. Table 07200WabekWds II Condo										
07200	C -19-07-380-012	407	1.00 Ac	Ranch	BC	75 %	12/06/2022	\$735,000	3-ARM'S LENGTH	2,646	277.78	367,320	49.98 %	
								\$735,000		2,646	\$277.78	367,320		
Total No. of Sales > 1														

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$735,000	Avg. Ratio		49.98 %			
Analysis for Area > 07202				E.C.F. Table 07202Quail Hollow Cond										
07202	C -19-07-382-002	407	1.00 Ac	Ranch	BC	10	68 %	08/18/2023	\$750,000	3-ARM'S LENGTH	2,816	266.34	359,610	47.95 %
07202	C -19-07-382-003	407	1.00 Ac	Ranch	BC	10	73 %	07/21/2023	\$712,500	3-ARM'S LENGTH	2,611	272.88	367,160	51.53 %
07202	C -19-07-382-004	407	1.00 Ac	Colonial/2Sty	BC	15	70 %	11/01/2023	\$691,000	3-ARM'S LENGTH	3,470	199.14	357,450	51.73 %
Total No. of Sales > 3								\$2,153,500	8,897	\$242.05	1,084,220			
Avg. Sale Price >								\$717,833	Avg. Ratio		50.35 %			
Analysis for Area > 07204				E.C.F. Table 07204WabeekHollowCondo										
07204	C -19-07-452-006	407	1.00 Ac	Ranch	BC		64 %	03/20/2024	\$410,500	3-ARM'S LENGTH	2,308	177.86	230,500	56.15 %
07204	C -19-07-452-008	407	1.00 Ac	Ranch	BC		55 %	10/07/2022	\$470,000	3-ARM'S LENGTH	2,355	199.58	267,870	56.99 %
07204	C -19-07-452-013	407	1.00 Ac	Ranch	BC		64 %	05/05/2022	\$492,500	3-ARM'S LENGTH	2,393	205.81	233,580	47.43 %
Total No. of Sales > 3								\$1,373,000	7,056	\$194.59	731,950			

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 07206 E.C.F. Table 07206WabeekWd/HollwWat														
07206	C -19-18-126-008	407	1.00 Ac	Ranch	BC	63 %	06/15/2023	\$587,500	3-ARM'S LENGTH	1,994	294.63	293,700	49.99 %	
Total No. of Sales > 1								\$587,500		1,994	\$294.63	293,700	Avg. Ratio	
								Avg. Sale Price >				Avg. Ratio		49.99 %
Analysis for Area > 07210 E.C.F. Table 07210WabeekonLakeCondo														
07210	C -19-18-201-018	407	1.00 Ac	Colonial/2Sty	BC	20	70 %	03/13/2023	\$750,000	3-ARM'S LENGTH	3,481	215.46	373,270	49.77 %
07210	C -19-18-201-060	407	1.00 Ac	Ranch	BC	20	70 %	04/20/2022	\$660,000	3-ARM'S LENGTH	2,530	260.87	327,540	49.63 %
Total No. of Sales > 2								\$1,410,000		6,011	\$234.57	700,810	Avg. Ratio	
								Avg. Sale Price >				Avg. Ratio		49.70 %
Analysis for Area > 07212 E.C.F. Table 07212LakeshoreWabekCon														
07212	C -19-18-204-007	407	1.00 Ac	Ranch	B	20	72 %	06/28/2023	\$767,500	3-ARM'S LENGTH	2,454	312.75	367,830	47.93 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
07212	C -19-18-204-008	407	1.00 Ac	Ranch	B	20	74 %	03/15/2024	\$845,000	3-ARM'S LENGTH	2,489	340.31	388,160	45.94 %
07212	C -19-18-204-019	407	1.00 Ac	Colonial/2Sty	B	20	72 %	03/15/2023	\$896,500	3-ARM'S LENGTH	3,235	277.13	446,220	49.77 %
										\$2,509,000	8,172	\$307.02	1,202,210	

Total No. of Sales > 3

Avg. Sale Price > \$836,333

Avg. Ratio

47.92 %

Analysis for Area > 08100

E.C.F. Table 08100ForestLkCtyCbEsAc

08100	C -19-08-202-008	401	0.37 Ac	Ranch	B		46 %	06/15/2022	\$517,000	3-ARM'S LENGTH	2,018	256.19	185,400	35.86 %
										\$517,000	2,018	\$256.19	185,400	

Total No. of Sales > 1

Avg. Sale Price > \$517,000

Avg. Ratio

35.86 %

Analysis for Area > 08102

E.C.F. Table 08102KimberleyAcres

08102	C -19-08-227-018	401	0.75 Ac	Ranch	BC	5	44 %	06/07/2023	\$382,500	3-ARM'S LENGTH	1,754	218.07	185,900	48.60 %
										\$382,500	1,754	\$218.07	185,900	

Total No. of Sales > 1

Avg. Sale Price > \$382,500

Avg. Ratio

48.60 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 08110 E.C.F. Table 08110Forest Lk Orchard														
08110	C -19-08-251-006	401	0.68 Ac	Ranch	B	-5	56 %	05/02/2022	\$512,400	3-ARM'S LENGTH	2,004	255.69	260,960	50.93 %
08110	C -19-08-252-004	401	0.71 Ac	Colonial/2Sty	B	5	57 %	06/29/2023	\$647,500	3-ARM'S LENGTH	2,744	235.97	367,960	56.83 %
08110	C -19-08-252-006	401	0.66 Ac	Colonial/2Sty	B	20	89 %	10/17/2022	\$1,550,000	3-ARM'S LENGTH	3,450	449.28	727,730	46.95 %
08110	C -19-08-252-011	401	0.86 Ac	TriLevel/Quad	B	5	50 %	09/28/2023	\$580,000	3-ARM'S LENGTH	3,794	152.87	300,470	51.81 %
Total No. of Sales > 4										\$3,289,900	11,992	\$274.34	1,657,120	
										Avg. Sale Price >	\$822,475	Avg. Ratio	50.37 %	
Analysis for Area > 08112 E.C.F. Table 08112ForestLkCbEstGCan														
08112	C -19-08-426-001	401	0.63 Ac	Ranch	B	15	72 %	06/22/2022	\$1,150,000	3-ARM'S LENGTH	3,235	355.49	522,270	45.41 %
08112	C -19-08-426-004	401	0.66 Ac	Ranch	B		57 %	11/10/2023	\$610,000	3-ARM'S LENGTH	4,342	265.22	136,220	22.33 %
08112	C -19-08-427-004	401	0.72 Ac	TriLevel/Quad	B		44 %	08/22/2022	\$432,100	3-ARM'S LENGTH	2,440	177.09	215,380	49.84 %
Total No. of Sales > 3										\$2,192,100	7,975	\$274.87	873,870	
										Avg. Sale Price >	\$730,700	Avg. Ratio	39.86 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 08120 E.C.F. Table 08120ForestLkWater														
08120	C -19-08-151-042	401	1.52 Ac	Colonial/2Sty	A	10	73 %	01/25/2024	\$2,950,000	3-ARM'S LENGTH	7,057	418.02	1,632,280	55.33 %
08120	C -19-08-301-011	401	0.40 Ac	Ranch	B	5	48 %	07/06/2023	\$825,000	3-ARM'S LENGTH	1,378	598.69	316,340	38.34 %
Total No. of Sales > 2										\$3,775,000	8,435	\$447.54	1,948,620	
										Avg. Sale Price > \$1,887,500		Avg. Ratio	51.62 %	
Analysis for Area > 08130 E.C.F. Table 08130LowerLongLkWater														
08130	C -19-07-476-011	401	0.88 Ac	Colonial/2Sty	A		83 %	10/05/2023	\$4,518,000	3-ARM'S LENGTH	5,496	822.05	1,932,210	42.77 %
08130	C -19-07-476-011	401	0.88 Ac	Colonial/2Sty	A		83 %	05/03/2022	\$4,647,441	3-ARM'S LENGTH	5,496	845.60	1,932,210	41.58 %
08130	C -19-08-352-008	401	0.79 Ac	Colonial/2Sty	A		86 %	06/30/2022	\$4,400,000	3-ARM'S LENGTH	6,099	721.43	2,263,010	51.43 %
08130	C -19-08-451-011	401	0.87 Ac	Colonial/2Sty	A		81 %	06/02/2023	\$4,300,000	3-ARM'S LENGTH	7,666	560.92	2,506,870	58.30 %
08130	C -19-08-476-011	401	1.98 Ac	Colonial/2Sty	A		68 %	06/02/2022	\$3,300,000	3-ARM'S LENGTH	6,116	564.97	1,956,420	59.29 %
08130	C -19-17-276-001	401	0.83 Ac	Colonial/2Sty	A	5	73 %	07/21/2023	\$3,125,000	3-ARM'S LENGTH	4,891	638.93	1,702,860	54.49 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 6								\$24,290,441		35,489	\$684.45	12,293,580		
Avg. Sale Price >								\$4,048,407		Avg. Ratio		50.61 %		
Analysis for Area > 08135 E.C.F. Table 08135LowrLngLkLochOffw														
08135	C -19-07-477-002	401	0.49 Ac	Ranch	B	20	56 %	06/17/2023	\$715,000	3-ARM'S LENGTH	3,316	215.62	357,360	49.98 %
08135	C -19-07-477-003	401	0.48 Ac	TriLevel/Quad	B	10	54 %	11/22/2023	\$525,000	3-ARM'S LENGTH	2,417	217.21	262,210	49.94 %
Total No. of Sales > 2								\$1,240,000		5,733	\$216.29	619,570		
Avg. Sale Price >								\$620,000		Avg. Ratio		49.97 %		
Analysis for Area > 08136 E.C.F. Table 08136LochsleaOak(New)														
08136	C -19-07-478-005	401	0.69 Ac	Colonial/2Sty	B	20	46 %	08/24/2023	\$970,000	3-ARM'S LENGTH	3,961	244.89	437,650	45.12 %
08136	C -19-18-228-002	401	1.35 Ac	Colonial/2Sty	A	5	79 %	03/30/2023	\$2,795,000	3-ARM'S LENGTH	7,724	361.86	1,444,240	51.67 %
Total No. of Sales > 2								\$3,765,000		11,685	\$322.21	1,881,890		
Avg. Sale Price >								\$1,882,500		Avg. Ratio		49.98 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 08140 E.C.F. Table 08140IslandLkWatNE/SE														
08140	C -19-18-230-001	401	1.58 Ac	Colonial/2Sty	B	5	45 % 04/04/2023	\$13,ARM'S LENGTH		3,948	.00	709,890	9989000.0%	

\$1

3,948

\$.00

709,890

Total No. of Sales > 1

Avg. Sale Price > \$1

Avg. Ratio '0,989,000.00 %

Analysis for Area > 08142 E.C.F. Table 08142IslandLkWaterSW

08142	C -19-18-276-007	401	0.75 Ac	Colonial/2Sty	B	75 % 11/23/2022	\$2,300,0003-ARM'S LENGTH			5,498	418.33	1,193,800	51.90 %	
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\$2,300,000

5,498

\$418.33

1,193,800

Total No. of Sales > 1

Avg. Sale Price > \$2,300,000

Avg. Ratio 51.90 %

Analysis for Area > 08145 E.C.F. Table 08145IslandLkeWdOffWat

08145	C -19-18-276-006	401	0.78 Ac	Colonial/2Sty	B	60 % 08/09/2023	\$875,0003-ARM'S LENGTH			2,953	296.31	367,110	41.96 %	
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\$875,000

2,953

\$296.31

367,110

Total No. of Sales > 1

Avg. Sale Price > \$875,000

Avg. Ratio 41.96 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 09100 E.C.F. Table 09100Hickory Knolls														
09100	C -19-09-152-003	401	0.86 Ac	Ranch	B	-5	62 %	08/18/2023	\$500,000	3-ARM'S LENGTH	2,714	184.23	243,410	48.68 %
								\$500,000		2,714	\$184.23	243,410		
Total No. of Sales > 1														
								Avg. Sale Price >	\$500,000		Avg. Ratio	48.68 %		
Analysis for Area > 09110 E.C.F. Table 09110BlmfldHickoryGro														
09110	C -19-09-126-005	401	0.45 Ac	Colonial/2Sty	B		56 %	07/19/2023	\$411,000	3-ARM'S LENGTH	2,044	201.08	243,620	59.27 %
09110	C -19-09-126-009	401	0.34 Ac	Colonial/2Sty	B		55 %	06/12/2023	\$365,500	3-ARM'S LENGTH	2,005	182.29	211,160	57.77 %
09110	C -19-09-127-008	401	0.36 Ac	Colonial/2Sty	B		57 %	08/03/2023	\$463,500	3-ARM'S LENGTH	1,911	242.54	220,770	47.63 %
09110	C -19-09-176-009	401	0.37 Ac	Colonial/2Sty	B		97 %	07/21/2023	\$820,000	3-ARM'S LENGTH	2,951	277.87	442,700	53.99 %
09110	C -19-09-179-002	401	0.38 Ac	Colonial/2Sty	B		59 %	10/04/2023	\$702,000	3-ARM'S LENGTH	2,991	234.70	300,950	42.87 %
09110	C -19-09-179-002	401	0.38 Ac	Colonial/2Sty	B		59 %	09/12/2022	\$625,000	3-ARM'S LENGTH	2,991	208.96	300,950	48.15 %
09110	C -19-09-180-012	401	0.37 Ac	Ranch	B		55 %	09/15/2023	\$429,000	3-ARM'S LENGTH	1,928	222.51	209,950	48.94 %
09110	C -19-09-181-010	401	0.37 Ac	Colonial/2Sty	B		55 %	05/16/2022	\$555,000	3-ARM'S LENGTH	2,731	203.22	266,750	48.06 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 8								\$4,371,000		19,552	\$223.56	2,196,850		
Avg. Sale Price >								\$546,375			Avg. Ratio		50.26 %	
Analysis for Area > 09120 E.C.F. Table 09120ChestntRun2,3,4Ac														
09120	C -19-09-201-002	401	0.58 Ac	Colonial/2Sty	A	72 %	03/08/2023	\$1,199,000	3-ARM'S LENGTH	5,128	233.81	611,810	51.03 %	
09120	C -19-09-201-017	401	0.77 Ac	Colonial/2Sty	A	48 %	05/22/2023	\$675,000	3-ARM'S LENGTH	3,843	175.64	365,710	54.18 %	
09120	C -19-09-201-031	401	0.56 Ac	Colonial/2Sty	B 30	77 %	04/14/2022	\$976,000	3-ARM'S LENGTH	3,672	265.80	470,660	48.22 %	
09120	C -19-09-203-001	401	0.80 Ac	Colonial/2Sty	A	75 %	04/29/2022	\$1,800,000	3-ARM'S LENGTH	6,238	288.55	810,150	45.01 %	
09120	C -19-09-203-006	401	0.51 Ac	Colonial/2Sty	A -5	71 %	08/22/2022	\$900,000	3-ARM'S LENGTH	3,671	245.16	478,370	53.15 %	
09120	C -19-09-204-004	401	0.55 Ac	Colonial/2Sty	A -10	71 %	05/01/2023	\$880,000	3-ARM'S LENGTH	3,297	266.91	430,320	48.90 %	
09120	C -19-09-204-008	401	0.52 Ac	Colonial/2Sty	A -5	71 %	04/28/2023	\$855,000	3-ARM'S LENGTH	4,171	204.99	512,580	59.95 %	
09120	C -19-09-401-004	401	0.63 Ac	Colonial/2Sty	B 30	70 %	06/27/2023	\$895,000	3-ARM'S LENGTH	4,034	221.86	474,810	53.05 %	
09120	C -19-09-401-007	401	0.61 Ac	Colonial/2Sty	A	71 %	05/27/2022	\$990,000	3-ARM'S LENGTH	4,014	246.64	530,900	53.63 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
09120	C -19-09-401-009	401	0.82 Ac	Colonial/2Sty	A	-10	60 %	11/13/2023	\$1,550,000	3-ARM'S LENGTH	5,795	267.47	621,450	40.09 %
09120	C -19-09-401-013	401	0.62 Ac	Colonial/2Sty	A	-5	72 %	06/23/2023	\$1,125,000	3-ARM'S LENGTH	4,244	265.08	555,280	49.36 %
09120	C -19-09-401-015	401	1.26 Ac	Colonial/2Sty	A		80 %	04/22/2022	\$1,622,500	3-ARM'S LENGTH	4,834	335.64	740,290	45.63 %
09120	C -19-09-402-003	401	1.07 Ac	Colonial/2Sty	A		70 %	08/02/2022	\$1,200,000	3-ARM'S LENGTH	4,534	264.67	682,730	56.89 %
Total No. of Sales > 13									\$14,667,500		57,475	\$255.20	7,285,060	
Avg. Sale Price >									\$1,128,269		Avg. Ratio		49.67 %	
Analysis for Area > 09122 E.C.F. Table 09122ApplewoodLnAc														
09122	C -19-09-276-002	401	0.37 Ac	Ranch	B	-10	49 %	08/18/2023	\$375,000	3-ARM'S LENGTH	1,910	196.34	179,090	47.76 %
09122	C -19-09-276-004	401	0.34 Ac	Ranch	B	-10	54 %	12/01/2023	\$385,000	3-ARM'S LENGTH	2,606	185.36	239,600	62.23 %
Total No. of Sales > 2									\$760,000		3,987	\$190.62	418,690	
Avg. Sale Price >									\$380,000		Avg. Ratio		55.09 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 09124 E.C.F. Table 09124Orange Lake Rd Ac															
09124	C -19-09-400-003	401	0.78 Ac	Colonial/2Sty	B	20	65 %	07/15/2022	\$837,500	3-ARM'S LENGTH	4,304	194.59	507,320	60.58 %	
09124	C -19-09-400-008	401	0.85 Ac	Colonial/2Sty	B	10	70 %	08/07/2023	\$850,000	3-ARM'S LENGTH	3,198	265.79	414,150	48.72 %	
09124	C -19-09-400-013	401	1.28 Ac	Colonial/2Sty	B	5	57 %	07/22/2022	\$635,000	3-ARM'S LENGTH	2,547	249.31	300,240	47.28 %	
Total No. of Sales > 3										\$2,322,500	10,049	\$231.12	1,221,710		
Avg. Sale Price >										\$774,167	Avg. Ratio		52.60 %		
Analysis for Area > 09130 E.C.F. Table 09130ChstntRnKuscAcWat															
09130	C -19-09-400-019	401	2.87 Ac	Colonial/2Sty	B	20	52 %	11/15/2023	\$900,000	3-ARM'S LENGTH	4,554	197.63	500,560	55.62 %	
09130	C -19-09-402-009	401	0.73 Ac	Colonial/2Sty	A	-10	63 %	01/05/2024	\$1,500,000	3-ARM'S LENGTH	4,867	307.44	717,480	47.83 %	
Total No. of Sales > 2										\$2,400,000	9,433	\$254.43	1,218,040		
Avg. Sale Price >										\$1,200,000	Avg. Ratio		50.75 %		
Analysis for Area > 09140 E.C.F. Table 09140Devonshire Downs															
09140	C -19-09-229-017	401	0.64 Ac	Colonial/2Sty	B	5	58 %	07/08/2022	\$686,000	3-ARM'S LENGTH	4,089	167.77	405,730	59.14 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
09140	C -19-09-230-004	401	0.41 Ac	Colonial/2Sty	B	10	39 %	06/01/2022	\$479,000	3-ARM'S LENGTH	2,191	218.62	193,600	40.42 %	
09140	C -19-09-230-005	401	0.47 Ac	Colonial/2Sty	B	20	33 %	11/23/2022	\$450,000	3-ARM'S LENGTH	2,752	163.52	204,900	45.53 %	
Total No. of Sales > 3									\$1,615,000		9,032	\$178.81	804,230		
									Avg. Sale Price >	\$538,333		Avg. Ratio		49.80 %	
Analysis for Area > 09141 E.C.F. Table 09141DevonshreDwnNewHs															
09141	C -19-09-226-025	401	0.44 Ac	Colonial/2Sty	B	25	71 %	02/17/2023	\$675,000	3-ARM'S LENGTH	3,710	181.94	327,280	48.49 %	
09141	C -19-09-228-016	401	0.36 Ac	Colonial/2Sty	B	25	72 %	09/23/2022	\$603,000	3-ARM'S LENGTH	3,357	179.62	306,910	50.90 %	
Total No. of Sales > 2									\$1,278,000		7,067	\$180.84	634,190		
									Avg. Sale Price >	\$639,000		Avg. Ratio		49.62 %	
Analysis for Area > 09144 E.C.F. Table 09144Douglas Alvin Sub															
09144	C -19-09-277-018	401	0.48 Ac	TriLevel/Quad	B	-10	47 %	06/23/2022	\$380,000	3-ARM'S LENGTH	2,384	159.40	189,320	49.82 %	
Total No. of Sales > 1									\$380,000		2,384	\$159.40	189,320		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
Avg. Sale Price >								\$380,000			Avg. Ratio		49.82 %		
Analysis for Area > 09150				E.C.F. Table 09150Devonbrook											
09150	C -19-09-326-016	401	0.66 Ac	Ranch	B	-10	43 %	03/01/2023	\$302,000	3-ARM'S LENGTH	1,703	177.33	160,560	53.17 %	
								\$302,000	1,703		\$177.33		160,560		
Total No. of Sales > 1															
								Avg. Sale Price >		\$302,000		Avg. Ratio		53.17 %	
Analysis for Area > 09152				E.C.F. Table 09152Hickory Ridge											
09152	C -19-09-327-022	401	0.52 Ac	Colonial/2Sty	B	-10	59 %	06/17/2022	\$575,000	3-ARM'S LENGTH	2,692	213.60	287,370	49.98 %	
								\$575,000		2,692		\$213.60		287,370	
Total No. of Sales > 1															
								Avg. Sale Price >		\$575,000		Avg. Ratio		49.98 %	
Analysis for Area > 09170				E.C.F. Table 09170Bloomfield Chase											
09170	C -19-09-352-010	407	0.21 Ac	Colonial/2Sty	B	20	76 %	03/04/2024	\$699,900	3-ARM'S LENGTH	3,696	199.46	341,570	48.80 %	
09170	C -19-09-353-001	407	0.19 Ac	CapeCod	B	20	68 %	04/26/2022	\$649,000	3-ARM'S LENGTH	3,089	210.10	334,190	51.49 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
09170	C -19-09-353-011	407	0.19 Ac	CapeCod	B	20	69 %	09/21/2022	\$640,000	3-ARM'S LENGTH	2,964	215.92	343,830	53.72 %
09170	C -19-16-102-001	407	0.21 Ac	Colonial/2Sty	B	20	76 %	06/30/2022	\$600,000	3-ARM'S LENGTH	2,991	200.60	315,180	52.53 %
09170	C -19-16-102-009	407	0.20 Ac	CapeCod	B	20	76 %	07/21/2023	\$765,000	3-ARM'S LENGTH	3,100	246.77	342,430	44.76 %

\$3,353,900 15,653 \$214.27 1,677,200

Total No. of Sales > 5

Avg. Sale Price > \$670,780 Avg. Ratio 50.01 %

Analysis for Area > 09180 E.C.F. Table 09180S.P. N. Devon Ac

09180	C -19-09-301-002	401	3.76 Ac	SingleFamily	D	99 %	01/10/2024	\$950,000	3-ARM'S LENGTH	6,148	.00	513,920	54.10 %
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\$950,000 0 \$.00 513,920

Total No. of Sales > 1

Avg. Sale Price > \$950,000 Avg. Ratio 54.10 %

Analysis for Area > 09181 E.C.F. Table 09181PartSPDevonAcres

09181	C -19-09-301-047	401	1.57 Ac	Colonial/2Sty	A	57 %	08/15/2023	\$2,300,000	3-ARM'S LENGTH	6,491	354.34	1,147,650	49.90 %
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\$2,300,000 6,491 \$354.34 1,147,650

Total No. of Sales > 1

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$2,300,000	Avg. Ratio		49.90 %			
Analysis for Area > 09200				E.C.F. Table 09200HickoryRidgeVilCo										
09200	C -19-09-301-032	407	1.00 Ac	Ranch	B	20	69 %	10/14/2022	\$675,000	3-ARM'S LENGTH	3,303	204.36	347,890	51.54 %
09200	C -19-09-301-033	407	1.00 Ac	Colonial/2Sty	B	20	72 %	05/24/2023	\$835,000	3-ARM'S LENGTH	3,540	235.88	385,960	46.22 %
09200	C -19-09-301-046	407	1.00 Ac	Colonial/2Sty	B	20	79 %	07/12/2023	\$750,000	3-ARM'S LENGTH	3,530	212.46	405,480	54.06 %
Total No. of Sales > 3								\$2,260,000	10,373	\$217.87	1,139,330			
Avg. Sale Price >								\$753,333	Avg. Ratio		50.41 %			
Analysis for Area > 09210				E.C.F. Table 09210TheVillasatBloomGrove										
09210	C -19-09-278-004	407	0.00 Ac	Ranch	B	15	97 %	06/15/2023	\$1,750,000	3-ARM'S LENGTH	2,782	629.04	812,480	46.43 %
09210	C -19-09-278-005	407	0.00 Ac	Ranch	B	15	97 %	06/23/2022	\$1,369,187	3-ARM'S LENGTH	2,806	487.95	781,010	57.04 %
09210	C -19-09-278-011	407	0.00 Ac	Ranch	B	15	97 %	10/31/2022	\$1,477,514	3-ARM'S LENGTH	2,810	525.81	800,220	54.16 %
09210	C -19-09-278-012	407	0.00 Ac	Ranch	B	15	97 %	10/28/2022	\$1,653,543	3-ARM'S LENGTH	2,809	588.66	819,510	49.56 %

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

12:11 PM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
09210	C -19-09-278-013	401	0.00 Ac	Ranch	B	15	96 %	04/14/2022	\$1,161,361	3-ARM'S LENGTH	2,806	413.88	795,250	68.48 %
09210	C -19-09-278-016	401	0.00 Ac	Ranch	B	15	97 %	11/28/2022	\$1,451,340	3-ARM'S LENGTH	2,804	517.60	797,940	54.98 %
09210	C -19-09-278-018	407	0.00 Ac	Ranch	B	15	97 %	12/21/2022	\$1,460,728	3-ARM'S LENGTH	2,785	524.50	781,970	53.53 %
09210	C -19-09-278-020	407	0.00 Ac	Ranch	B	15	97 %	07/21/2022	\$1,613,820	3-ARM'S LENGTH	2,793	577.81	785,550	48.68 %
09210	C -19-09-278-023	407	0.00 Ac	Ranch	B	20	97 %	10/10/2023	\$2,097,460	3-ARM'S LENGTH	2,778	755.03	864,650	41.22 %
09210	C -19-09-278-024	407	0.00 Ac	Ranch	B	15	97 %	11/29/2022	\$1,583,375	3-ARM'S LENGTH	2,733	579.35	823,300	52.00 %
09210	C -19-09-278-025	407	0.00 Ac	Ranch	B	15	97 %	01/20/2023	\$1,422,060	3-ARM'S LENGTH	2,816	504.99	798,040	56.12 %
09210	C -19-09-278-029	407	0.00 Ac	Ranch	B	15	98 %	06/26/2023	\$1,525,929	3-ARM'S LENGTH	2,757	553.47	752,230	49.30 %
09210	C -19-09-278-030	407	0.00 Ac	Ranch	B	15	97 %	12/07/2022	\$1,488,456	3-ARM'S LENGTH	2,785	534.45	800,510	53.78 %
09210	C -19-09-278-032	407	0.00 Ac	Ranch	B	10	94 %	04/28/2022	\$1,299,998	3-ARM'S LENGTH	2,806	463.29	696,040	53.54 %
09210	C -19-09-278-034	407	0.00 Ac	Ranch	B	15	97 %	08/14/2023	\$1,801,182	3-ARM'S LENGTH	2,748	655.45	809,520	44.94 %
09210	C -19-09-278-036	407	0.00 Ac	Ranch	B	20	97 %	10/13/2023	\$1,814,412	3-ARM'S LENGTH	2,778	653.14	826,090	45.53 %

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
09210	C -19-09-278-039	407	0.00 Ac	Ranch	B	15	97 %	01/23/2023	\$1,900,000	3-ARM'S LENGTH	2,808	676.64	795,760	41.88 %
09210	C -19-09-278-040	407	0.00 Ac	Ranch	B	15	98 %	12/16/2023	\$1,830,721	3-ARM'S LENGTH	2,784	657.59	845,290	46.17 %
09210	C -19-09-278-041	407	0.00 Ac	Ranch	B	15	97 %	11/04/2022	\$1,764,529	3-ARM'S LENGTH	2,800	630.19	830,670	47.08 %
										\$30,465,615	52,988	\$574.95	15,216,030	

Total No. of Sales > 19

Avg. Sale Price > \$1,603,453

Avg. Ratio

49.94 %

Analysis for Area > 10100

E.C.F. Table 10100Colonial Est

10100	C -19-10-151-016	401	1.51 Ac	Ranch	B	5	53 %	04/26/2022	\$875,000	3-ARM'S LENGTH	1,844	474.51	376,530	43.03 %
10100	C -19-10-152-010	401	0.36 Ac	Ranch	B	-10	50 %	10/30/2023	\$425,000	3-ARM'S LENGTH	1,995	213.03	220,220	51.82 %
10100	C -19-10-152-012	401	0.35 Ac	Ranch	B	-10	56 %	10/06/2022	\$390,000	3-ARM'S LENGTH	1,954	199.59	244,200	62.62 %
										\$1,690,000	5,793	\$291.73	840,950	

Total No. of Sales > 3

Avg. Sale Price > \$563,333

Avg. Ratio

49.76 %

Analysis for Area > 10110

E.C.F. Table 10110Colberry Park

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10110	C -19-10-126-001	401	0.40 Ac	Ranch	B	-10	31 % 06/03/2022	\$265,000	3-ARM'S LENGTH	1,853	143.01	123,320	46.54 %	
10110	C -19-10-126-010	401	0.33 Ac	Colonial/2Sty	B	-10	54 % 02/09/2024	\$430,000	3-ARM'S LENGTH	1,871	229.82	191,140	44.45 %	
10110	C -19-10-127-002	401	0.38 Ac	Ranch	B	-10	36 % 11/17/2023	\$289,900	3-ARM'S LENGTH	1,282	226.13	122,890	42.39 %	
10110	C -19-10-127-007	401	0.36 Ac	Ranch	B	-10	52 % 09/07/2023	\$13,000	3-ARM'S LENGTH	1,425	.00	166,980	3698000.0 %	
10110	C -19-10-132-007	401	0.33 Ac	Colonial/2Sty	B	-10	55 % 04/18/2022	\$405,000	3-ARM'S LENGTH	2,315	174.95	222,700	54.99 %	
10110	C -19-10-134-010	401	0.33 Ac	Ranch	B	-10	53 % 06/09/2023	\$350,000	3-ARM'S LENGTH	1,110	315.32	170,980	48.85 %	
10110	C -19-10-136-007	401	0.33 Ac	Colonial/2Sty	B	-10	56 % 05/30/2023	\$417,000	3-ARM'S LENGTH	2,748	151.75	257,510	61.75 %	
10110	C -19-10-202-003	401	0.28 Ac	Colonial/2Sty	B	-10	52 % 10/13/2023	\$400,000	3-ARM'S LENGTH	2,004	199.60	185,720	46.43 %	
10110	C -19-10-202-008	401	0.28 Ac	Colonial/2Sty	B	-10	53 % 10/20/2023	\$365,000	3-ARM'S LENGTH	2,018	180.87	192,050	52.62 %	
10110	C -19-10-205-002	401	0.28 Ac	TriLevel/Quad	B	-10	54 % 03/20/2023	\$355,000	3-ARM'S LENGTH	2,134	166.35	180,990	50.98 %	
Total No. of Sales > 10								\$3,276,901		18,760	\$174.67	1,814,280		
								Avg. Sale Price > \$327,690			Avg. Ratio		55.37 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 10112 E.C.F. Table 10112HickoryGroveHill														
10112	C -19-10-251-006	401	0.38 Ac	Colonial/2Sty	B	69 %	02/03/2024	\$620,000	3-ARM'S LENGTH	2,279	272.05	291,560	47.03 %	
10112	C -19-10-251-006	401	0.38 Ac	Colonial/2Sty	B	69 %	11/30/2022	\$560,000	3-ARM'S LENGTH	2,279	245.72	291,560	52.06 %	
10112	C -19-10-276-016	401	0.37 Ac	Colonial/2Sty	B	60 %	07/14/2022	\$549,900	3-ARM'S LENGTH	2,715	202.54	263,500	47.92 %	
10112	C -19-10-279-012	401	0.37 Ac	Colonial/2Sty	B	50 %	11/03/2022	\$400,000	3-ARM'S LENGTH	2,507	159.55	212,560	53.14 %	
Total No. of Sales > 4										\$2,129,900	9,780	\$217.78	1,059,180	
										Avg. Sale Price > \$532,475		Avg. Ratio		49.73 %
Analysis for Area > 10114 E.C.F. Table 10114Holiday Hills														
10114	C -19-10-201-022	401	0.35 Ac	Colonial/2Sty	B	-10	55 %	09/02/2022	\$389,700	3-ARM'S LENGTH	1,911	203.92	189,200	48.55 %
10114	C -19-10-203-016	401	0.38 Ac	Colonial/2Sty	B	-10	53 %	01/29/2024	\$341,300	3-ARM'S LENGTH	2,023	168.71	192,040	56.27 %
10114	C -19-10-205-011	401	0.31 Ac	Colonial/2Sty	B	-10	53 %	01/12/2024	\$487,500	3-ARM'S LENGTH	2,134	228.44	194,630	39.92 %
10114	C -19-10-205-011	401	0.31 Ac	Colonial/2Sty	B	-10	53 %	10/25/2022	\$350,000	3-ARM'S LENGTH	2,134	164.01	194,630	55.61 %
10114	C -19-10-205-014	401	0.31 Ac	Colonial/2Sty	B	-10	53 %	11/13/2023	\$425,000	3-ARM'S LENGTH	1,912	222.28	180,260	42.41 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10114	C -19-10-226-005	401	0.45 Ac	Colonial/2Sty	B	-10	54 %	09/11/2023	\$515,000	3-ARM'S LENGTH	2,339	220.18	228,910	44.45 %
10114	C -19-10-226-006	401	0.44 Ac	Colonial/2Sty	B	-10	54 %	11/07/2022	\$390,000	3-ARM'S LENGTH	2,527	154.33	230,130	59.01 %
10114	C -19-10-226-010	401	0.43 Ac	Colonial/2Sty	B	-10	54 %	11/29/2022	\$360,000	3-ARM'S LENGTH	2,091	172.17	208,310	57.86 %
10114	C -19-10-226-018	401	0.56 Ac	Colonial/2Sty	B	-10	51 %	10/25/2023	\$442,500	3-ARM'S LENGTH	2,431	182.02	221,950	50.16 %
Total No. of Sales > 9										\$3,701,000	19,502	\$189.78	1,840,060	
Avg. Sale Price >										\$411,222	Avg. Ratio		49.72 %	

Analysis for Area > 10200

E.C.F. Table 10200Four Seasons Cond

10200	C -19-10-178-004	407	1.00 Ac	Ranch	BC	20	58 %	09/15/2023	\$190,000	3-ARM'S LENGTH	1,689	112.49	109,740	57.76 %
10200	C -19-10-178-006	407	1.00 Ac	Ranch	BC	20	58 %	06/30/2022	\$169,500	3-ARM'S LENGTH	1,535	110.42	100,240	59.14 %
10200	C -19-10-178-057	407	1.00 Ac	Ranch	BC	20	58 %	11/30/2023	\$230,000	3-ARM'S LENGTH	1,516	151.72	99,400	43.22 %
10200	C -19-10-178-058	407	1.00 Ac	Ranch	BC	20	59 %	07/01/2022	\$221,000	3-ARM'S LENGTH	1,760	125.57	111,670	50.53 %
10200			Ac		BC		58							

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10200	C -19-10-178-069	407	1.00 Ac	Ranch	BC	20	61 %	10/28/2022	\$190,000	3-ARM'S LENGTH	1,543	123.14	105,600	55.58 %
10200	C -19-10-178-070	407	1.00 Ac	Ranch	BC	20	58 %	10/26/2023	\$220,000	3-ARM'S LENGTH	1,696	129.72	107,110	48.69 %
10200	C -19-10-178-072	407	1.00 Ac	Ranch	BC	20	61 %	12/11/2023	\$207,900	3-ARM'S LENGTH	1,535	135.44	104,270	50.15 %
10200	C -19-10-178-074	407	1.00 Ac	Ranch	BC	20	58 %	06/20/2023	\$255,000	3-ARM'S LENGTH	1,760	144.89	110,320	43.26 %
10200	C -19-10-178-077	407	1.00 Ac	Ranch	BC	20	58 %	05/25/2022	\$200,000	3-ARM'S LENGTH	1,543	129.62	103,050	51.53 %
10200	C -19-10-178-084	407	1.00 Ac	Ranch	BC	20	58 %	12/21/2023	\$235,000	3-ARM'S LENGTH	1,516	155.01	101,340	43.12 %
10200	C -19-10-178-090	407	1.00 Ac	Ranch	BC	20	59 %	04/05/2022	\$219,900	3-ARM'S LENGTH	1,760	124.94	111,370	50.65 %

\$2,508,200

19,180

\$130.77

1,255,330

Total No. of Sales > 12

Avg. Sale Price > \$209,017

Avg. Ratio

50.05 %

Analysis for Area > 10202

E.C.F. Table 10202BlmfldCntryMan

10202	C -19-10-133-005	407	1.00 Ac	Ranch	BC	10	54 %	06/02/2023	\$200,000	3-ARM'S LENGTH	1,131	176.83	88,980	44.49 %
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10202

Ac

BC

54

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10202	C -19-10-133-020	407	1.00 Ac	Ranch	BC	10	54 %	07/06/2023	\$165,100	3-ARM'S LENGTH	1,270	130.00	94,710	57.37 %
10202	C -19-10-133-034	407	1.00 Ac	Ranch	BC	10	54 %	02/21/2023	\$168,500	3-ARM'S LENGTH	1,131	148.98	89,160	52.91 %
10202	C -19-10-133-037	407	1.00 Ac	Ranch	BC	10	56 %	12/16/2022	\$198,000	3-ARM'S LENGTH	1,131	175.07	91,850	46.39 %
Total No. of Sales > 5									\$916,600	5,794	\$158.20	454,990		
Avg. Sale Price >									\$183,320	Avg. Ratio		49.64 %		
Analysis for Area > 10210 E.C.F. Table 10210BloomfieldCrtCon														
10210	C -19-10-176-018	407	1.00 Ac	Ranch	C		54 %	03/14/2024	\$120,500	3-ARM'S LENGTH	806	149.50	60,620	50.31 %
10210	C -19-10-176-021	407	1.00 Ac	Ranch	C		54 %	10/25/2023	\$123,000	3-ARM'S LENGTH	806	152.61	60,620	49.28 %
10210	C -19-10-176-036	407	1.00 Ac	Ranch	C		54 %	09/05/2023	\$125,000	3-ARM'S LENGTH	806	155.09	60,620	48.50 %
10210	C -19-10-176-041	407	1.00 Ac	Ranch	C		55 %	03/29/2024	\$122,000	3-ARM'S LENGTH	708	172.32	56,750	46.52 %
10210	C -19-10-176-048	407	1.00 Ac	Ranch	C		54 %	08/01/2023	\$120,000	3-ARM'S LENGTH	708	169.49	55,990	46.66 %
10210			Ac		C		54							

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10210	C -19-10-176-050	407	1.00 Ac	Ranch	C	54 %	06/02/2023	\$109,000	3-ARM'S LENGTH	706	154.39	55,900	51.28 %	
10210	C -19-10-176-076	407	1.00 Ac	Ranch	C	54 %	11/17/2022	\$118,000	3-ARM'S LENGTH	806	146.40	60,620	51.37 %	
Total No. of Sales > 8								\$936,500		6,054	\$154.69	467,110		
								Avg. Sale Price > \$117,063			Avg. Ratio		49.88 %	
Analysis for Area > 10212 E.C.F. Table 10212NBloomfieldCourt														
10212	C -19-10-176-082	407	1.00 Ac	Ranch	C	58 %	12/09/2022	\$163,500	3-ARM'S LENGTH	1,387	117.88	75,340	46.08 %	
10212	C -19-10-176-089	407	1.00 Ac	Ranch	C	58 %	04/14/2023	\$119,500	3-ARM'S LENGTH	935	127.81	57,770	48.34 %	
10212	C -19-10-176-091	407	1.00 Ac	Ranch	C	58 %	03/24/2023	\$100,000	3-ARM'S LENGTH	935	106.95	57,070	57.07 %	
Total No. of Sales > 3								\$383,000		3,257	\$117.59	190,180		
								Avg. Sale Price > \$127,667			Avg. Ratio		49.66 %	
Analysis for Area > 10220 E.C.F. Table 10220BlmfldConcordCond														
10220	C -19-10-226-027	407	1.00 Ac	Colonial/2Sty	C	54 %	07/07/2023	\$215,000	3-ARM'S LENGTH	1,218	176.52	99,920	46.47 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
10220	C -19-10-226-034	407	1.00 Ac	Ranch	C	54 %	07/14/2022	\$180,000	3-ARM'S LENGTH	1,050	171.43	81,070	45.04 %	
10220	C -19-10-226-040	407	1.00 Ac	Ranch	C	54 %	07/22/2022	\$145,000	3-ARM'S LENGTH	1,050	138.10	79,430	54.78 %	
10220	C -19-10-226-044	407	1.00 Ac	Ranch	C	54 %	11/30/2023	\$165,100	3-ARM'S LENGTH	1,014	162.82	77,890	47.18 %	
10220	C -19-10-226-047	407	1.00 Ac	Ranch	C	54 %	09/20/2022	\$130,000	3-ARM'S LENGTH	1,050	123.81	79,430	61.10 %	
10220	C -19-10-226-064	407	1.00 Ac	Ranch	C	54 %	08/12/2022	\$168,000	3-ARM'S LENGTH	1,014	165.68	79,530	47.34 %	
10220	C -19-10-226-066	407	1.00 Ac	Ranch	C	55 %	08/14/2023	\$167,000	3-ARM'S LENGTH	1,050	159.05	82,150	49.19 %	
10220	C -19-10-226-077	407	1.00 Ac	Ranch	C	54 %	11/10/2023	\$170,000	3-ARM'S LENGTH	1,050	161.90	81,070	47.69 %	
10220	C -19-10-226-080	407	1.00 Ac	Colonial/2Sty	C	54 %	03/20/2024	\$180,000	3-ARM'S LENGTH	1,218	147.78	99,950	55.53 %	
10220	C -19-10-226-082	407	1.00 Ac	Colonial/2Sty	C	54 %	07/25/2022	\$190,000	3-ARM'S LENGTH	1,218	155.99	99,920	52.59 %	
10220	C -19-10-226-084	407	1.00 Ac	Colonial/2Sty	C	54 %	03/27/2024	\$217,000	3-ARM'S LENGTH	1,218	178.16	99,950	46.06 %	
Total No. of Sales > 11								\$1,927,100		12,150	\$158.61	960,310		
								Avg. Sale Price > \$175,191			Avg. Ratio		49.83 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 11100 E.C.F. Table 11100Hugo Hills														
11100	C -19-11-102-019	401	0.33 Ac	Ranch	C	5	54 %	11/01/2022	\$450,000	3-ARM'S LENGTH	1,639	274.56	207,720	46.16 %
11100	C -19-11-102-021	401	0.42 Ac	Ranch	C		52 %	09/09/2022	\$385,000	3-ARM'S LENGTH	1,493	257.87	208,460	54.15 %
11100	C -19-11-103-011	401	0.34 Ac	Colonial/2Sty	C		54 %	08/08/2022	\$370,000	3-ARM'S LENGTH	2,042	181.19	226,960	61.34 %
11100	C -19-11-104-002	401	0.34 Ac	Ranch	C		50 %	02/20/2023	\$393,000	3-ARM'S LENGTH	1,949	201.64	198,960	50.63 %
11100	C -19-11-104-011	401	0.53 Ac	Ranch	C		49 %	08/07/2023	\$380,000	3-ARM'S LENGTH	1,342	283.16	198,990	52.37 %
11100	C -19-11-104-019	401	0.31 Ac	Colonial/2Sty	C		54 %	09/22/2023	\$369,000	3-ARM'S LENGTH	2,053	179.74	224,350	60.80 %
Total No. of Sales > 6										\$2,347,000	10,518	\$223.14	1,265,440	
										Avg. Sale Price >	\$391,167	Avg. Ratio	53.92 %	
Analysis for Area > 11110 E.C.F. Table 11110BlmfdCrspineTree														
11110	C -19-11-126-002	401	0.42 Ac	Colonial/2Sty	B	20	54 %	04/03/2023	\$760,000	3-ARM'S LENGTH	2,891	262.88	303,740	39.97 %
11110	C -19-11-126-009	401	0.44 Ac	Colonial/2Sty	B	20	79 %	04/08/2022	\$1,200,000	3-ARM'S LENGTH	3,926	305.65	546,680	45.56 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
11110	C -19-11-128-017	401	0.38 Ac	Colonial/2Sty	B	20	73 %	05/18/2023	\$850,000	3-ARM'S LENGTH	3,253	261.30	455,590	53.60 %
11110	C -19-11-129-021	401	0.38 Ac	Colonial/2Sty	B	20	71 %	09/29/2023	\$850,000	3-ARM'S LENGTH	2,939	289.21	395,340	46.51 %
11110	C -19-11-176-017	401	0.39 Ac	Colonial/2Sty	B	25	75 %	01/27/2023	\$875,000	3-ARM'S LENGTH	4,390	199.32	523,650	59.85 %
11110	C -19-11-176-022	401	0.45 Ac	Colonial/2Sty	B	20	72 %	09/22/2023	\$883,000	3-ARM'S LENGTH	3,323	265.72	434,650	49.22 %
11110	C -19-11-177-008	401	0.43 Ac	Colonial/2Sty	B	20	71 %	07/21/2023	\$800,000	3-ARM'S LENGTH	3,239	246.99	400,500	50.06 %
11110	C -19-11-178-015	401	0.47 Ac	Colonial/2Sty	B	20	73 %	01/19/2023	\$900,000	3-ARM'S LENGTH	4,098	219.62	504,920	56.10 %
11110	C -19-11-178-016	401	0.53 Ac	Colonial/2Sty	B	20	72 %	08/11/2023	\$927,500	3-ARM'S LENGTH	3,730	248.66	472,220	50.91 %
11110	C -19-11-178-017	401	0.47 Ac	Colonial/2Sty	B	20	72 %	01/10/2023	\$760,000	3-ARM'S LENGTH	3,429	221.64	455,210	59.90 %
11110	C -19-11-251-010	401	0.46 Ac	Colonial/2Sty	B	20	68 %	04/27/2022	\$815,000	3-ARM'S LENGTH	3,712	219.56	455,470	55.89 %
11110	C -19-11-251-017	401	0.46 Ac	Colonial/2Sty	B	20	67 %	07/07/2022	\$720,000	3-ARM'S LENGTH	3,234	222.63	416,080	57.79 %
11110	C -19-11-252-007	401	0.47 Ac	Colonial/2Sty	B	20	65 %	06/23/2023	\$819,000	3-ARM'S LENGTH	3,487	234.87	417,470	50.97 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
11110	C -19-11-252-013	401	0.48 Ac	Colonial/2Sty	B	20	66 %	02/27/2024	\$930,000	3-ARM'S LENGTH	3,277	283.80	405,280	43.58 %
11110	C -19-11-253-004	401	0.45 Ac	TriLevel/Quad	B	15	64 %	05/15/2023	\$775,000	3-ARM'S LENGTH	3,123	248.16	359,230	46.35 %
11110	C -19-11-254-016	401	0.48 Ac	Colonial/2Sty	B	20	72 %	02/14/2024	\$945,000	3-ARM'S LENGTH	3,364	277.29	464,220	49.12 %
11110	C -19-11-255-002	401	0.51 Ac	Colonial/2Sty	B	5	70 %	06/24/2022	\$765,000	3-ARM'S LENGTH	2,706	282.71	360,210	47.09 %
11110	C -19-11-276-007	401	0.46 Ac	Colonial/2Sty	B	10	64 %	03/22/2024	\$815,000	3-ARM'S LENGTH	3,126	260.72	362,070	44.43 %
11110	C -19-11-276-014	401	0.75 Ac	Colonial/2Sty	B	10	62 %	03/03/2023	\$860,000	3-ARM'S LENGTH	3,121	275.55	384,000	44.65 %
11110	C -19-11-276-031	401	0.59 Ac	Colonial/2Sty	B	15	59 %	04/20/2023	\$775,000	3-ARM'S LENGTH	3,039	255.02	347,930	44.89 %
									\$17,024,500	67,451	\$252.40	8,464,460		
Total No. of Sales > 20									Avg. Sale Price > \$851,225	Avg. Ratio		49.72 %		

Analysis for Area > 11114

E.C.F. Table 11114Foxhall; Crofton

11114	C -19-11-201-021	401	0.63 Ac	Colonial/2Sty	B	15	57 %	08/17/2022	\$650,000	3-ARM'S LENGTH	2,345	277.19	279,930	43.07 %
									\$650,000		2,345	\$277.19	279,930	
Total No. of Sales > 1														

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
Analysis for Area > 11120															
E.C.F. Table 11120EastwyFrm;Dourdan															
11120	C -19-10-251-032	401	0.53 Ac	Colonial/2Sty	A	-10	77 %	08/12/2022	\$1,225,000	3-ARM'S LENGTH	3,792	323.05	657,460	53.67 %	
11120	C -19-11-226-024	401	0.62 Ac	Colonial/2Sty	A		79 %	03/25/2024	\$1,350,000	3-ARM'S LENGTH	3,921	344.30	771,130	57.12 %	
11120	C -19-11-226-025	401	0.71 Ac	Colonial/2Sty	A		55 %	05/20/2022	\$1,200,000	3-ARM'S LENGTH	4,274	280.77	564,120	47.01 %	
11120	C -19-11-226-032	401	0.51 Ac	Colonial/2Sty	A		89 %	08/15/2022	\$2,125,000	3-ARM'S LENGTH	4,769	445.59	1,035,290	48.72 %	
11120	C -19-11-226-034	401	0.50 Ac	Colonial/2Sty	A		89 %	06/08/2022	\$1,778,000	3-ARM'S LENGTH	4,771	372.67	851,250	47.88 %	
11120	C -19-11-226-039	401	0.56 Ac	Colonial/2Sty	A		78 %	08/18/2023	\$1,850,000	3-ARM'S LENGTH	4,828	383.18	871,910	47.13 %	
Total No. of Sales > 6									\$9,528,000		26,355	\$361.53	4,751,160		
Avg. Sale Price >									\$1,588,000		Avg. Ratio		49.87 %		
Analysis for Area > 11122															
E.C.F. Table 11122Mitchell Court															
11122	C -19-11-277-025	407	0.49 Ac	Colonial/2Sty	A	-5	86 %	12/13/2023	\$1,500,000	3-ARM'S LENGTH	5,025	298.51	744,360	49.62 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 1								\$1,500,000		5,025	\$298.51	744,360		
Avg. Sale Price >								\$1,500,000			Avg. Ratio		49.62 %	
Analysis for Area > 11124 E.C.F. Table 11124PalmerWoodsEst														
11124	C -19-11-277-009	401	0.62 Ac	Colonial/2Sty	A	-5	74 % 08/24/2022	\$1,250,000	3-ARM'S LENGTH	5,056	247.23	621,200	49.70 %	
Total No. of Sales > 1								\$1,250,000		5,056	\$247.23	621,200		
Avg. Sale Price >								\$1,250,000			Avg. Ratio		49.70 %	
Analysis for Area > 11600 E.C.F. Table 11600School														
11600	C -19-11-152-001	402	4.53 Ac		D	0 % 12/31/2023		\$0	3-ARM'S LENGTH	0	.00	523,370	.00 %	
Total No. of Sales > 1								\$0		0	\$.00	523,370		
Avg. Sale Price >								\$0			Avg. Ratio		0.00 %	
Analysis for Area > 12110 E.C.F. Table 12110EoverEst;EBImfdFm														
12110	C -19-12-176-015	401	0.50 Ac	Ranch	B	-10	51 % 04/06/2022	\$418,000	3-ARM'S LENGTH	1,883	221.99	256,140	61.28 %	
12110	C -19-12-178-008	401	0.51 Ac	Ranch	B	-10	41 % 05/31/2023	\$467,500	3-ARM'S LENGTH	1,960	238.52	220,660	47.20 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
12110	C -19-12-178-012	401	0.51 Ac	Ranch	B	-10	43 % 07/25/2022	\$460,000	3-ARM'S LENGTH	2,120	216.98	235,040	51.10 %	
12110	C -19-12-327-006	401	0.65 Ac	Colonial/2Sty	B	-5	54 % 08/04/2022	\$455,000	3-ARM'S LENGTH	1,959	232.26	214,440	47.13 %	
12110	C -19-12-327-011	401	0.51 Ac	Ranch	B		48 % 05/06/2022	\$615,000	3-ARM'S LENGTH	2,671	230.25	300,530	48.87 %	
12110	C -19-12-327-012	401	0.55 Ac	Ranch	B		45 % 08/14/2023	\$555,000	3-ARM'S LENGTH	2,337	237.48	278,620	50.20 %	
12110	C -19-12-401-005	401	0.46 Ac	Ranch	B		48 % 04/26/2022	\$511,000	3-ARM'S LENGTH	1,975	258.73	250,070	48.94 %	
12110	C -19-12-401-022	401	0.67 Ac	Ranch	B		48 % 06/10/2022	\$630,000	3-ARM'S LENGTH	2,165	290.99	282,070	44.77 %	
12110	C -19-12-426-010	401	1.17 Ac	Colonial/2Sty	B	25	62 % 08/04/2022	\$905,000	3-ARM'S LENGTH	4,282	211.35	448,590	49.57 %	
12110	C -19-12-426-023	401	0.47 Ac	Colonial/2Sty	B	20	64 % 05/11/2023	\$725,000	3-ARM'S LENGTH	3,181	227.92	351,290	48.45 %	
12110	C -19-12-426-029	401	0.47 Ac	Colonial/2Sty	B	20	57 % 01/25/2023	\$630,000	3-ARM'S LENGTH	3,324	189.53	342,680	54.39 %	
Total No. of Sales > 11								\$6,371,500		27,857	\$228.72	3,180,130		
								Avg. Sale Price > \$579,227			Avg. Ratio		49.91 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 12112 E.C.F. Table 12112S.P. EastoverFrm														
12112	C -19-12-452-006	401	1.47 Ac	Ranch	B	5	43 %	08/03/2023	\$790,000	3-ARM'S LENGTH	2,515	314.12	307,230	38.89 %
12112	C -19-12-452-009	401	0.52 Ac	Ranch	B	20	55 %	04/12/2023	\$600,000	3-ARM'S LENGTH	1,249	480.38	283,050	47.18 %
12112	C -19-12-476-003	401	0.48 Ac	Ranch	BC		52 %	02/15/2024	\$624,900	3-ARM'S LENGTH	2,365	264.23	290,730	46.52 %
12112	C -19-12-477-010	401	0.96 Ac	Colonial/2Sty	B	15	86 %	07/15/2022	\$1,429,000	3-ARM'S LENGTH	4,221	338.55	787,730	55.12 %
Total No. of Sales > 4										\$3,443,900	10,350	\$332.74	1,668,740	
										Avg. Sale Price >	\$860,975	Avg. Ratio	48.45 %	
Analysis for Area > 12113 E.C.F. Table 12113SPEastoverFrm(new														
12113	C -19-12-477-006	401	0.58 Ac	Colonial/2Sty	B	15	77 %	12/16/2022	\$810,000	3-ARM'S LENGTH	3,259	248.54	422,650	52.18 %
Total No. of Sales > 1										\$810,000	3,259	\$248.54	422,650	
										Avg. Sale Price >	\$810,000	Avg. Ratio	52.18 %	
Analysis for Area > 12114 E.C.F. Table 12114Northover Farms														
12114	C -19-12-402-003	401	0.72 Ac	Colonial/2Sty	B		56 %	11/30/2023	\$614,000	3-ARM'S LENGTH	2,590	237.07	245,040	39.91 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
12114	C -19-12-403-003	401	0.74 Ac	Colonial/2Sty	B	-5	56 %	09/22/2023	\$560,000	3-ARM'S LENGTH	2,447	228.85	282,310	50.41 %
12114	C -19-12-426-006	401	0.43 Ac	Ranch	B		38 %	03/08/2024	\$460,000	3-ARM'S LENGTH	2,511	183.19	181,640	39.49 %
12114	C -19-12-426-009	401	0.48 Ac	Ranch	B		57 %	05/13/2022	\$450,000	3-ARM'S LENGTH	1,980	227.27	243,070	54.02 %
Total No. of Sales > 4										\$2,084,000	9,528	\$218.72	952,060	

Avg. Sale Price > \$521,000 Avg. Ratio 45.68 %

Analysis for Area > 12120 E.C.F. Table 12120Blmfd HillsEstate

12120	C -19-12-151-021	401	0.58 Ac	TriLevel/Quad	B	10	57 %	07/29/2022	\$715,000	3-ARM'S LENGTH	3,346	213.69	360,180	50.37 %
12120	C -19-12-152-014	401	0.52 Ac	Ranch	B		55 %	05/17/2023	\$660,000	3-ARM'S LENGTH	2,866	230.29	307,810	46.64 %
12120	C -19-12-153-022	401	0.46 Ac	Colonial/2Sty	B		50 %	05/31/2023	\$515,000	3-ARM'S LENGTH	2,401	214.49	256,850	49.87 %
12120	C -19-12-303-018	401	0.64 Ac	TriLevel/Quad	B	5	59 %	10/28/2022	\$940,000	3-ARM'S LENGTH	3,668	256.27	393,600	41.87 %
Total No. of Sales > 4										\$2,830,000	12,281	\$230.44	1,318,440	

Avg. Sale Price > \$707,500 Avg. Ratio 46.59 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 12122 E.C.F. Table 12122ConcordGreenSec11														
12122	C -19-11-228-024	401	0.46 Ac	Colonial/2Sty	B	-5	54 %	04/14/2022	\$495,000	3-ARM'S LENGTH	2,334	212.08	265,360	53.61 %
12122	C -19-11-229-007	401	0.47 Ac	Colonial/2Sty	B	-5	53 %	02/14/2024	\$625,000	3-ARM'S LENGTH	2,437	241.78	298,950	47.83 %
12122	C -19-11-229-022	401	0.50 Ac	Colonial/2Sty	B	-5	53 %	02/20/2024	\$702,500	3-ARM'S LENGTH	2,441	271.24	289,450	41.20 %
Total No. of Sales > 3										\$1,822,500	7,509	\$242.71	853,760	
Avg. Sale Price >										\$607,500	Avg. Ratio		46.85 %	
Analysis for Area > 12130 E.C.F. Table 12130Kentmoor; Acreage														
12130	C -19-12-126-011	401	0.81 Ac	Ranch	B		54 %	11/15/2023	\$470,000	3-ARM'S LENGTH	1,986	236.66	202,670	43.12 %
12130	C -19-12-126-011	401	0.81 Ac	Ranch	B		54 %	03/17/2023	\$350,000	3-ARM'S LENGTH	1,986	176.23	202,670	57.91 %
12130	C -19-12-201-006	401	0.87 Ac	Ranch	B		56 %	10/20/2022	\$485,000	3-ARM'S LENGTH	1,967	246.57	224,810	46.35 %
12130	C -19-12-228-006	401	0.70 Ac	Ranch	B	5	52 %	06/29/2022	\$440,000	3-ARM'S LENGTH	2,419	181.89	257,250	58.47 %
12130	C -19-12-228-013	401	0.79 Ac	Ranch	B	15	75 %	09/08/2023	\$850,000	3-ARM'S LENGTH	2,892	293.91	474,120	55.78 %
12130	C -19-12-251-001	401	0.84 Ac	Ranch	B		53 %	06/23/2022	\$619,000	3-ARM'S LENGTH	1,660	372.89	251,950	40.70 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
12130	C -19-12-276-007	401	1.35 Ac	Colonial/2Sty	B	20	57 %	07/14/2023	\$750,000	3-ARM'S LENGTH	3,186	235.40	326,040	43.47 %	
12130	C -19-12-277-001	401	0.87 Ac	Ranch	B	5	57 %	04/14/2023	\$507,000	3-ARM'S LENGTH	1,632	310.66	257,120	50.71 %	
Total No. of Sales > 8									\$4,471,000		17,728	\$252.20	2,196,630		
Avg. Sale Price >									\$558,875			Avg. Ratio	49.13 %		
Analysis for Area > 12131 E.C.F. Table 12131KentmoorAcNewhs															
12131	C -19-12-228-007	401	0.89 Ac	SingleFamily	B	20	97 %	11/07/2022	\$1,080,000	3-ARM'S LENGTH	4,866	221.95	473,510	43.84 %	
Total No. of Sales > 1									\$1,080,000		4,866	\$221.95	473,510		
Avg. Sale Price >									\$1,080,000			Avg. Ratio	43.84 %		
Analysis for Area > 13100 E.C.F. Table 13100WoodcrestLkWater															
13100	C -19-12-351-010	401	1.11 Ac	Colonial/2Sty	B		52 %	08/17/2023	\$1,025,000	3-ARM'S LENGTH	3,463	295.99	526,870	51.40 %	
13100	C -19-13-101-001	401	0.61 Ac	Ranch	A	-5	61 %	06/01/2023	\$1,245,000	3-ARM'S LENGTH	3,641	341.94	619,100	49.73 %	
13100	C -19-13-101-016	401	1.19 Ac	Colonial/2Sty	B	10	72 %	03/10/2023	\$2,100,000	3-ARM'S LENGTH	5,093	412.33	924,760	44.04 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
13100	C -19-13-101-028	401	1.54 Ac	Colonial/2Sty	B	-10	68 %	10/11/2022	\$1,260,000	3-ARM'S LENGTH	4,483	281.06	732,660	58.15 %		
									\$5,630,000		16,680	\$337.53	2,803,390			
Total No. of Sales > 4																
									Avg. Sale Price >	\$1,407,500			Avg. Ratio	49.79 %		
Analysis for Area > 13110 E.C.F. Table 13110Woodcrest Lakes																
13110	C -19-13-102-002	401	0.72 Ac	Ranch	B	10	45 %	07/22/2022	\$500,000	3-ARM'S LENGTH	1,878	266.24	249,230	49.85 %		
13110	C -19-13-153-002	401	0.85 Ac	TriLevel/Quad	B	-10	48 %	05/05/2023	\$755,000	3-ARM'S LENGTH	2,769	272.66	363,210	48.11 %		
									\$1,255,000		4,647	\$270.07	612,440			
Total No. of Sales > 2																
									Avg. Sale Price >	\$627,500			Avg. Ratio	48.80 %		
Analysis for Area > 13120 E.C.F. Table 13120EoverFrm#1,#2																
13120	C -19-12-376-017	401	1.44 Ac	Colonial/2Sty	B	15	60 %	07/12/2023	\$813,000	3-ARM'S LENGTH	2,909	279.48	454,440	55.90 %		
13120	C -19-12-378-004	401	0.94 Ac	Colonial/2Sty	B	10	49 %	07/07/2023	\$715,000	3-ARM'S LENGTH	3,088	231.54	341,440	47.75 %		
13120	C -19-12-378-006	401	1.04 Ac	Ranch	B	10	51 %	10/21/2022	\$589,000	3-ARM'S LENGTH	2,709	217.42	317,400	53.89 %		

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13120	C -19-12-451-012	401	1.21 Ac	Ranch	B	-5	70 %	06/24/2022	\$643,000	3-ARM'S LENGTH	2,276	282.51	374,740	58.28 %
13120	C -19-13-127-003	401	1.24 Ac	Colonial/2Sty	B	20	54 %	01/05/2023	\$1,020,000	3-ARM'S LENGTH	3,873	263.36	473,820	46.45 %
13120	C -19-13-128-008	401	1.29 Ac	TriLevel/Quad	B	5	56 %	09/08/2022	\$715,000	3-ARM'S LENGTH	2,920	244.86	365,700	51.15 %
13120	C -19-13-227-007	401	0.88 Ac	TriLevel/Quad	B		55 %	06/23/2023	\$734,000	3-ARM'S LENGTH	2,972	246.97	302,930	41.27 %
13120	C -19-13-228-001	401	1.93 Ac	Ranch	B	5	41 %	08/21/2023	\$460,000	3-ARM'S LENGTH	2,203	208.81	254,400	55.30 %

\$5,689,000

22,950

\$247.89

2,884,870

Total No. of Sales > 8

Avg. Sale Price > \$711,125

Avg. Ratio

50.71 %

Analysis for Area > 13122

E.C.F. Table 13122EastoverFrmNewHse

13122	C -19-13-127-005	401	1.34 Ac	Colonial/2Sty	A		89 %	06/24/2022	\$2,900,000	3-ARM'S LENGTH	7,159	405.08	1,410,320	48.63 %
13122	C -19-13-201-010	401	1.12 Ac	Colonial/2Sty	A		82 %	05/26/2022	\$2,420,000	3-ARM'S LENGTH	6,228	388.57	1,235,350	51.05 %

\$5,320,000

13,387

\$397.40

2,645,670

Total No. of Sales > 2

Avg. Sale Price > \$2,660,000

Avg. Ratio

49.73 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 13130 E.C.F. Table 13130Hickory Hgts														
13130	C -19-13-128-010	401	0.59 Ac	TriLevel/Quad	B	5	54 %	03/20/2023	\$432,500	3-ARM'S LENGTH	2,763	156.53	246,470	56.99 %
13130	C -19-13-177-007	401	0.62 Ac	TriLevel/Quad	B	10	55 %	10/11/2022	\$480,000	3-ARM'S LENGTH	2,699	177.84	265,870	55.39 %
13130	C -19-13-177-020	401	0.51 Ac	TriLevel/Quad	B	5	51 %	06/30/2023	\$439,900	3-ARM'S LENGTH	2,656	165.63	228,660	51.98 %
13130	C -19-13-177-035	401	0.55 Ac	Colonial/2Sty	B	10	59 %	01/13/2023	\$545,000	3-ARM'S LENGTH	2,640	206.44	305,290	56.02 %
13130	C -19-13-251-023	401	0.46 Ac	TriLevel/Quad	B	10	56 %	10/15/2022	\$595,000	3-ARM'S LENGTH	2,928	203.21	285,940	48.06 %
13130	C -19-13-251-023	401	0.46 Ac	TriLevel/Quad	B	10	56 %	07/28/2022	\$595,000	3-ARM'S LENGTH	2,928	203.21	285,940	48.06 %
13130	C -19-13-252-010	401	0.46 Ac	Colonial/2Sty	B	10	53 %	04/08/2022	\$535,000	3-ARM'S LENGTH	2,628	203.58	282,340	52.77 %
13130	C -19-13-252-017	401	0.47 Ac	TriLevel/Quad	B	15	60 %	02/28/2023	\$750,000	3-ARM'S LENGTH	4,274	175.48	406,480	54.20 %
13130	C -19-13-253-003	401	0.59 Ac	TriLevel/Quad	B	15	53 %	09/16/2022	\$640,000	3-ARM'S LENGTH	4,208	152.09	371,510	58.05 %
13130	C -19-13-276-008	401	0.47 Ac	TriLevel/Quad	B	10	59 %	06/01/2023	\$730,000	3-ARM'S LENGTH	3,532	206.68	335,320	45.93 %
13130	C -19-13-276-013	401	0.48 Ac	TriLevel/Quad	B	10	53 %	11/07/2022	\$560,000	3-ARM'S LENGTH	3,172	176.54	276,290	49.34 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
13130	C -19-13-276-014	401	0.43 Ac	TriLevel/Quad	B	10	52 %	03/29/2024	\$500,000	3-ARM'S LENGTH	2,835	176.37	254,290	50.86 %	
13130	C -19-13-276-018	401	0.47 Ac	TriLevel/Quad	B	10	46 %	08/01/2022	\$530,000	3-ARM'S LENGTH	2,823	187.74	227,950	43.01 %	
13130	C -19-13-277-003	401	0.56 Ac	TriLevel/Quad	B	10	51 %	09/28/2023	\$488,500	3-ARM'S LENGTH	2,843	171.83	250,880	51.36 %	
13130	C -19-13-401-024	401	0.67 Ac	Colonial/2Sty	B	10	50 %	06/30/2023	\$635,000	3-ARM'S LENGTH	2,545	249.51	267,910	42.19 %	
13130	C -19-13-403-015	401	0.49 Ac	TriLevel/Quad	B	10	51 %	10/31/2022	\$445,000	3-ARM'S LENGTH	2,434	182.83	233,540	52.48 %	
13130	C -19-13-404-001	401	0.47 Ac	TriLevel/Quad	B	10	52 %	02/17/2023	\$450,000	3-ARM'S LENGTH	2,279	197.46	221,920	49.32 %	
13130	C -19-13-404-028	401	0.95 Ac	Ranch	B	10	52 %	04/21/2023	\$650,000	3-ARM'S LENGTH	2,474	262.73	352,080	54.17 %	
13130	C -19-13-426-002	401	0.47 Ac	TriLevel/Quad	B	10	53 %	09/22/2022	\$475,000	3-ARM'S LENGTH	2,237	212.34	218,020	45.90 %	
13130	C -19-13-427-002	401	0.62 Ac	Ranch	B		42 %	09/29/2023	\$449,000	3-ARM'S LENGTH	1,907	235.45	220,310	49.07 %	
13130	C -19-13-427-003	401	0.61 Ac	Ranch	B		41 %	08/01/2022	\$360,000	3-ARM'S LENGTH	1,543	233.31	198,220	55.06 %	
13130	C -19-13-428-008	401	0.54 Ac	Ranch	B		47 %	04/21/2022	\$465,000	3-ARM'S LENGTH	1,998	232.73	245,340	52.76 %	
13130	C -19-13-428-010	401	0.64 Ac	Ranch	B		43 %	08/23/2022	\$444,999	3-ARM'S LENGTH	1,864	238.73	226,400	50.88 %	

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13130	C -19-13-428-014	401	0.57 Ac	Ranch	B	40 %	04/03/2023	\$445,000	3-ARM'S LENGTH	2,435	182.75	247,800	55.69 %	
13130	C -19-13-428-016	401	0.68 Ac	TriLevel/Quad	B	10	46 %	04/12/2022	\$465,000	3-ARM'S LENGTH	2,082	223.34	196,810	42.32 %
13130	C -19-13-428-018	401	0.49 Ac	Ranch	B	-10	47 %	07/15/2022	\$415,000	3-ARM'S LENGTH	1,926	215.47	212,470	51.20 %
13130	C -19-13-476-011	401	0.55 Ac	Ranch	B		43 %	06/15/2022	\$397,000	3-ARM'S LENGTH	1,889	210.16	217,580	54.81 %
13130	C -19-13-477-003	401	0.43 Ac	Ranch	B	-10	48 %	06/02/2023	\$452,000	3-ARM'S LENGTH	1,633	276.79	191,180	42.30 %
13130	C -19-13-477-013	401	0.82 Ac	Ranch	B		35 %	08/30/2023	\$450,900	3-ARM'S LENGTH	1,647	273.77	175,510	38.92 %
13130	C -19-13-477-018	401	0.65 Ac	Ranch	B		50 %	04/26/2023	\$550,000	3-ARM'S LENGTH	1,765	311.61	250,240	45.50 %
Total No. of Sales > 30										\$15,369,799	75,587	\$203.34	7,698,560	
										Avg. Sale Price >	\$512,327	Avg. Ratio	50.09 %	

Analysis for Area > 13135

E.C.F. Table 13135BlmfieldHuntBridl

13135	C -19-13-326-013	401	0.51 Ac	Colonial/2Sty	B	10	50 %	03/09/2023	\$750,000	3-ARM'S LENGTH	3,081	243.43	354,530	47.27 %
13135	C -19-13-326-022	401	0.51 Ac	Colonial/2Sty	B	10	56 %	12/15/2022	\$685,000	3-ARM'S LENGTH	3,496	195.94	359,750	52.52 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 2										\$1,435,000	6,577	\$218.18	714,280	
Avg. Sale Price >										\$717,500		Avg. Ratio	49.78 %	
Analysis for Area > 13140 E.C.F. Table 13140CharingCrossHamle														
13140	C -19-13-351-002	401	0.60 Ac	Ranch	B	49 %	11/04/2022	\$505,000	3-ARM'S LENGTH	1,833	275.50	252,380	49.98 %	
13140	C -19-13-352-008	401	0.71 Ac	Colonial/2Sty	B	15	82 %	08/04/2023	\$1,950,000	3-ARM'S LENGTH	5,140	379.38	861,840	44.20 %
Total No. of Sales > 2										\$2,455,000	6,973	\$352.07	1,114,220	
Avg. Sale Price >										\$1,227,500		Avg. Ratio	45.39 %	
Analysis for Area > 13141 E.C.F. Table 13141Hamlet/BridleNewH														
13141	C -19-13-377-010	401	0.92 Ac	Colonial/2Sty	B	20	68 %	07/27/2023	\$13-ARM'S LENGTH	4,498	.00	471,800	7180000.0%	
Total No. of Sales > 1										\$1	4,498	\$.00	471,800	
Avg. Sale Price >										\$1		Avg. Ratio	17,180,000.00 %	
Analysis for Area > 16100 E.C.F. Table 16100Devon Gable; Acre														
16100	C -19-16-101-017	401	1.04 Ac	Ranch	B		35 %	09/27/2023	\$350,000	3-ARM'S LENGTH	1,622	215.78	0	.00 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 1								\$350,000		1,622	\$215.78		0	
Avg. Sale Price >								\$350,000			Avg. Ratio		0.00 %	
Analysis for Area > 16110		E.C.F. Table 16110Devon Hills												
16110	C -19-16-126-005	401	0.54 Ac	Colonial/2Sty	B	-10	48 %	11/09/2022	\$400,000	3-ARM'S LENGTH	1,954	204.71	199,650	49.91 %
16110	C -19-16-126-010	401	0.85 Ac	Ranch	B	-5	52 %	08/17/2023	\$495,000	3-ARM'S LENGTH	1,717	288.29	244,920	49.48 %
16110	C -19-16-177-007	401	1.68 Ac	Ranch	B		54 %	01/17/2023	\$630,000	3-ARM'S LENGTH	2,951	213.49	405,070	64.30 %
Total No. of Sales > 3								\$1,525,000		6,622	\$230.29		849,640	
Avg. Sale Price >								\$508,333			Avg. Ratio		55.71 %	
Analysis for Area > 16120		E.C.F. Table 16120BrooksideHills												
16120	C -19-16-201-023	401	0.89 Ac	Colonial/2Sty	B	5	53 %	05/01/2023	\$625,000	3-ARM'S LENGTH	2,853	219.07	337,540	54.01 %
16120	C -19-16-201-027	401	1.37 Ac	Colonial/2Sty	B	15	65 %	04/22/2022	\$1,212,500	3-ARM'S LENGTH	3,800	319.08	544,220	44.88 %
16120	C -19-16-201-029	401	0.91 Ac	Colonial/2Sty	B	5	66 %	06/09/2023	\$910,000	3-ARM'S LENGTH	3,857	235.93	689,100	75.73 %
89/178														
02/26/2025														

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16120	C -19-16-204-004	401	0.75 Ac	Ranch	B	61 %	08/01/2023	\$833,762	3-ARM'S LENGTH	2,409	346.10	360,870	43.28 %	
16120	C -19-16-252-033	401	1.99 Ac	Ranch	B	5	54 %	11/29/2022	\$863,800	3-ARM'S LENGTH	2,778	310.94	483,480	55.97 %
Total No. of Sales > 5										\$4,445,062	15,697	\$283.18	2,415,210	
										Avg. Sale Price > \$889,012		Avg. Ratio		54.33 %

Analysis for Area > 16121 E.C.F. Table 16121 Brookside Hill Ac Ne

16121	C -19-16-202-002	401	1.13 Ac	Colonial/2Sty	B	20	76 %	07/15/2022	\$1,525,000	3-ARM'S LENGTH	4,735	322.07	778,060	51.02 %
16121	C -19-16-204-008	401	1.65 Ac	Ranch	B		69 %	06/10/2022	\$1,200,000	3-ARM'S LENGTH	5,485	218.78	597,360	49.78 %
16121	C -19-16-251-006	401	0.94 Ac	Colonial/2Sty	B	20	66 %	06/16/2023	\$1,650,000	3-ARM'S LENGTH	5,317	310.33	800,880	48.54 %
Total No. of Sales > 3										\$4,375,000	15,537	\$281.59	2,176,300	
										Avg. Sale Price > \$1,458,333		Avg. Ratio		49.74 %

Analysis for Area > 16123 E.C.F. Table 16123 Lahser Tall Tree Pro

16123	C -19-09-400-036	401	1.28 Ac	Colonial/2Sty	B	25	45 %	10/18/2022	\$1,350,000	3-ARM'S LENGTH	6,409	210.64	580,220	42.98 %
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16123	C -19-16-252-025	401	1.23 Ac	Colonial/2Sty	B	15	50 %	05/11/2022	\$1,025,000	3-ARM'S LENGTH	5,912	173.38	492,530	48.05 %
16123	C -19-16-278-033	407	0.50 Ac	Colonial/2Sty	A	-10	66 %	08/01/2023	\$2,160,000	3-ARM'S LENGTH	4,800	450.00	657,640	30.45 %
Total No. of Sales > 3										\$4,535,000	17,121	\$264.88	1,730,390	
Avg. Sale Price >										\$1,511,667	Avg. Ratio		38.16 %	

Analysis for Area > 16130

E.C.F. Table 16130Still Meadows

16130	C -19-16-226-007	401	0.58 Ac	Colonial/2Sty	B	10	58 %	08/01/2022	\$532,500	3-ARM'S LENGTH	2,672	199.29	308,010	57.84 %
16130	C -19-16-226-021	401	0.67 Ac	Ranch	B	10	52 %	06/08/2022	\$592,000	3-ARM'S LENGTH	2,003	295.56	328,330	55.46 %
16130	C -19-16-226-023	401	0.48 Ac	TriLevel/Quad	B	10	54 %	07/28/2023	\$650,000	3-ARM'S LENGTH	2,506	259.38	350,900	53.98 %
16130	C -19-16-276-001	401	0.57 Ac	Ranch	B	10	56 %	09/25/2023	\$682,000	3-ARM'S LENGTH	2,838	240.31	380,850	55.84 %
16130	C -19-16-276-015	401	0.91 Ac	Ranch	B	15	46 %	02/28/2024	\$725,000	3-ARM'S LENGTH	1,940	373.71	317,990	43.86 %
16130	C -19-16-276-017	401	0.65 Ac	Ranch	B	10	46 %	09/20/2023	\$865,000	3-ARM'S LENGTH	3,669	235.76	397,590	45.96 %
16130	C -19-16-277-001	401	0.55 Ac	TriLevel/Quad	B	10	54 %	04/27/2022	\$603,500	3-ARM'S LENGTH	2,903	207.89	328,220	54.39 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16130	C -19-16-278-010	401	0.53 Ac	TriLevel/Quad	B	10	55 % 06/26/2023	\$782,250	3-ARM'S LENGTH	2,842	275.25	332,580	42.52 %	
16130	C -19-16-278-021	401	0.60 Ac	Colonial/2Sty	B	10	58 % 03/28/2024	\$755,000	3-ARM'S LENGTH	2,597	290.72	332,140	43.99 %	
16130	C -19-16-278-021	401	0.60 Ac	Colonial/2Sty	B	10	58 % 07/25/2022	\$665,000	3-ARM'S LENGTH	2,597	256.06	332,140	49.95 %	
Total No. of Sales > 10								\$6,852,250		26,567	\$257.92	3,408,750		
								Avg. Sale Price > \$685,225			Avg. Ratio		49.75 %	
Analysis for Area > 16140				E.C.F. Table 16140Willoway Est; Ace										
16140	C -19-16-376-008	401	0.46 Ac	Colonial/2Sty	B	10	55 % 03/01/2024	\$550,000	3-ARM'S LENGTH	3,275	167.94	304,690	55.40 %	
16140	C -19-16-376-012	401	0.55 Ac	Colonial/2Sty	B	10	72 % 09/29/2023	\$1,231,000	3-ARM'S LENGTH	4,614	266.80	535,340	43.49 %	
16140	C -19-16-377-018	401	0.66 Ac	Ranch	B	10	55 % 06/17/2022	\$685,000	3-ARM'S LENGTH	2,244	305.26	340,480	49.71 %	
16140	C -19-16-377-028	401	0.74 Ac	Colonial/2Sty	B	10	56 % 06/01/2022	\$525,000	3-ARM'S LENGTH	3,461	151.69	358,650	68.31 %	
16140	C -19-16-377-029	401	0.55 Ac	Colonial/2Sty	B	10	22 % 05/19/2023	\$400,500	CTION EXPOSED	4,207	125.39	692,970	173.03 %	(was a foreclosure)
16140	C -19-16-377-030	401	0.47 Ac	Colonial/2Sty	B	10	51 % 06/19/2023	\$660,000	3-ARM'S LENGTH	3,030	217.82	266,380	40.36 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16140	C -19-16-378-002	401	0.77 Ac	Colonial/2Sty	B	10	53 %	06/01/2022	\$710,000	3-ARM'S LENGTH	3,286	216.07	327,800	46.17 %	
16140	C -19-16-378-009	401	0.47 Ac	Colonial/2Sty	B	10	57 %	06/30/2023	\$750,000	3-ARM'S LENGTH	3,301	227.20	331,330	44.18 %	
16140	C -19-16-378-012	401	0.47 Ac	Colonial/2Sty	B	10	57 %	06/09/2023	\$640,800	3-ARM'S LENGTH	3,620	177.02	394,890	61.62 %	
Total No. of Sales > 9									\$6,152,300		30,025	\$204.91	3,552,530		
									Avg. Sale Price >	\$683,589		Avg. Ratio		57.74 %	
Analysis for Area > 16150 E.C.F. Table 16150Vernor Est															
16150	C -19-16-402-018	401	0.46 Ac	Colonial/2Sty	B	30	68 %	07/08/2022	\$845,000	3-ARM'S LENGTH	3,657	231.06	537,790	63.64 %	
16150	C -19-16-402-021	401	0.47 Ac	Colonial/2Sty	B	15	57 %	10/11/2022	\$800,000	3-ARM'S LENGTH	3,442	232.42	373,860	46.73 %	
16150	C -19-16-451-010	401	0.58 Ac	Colonial/2Sty	B	15	65 %	08/14/2023	\$925,000	3-ARM'S LENGTH	3,803	243.23	492,770	53.27 %	
16150	C -19-16-452-017	401	0.51 Ac	Colonial/2Sty	B	15	63 %	04/08/2022	\$850,000	3-ARM'S LENGTH	3,069	276.96	383,370	45.10 %	
16150	C -19-16-452-036	401	0.88 Ac	Colonial/2Sty	B	10	54 %	09/28/2023	\$755,000	3-ARM'S LENGTH	3,403	221.86	376,890	49.92 %	
16150	C -19-16-477-004	401	0.46 Ac	Colonial/2Sty	B	15	62 %	01/20/2023	\$960,000	3-ARM'S LENGTH	3,487	275.31	431,900	44.99 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16150	C -19-16-477-008	401	0.54 Ac	Colonial/2Sty	B	15	60 %	02/27/2024	\$700,000	3-ARM'S LENGTH	2,980	234.90	361,840	51.69 %
16150	C -19-16-478-001	401	0.51 Ac	TriLevel/Quad	B	15	57 %	05/18/2023	\$650,000	3-ARM'S LENGTH	3,016	215.52	324,890	49.98 %
16150	C -19-16-479-011	401	0.47 Ac	Colonial/2Sty	B	15	57 %	07/14/2023	\$999,900	3-ARM'S LENGTH	4,362	229.23	435,220	43.53 %
16150	C -19-21-201-011	401	0.54 Ac	Ranch	B	15	62 %	08/10/2022	\$680,000	3-ARM'S LENGTH	2,431	279.72	339,690	49.95 %
16150	C -19-21-202-006	401	0.47 Ac	Colonial/2Sty	B	20	56 %	12/15/2023	\$875,000	3-ARM'S LENGTH	3,323	263.32	373,320	42.67 %
16150	C -19-21-202-010	401	0.47 Ac	Colonial/2Sty	B	25	61 %	12/04/2023	\$810,000	3-ARM'S LENGTH	3,579	226.32	469,790	58.00 %
										\$9,849,900	40,552	\$242.90	4,901,330	

Total No. of Sales > 12

Avg. Sale Price > \$820,825

Avg. Ratio

49.76 %

Analysis for Area > 16152

E.C.F. Table 16152Overbrook

16152	C -19-16-402-008	401	0.46 Ac	Ranch	B	10	56 %	12/13/2023	\$849,000	3-ARM'S LENGTH	2,812	301.92	386,540	45.53 %
16152	C -19-16-403-016	401	0.70 Ac	Ranch	B	15	64 %	01/15/2024	\$1,420,000	3-ARM'S LENGTH	4,287	331.23	596,590	42.01 %
16152	C -19-16-426-006	401	0.66 Ac	Colonial/2Sty	B	15	54 %	08/25/2023	\$975,000	3-ARM'S LENGTH	4,069	239.62	464,980	47.69 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
16152	C -19-16-426-007	401	0.58 Ac	Colonial/2Sty	B	30	68 %	01/11/2023	\$990,000	3-ARM'S LENGTH	3,028	326.95	528,090	53.34 %
16152	C -19-16-476-001	401	0.46 Ac	Colonial/2Sty	B	15	59 %	06/16/2022	\$850,000	3-ARM'S LENGTH	3,668	231.73	459,290	54.03 %
16152	C -19-16-476-011	401	0.52 Ac	Colonial/2Sty	B	15	82 %	11/29/2022	\$1,418,928	3-ARM'S LENGTH	3,867	366.93	651,410	45.91 %

\$6,502,928 21,731 \$299.25 3,086,900

Total No. of Sales > 6

Avg. Sale Price > \$1,083,821 Avg. Ratio 47.47 %

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

16154	C -19-16-401-013	401	0.50 Ac	Colonial/2Sty	B	15	59 %	09/26/2023	\$660,000	3-ARM'S LENGTH	2,955	223.35	328,960	49.84 %
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\$660,000 2,955 \$223.35 328,960

Total No. of Sales > 1

Avg. Sale Price > \$660,000 Avg. Ratio 49.84 %

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

16200	C -19-16-327-012	407	1.00 Ac	Ranch	BC	20	72 %	05/08/2023	\$425,000	3-ARM'S LENGTH	1,803	235.72	211,430	49.75 %
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\$425,000 1,803 \$235.72 211,430

Total No. of Sales > 1

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$425,000	Avg. Ratio		49.75 %			
Analysis for Area > 16210				E.C.F. Table 16210WillowayCondos										
16210	C -19-16-326-031	407	1.00 Ac	Ranch	C	55 %	07/10/2023	\$125,000	3-ARM'S LENGTH	897	139.35	66,030	52.82 %	
16210	C -19-16-326-046	407	1.00 Ac	Ranch	C	55 %	10/06/2023	\$175,000	3-ARM'S LENGTH	1,219	143.56	81,250	46.43 %	
16210	C -19-16-326-049	407	1.00 Ac	Ranch	C	55 %	08/30/2023	\$185,000	3-ARM'S LENGTH	1,241	149.07	82,150	44.41 %	
16210	C -19-16-326-061	407	1.00 Ac	Ranch	C	55 %	02/28/2024	\$160,000	3-ARM'S LENGTH	1,241	128.93	82,150	51.34 %	
16210	C -19-16-326-063	407	1.00 Ac	Ranch	C	55 %	04/09/2022	\$155,000	3-ARM'S LENGTH	1,218	127.26	81,170	52.37 %	
16210	C -19-16-326-069	407	1.00 Ac	Ranch	C	55 %	01/30/2023	\$169,000	3-ARM'S LENGTH	1,241	136.18	82,150	48.61 %	
16210	C -19-16-326-075	407	1.00 Ac	Ranch	C	55 %	11/22/2022	\$125,000	3-ARM'S LENGTH	898	139.20	66,040	52.83 %	
16210	C -19-16-326-081	407	1.00 Ac	Ranch	C	55 %	04/22/2022	\$160,000	3-ARM'S LENGTH	1,241	128.93	82,150	51.34 %	
Total No. of Sales > 8								\$1,254,000	9,196		\$136.36	623,090		
Avg. Sale Price >								\$156,750	Avg. Ratio		49.69 %			

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 16220 E.C.F. Table 16220Devon Square Cond														
16220	C -19-16-326-095	407	0.00 Ac	Ranch	C	54 %	03/29/2023	\$151,000	3-ARM'S LENGTH	1,142	132.22	73,560	48.72 %	
16220	C -19-16-326-102	407	0.00 Ac	Ranch	C	55 %	04/21/2023	\$158,500	3-ARM'S LENGTH	1,142	138.79	74,590	47.06 %	
16220	C -19-16-326-113	407	0.00 Ac	Ranch	C	54 %	05/26/2023	\$150,000	3-ARM'S LENGTH	1,110	135.14	72,080	48.05 %	
16220	C -19-16-326-119	407	0.00 Ac	Ranch	C	54 %	03/06/2023	\$175,000	3-ARM'S LENGTH	1,142	153.24	73,780	42.16 %	
								\$634,500		4,536	\$139.88	294,010		
Total No. of Sales > 4														
								Avg. Sale Price >	\$158,625		Avg. Ratio	46.34 %		
Analysis for Area > 16230 E.C.F. Table 16230WhisperingPinesCo														
16230	C -19-16-426-035	407	0.00 Ac	Colonial/2Sty	A	-10	75 %	08/01/2023	\$950,000	3-ARM'S LENGTH	3,019	314.67	667,160	70.23 %
								\$950,000		3,019	\$314.67	667,160		
Total No. of Sales > 1														
								Avg. Sale Price >	\$950,000		Avg. Ratio	70.23 %		
Analysis for Area > 17100 E.C.F. Table 17100Echo Park														
17100	C -19-16-352-002	401	0.60 Ac	Ranch	A	-10	68 %	01/26/2024	\$740,000	3-ARM'S LENGTH	3,032	244.06	453,160	61.24 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
17100	C -19-17-453-003	401	0.50 Ac	Ranch	A	-10	77 %	06/27/2022	\$1,175,000	3,602	326.21	613,050	52.17 %	
17100	C -19-17-453-009	401	0.66 Ac	Colonial/2Sty	A		72 %	09/08/2023	\$1,220,000	3,834	319.54	609,730	49.98 %	
17100	C -19-17-453-009	401	0.66 Ac	Colonial/2Sty	A		72 %	05/13/2022	\$1,150,000	3,834	301.20	609,730	53.02 %	
17100	C -19-17-476-020	401	0.63 Ac	Colonial/2Sty	A	10	70 %	11/15/2022	\$1,295,000	5,438	238.14	734,070	56.68 %	
17100	C -19-17-477-003	401	0.80 Ac	Colonial/2Sty	A	-10	67 %	07/25/2023	\$1,275,000	4,517	282.27	596,420	46.78 %	
17100	C -19-17-477-012	401	0.97 Ac	Colonial/2Sty	A	5	72 %	06/02/2023	\$1,599,000	4,999	319.86	775,110	48.47 %	

\$8,454,000 29,224 \$289.28 4,391,270

Total No. of Sales > 7

Avg. Sale Price > \$1,207,714 Avg. Ratio 51.94 %

Analysis for Area > 17105

E.C.F. Table 17105 CarillonHills

17105	C -19-17-401-028	401	0.92 Ac	Colonial/2Sty	A	66 %	03/24/2023	\$1,825,000	6,030	302.65	909,140	49.82 %	
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\$1,825,000 6,030 \$302.65 909,140

Total No. of Sales > 1

Avg. Sale Price > \$1,825,000 Avg. Ratio 49.82 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
Analysis for Area > 17110 E.C.F. Table 17110FranklinLngLkHgmr															
17110	C -19-17-352-010	401	0.58 Ac	Ranch	B	-10	49 %	06/10/2022	\$520,000	3-ARM'S LENGTH	1,787	290.99	191,230	36.78 %	
17110	C -19-17-352-012	401	0.55 Ac	Colonial/2Sty	B	15	96 %	06/15/2023	\$1,750,000	3-ARM'S LENGTH	3,964	441.47	653,520	37.34 %	
17110	C -19-17-352-016	401	0.66 Ac	Ranch	B	5	37 %	03/14/2023	\$300,425	3-ARM'S LENGTH	1,920	156.47	187,570	62.43 %	
17110	C -19-17-376-001	401	0.94 Ac	Colonial/2Sty	B	10	50 %	08/14/2023	\$599,000	3-ARM'S LENGTH	2,674	224.01	280,140	46.77 %	
17110	C -19-17-376-004	401	0.84 Ac	Colonial/2Sty	B		54 %	09/26/2023	\$640,000	3-ARM'S LENGTH	2,382	268.68	284,900	44.52 %	
17110	C -19-17-376-005	401	0.82 Ac	Ranch	B	10	60 %	06/01/2022	\$711,000	3-ARM'S LENGTH	2,081	341.66	385,550	54.23 %	
17110	C -19-17-376-050	401	0.74 Ac	Colonial/2Sty	B	30	50 %	09/08/2023	\$660,000	3-ARM'S LENGTH	3,593	241.14	524,060	79.40 %	
Total No. of Sales > 7										\$5,180,425	17,545	\$295.27	2,506,970		
										Avg. Sale Price >	\$740,061	Avg. Ratio		48.39 %	
Analysis for Area > 18100 E.C.F. Table 18100WabeekFive,SixAc															
18100	C -19-18-151-009	401	0.56 Ac	Colonial/2Sty	B	25	64 %	11/29/2022	\$602,500	3-ARM'S LENGTH	3,641	165.48	328,690	54.55 %	
18100	C -19-18-153-011	401	0.69 Ac	Ranch	A	-5	73 %	07/21/2023	\$800,000	3-ARM'S LENGTH	5,117	156.34	446,850	55.86 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
18100	C -19-18-178-004	401	0.70 Ac	Colonial/2Sty	B	30	65 % 09/29/2023	\$766,666	3-ARM'S LENGTH	3,496	219.30	354,280	46.21 %	
Total No. of Sales > 3								\$2,169,166		12,254	\$177.02	1,129,820		
								Avg. Sale Price > \$723,055			Avg. Ratio		52.09 %	
Analysis for Area > 18102 E.C.F. Table 18102WabEEK Forest														
18102	C -19-18-353-010	401	0.55 Ac	Colonial/2Sty	A	-10	70 % 11/18/2022	\$850,000	3-ARM'S LENGTH	4,196	202.57	438,350	51.57 %	
18102	C -19-19-101-024	401	1.05 Ac	Colonial/2Sty	A	5	71 % 09/25/2023	\$1,311,515	3-ARM'S LENGTH	4,249	308.66	524,280	39.98 %	
18102	C -19-19-102-005	401	0.70 Ac	Colonial/2Sty	A	-5	68 % 11/16/2023	\$1,175,000	3-ARM'S LENGTH	4,863	241.62	477,410	40.63 %	
Total No. of Sales > 3								\$3,336,515		13,308	\$250.71	1,440,040		
								Avg. Sale Price > \$1,112,172			Avg. Ratio		43.16 %	
Analysis for Area > 18110 E.C.F. Table 18110Bennington Green														
18110	C -19-18-427-005	401	0.46 Ac	Colonial/2Sty	B	-5	57 % 02/28/2023	\$510,000	3-ARM'S LENGTH	2,591	196.84	267,870	52.52 %	
18110	C -19-18-427-006	401	0.45 Ac	Colonial/2Sty	B	-5	52 % 05/19/2023	\$675,000	3-ARM'S LENGTH	2,677	252.15	252,490	37.41 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
18110	C -19-18-428-012	401	0.46 Ac	Colonial/2Sty	B	-5	43 %	09/06/2022	\$385,000	3-ARM'S LENGTH	2,281	168.79	273,780	71.11 %
18110	C -19-18-428-018	401	0.48 Ac	Colonial/2Sty	B	-5	56 %	07/12/2022	\$514,500	3-ARM'S LENGTH	2,526	203.68	262,320	50.99 %
18110	C -19-18-429-004	401	0.45 Ac	Colonial/2Sty	B	-5	58 %	06/23/2023	\$685,000	3-ARM'S LENGTH	2,976	230.17	305,970	44.67 %
18110	C -19-18-477-001	401	0.45 Ac	Colonial/2Sty	B	-5	55 %	08/31/2022	\$461,000	3-ARM'S LENGTH	2,311	199.48	240,960	52.27 %
18110	C -19-18-479-009	401	0.49 Ac	Colonial/2Sty	B	-5	62 %	09/20/2022	\$584,000	3-ARM'S LENGTH	3,247	179.86	334,000	57.19 %
18110	C -19-19-226-010	401	0.47 Ac	Colonial/2Sty	B	-5	55 %	05/05/2022	\$475,000	3-ARM'S LENGTH	2,569	184.90	271,140	57.08 %
										\$4,289,500	21,178	\$202.55	2,208,530	
Total No. of Sales > 8														
										Avg. Sale Price >		\$536,188		
										Avg. Ratio		51.49 %		

Analysis for Area > 18200

E.C.F. Table 18200 Baron Estates

18200	C -19-18-404-001	407	0.50 Ac	Colonial/2Sty	A	-5	97 %	10/19/2022	\$1,710,769	3-ARM'S LENGTH	3,973	430.60	996,260	58.23 %
18200	C -19-18-404-004	407	0.50 Ac	Colonial/2Sty	A	-5	95 %	06/13/2022	\$2,200,000	3-ARM'S LENGTH	4,420	497.74	1,108,900	50.40 %
18200	C -19-18-404-006	407	0.50 Ac	Colonial/2Sty	A	-5	96 %	04/04/2022	\$2,250,000	3-ARM'S LENGTH	4,541	495.49	1,123,610	49.94 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
GENERAL INFO														
18200	C -19-18-404-014	407	0.50 Ac	Colonial/2Sty	A	-10	97 %	12/23/2022	\$2,484,090	3-ARM'S LENGTH	4,554	545.47	1,117,870	45.00 %
Total No. of Sales > 4										\$8,644,859	17,488	\$494.33	4,346,640	
Avg. Sale Price >										\$2,161,215	Avg. Ratio		50.28 %	
Analysis for Area > 18220 E.C.F. Table 18220Wabees Pines Cond														
18220	C -19-18-303-002	407	1.00 Ac	Colonial/2Sty	BC	20	59 %	11/01/2022	\$524,000	3-ARM'S LENGTH	2,452	213.70	247,830	47.30 %
18220	C -19-18-303-011	407	1.00 Ac	Colonial/2Sty	BC	20	59 %	06/15/2022	\$490,000	3-ARM'S LENGTH	2,480	197.58	256,320	52.31 %
18220	C -19-18-303-015	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	03/25/2024	\$450,000	3-ARM'S LENGTH	2,439	184.50	234,530	52.12 %
18220	C -19-18-303-016	407	1.00 Ac	Colonial/2Sty	BC	20	60 %	05/26/2022	\$442,000	3-ARM'S LENGTH	2,351	188.01	247,670	56.03 %
18220	C -19-18-303-018	407	1.00 Ac	Ranch	BC	20	59 %	10/31/2023	\$426,500	3-ARM'S LENGTH	2,087	204.36	266,780	62.55 %
18220	C -19-18-303-027	407	1.00 Ac	Colonial/2Sty	BC	20	61 %	03/29/2024	\$405,000	3-ARM'S LENGTH	2,478	163.44	244,220	60.30 %
18220	C -19-18-303-063	407	1.00 Ac	Ranch	BC	20	69 %	01/27/2023	\$950,000	3-ARM'S LENGTH	2,581	368.07	353,530	37.21 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 7									\$3,687,500	16,868	\$218.61	1,850,880		
Avg. Sale Price >									\$526,786	Avg. Ratio		50.19 %		
Analysis for Area > 18226				E.C.F. Table 18226WabeekFairwayWCon										
18226	C -19-18-352-010	407	1.00 Ac	Colonial/2Sty	BC	20	62 %	08/15/2022	\$520,000	3-ARM'S LENGTH	2,686	193.60	250,580	48.19 %
18226	C -19-18-352-013	407	1.00 Ac	Ranch	BC	20	62 %	03/31/2023	\$361,000	3-ARM'S LENGTH	2,025	178.27	218,140	60.43 %
Total No. of Sales > 2									\$881,000	4,711	\$187.01	468,720		
Avg. Sale Price >									\$440,500	Avg. Ratio		53.20 %		
Analysis for Area > 18228				E.C.F. Table 18228WabeekontheFrwyCo										
18228	C -19-18-401-007	407	1.00 Ac	TriLevel/Quad	BC	20	59 %	08/15/2022	\$400,000	3-ARM'S LENGTH	2,885	138.65	209,330	52.33 %
18228	C -19-18-401-021	407	1.00 Ac	Colonial/2Sty	BC	20	66 %	02/12/2024	\$486,000	3-ARM'S LENGTH	2,959	164.24	242,130	49.82 %
18228	C -19-18-401-035	407	1.00 Ac	Ranch	BC	20	62 %	08/31/2022	\$435,000	3-ARM'S LENGTH	2,032	214.07	217,270	49.95 %
18228	C -19-18-401-036	407	1.00 Ac	TriLevel/Quad	BC	20	62 %	07/17/2023	\$485,000	3-ARM'S LENGTH	2,530	191.70	229,600	47.34 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 4								\$1,806,000		10,406	\$173.55	898,330		
								Avg. Sale Price > \$451,500			Avg. Ratio		49.74 %	
Analysis for Area > 18230 E.C.F. Table 18230 Wabeek Oaks Cond														
18230	C -19-18-152-011	407	1.00 Ac	Other	BC	20	59 % 04/13/2022	\$425,000	3-ARM'S LENGTH	2,434	174.61	224,930	52.92 %	
18230	C -19-18-152-017	407	1.00 Ac	Ranch	BC	20	59 % 12/27/2022	\$375,000	3-ARM'S LENGTH	2,062	180.20	198,870	53.03 %	
18230	C -19-18-152-028	407	1.00 Ac	Other	BC	20	59 % 03/22/2024	\$473,800	3-ARM'S LENGTH	2,386	195.54	223,550	47.18 %	
18230	C -19-18-152-034	407	1.00 Ac	Ranch	BC	20	59 % 08/22/2023	\$485,000	3-ARM'S LENGTH	2,081	233.06	228,290	47.07 %	
Total No. of Sales > 4								\$1,758,800		9,019	\$195.01	875,640		
								Avg. Sale Price > \$439,700			Avg. Ratio		49.79 %	
Analysis for Area > 19100 E.C.F. Table 19100 LonePineHillHghtA														
19100	C -19-19-101-017	401	1.14 Ac	Ranch	B		50 % 05/02/2022	\$475,000	3-ARM'S LENGTH	2,174	218.49	266,010	56.00 %	
19100	C -19-19-101-038	401	1.45 Ac	TriLevel/Quad	B	20	54 % 11/10/2022	\$607,888	3-ARM'S LENGTH	3,384	179.64	349,850	57.55 %	
19100	C -19-19-126-023	401	0.72 Ac	Ranch	B	10	50 % 06/07/2022	\$475,000	3-ARM'S LENGTH	2,533	187.52	277,220	58.36 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
19100	C -19-19-127-008	401	1.00 Ac	Colonial/2Sty	C	15	76 % 04/06/2022	\$755,000	3-ARM'S LENGTH	3,501	215.65	398,380	52.77 %	
19100	C -19-19-151-024	401	1.31 Ac	TriLevel/Quad	B	10	50 % 05/19/2022	\$675,000	3-ARM'S LENGTH	3,537	190.84	328,630	48.69 %	
19100	C -19-19-251-018	401	0.63 Ac	TriLevel/Quad	B	10	54 % 07/10/2023	\$630,000	3-ARM'S LENGTH	2,580	244.19	272,010	43.18 %	
19100	C -19-19-251-024	401	1.55 Ac	Ranch	B	10	60 % 10/12/2023	\$750,000	3-ARM'S LENGTH	2,325	322.58	373,200	49.76 %	
19100	C -19-19-252-003	401	0.67 Ac	Colonial/2Sty	B	5	54 % 10/25/2022	\$790,000	3-ARM'S LENGTH	2,921	270.46	371,340	47.01 %	
19100	C -19-19-252-017	401	0.82 Ac	Ranch	B	5	45 % 10/26/2022	\$617,750	3-ARM'S LENGTH	2,142	288.40	242,080	39.19 %	
Total No. of Sales > 9								\$5,775,638		25,097	\$230.13	2,878,720		
								Avg. Sale Price > \$641,738			Avg. Ratio		49.84 %	
Analysis for Area > 19101 E.C.F. Table 19101LonePine H&H new														
19101	C -19-19-126-006	401	0.95 Ac	Colonial/2Sty	B		73 % 01/30/2024	\$1,150,000	3-ARM'S LENGTH	4,668	268.88	609,270	52.98 %	
Total No. of Sales > 1								\$1,150,000		4,277	\$268.88	609,270		
								Avg. Sale Price > \$1,150,000			Avg. Ratio		52.98 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 19120 E.C.F. Table 19120LonePineCrest;Rid														
19120	C -19-19-302-014	401	1.01 Ac	Colonial/2Sty	A	-5	72 %	05/24/2023	\$1,230,000	3-ARM'S LENGTH	5,218	235.72	588,730	47.86 %
19120	C -19-19-427-003	401	0.85 Ac	TriLevel/Quad	B	5	59 %	01/10/2024	\$756,500	3-ARM'S LENGTH	2,761	229.80	321,510	42.50 %
19120	C -19-19-476-044	401	0.99 Ac	Colonial/2Sty	B	5	55 %	12/04/2023	\$730,000	3-ARM'S LENGTH	3,181	229.49	275,040	37.68 %
Total No. of Sales > 3										\$2,716,500	11,691	\$232.36	1,185,280	
										Avg. Sale Price >	\$905,500	Avg. Ratio	43.63 %	
Analysis for Area > 19121 E.C.F. Table 19121LonePineLnRdgNew														
19121	C -19-19-403-022	401	0.85 Ac	Colonial/2Sty	B	30	85 %	06/20/2023	\$1,486,250	3-ARM'S LENGTH	4,763	312.04	811,980	54.63 %
19121	C -19-19-403-023	401	0.95 Ac	Colonial/2Sty	B	20	69 %	09/14/2023	\$1,150,000	3-ARM'S LENGTH	3,910	294.12	504,450	43.87 %
19121	C -19-19-427-036	401	1.36 Ac	Colonial/2Sty	A		74 %	02/29/2024	\$1,650,000	3-ARM'S LENGTH	4,624	356.83	781,630	47.37 %
19121	C -19-19-428-004	401	1.07 Ac	Colonial/2Sty	A	10	82 %	06/23/2022	\$2,350,000	3-ARM'S LENGTH	6,318	371.95	1,196,710	50.92 %
Total No. of Sales > 4										\$6,636,250	19,615	\$338.33	3,294,770	
										\$1,659,063		Avg. Ratio	49.65 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 19130														
E.C.F. Table 19130Blmfd SqHerndonLk														
19130	C -19-19-301-010	401	0.37 Ac	TriLevel/Quad	A	52 %	08/10/2022	\$850,000	3-ARM'S LENGTH	4,362	194.86	372,780	43.86 %	
19130	C -19-19-304-002	401	0.37 Ac	Colonial/2Sty	B 10	60 %	05/24/2023	\$550,000	3-ARM'S LENGTH	2,627	209.36	264,050	48.01 %	
19130	C -19-19-304-006	401	0.54 Ac	Colonial/2Sty	B 10	59 %	09/01/2023	\$527,500	3-ARM'S LENGTH	3,215	164.07	337,110	63.91 %	
19130	C -19-19-327-008	401	0.33 Ac	Colonial/2Sty	B 10	63 %	04/28/2022	\$626,000	3-ARM'S LENGTH	3,393	184.50	330,650	52.82 %	
19130	C -19-19-356-012	401	0.36 Ac	TriLevel/Quad	B 10	68 %	05/27/2022	\$610,000	3-ARM'S LENGTH	2,862	213.14	300,440	49.25 %	
19130	C -19-19-356-018	401	0.37 Ac	TriLevel/Quad	B 10	59 %	08/12/2022	\$465,000	3-ARM'S LENGTH	2,434	191.04	244,730	52.63 %	
19130	C -19-19-357-017	401	0.32 Ac	Colonial/2Sty	B 10	61 %	06/10/2022	\$575,000	3-ARM'S LENGTH	3,046	188.77	297,950	51.82 %	
19130	C -19-19-357-018	401	0.40 Ac	Colonial/2Sty	B 10	58 %	08/12/2022	\$540,000	3-ARM'S LENGTH	2,811	192.10	271,400	50.26 %	
19130	C -19-19-358-005	401	0.34 Ac	Colonial/2Sty	B 10	59 %	05/15/2023	\$554,750	3-ARM'S LENGTH	2,609	212.63	259,780	46.83 %	
19130	C -19-19-358-010	401	0.32 Ac	Colonial/2Sty	B 10	52 %	03/17/2023	\$540,000	3-ARM'S LENGTH	2,504	215.65	228,780	42.37 %	4% REALTOR COMMISSION
19130	C -19-19-377-003	401	0.43 Ac	Colonial/2Sty	B 10	60 %	06/01/2023	\$640,000	3-ARM'S LENGTH	2,754	232.39	303,500	47.42 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
19130	C -19-19-378-003	401	0.36 Ac	Colonial/2Sty	B	10	60 %	10/24/2022	\$539,000	3-ARM'S LENGTH	2,848	189.26	287,180	53.28 %
19130	C -19-19-379-034	401	0.36 Ac	Colonial/2Sty	B	10	65 %	06/12/2023	\$725,000	3-ARM'S LENGTH	3,809	190.34	362,980	50.07 %
19130	C -19-19-381-001	401	0.41 Ac	Colonial/2Sty	B	10	62 %	05/17/2023	\$675,000	3-ARM'S LENGTH	2,777	243.07	289,990	42.96 %
19130	C -19-19-403-013	401	0.38 Ac	Colonial/2Sty	B	10	61 %	10/24/2022	\$670,000	3-ARM'S LENGTH	3,456	193.87	329,860	49.23 %
19130	C -19-19-403-016	401	0.39 Ac	Colonial/2Sty	B	10	60 %	07/28/2023	\$700,000	3-ARM'S LENGTH	3,036	230.57	294,640	42.09 %
19130	C -19-19-452-022	401	0.36 Ac	Colonial/2Sty	B	15	61 %	05/19/2022	\$610,000	3-ARM'S LENGTH	3,249	187.75	317,390	52.03 %
19130	C -19-19-453-007	401	0.48 Ac	Colonial/2Sty	B	10	61 %	04/14/2022	\$575,000	3-ARM'S LENGTH	3,112	184.77	326,580	56.80 %

\$10,972,250

54,904

\$199.84

5,419,790

Total No. of Sales > 18

Avg. Sale Price > \$609,569

Avg. Ratio

49.40 %

Analysis for Area > 19140

E.C.F. Table 19140KnobHillFormanOrd

19140	C -19-19-426-004	401	0.45 Ac	TriLevel/Quad	B	5	52 %	06/10/2022	\$695,000	3-ARM'S LENGTH	3,023	229.90	303,020	43.60 %
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19140

Ac

B

58

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
19140	C -19-19-427-008	401	0.42 Ac	Ranch	B	55 %	11/10/2023	\$540,000	3-ARM'S LENGTH	2,565	210.53	283,060	52.42 %	
19140	C -19-19-476-003	401	0.50 Ac	Ranch	B	54 %	04/21/2022	\$710,000	3-ARM'S LENGTH	2,492	284.91	326,050	45.92 %	
19140	C -19-19-476-018	401	0.38 Ac	TriLevel/Quad	B	53 %	01/12/2023	\$485,000	3-ARM'S LENGTH	2,222	218.27	237,220	48.91 %	
19140	C -19-19-476-038	401	0.38 Ac	Ranch	B	58 %	06/13/2023	\$576,000	3-ARM'S LENGTH	2,653	217.11	304,460	52.86 %	
Total No. of Sales > 6								\$3,433,500		14,910	\$230.28	1,692,490		
								Avg. Sale Price > \$572,250			Avg. Ratio		49.29 %	

Analysis for Area > 19150

E.C.F. Table 19150WillmbrgBlmfHg#7

19150	C -19-19-201-008	401	0.52 Ac	Colonial/2Sty	B	5	62 %	04/15/2022	\$665,000	3-ARM'S LENGTH	2,967	224.13	313,420	47.13 %
19150	C -19-19-201-010	401	0.59 Ac	Colonial/2Sty	B	5	72 %	02/02/2024	\$776,000	3-ARM'S LENGTH	3,104	250.00	371,230	47.84 %
19150	C -19-19-201-010	401	0.59 Ac	Colonial/2Sty	B	5	72 %	07/03/2023	\$799,000	3-ARM'S LENGTH	3,104	257.41	371,230	46.46 %
19150	C -19-19-201-025	401	0.83 Ac	Ranch	B	5	54 %	12/18/2023	\$510,000	3-ARM'S LENGTH	2,156	236.55	253,760	49.76 %
19150			Ac		B		57							

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
19150	C -19-19-226-018	401	0.52 Ac	TriLevel/Quad	B	61 %	07/26/2023	\$720,000	3-ARM'S LENGTH	2,705	266.17	284,110	39.46 %		
19150	C -19-19-227-008	401	0.52 Ac	Colonial/2Sty	B	58 %	05/20/2022	\$490,500	3-ARM'S LENGTH	3,185	154.00	318,630	64.96 %		
19150	C -19-19-276-001	401	1.05 Ac	Ranch	B	59 %	05/23/2023	\$618,000	3-ARM'S LENGTH	1,950	316.92	293,870	47.55 %		
19150	C -19-19-276-011	401	0.84 Ac	Ranch	B	52 %	05/05/2023	\$550,000	3-ARM'S LENGTH	2,680	205.22	257,230	46.77 %		
19150	C -19-19-276-023	401	0.57 Ac	Ranch	B	10	57 %	06/07/2022	\$925,000	3-ARM'S LENGTH	2,424	381.60	336,510	36.38 %	
Total No. of Sales > 10									\$6,608,500	26,723	\$247.30	3,072,690			
Avg. Sale Price >									\$660,850	Avg. Ratio		46.50 %			
Analysis for Area > 20100				E.C.F. Table 20100BlmfdHgtsOff wate											
20100	C -19-17-352-019	401	1.11 Ac	Ranch	B	43 %	05/25/2022	\$450,000	3-ARM'S LENGTH	7,039	201.88	197,680	43.93 %		
20100	C -19-17-376-025	401	0.64 Ac	Ranch	B	10	53 %	08/22/2022	\$715,000	3-ARM'S LENGTH	1,457	490.73	300,940	42.09 %	
20100	C -19-17-377-010	401	1.20 Ac	TriLevel/Quad	B	15	55 %	10/07/2022	\$685,000	3-ARM'S LENGTH	3,004	228.03	337,710	49.30 %	
20100			Ac		B	53									

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
20100	C -19-20-126-002	401	0.61 Ac	Ranch	B	15	52 %	08/19/2022	\$675,000	3-ARM'S LENGTH	2,040	330.88	331,690	49.14 %	
20100	C -19-20-126-026	401	1.80 Ac	TriLevel/Quad	B	20	59 %	04/17/2023	\$725,000	3-ARM'S LENGTH	3,722	194.79	448,430	61.85 %	
20100	C -19-20-126-032	401	1.14 Ac	TriLevel/Quad	B	15	51 %	06/06/2023	\$780,000	3-ARM'S LENGTH	2,406	324.19	299,800	38.44 %	
20100	C -19-20-151-002	401	0.87 Ac	Ranch	B		52 %	10/26/2022	\$570,000	3-ARM'S LENGTH	2,304	247.40	311,470	54.64 %	
Total No. of Sales > 8									\$5,210,000		20,332	\$256.25	2,534,260		
									Avg. Sale Price >	\$651,250			Avg. Ratio	48.64 %	
Analysis for Area > 20101 E.C.F. Table 20101BlmfldHgt#6Newhse															
20101	C -19-20-126-039	401	1.26 Ac	Colonial/2Sty	A	5	68 %	03/15/2024	\$2,795,000	3-ARM'S LENGTH	6,391	437.33	1,190,630	42.60 %	
20101	C -19-20-128-010	401	0.83 Ac	Colonial/2Sty	B	15	72 %	08/11/2022	\$1,375,000	3-ARM'S LENGTH	4,666	294.68	769,540	55.97 %	
Total No. of Sales > 2									\$4,170,000		11,057	\$377.14	1,960,170		
									Avg. Sale Price >	\$2,085,000			Avg. Ratio	47.01 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 20105 E.C.F. Table 20105BlmfldHghtSodLk														
20105	C -19-17-377-003	401	0.91 Ac	Ranch	B	10	51 % 05/27/2022	\$800,000	3-ARM'S LENGTH	2,665	300.19	428,900	53.61 %	
Total No. of Sales > 1								\$800,000		2,665	\$300.19	428,900		
								Avg. Sale Price >	\$800,000		Avg. Ratio		53.61 %	
Analysis for Area > 20110 E.C.F. Table 20110JuniperEchowdAc														
20110	C -19-17-451-009	401	0.74 Ac	TriLevel/Quad	B	25	64 % 11/17/2023	\$775,000	3-ARM'S LENGTH	3,562	217.57	386,560	49.88 %	
20110	C -19-20-201-005	401	0.90 Ac	Colonial/2Sty	B	30	68 % 05/23/2022	\$1,300,500	3-ARM'S LENGTH	6,258	207.81	720,540	55.40 %	
Total No. of Sales > 2								\$2,075,500		9,820	\$211.35	1,107,100		
								Avg. Sale Price >	\$1,037,750		Avg. Ratio		53.34 %	
Analysis for Area > 20120 E.C.F. Table 20120WdcrestChalmersLk														
20120	C -19-20-327-006	401	1.73 Ac		D		0 % 08/07/2023	\$975,000	3-ARM'S LENGTH	0	.00	212,050	21.75 %	
Total No. of Sales > 1								\$975,000		0	\$.00	212,050		
								Avg. Sale Price >	\$975,000		Avg. Ratio		21.75 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 20130 E.C.F. Table 20130DellsBlmfdWdLkHil														
20130	C -19-20-401-014	401	0.46 Ac	TriLevel/Quad	B	10	48 %	01/06/2023	\$425,000	3-ARM'S LENGTH	2,505	169.66	244,790	57.60 %
20130	C -19-20-401-023	401	0.46 Ac	Colonial/2Sty	B	5	52 %	06/08/2022	\$605,000	3-ARM'S LENGTH	3,126	193.54	326,500	53.97 %
20130	C -19-20-402-011	401	0.50 Ac	TriLevel/Quad	B	15	54 %	08/14/2023	\$583,000	3-ARM'S LENGTH	2,601	224.14	302,130	51.82 %
20130	C -19-20-402-013	401	0.55 Ac	Colonial/2Sty	B	5	53 %	09/27/2023	\$701,000	3-ARM'S LENGTH	2,964	236.50	309,070	44.09 %
20130	C -19-20-402-021	401	0.46 Ac	TriLevel/Quad	B	20	56 %	01/08/2024	\$1,425,000	3-ARM'S LENGTH	4,478	318.22	460,120	32.29 %
20130	C -19-20-403-014	401	0.51 Ac	Ranch	B	5	55 %	09/08/2022	\$530,000	3-ARM'S LENGTH	2,451	216.24	273,540	51.61 %
20130	C -19-20-426-003	401	0.51 Ac	TriLevel/Quad	B	15	50 %	01/27/2023	\$465,000	3-ARM'S LENGTH	2,808	165.60	295,790	63.61 %
20130	C -19-20-426-007	401	0.52 Ac	TriLevel/Quad	B	20	57 %	06/09/2022	\$815,000	3-ARM'S LENGTH	3,357	242.78	397,350	48.75 %
20130	C -19-20-427-004	401	0.51 Ac	Colonial/2Sty	B	20	55 %	09/02/2022	\$780,000	3-ARM'S LENGTH	2,923	266.85	361,030	46.29 %
20130	C -19-20-427-005	401	0.51 Ac	Colonial/2Sty	B	20	55 %	03/31/2023	\$735,000	3-ARM'S LENGTH	2,847	258.17	353,140	48.05 %
20130	C -19-20-428-002	401	0.51 Ac	Colonial/2Sty	B	15	53 %	02/16/2024	\$700,000	3-ARM'S LENGTH	3,257	214.92	368,130	52.59 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
20130	C -19-20-451-003	401	0.46 Ac	Colonial/2Sty	B	10	54 %	11/27/2023	\$615,000	3-ARM'S LENGTH	3,659	168.08	314,750	51.18 %
20130	C -19-20-451-021	401	0.49 Ac	TriLevel/Quad	B	5	51 %	06/24/2022	\$585,000	3-ARM'S LENGTH	2,707	216.11	279,470	47.77 %
20130	C -19-20-476-002	401	0.52 Ac	Colonial/2Sty	B	15	59 %	08/01/2022	\$640,000	3-ARM'S LENGTH	3,352	190.93	394,530	61.65 %

\$9,604,000

43,035

\$223.17

4,680,340

Total No. of Sales > 14

Avg. Sale Price > \$686,000

Avg. Ratio

48.73 %

Analysis for Area > 20140

E.C.F. Table 20140LakeEcho Park

20140	C -19-20-227-009	401	0.76 Ac	Colonial/2Sty	A	10	72 %	07/20/2023	\$1,390,000	3-ARM'S LENGTH	4,762	291.89	682,550	49.10 %
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\$1,390,000

4,762

\$291.89

682,550

Total No. of Sales > 1

Avg. Sale Price > \$1,390,000

Avg. Ratio

49.10 %

Analysis for Area > 20200

E.C.F. Table 20200HillsofLonePine

20200	C -19-20-226-016	407	1.00 Ac	Ranch	A	-10	70 %	03/12/2024	\$1,075,000	3-ARM'S LENGTH	2,985	360.13	514,790	47.89 %
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20200	C -19-20-226-017	407	1.00 Ac	Colonial/2Sty	A	-10	71 %	11/29/2023	\$1,050,000	3-ARM'S LENGTH	2,851	368.29	510,260	48.60 %
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SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

12:12 PM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
20200	C -19-20-226-018	407	1.00 Ac	Ranch	A	-10	71 % 07/15/2022	\$785,000	3-ARM'S LENGTH	2,142	366.48	414,530	52.81 %	
20200	C -19-20-226-074	407	1.00 Ac	Colonial/2Sty	A	-10	72 % 09/08/2023	\$1,400,000	3-ARM'S LENGTH	5,082	275.48	656,180	46.87 %	
20200	C -19-20-226-078	407	1.00 Ac	Colonial/2Sty	B		65 % 07/14/2022	\$1,150,000	3-ARM'S LENGTH	4,294	267.82	447,650	38.93 %	
20200	C -19-20-226-100	407	1.00 Ac	Colonial/2Sty	A	-5	74 % 07/07/2023	\$1,000,000	3-ARM'S LENGTH	3,832	260.96	589,350	58.94 %	
20200	C -19-20-226-144	407	1.00 Ac	Colonial/2Sty	A	-5	73 % 12/21/2023	\$1,075,000	3-ARM'S LENGTH	5,172	207.85	632,240	58.81 %	
Total No. of Sales > 7								\$7,535,000		26,358	\$285.87	3,765,000		
								Avg. Sale Price > \$1,076,429			Avg. Ratio		49.97 %	

Analysis for Area > 21100 E.C.F. Table 21100SheffieldCntryEst

21100	C -19-21-127-011	401	0.46 Ac	Colonial/2Sty	C	20	58 % 04/22/2022	\$915,000	3-ARM'S LENGTH	3,320	275.60	432,430	47.26 %	
21100	C -19-21-128-005	401	0.47 Ac	Colonial/2Sty	C		59 % 12/11/2023	\$707,077	3-ARM'S LENGTH	3,717	190.23	408,310	57.75 %	
Total No. of Sales > 2								\$1,622,077		7,037	\$230.51	840,740		
								Avg. Sale Price > \$811,039			Avg. Ratio		51.83 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 21102 E.C.F. Table 21102LonePineVillage														
21102	C -19-21-176-012	401	1.15 Ac	Ranch	C	10	42 %	01/26/2023	\$375,000	3-ARM'S LENGTH	1,714	218.79	191,110	50.96 %
21102	C -19-21-177-003	401	0.52 Ac	Ranch	C	10	51 %	01/31/2024	\$640,000	3-ARM'S LENGTH	1,777	360.16	268,560	41.96 %
21102	C -19-21-178-020	401	0.62 Ac	Ranch	C	10	55 %	04/29/2022	\$475,000	3-ARM'S LENGTH	2,135	222.48	293,620	61.81 %
										\$1,490,000	5,626	\$264.84	753,290	
Total No. of Sales > 3														
										Avg. Sale Price > \$496,667		Avg. Ratio		50.56 %
Analysis for Area > 21110 E.C.F. Table 21110Chelmsleigh														
21110	C -19-21-203-007	401	0.62 Ac	Colonial/2Sty	A	-10	55 %	04/13/2022	\$860,000	3-ARM'S LENGTH	3,346	257.02	501,110	58.27 %
21110	C -19-21-227-003	401	1.31 Ac	Colonial/2Sty	A		45 %	07/29/2022	\$1,475,000	3-ARM'S LENGTH	5,715	258.09	660,390	44.77 %
21111	C -19-21-227-014	401	1.61 Ac	Colonial/2Sty	A	-10	99 %	09/08/2023	\$900,000	3-ARM'S LENGTH	5,353	.00	511,330	56.81 %
21111	C -19-21-227-014	401	1.61 Ac	Colonial/2Sty	A	-10	99 %	08/22/2022	\$760,000	3-ARM'S LENGTH	5,353	.00	511,330	67.28 %
21110	C -19-21-228-037	401	2.06 Ac	Colonial/2Sty	B		72 %	07/21/2022	\$940,000	3-ARM'S LENGTH	3,973	236.60	654,550	69.63 %
21111	C -19-21-251-004	401	1.80 Ac	Ranch	A	-10	99 %	08/03/2023	\$815,000	3-ARM'S LENGTH	4,961	.00	262,600	32.22 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 6								\$5,750,000		13,034	\$441.15	3,101,310		
								Avg. Sale Price > \$958,333			Avg. Ratio		53.94 %	
Analysis for Area > 21111 E.C.F. Table 21111Chelmsleigh/NewHs														
21111	C -19-21-252-005	401	0.77 Ac	Colonial/2Sty	A	75 %	05/31/2023	\$1,850,000	3-ARM'S LENGTH	5,489	337.04	921,060	49.79 %	
21111	C -19-21-253-001	401	1.54 Ac	Ranch	B 30	94 %	01/17/2024	\$2,698,000	3-ARM'S LENGTH	4,423	609.99	1,199,440	44.46 %	
Total No. of Sales > 2								\$4,548,000		9,912	\$458.84	2,120,500		
								Avg. Sale Price > \$2,274,000			Avg. Ratio		46.62 %	
Analysis for Area > 21120 E.C.F. Table 21120Lone Pine Rd Est														
21120	C -19-21-326-002	401	1.37 Ac	Colonial/2Sty	BC 5	50 %	10/20/2022	\$855,000	3-ARM'S LENGTH	2,965	288.36	415,200	48.56 %	
21120	C -19-21-326-004	401	1.49 Ac	Colonial/2Sty	B 30	76 %	05/17/2022	\$1,700,000	3-ARM'S LENGTH	4,662	364.65	958,950	56.41 %	
21120	C -19-21-401-001	401	1.55 Ac	TriLevel/Quad	BC 5	52 %	01/05/2024	\$920,000	3-ARM'S LENGTH	4,423	208.00	455,980	49.56 %	
21120	C -19-21-401-003	401	1.44 Ac	Colonial/2Sty	B 20	48 %	12/15/2022	\$1,325,000	3-ARM'S LENGTH	5,110	259.30	643,550	48.57 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
21120	C -19-21-402-002	401	1.10 Ac	Colonial/2Sty	BC	52 %	03/18/2024	\$985,000	3-ARM'S LENGTH	3,901	252.50	447,230	45.40 %	
21120	C -19-21-402-011	402	1.61 Ac	Ranch	BC	58 %	03/18/2024	\$985,000	3-ARM'S LENGTH	0	374.24	156,180	15.86 %	
21120	C -19-21-426-041	401	2.72 Ac	Ranch	B 10	59 %	10/28/2022	\$1,575,000	3-ARM'S LENGTH	3,644	432.22	837,110	53.15 %	
21120	C -19-21-451-001	401	1.23 Ac	Ranch	BC -10	38 %	08/29/2022	\$695,000	3-ARM'S LENGTH	2,754	252.36	310,580	44.69 %	
21120	C -19-21-452-009	401	1.32 Ac	Colonial/2Sty	B 10	55 %	09/13/2023	\$1,600,000	3-ARM'S LENGTH	5,576	286.94	765,740	47.86 %	
21120	C -19-21-453-003	401	1.32 Ac	TriLevel/Quad	BC -5	52 %	03/23/2023	\$760,000	3-ARM'S LENGTH	2,906	261.53	382,090	50.28 %	
Total No. of Sales > 10								\$11,400,000		38,573	\$295.54	5,372,610		
								Avg. Sale Price > \$1,140,000			Avg. Ratio		47.13 %	
Analysis for Area > 21130 E.C.F. Table 21130Cranbrook Hills														
21130	C -19-21-426-007	401	0.67 Ac	Colonial/2Sty	B 30	52 %	11/09/2023	\$1,070,000	3-ARM'S LENGTH	3,475	307.91	438,610	40.99 %	
Total No. of Sales > 1								\$1,070,000		3,475	\$307.91	438,610		
								Avg. Sale Price > \$1,070,000			Avg. Ratio		40.99 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
Analysis for Area > 21132 E.C.F. Table 21132Lauren Ct															
21132	C -19-21-476-009	401	1.11 Ac	Colonial/2Sty	B	10	69 %	10/11/2022	\$1,250,000	3-ARM'S LENGTH	4,200	297.62	621,060	49.68 %	
21132	C -19-21-476-027	401	0.98 Ac	Colonial/2Sty	B	10	45 %	09/01/2022	\$595,000	3-ARM'S LENGTH	2,449	242.96	309,650	52.04 %	
Total No. of Sales > 2									\$1,845,000	6,649	\$277.49	930,710			
									Avg. Sale Price >	\$922,500		Avg. Ratio	50.44 %		
Analysis for Area > 21140 E.C.F. Table 21140WdlandEstGilbLk															
21140	C -19-21-354-001	401	0.62 Ac	Ranch	A		66 %	11/08/2022	\$1,100,000	3-ARM'S LENGTH	3,054	360.18	549,240	49.93 %	
									\$1,100,000	3,054	\$360.18	549,240			
Total No. of Sales > 1															
									Avg. Sale Price >	\$1,100,000		Avg. Ratio	49.93 %		
Analysis for Area > 21150 E.C.F. Table 21150WoodsofLonePine															
21150	C -19-21-301-052	407	0.21 Ac	Colonial/2Sty	A		66 %	07/21/2023	\$775,000	3-ARM'S LENGTH	2,993	258.94	340,510	43.94 %	
21150	C -19-21-301-053	407	0.22 Ac	Colonial/2Sty	A		66 %	02/19/2024	\$620,000	3-ARM'S LENGTH	2,735	226.69	352,670	56.88 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 2								\$1,395,000		5,728	\$243.54	693,180		
Avg. Sale Price >								\$697,500			Avg. Ratio		49.69 %	
Analysis for Area > 21202 E.C.F. Table 21202StoneHollwRollHil														
21202	C -19-21-301-035	407	1.00 Ac	Colonial/2Sty	C	20	58 %	11/18/2022	\$225,000	3-ARM'S LENGTH	1,278	176.06	115,330	51.26 %
21202	C -19-21-301-037	407	1.00 Ac	Colonial/2Sty	C	20	57 %	08/10/2023	\$245,000	3-ARM'S LENGTH	1,278	191.71	114,070	46.56 %
21202	C -19-21-301-037	407	1.00 Ac	Colonial/2Sty	C	20	57 %	11/09/2022	\$218,250	3-ARM'S LENGTH	1,278	170.77	114,070	52.27 %
Total No. of Sales > 3								\$688,250		3,834	\$179.51	343,470		
Avg. Sale Price >								\$229,417			Avg. Ratio		49.90 %	
Analysis for Area > 21210 E.C.F. Table 21210WdlandGilbertLkCo														
21210	C -19-21-351-025	407	1.00 Ac	Ranch	B	20	61 %	09/05/2023	\$532,000	3-ARM'S LENGTH	2,126	250.24	253,730	47.69 %
21210	C -19-21-351-038	407	1.00 Ac	Ranch	B	20	62 %	04/29/2022	\$435,000	3-ARM'S LENGTH	1,962	221.71	222,780	51.21 %
21210	C -19-21-351-044	407	1.00 Ac	Ranch	B	20	65 %	06/01/2023	\$425,000	3-ARM'S LENGTH	2,049	207.42	245,120	57.68 %
21210	C -19-21-351-055	407	1.00 Ac	Ranch	B	20	65 %	05/17/2023	\$595,000	3-ARM'S LENGTH	2,196	291.10	307,120	51.62 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
21210	C -19-21-351-056	407	1.00 Ac	Ranch	B	20	69 %	07/29/2022	\$485,000	3-ARM'S LENGTH	2,049	236.70	281,840	58.11 %	
21210	C -19-21-351-061	407	1.00 Ac	Ranch	B	20	64 %	11/03/2023	\$650,000	3-ARM'S LENGTH	2,251	288.76	272,360	41.90 %	
Total No. of Sales > 6											\$3,122,000	12,481	\$250.14	1,582,950	
Avg. Sale Price >											\$520,333	Avg. Ratio		50.70 %	
Analysis for Area > 24100 E.C.F. Table 24100Blmfd EstCastle															
24100	C -19-24-127-002	401	3.71 Ac	Colonial/2Sty	B	30	45 %	10/11/2023	\$1,490,000	3-ARM'S LENGTH	4,427	336.57	680,850	45.69 %	
24100	C -19-24-176-008	401	1.60 Ac	Colonial/2Sty	B	-10	50 %	09/28/2022	\$583,000	3-ARM'S LENGTH	2,351	247.98	353,810	60.69 %	
24100	C -19-24-377-011	401	1.61 Ac	Ranch	B	20	53 %	08/02/2022	\$1,150,000	3-ARM'S LENGTH	2,840	404.93	495,860	43.12 %	
Total No. of Sales > 3											\$3,223,000	9,618	\$335.10	1,530,520	
Avg. Sale Price >											\$1,074,333	Avg. Ratio		47.49 %	
Analysis for Area > 24102 E.C.F. Table 24102BlmfieldEstNewHse															
24102	C -19-24-377-001	401	2.78 Ac	Colonial/2Sty	A	-5	81 %	03/30/2023	\$2,849,000	3-ARM'S LENGTH	6,367	447.46	1,354,450	47.54 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
24102	C -19-24-377-013	401	0.50 Ac	Colonial/2Sty	A	5	77 %	08/10/2022	\$2,875,000	3-ARM'S LENGTH	6,972	412.36	1,494,110	51.97 %

\$5,724,000 13,339 \$429.12 2,848,560

Total No. of Sales > 2

Avg. Sale Price > \$2,862,000 Avg. Ratio 49.77 %

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

24110	C -19-24-226-061	401	0.66 Ac	Colonial/2Sty	B		63 %	11/16/2023	\$665,000	3-ARM'S LENGTH	2,961	224.59	331,630	49.87 %
24110	C -19-24-226-063	401	0.61 Ac	TriLevel/Quad	B		48 %	12/08/2023	\$458,500	3-ARM'S LENGTH	2,562	178.96	228,940	49.93 %
24110	C -19-24-252-016	401	0.61 Ac	Ranch	B		43 %	08/19/2022	\$450,000	3-ARM'S LENGTH	1,825	246.58	217,490	48.33 %
24110	C -19-24-252-022	401	0.91 Ac	Ranch	B		43 %	05/16/2023	\$549,900	3-ARM'S LENGTH	2,114	260.12	242,570	44.11 %
24110	C -19-24-253-003	401	0.57 Ac	Ranch	B		43 %	09/28/2022	\$495,000	3-ARM'S LENGTH	1,825	271.23	218,140	44.07 %

\$2,618,400 11,287 \$231.98 1,238,770

Total No. of Sales > 5

Avg. Sale Price > \$523,680 Avg. Ratio 47.31 %

Analysis for Area > 24112 E.C.F. Table 24112RiversideMdowsAc

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
24112	C -19-24-226-037	401	0.47 Ac	TriLevel/Quad	B	5	44 %	12/12/2022	\$464,500	3-ARM'S LENGTH	2,560	181.45	232,030	49.95 %
24112	C -19-24-227-004	401	0.57 Ac	Ranch	B	5	44 %	05/13/2022	\$400,000	3-ARM'S LENGTH	2,102	190.29	199,040	49.76 %
Total No. of Sales > 2										\$864,500	4,662	\$185.44	431,070	
										Avg. Sale Price >	\$432,250	Avg. Ratio	49.86 %	

Analysis for Area > 24120

E.C.F. Table 24120Nantucket Green

24120	C -19-24-401-015	401	0.44 Ac	Colonial/2Sty	B	-5	55 %	05/18/2022	\$660,000	3-ARM'S LENGTH	2,794	236.22	361,100	54.71 %
24120	C -19-24-401-016	401	0.42 Ac	Colonial/2Sty	B	-5	31 %	10/14/2022	\$480,000	3-ARM'S LENGTH	2,074	231.44	377,740	78.70 %
24120	C -19-24-401-019	401	0.56 Ac	Colonial/2Sty	B	-5	58 %	12/12/2023	\$560,000	3-ARM'S LENGTH	2,100	266.67	300,490	53.66 %
24120	C -19-24-426-011	401	0.40 Ac	Colonial/2Sty	B	-5	48 %	06/15/2022	\$560,000	3-ARM'S LENGTH	2,296	243.90	246,950	44.10 %
24120	C -19-24-426-025	401	0.63 Ac	Colonial/2Sty	B	-5	62 %	04/05/2022	\$923,000	3-ARM'S LENGTH	3,094	298.32	425,370	46.09 %
24120	C -19-24-427-008	401	0.53 Ac	Colonial/2Sty	B	-5	56 %	08/25/2023	\$592,000	3-ARM'S LENGTH	2,880	205.56	359,670	60.76 %
Total No. of Sales > 6										\$3,775,000	15,238	\$247.74	2,071,320	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$629,167	Avg. Ratio		54.87 %			
Analysis for Area > 24122 E.C.F. Table 24122AdamCstlGlouchSq														
24122	C -19-24-476-021	401	0.43 Ac	Colonial/2Sty	B	10	53 %	04/24/2023	\$550,000	3-ARM'S LENGTH	2,382	230.90	275,200	50.04 %
24122	C -19-24-476-022	401	0.37 Ac	Colonial/2Sty	B	10	63 %	05/02/2022	\$660,000	3-ARM'S LENGTH	2,346	281.33	333,110	50.47 %
Total No. of Sales > 2								\$1,210,000	4,728		\$255.92		608,310	
Avg. Sale Price >								\$605,000	Avg. Ratio		50.27 %			
Analysis for Area > 24130 E.C.F. Table 24130WillisonBlmfdFarm														
24130	C -19-24-276-007	401	0.35 Ac	Colonial/2Sty	B	20	74 %	11/22/2023	\$986,000	3-ARM'S LENGTH	3,889	253.54	441,610	44.79 %
Total No. of Sales > 1								\$986,000	3,889		\$253.54		441,610	
Avg. Sale Price >								\$986,000	Avg. Ratio		44.79 %			
Analysis for Area > 25100 E.C.F. Table 25100WestRiver Rouge														
25100	C -19-25-126-011	401	0.44 Ac	Ranch	B		61 %	06/01/2022	\$1,020,000	3-ARM'S LENGTH	2,639	386.51	453,520	44.46 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
25100	C -19-25-176-009	401	1.18 Ac	Ranch	B	-15	50 %	05/11/2023	\$740,000	3-ARM'S LENGTH	1,752	422.37	371,740	50.24 %
25100	C -19-25-176-024	401	0.98 Ac	Ranch	B	5	43 %	07/19/2022	\$700,000	3-ARM'S LENGTH	3,104	225.52	404,010	57.72 %
Total No. of Sales > 3										\$2,460,000	7,495	\$328.22	1,229,270	
Avg. Sale Price >										\$820,000	Avg. Ratio		49.97 %	
Analysis for Area > 25102 E.C.F. Table 25102Sec 25New house														
25102	C -19-25-251-025	401	0.47 Ac	Colonial/2Sty	A	5	79 %	07/14/2023	\$1,285,000	3-ARM'S LENGTH	3,694	347.86	668,810	52.05 %
Total No. of Sales > 1										\$1,285,000	3,694	\$347.86	668,810	
Avg. Sale Price >										\$1,285,000	Avg. Ratio		52.05 %	
Analysis for Area > 25202 E.C.F. Table 25202PinebrookManorCon														
25202	C -19-25-126-033	407	1.00 Ac	Ranch	BC		70 %	05/12/2023	\$850,000	3-ARM'S LENGTH	2,710	313.65	367,620	43.25 %
25202	C -19-25-126-038	407	1.00 Ac	Colonial/2Sty	BC		70 %	03/22/2024	\$750,000	3-ARM'S LENGTH	3,344	224.28	375,990	50.13 %
25202	C -19-25-126-045	407	1.00 Ac	Colonial/2Sty	BC		71 %	06/14/2022	\$800,000	3-ARM'S LENGTH	3,200	250.00	398,160	49.77 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 3								\$2,400,000		9,254	\$259.35	1,141,770		
Avg. Sale Price >								\$800,000		Avg. Ratio		47.57 %		
Analysis for Area > 27101				E.C.F. Table 27101MercerPlace;Vorn										
27101	C -19-27-102-005	401	0.69 Ac	Colonial/2Sty	B	20	73 %	04/29/2022	\$990,000	3-ARM'S LENGTH	3,249	304.71	501,590	50.67 %
27101	C -19-27-102-007	401	0.45 Ac	Colonial/2Sty	B	10	66 %	06/23/2023	\$825,000	3-ARM'S LENGTH	3,822	215.86	426,820	51.74 % ON/OFF MKT 2021-2023
27101	C -19-27-103-001	401	0.46 Ac	TriLevel/Quad	B	20	52 %	06/15/2023	\$620,000	3-ARM'S LENGTH	3,437	180.39	328,460	52.98 %
27101	C -19-27-355-014	401	0.38 Ac	Colonial/2Sty	B	25	70 %	12/22/2023	\$970,000	3-ARM'S LENGTH	3,255	298.00	458,660	47.28 %
Total No. of Sales > 4								\$3,405,000		13,763	\$231.73	1,715,530		
Avg. Sale Price >								\$851,250		Avg. Ratio		51.62 %		
Analysis for Area > 27110				E.C.F. Table 27110Blmfd Glen Est										
27110	C -19-27-152-004	401	0.37 Ac	TriLevel/Quad	BC	15	56 %	01/04/2023	\$660,000	3-ARM'S LENGTH	2,949	223.80	329,810	49.97 %
Total No. of Sales > 1								\$660,000		2,949	\$223.80	329,810		
Avg. Sale Price >								\$660,000		Avg. Ratio		49.97 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 27116 E.C.F. Table 27116QuartonOrchards														
27116	C -19-27-101-015	407	0.36 Ac	Ranch	B	20	71 %	02/16/2023	\$965,000	3-ARM'S LENGTH	3,186	302.89	496,420	51.44 %
27116	C -19-27-153-021	401	0.44 Ac	Colonial/2Sty	B	20	68 %	08/17/2022	\$990,000	3-ARM'S LENGTH	3,572	277.16	483,330	48.82 %
27116	C -19-27-153-025	401	0.37 Ac	Colonial/2Sty	B	20	64 %	02/23/2024	\$754,200	3-ARM'S LENGTH	2,767	272.57	384,890	51.03 %
Total No. of Sales > 3										\$2,709,200	9,525	\$284.43	1,364,640	
Avg. Sale Price >										\$903,067	Avg. Ratio		50.37 %	
Analysis for Area > 27120 E.C.F. Table 27120MornngsideHghtRod														
27120	C -19-27-101-004	401	0.64 Ac	Colonial/2Sty	B	20	83 %	04/28/2023	\$2,300,000	3-ARM'S LENGTH	5,180	444.02	1,133,510	49.28 %
27120	C -19-27-101-006	401	0.42 Ac	Colonial/2Sty	BC		74 %	06/05/2023	\$890,000	3-ARM'S LENGTH	3,770	236.07	550,800	61.89 %
27120	C -19-27-126-021	401	1.14 Ac	Colonial/2Sty	B		47 %	06/15/2023	\$1,165,000	3-ARM'S LENGTH	7,584	153.61	726,640	62.37 %
27120	C -19-27-126-029	401	0.61 Ac	Colonial/2Sty	BC		65 %	04/17/2023	\$1,030,000	3-ARM'S LENGTH	3,213	320.57	503,340	48.87 %
27120	C -19-27-127-006	401	0.72 Ac	Ranch	BC		66 %	05/30/2023	\$1,425,000	3-ARM'S LENGTH	4,057	351.24	631,860	44.34 %
27120	C -19-27-127-012	401	0.64 Ac	TriLevel/Quad	BC		58 %	06/10/2022	\$1,400,000	3-ARM'S LENGTH	3,561	393.15	544,640	38.90 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
27120	C -19-27-176-001	401	0.78 Ac	Colonial/2Sty	BC	20	59 %	10/13/2022	\$1,775,000	3-ARM'S LENGTH	5,281	336.11	672,950	37.91 %	
27120	C -19-27-176-010	401	0.58 Ac	Ranch	BC	10	65 %	02/29/2024	\$1,088,000	3-ARM'S LENGTH	3,188	341.28	586,250	53.88 %	
27120	C -19-27-176-012	401	0.63 Ac	Colonial/2Sty	B		59 %	07/10/2023	\$1,450,000	3-ARM'S LENGTH	5,045	287.41	657,830	45.37 %	
27120	C -19-27-177-006	401	0.51 Ac	Ranch	BC	5	56 %	09/15/2023	\$1,125,000	3-ARM'S LENGTH	4,563	246.55	590,170	52.46 %	
27120	C -19-27-177-018	401	0.52 Ac	Colonial/2Sty	BC	-5	52 %	06/29/2023	\$635,000	3-ARM'S LENGTH	3,082	206.04	395,720	62.32 %	
27120	C -19-27-177-019	401	0.55 Ac	Colonial/2Sty	BC		53 %	09/08/2023	\$730,000	3-ARM'S LENGTH	4,132	187.42	709,210	97.15 %	
27120	C -19-27-177-021	401	0.54 Ac	Colonial/2Sty	BC		57 %	08/22/2023	\$1,015,000	3-ARM'S LENGTH	3,106	326.79	428,490	42.22 %	
									\$16,028,000		55,525	\$305.86	8,131,410		
Total No. of Sales > 13															
									Avg. Sale Price >	\$1,232,923			Avg. Ratio	47.71 %	
Analysis for Area > 27130															
E.C.F. Table 27130VillageSec26LrgLt															
27130	C -19-26-101-008	401	1.11 Ac	Colonial/2Sty	B	30	56 %	07/10/2023	\$3,101,000	3-ARM'S LENGTH	5,202	596.12	1,247,400	40.23 %	
27130			Ac		B		84								

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
27130	C -19-26-151-018	401	0.66 Ac	Colonial/2Sty	B	30	53 %	04/28/2023	\$1,915,000	3-ARM'S LENGTH	6,198	308.97	1,012,050	52.85 %
27130	C -19-26-152-003	401	1.26 Ac	Colonial/2Sty	B	25	49 %	06/16/2022	\$2,900,000	3-ARM'S LENGTH	6,105	475.02	1,193,800	41.17 %
Total No. of Sales > 4										\$11,776,000	23,557	\$499.89	5,305,850	
										Avg. Sale Price >	\$2,944,000	Avg. Ratio	45.06 %	
Analysis for Area > 27131 E.C.F. Table 27131VillageSec 27Glen														
27131	C -19-27-202-019	401	1.40 Ac	Colonial/2Sty	B	30	50 %	03/26/2024	\$2,190,000	3-ARM'S LENGTH	6,583	332.68	1,215,900	55.52 %
27131	C -19-27-203-008	401	0.75 Ac	Colonial/2Sty	B	25	47 %	04/28/2023	\$2,150,000	3-ARM'S LENGTH	4,523	475.35	860,000	40.00 %
27131	C -19-27-226-002	401	0.68 Ac	Colonial/2Sty	A	-10	57 %	10/19/2022	\$1,850,000	3-ARM'S LENGTH	4,367	423.63	952,580	51.49 %
27131	C -19-27-276-021	401	0.38 Ac	Colonial/2Sty	B	15	63 %	11/01/2022	\$1,500,000	3-ARM'S LENGTH	4,127	363.46	814,100	54.27 %
Total No. of Sales > 4										\$7,690,000	19,600	\$392.35	3,842,580	
										Avg. Sale Price >	\$1,922,500	Avg. Ratio	49.97 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 27132 E.C.F. Table 27132Village/New house														
27132	C -19-26-378-008	401	0.28 Ac	Colonial/2Sty	B	30	77 % 08/03/2022	\$1,740,000	3-ARM'S LENGTH	4,171	417.17	968,780	55.68 %	
27132	C -19-27-251-013	401	0.67 Ac	Colonial/2Sty	B	25	93 % 01/03/2023	\$3,450,000	3-ARM'S LENGTH	5,664	609.22	1,477,860	42.84 %	58383:773
27132	C -19-27-303-003	401	0.32 Ac	Colonial/2Sty	B	25	75 % 07/10/2023	\$1,880,000	3-ARM'S LENGTH	4,725	397.88	999,270	53.15 %	
27132	C -19-27-377-019	401	0.47 Ac	Colonial/2Sty	B	15	66 % 03/15/2023	\$2,105,000	3-ARM'S LENGTH	5,217	403.49	1,012,930	48.12 %	
Total No. of Sales > 4										\$9,175,000	19,776	\$463.95	4,458,840	
										Avg. Sale Price > \$2,293,750		Avg. Ratio		48.60 %
Analysis for Area > 27134 E.C.F. Table 27134VillageSc26Avg														
27134	C -19-26-301-006	401	0.37 Ac	Colonial/2Sty	B	15	48 % 03/20/2024	\$1,110,000	3-ARM'S LENGTH	3,068	361.80	492,930	44.41 %	
27134	C -19-26-301-008	401	0.50 Ac	Colonial/2Sty	B	20	46 % 10/16/2023	\$1,700,000	3-ARM'S LENGTH	4,059	418.82	636,560	37.44 %	
27134	C -19-26-301-017	401	0.29 Ac	Colonial/2Sty	B	15	58 % 08/11/2023	\$1,241,500	3-ARM'S LENGTH	3,260	380.83	552,500	44.50 %	
27134	C -19-26-301-019	401	0.45 Ac	Colonial/2Sty	B	15	49 % 11/19/2022	\$948,000	3-ARM'S LENGTH	3,842	246.75	614,660	64.84 %	
27134	C -19-26-302-006	401	0.27 Ac	Colonial/2Sty	B	20	65 % 08/25/2023	\$1,275,000	3-ARM'S LENGTH	2,845	448.15	571,410	44.82 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
27134	C -19-26-302-007	401	0.27 Ac	Colonial/2Sty	B	20	51 %	06/16/2022	\$1,120,000	3-ARM'S LENGTH	3,102	361.06	490,730	43.82 %
27134	C -19-26-302-008	401	0.27 Ac	Colonial/2Sty	B	20	51 %	08/31/2023	\$1,150,000	3-ARM'S LENGTH	3,206	358.70	505,580	43.96 %
27134	C -19-26-302-016	401	0.48 Ac	Colonial/2Sty	B	5	52 %	12/14/2023	\$1,062,500	3-ARM'S LENGTH	3,423	310.40	593,630	55.87 %
27134	C -19-26-303-018	401	0.29 Ac	Colonial/2Sty	B	15	48 %	08/25/2023	\$965,000	3-ARM'S LENGTH	2,640	365.53	398,290	41.27 %
27134	C -19-26-351-001	401	0.52 Ac	Colonial/2Sty	B	15	49 %	06/03/2022	\$1,200,000	3-ARM'S LENGTH	4,110	291.97	684,160	57.01 %
27134	C -19-26-351-016	401	0.53 Ac	Colonial/2Sty	B	15	50 %	08/23/2022	\$1,200,000	3-ARM'S LENGTH	3,576	335.57	675,630	56.30 %
27134	C -19-26-351-017	401	0.45 Ac	Colonial/2Sty	C		52 %	09/20/2023	\$870,000	3-ARM'S LENGTH	3,305	263.24	437,440	50.28 %
27134	C -19-26-352-017	401	0.35 Ac	Colonial/2Sty	B	15	48 %	03/10/2023	\$810,000	3-ARM'S LENGTH	2,645	306.24	451,950	55.80 %
27134	C -19-26-353-009	401	0.35 Ac	Colonial/2Sty	B	15	48 %	04/12/2023	\$875,000	3-ARM'S LENGTH	3,304	308.53	564,010	64.46 %
27134	C -19-26-376-003	401	0.20 Ac	Colonial/2Sty	B	25	45 %	10/05/2023	\$770,000	3-ARM'S LENGTH	2,561	300.66	375,620	48.78 %
27134	C -19-26-378-003	401	0.44 Ac	Colonial/2Sty	B	5	45 %	10/14/2022	\$787,500	3-ARM'S LENGTH	2,598	303.12	460,120	58.43 %

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27134	C -19-26-378-004	401	0.22 Ac	Colonial/2Sty	B	20	73 %	03/09/2023	\$1,223,000	3-ARM'S LENGTH	3,882	315.04	710,490	58.09 %		
									\$18,307,500		54,958	\$333.12	9,215,710			
Total No. of Sales > 17																
									Avg. Sale Price >		\$1,076,912		Avg. Ratio		50.34 %	
Analysis for Area > 27135 E.C.F. Table 27135VillgSec27avg&Knt																
27135	C -19-27-301-011	401	0.35 Ac	Colonial/2Sty	B	15	50 %	02/26/2024	\$1,150,000	3-ARM'S LENGTH	4,383	262.38	574,010	49.91 %		
27135	C -19-27-302-022	401	0.41 Ac	Colonial/2Sty	B	15	52 %	01/18/2024	\$1,062,500	3-ARM'S LENGTH	3,496	303.92	564,360	53.12 %		
27135	C -19-27-302-024	401	0.31 Ac	Colonial/2Sty	B		60 %	11/15/2023	\$1,030,000	3-ARM'S LENGTH	4,426	232.72	610,140	59.24 %		
27135	C -19-27-302-026	401	0.27 Ac	Colonial/2Sty	B	20	62 %	11/10/2022	\$1,077,500	3-ARM'S LENGTH	4,005	269.04	620,880	57.62 %		
27135	C -19-27-303-002	401	0.31 Ac	Colonial/2Sty	B	20	63 %	08/03/2022	\$1,499,999	3-ARM'S LENGTH	3,427	437.70	597,210	39.81 %		
27135	C -19-27-304-005	401	0.20 Ac	Colonial/2Sty	B	15	52 %	01/10/2023	\$678,500	3-ARM'S LENGTH	2,405	282.12	348,170	51.31 %		
27135	C -19-27-305-021	401	0.36 Ac	Colonial/2Sty	B	20	52 %	06/22/2023	\$1,369,000	3-ARM'S LENGTH	4,058	337.36	625,460	45.69 %		
27135	C -19-27-327-006	401	0.43 Ac	Colonial/2Sty	BC		51 %	11/30/2022	\$755,000	3-ARM'S LENGTH	2,783	271.29	425,280	56.33 %		

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27135	C -19-27-327-012	401	0.35 Ac	Colonial/2Sty	B	15	52 %	01/26/2024	\$725,000	3-ARM'S LENGTH	2,756	263.06	450,750	62.17 %	
27135	C -19-27-327-013	401	0.63 Ac	Colonial/2Sty	B	20	47 %	09/20/2023	\$1,175,000	3-ARM'S LENGTH	3,971	295.90	655,750	55.81 %	
27135	C -19-27-327-030	401	0.36 Ac	Colonial/2Sty	B	15	62 %	07/25/2023	\$1,550,000	3-ARM'S LENGTH	3,951	392.31	645,410	41.64 %	
27135	C -19-27-328-008	401	0.55 Ac	Colonial/2Sty	B	20	45 %	03/01/2024	\$1,000,000	3-ARM'S LENGTH	3,282	304.69	546,270	54.63 %	
27135	C -19-27-376-001	401	0.35 Ac	Colonial/2Sty	B	10	47 %	03/28/2024	\$1,127,500	3-ARM'S LENGTH	3,103	363.36	448,400	39.77 %	
27135	C -19-27-377-004	401	0.51 Ac	Colonial/2Sty	B	20	50 %	05/03/2023	\$1,198,000	3-ARM'S LENGTH	4,094	292.62	660,800	55.16 %	
27135	C -19-27-377-011	401	0.36 Ac	Colonial/2Sty	B	20	53 %	07/29/2022	\$1,395,000	3-ARM'S LENGTH	4,129	337.85	684,850	49.09 %	
27135	C -19-27-377-012	401	0.52 Ac	Colonial/2Sty	B	20	50 %	12/01/2023	\$1,150,000	3-ARM'S LENGTH	3,515	327.17	610,300	53.07 %	
27135	C -19-27-377-021	401	0.41 Ac	Colonial/2Sty	B	15	51 %	05/25/2023	\$1,175,000	3-ARM'S LENGTH	3,453	340.28	567,340	48.28 %	
27135	C -19-27-401-003	401	0.59 Ac	Colonial/2Sty	B	20	51 %	06/20/2023	\$1,585,000	3-ARM'S LENGTH	3,691	429.42	709,230	44.75 %	
27135	C -19-27-401-007	401	0.43 Ac	Colonial/2Sty	B	20	51 %	03/20/2024	\$1,145,000	3-ARM'S LENGTH	3,377	339.06	568,470	49.65 %	
27135	C -19-27-402-009	401	0.31 Ac	Colonial/2Sty	B	20	61 %	07/28/2023	\$1,045,000	3-ARM'S LENGTH	3,914	266.99	621,100	59.44 %	

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27135	C -19-27-426-009	401	0.25 Ac	Colonial/2Sty	B	20	46 %	06/27/2022	\$900,000	3-ARM'S LENGTH	3,358	268.02	437,990	48.67 %	
27135	C -19-27-426-011	401	0.22 Ac	Colonial/2Sty	B	15	53 %	08/04/2022	\$890,000	3-ARM'S LENGTH	3,741	237.90	490,700	55.13 %	
27135	C -19-27-451-004	401	0.34 Ac	Colonial/2Sty	B	15	53 %	11/09/2022	\$825,000	3-ARM'S LENGTH	2,565	321.64	453,860	55.01 %	
Total No. of Sales > 23									\$25,507,999		81,883	\$311.52	12,916,730		
Avg. Sale Price >									\$1,109,043		Avg. Ratio			50.64 %	
Analysis for Area > 27138 E.C.F. Table 27138VillgeSec26,27Map															
27138	C -19-26-355-016	401	0.46 Ac	Colonial/2Sty	B	15	36 %	08/16/2023	\$795,000	3-ARM'S LENGTH	2,869	277.10	357,990	45.03 %	
27138	C -19-26-355-021	401	0.66 Ac	Colonial/2Sty	C	-5	32 %	05/06/2022	\$422,000	3-ARM'S LENGTH	1,798	234.71	210,960	49.99 %	
27138	C -19-26-376-012	401	0.23 Ac	Colonial/2Sty	B	20	51 %	08/03/2023	\$600,000	3-ARM'S LENGTH	3,041	197.30	412,640	68.77 %	
27138	C -19-26-376-015	401	0.32 Ac	Colonial/2Sty	B	10	39 %	06/24/2022	\$650,000	3-ARM'S LENGTH	2,430	267.49	273,740	42.11 %	
27138	C -19-27-201-017	401	0.34 Ac	Colonial/2Sty	B	20	54 %	03/11/2024	\$850,000	3-ARM'S LENGTH	2,874	295.76	469,800	55.27 %	
27138	C -19-27-351-006	401	0.24 Ac	Colonial/2Sty	B	20	55 %	09/05/2023	\$1,097,500	3-ARM'S LENGTH	2,999	365.96	457,500	41.69 %	

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27138	C -19-27-379-002	401	0.37 Ac	Colonial/2Sty	B	5	48 %	06/16/2023	\$725,000	3-ARM'S LENGTH	2,160	335.65	384,330	53.01 %	
27138	C -19-27-379-003	401	0.37 Ac	Colonial/2Sty	B	10	55 %	09/18/2023	\$724,900	3-ARM'S LENGTH	2,622	276.47	455,940	62.90 %	
27138	C -19-27-379-005	401	0.37 Ac	Colonial/2Sty	B	15	52 %	10/13/2022	\$1,200,000	3-ARM'S LENGTH	3,398	353.15	509,960	42.50 %	
27138	C -19-27-453-004	401	0.37 Ac	Colonial/2Sty	B	15	50 %	03/10/2023	\$659,000	3-ARM'S LENGTH	2,503	263.28	431,740	65.51 %	
27138	C -19-27-454-002	401	0.30 Ac	Colonial/2Sty	B	15	49 %	04/21/2022	\$800,000	3-ARM'S LENGTH	2,494	320.77	388,730	48.59 %	
27138	C -19-27-478-005	401	0.26 Ac	Colonial/2Sty	B	20	11 %	05/02/2023	\$375,000	3-ARM'S LENGTH	2,017	185.92	149,320	39.82 %	
27138	C -19-27-478-011	401	0.21 Ac	Colonial/2Sty	B	20	45 %	09/19/2022	\$805,000	3-ARM'S LENGTH	2,711	296.94	346,570	43.05 %	
27138	C -19-27-478-013	401	0.22 Ac	Colonial/2Sty	B	15	50 %	03/28/2023	\$650,000	3-ARM'S LENGTH	2,326	279.45	411,910	63.37 %	
27138	C -19-27-479-003	401	0.28 Ac	Colonial/2Sty	B	15	49 %	09/19/2022	\$635,000	3-ARM'S LENGTH	2,182	291.02	351,560	55.36 %	
27138	C -19-27-479-006	401	0.28 Ac	Colonial/2Sty	B	20	45 %	05/30/2023	\$850,000	3-ARM'S LENGTH	2,656	320.03	389,060	45.77 %	
27138	C -19-27-479-021	401	0.34 Ac	Colonial/2Sty	B	10	47 %	04/25/2022	\$670,000	3-ARM'S LENGTH	2,405	278.59	327,550	48.89 %	
Total No. of Sales > 17									\$12,508,400		43,485	\$287.65	6,329,300		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 27140														
				E.C.F. Table 27140VillageIndianmoun										
27140	C -19-27-227-008	401	0.48 Ac	Colonial/2Sty	B	20	56 %	04/17/2023	\$1,200,000	3-ARM'S LENGTH	4,003	299.78	581,070	48.42 %
27140	C -19-27-276-006	401	0.46 Ac	Colonial/2Sty	B	25	58 %	09/12/2023	\$1,070,000	3-ARM'S LENGTH	3,574	299.38	557,480	52.10 %
								\$2,270,000		7,577	\$299.59	1,138,550		
Total No. of Sales > 2														
								Avg. Sale Price >	\$1,135,000			Avg. Ratio	50.16 %	
Analysis for Area > 27150														
				E.C.F. Table 27150Village/Ranch										
27150	C -19-27-302-002	401	0.33 Ac	Ranch	C	-5	39 %	10/28/2022	\$412,000	3-ARM'S LENGTH	1,552	265.46	215,210	52.24 %
27150	C -19-27-302-006	401	0.36 Ac	Ranch	C	-5	40 %	04/01/2022	\$475,000	3-ARM'S LENGTH	1,590	298.74	232,950	49.04 %
27150	C -19-27-302-007	401	0.47 Ac	Ranch	C	-5	38 %	06/01/2022	\$525,000	3-ARM'S LENGTH	1,755	299.15	257,370	49.02 %
								\$1,412,000		4,897	\$288.34	705,530		
Total No. of Sales > 3														
								Avg. Sale Price >	\$470,667			Avg. Ratio	49.97 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 28110 E.C.F. Table 28110PeabdyOrchrdLksd														
28110	C -19-28-201-015	401	0.56 Ac	Colonial/2Sty	B	20	63 %	10/06/2023	\$710,000	3-ARM'S LENGTH	3,479	204.08	372,510	52.47 %
28110	C -19-28-201-020	401	0.69 Ac	Colonial/2Sty	B	20	62 %	06/03/2022	\$775,000	3-ARM'S LENGTH	3,663	211.58	366,130	47.24 %
Total No. of Sales > 2										\$1,485,000	7,142	\$207.92	738,640	
										Avg. Sale Price >	\$742,500	Avg. Ratio	49.74 %	
Analysis for Area > 28120 E.C.F. Table 28120PeabodyOrchrdAc														
28120	C -19-28-201-011	401	0.55 Ac	Colonial/2Sty	B	5	54 %	12/05/2022	\$655,000	3-ARM'S LENGTH	2,724	240.46	337,790	51.57 %
28120	C -19-28-202-016	401	0.69 Ac	Colonial/2Sty	B	10	56 %	10/17/2023	\$840,000	3-ARM'S LENGTH	2,995	280.47	398,030	47.38 %
28120	C -19-28-203-003	401	0.40 Ac	Ranch	B	5	55 %	07/22/2022	\$515,888	3-ARM'S LENGTH	2,485	207.60	327,860	63.55 %
28120	C -19-28-226-003	401	0.61 Ac	Colonial/2Sty	B	10	59 %	07/06/2023	\$920,000	3-ARM'S LENGTH	4,042	227.61	502,630	54.63 %
28120	C -19-28-226-008	401	0.38 Ac	Colonial/2Sty	B	5	54 %	11/22/2023	\$525,000	3-ARM'S LENGTH	2,730	192.31	303,450	57.80 %
28120	C -19-28-226-014	401	0.41 Ac	Ranch	B	10	52 %	05/19/2023	\$970,000	3-ARM'S LENGTH	3,088	314.12	413,370	42.62 %
28120	C -19-28-226-022	401	0.41 Ac	Colonial/2Sty	B	5	48 %	08/31/2023	\$569,000	3-ARM'S LENGTH	2,426	234.54	255,610	44.92 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
28120	C -19-28-227-006	401	0.38 Ac	Colonial/2Sty	B	5	46 %	03/01/2024	\$470,000	3-ARM'S LENGTH	2,704	173.82	259,390	55.19 %	
28120	C -19-28-227-015	401	0.38 Ac	Colonial/2Sty	B	15	46 %	05/03/2022	\$563,000	3-ARM'S LENGTH	2,386	235.96	262,850	46.69 %	
28120	C -19-28-227-021	401	0.51 Ac	TriLevel/Quad	B	5	56 %	08/22/2023	\$610,000	3-ARM'S LENGTH	2,780	219.42	323,410	53.02 %	
28120	C -19-28-227-021	401	0.51 Ac	TriLevel/Quad	B	5	56 %	07/10/2023	\$610,000	3-ARM'S LENGTH	2,780	219.42	323,410	53.02 %	
28120	C -19-28-227-035	401	0.52 Ac	Colonial/2Sty	B	5	49 %	09/15/2022	\$650,000	3-ARM'S LENGTH	2,295	283.22	273,980	42.15 %	
28120	C -19-28-276-005	401	0.52 Ac	TriLevel/Quad	B	10	51 %	12/02/2022	\$740,000	3-ARM'S LENGTH	3,191	231.90	332,690	44.96 %	
Total No. of Sales > 13									\$8,637,888		36,626	\$235.84	4,314,470		
									Avg. Sale Price >	\$664,453		Avg. Ratio		49.95 %	
Analysis for Area > 28130				E.C.F. Table 28130Thorncrest											
28130	C -19-28-301-008	401	0.54 Ac	Ranch	B	10	58 %	08/30/2023	\$540,000	3-ARM'S LENGTH	2,170	248.85	263,820	48.86 %	
28130	C -19-28-301-026	401	0.59 Ac	Ranch	B	10	50 %	09/15/2023	\$500,000	3-ARM'S LENGTH	1,993	250.88	244,580	48.92 %	
28130			Ac		B		54								

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 3								\$1,537,000		6,514	\$235.95	811,440		
								Avg. Sale Price > \$512,333			Avg. Ratio		52.79 %	
Analysis for Area > 28132 E.C.F. Table 28132Glencoe Estates														
28132	C -19-28-151-010	401	0.64 Ac	Ranch	C	44 %	08/30/2022	\$500,000	3-ARM'S LENGTH	2,082	240.15	260,250	52.05 %	
28132	C -19-28-152-003	401	0.55 Ac	Ranch	C	43 %	08/18/2023	\$540,000	3-ARM'S LENGTH	2,090	258.37	252,810	46.82 %	
28132	C -19-28-152-009	401	0.49 Ac	Ranch	C	38 %	06/24/2022	\$475,000	3-ARM'S LENGTH	1,877	253.06	201,270	42.37 %	
28132	C -19-28-152-017	401	0.67 Ac	Ranch	C	46 %	09/14/2023	\$600,000	3-ARM'S LENGTH	3,105	193.24	342,090	57.02 %	TRANSFER FROM MOTHER TO SON
Total No. of Sales > 4								\$2,115,000		9,154	\$231.05	1,056,420		
								Avg. Sale Price > \$528,750			Avg. Ratio		49.95 %	
Analysis for Area > 28140 E.C.F. Table 28140Gilbert Lk Estate														
28140	C -19-28-176-014	401	1.03 Ac	Ranch	B	5	51 %	06/29/2023	\$1,350,000	3-ARM'S LENGTH	3,635	371.39	664,320	49.21 %
28140	C -19-28-177-003	401	0.86 Ac	Ranch	B	10	57 %	06/24/2022	\$785,000	3-ARM'S LENGTH	3,048	257.55	502,430	64.00 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
28140	C -19-28-177-005	401	0.86 Ac	Ranch	B	10	63 %	09/09/2022	\$1,535,000	3-ARM'S LENGTH	4,296	357.31	667,770	43.50 %	
									\$3,670,000		10,979	\$334.27	1,834,520		
Total No. of Sales > 3															
									Avg. Sale Price >	\$1,223,333		Avg. Ratio		49.99 %	
Analysis for Area > 28150 E.C.F. Table 28150OaklandHill Vista															
28150	C -19-28-376-009	401	1.40 Ac	Ranch	B	15	46 %	05/27/2022	\$975,000	3-ARM'S LENGTH	3,744	260.42	487,010	49.95 %	
									\$975,000		3,744	\$260.42	487,010		
Total No. of Sales > 1															
									Avg. Sale Price >	\$975,000		Avg. Ratio		49.95 %	
Analysis for Area > 28152 E.C.F. Table 28152 OkIndHillsV(new)															
28152	C -19-28-301-033	401	0.94 Ac	Ranch	B	20	63 %	02/26/2024	\$630,000	3-ARM'S LENGTH	2,494	252.61	438,980	69.68 %	
									\$630,000		2,494	\$252.61	438,980		
Total No. of Sales > 1															
									Avg. Sale Price >	\$630,000		Avg. Ratio		69.68 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 28160 E.C.F. Table 28160 Miller Estate														
28160	C -19-28-251-002	401	0.77 Ac	Colonial/2Sty	B	10	48 %	02/29/2024	\$679,000	3-ARM'S LENGTH	2,653	255.94	354,340	52.19 %
28160	C -19-28-251-003	401	0.68 Ac	Colonial/2Sty	B		44 %	04/29/2022	\$550,000	3-ARM'S LENGTH	1,807	304.37	259,040	47.10 %
28160	C -19-28-402-010	401	0.76 Ac	Ranch	B		63 %	07/07/2022	\$1,225,000	3-ARM'S LENGTH	4,348	281.74	609,440	49.75 %
										\$2,454,000	8,808	\$278.61	1,222,820	
Total No. of Sales > 3														
										Avg. Sale Price >	\$818,000	Avg. Ratio	49.83 %	
Analysis for Area > 28172 E.C.F. Table 28172 Oaks/Blmfld(new)														
28172	C -19-28-276-019	401	0.55 Ac	Colonial/2Sty	A	-10	90 %	05/23/2022	\$2,250,000	3-ARM'S LENGTH	4,920	457.32	1,122,250	49.88 %
										\$2,250,000	4,920	\$457.32	1,122,250	
Total No. of Sales > 1														
										Avg. Sale Price >	\$2,250,000	Avg. Ratio	49.88 %	
Analysis for Area > 28180 E.C.F. Table 28180 OkIndHillsCC;Mapl														
28180	C -19-28-476-002	401	0.55 Ac	Ranch	B		46 %	01/24/2024	\$715,000	3-ARM'S LENGTH	2,284	313.05	333,810	46.69 %
28180	C -19-28-476-030	401	0.45 Ac	Ranch	B	5	30 %	07/26/2022	\$448,000	3-ARM'S LENGTH	2,172	206.26	211,460	47.20 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
28180	C -19-33-201-022	401	1.37 Ac	Ranch	B	25	86 %	06/15/2022	\$1,920,000	3-ARM'S LENGTH	2,962	648.21	996,070	51.88 %	
									\$3,083,000		7,418	\$415.61	1,541,340		
Total No. of Sales > 3									Avg. Sale Price > \$1,027,667		Avg. Ratio		49.99 %		
Analysis for Area > 28190 E.C.F. Table 28190GilbertLkfrnt(exT															
28190	C -19-28-203-013	401	0.74 Ac	TriLevel/Quad	B		62 %	03/05/2024	\$1,525,000	3-ARM'S LENGTH	4,060	375.62	641,220	42.05 %	
									\$1,525,000		4,060	\$375.62	641,220		
Total No. of Sales > 1									Avg. Sale Price > \$1,525,000		Avg. Ratio		42.05 %		
Analysis for Area > 28192 E.C.F. Table 28192GilbertLk(NESide)															
28192	C -19-21-377-005	401	0.82 Ac	Colonial/2Sty	B	20	78 %	05/03/2023	\$2,550,000	3-ARM'S LENGTH	6,356	401.20	1,280,070	50.20 %	
									\$2,550,000		6,356	\$401.20	1,280,070		
Total No. of Sales > 1									Avg. Sale Price > \$2,550,000		Avg. Ratio		50.20 %		
Analysis for Area > 28200 E.C.F. Table 28200SandalwoodCondo															
28200	C -19-28-102-015	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	04/27/2023	\$415,000	3-ARM'S LENGTH	1,898	218.65	201,150	48.47 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
28200	C -19-28-102-016	407	1.00 Ac	Ranch	BC	20	64 %	03/30/2023	\$399,000	3-ARM'S LENGTH	1,771	225.30	195,820	49.08 %	
28200	C -19-28-102-041	407	1.00 Ac	Ranch	BC	20	64 %	06/02/2022	\$384,900	3-ARM'S LENGTH	1,771	217.33	195,830	50.88 %	
28200	C -19-28-102-043	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	10/31/2022	\$370,000	3-ARM'S LENGTH	1,898	194.94	186,090	50.29 %	
28200	C -19-28-102-043	407	1.00 Ac	Colonial/2Sty	BC	20	64 %	04/29/2022	\$370,000	3-ARM'S LENGTH	1,898	194.94	186,090	50.29 %	
Total No. of Sales > 5									\$1,938,900		9,236	\$209.93	964,980		
Avg. Sale Price >									\$387,780		Avg. Ratio		49.77 %		
Analysis for Area > 28202 E.C.F. Table 28202HiddenWoodsCondos															
28202	C -19-33-152-015	407	1.00 Ac	Colonial/2Sty	BC	20	66 %	09/20/2022	\$360,000	3-ARM'S LENGTH	1,951	184.52	193,330	53.70 %	
28202	C -19-33-152-032	407	1.00 Ac	Colonial/2Sty	BC	20	70 %	04/12/2022	\$510,000	3-ARM'S LENGTH	2,431	209.79	238,940	46.85 %	
Total No. of Sales > 2									\$870,000		4,382	\$198.54	432,270		
Avg. Sale Price >									\$435,000		Avg. Ratio		49.69 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 28204 E.C.F. Table 28204 Oaks/BlmfldCondo															
28204	C -19-25-229-010	407	0.00 Ac	Colonial/2Sty	BC	20	74 %	07/14/2022	\$549,900	3-ARM'S LENGTH	2,820	195.00	274,490	49.92 %	
									\$549,900		2,820	\$195.00	274,490		
Total No. of Sales > 1															
									Avg. Sale Price >	\$549,900		Avg. Ratio	49.92 %		
Analysis for Area > 28206 E.C.F. Table 28206KnollwoodPteCondo															
28206	C -19-30-351-010	407	1.00 Ac	Ranch	BC	20	64 %	12/01/2022	\$312,000	3-ARM'S LENGTH	1,750	178.29	138,450	44.38 %	
28206	C -19-30-351-017	407	1.00 Ac	Ranch	BC	20	64 %	03/05/2024	\$287,000	3-ARM'S LENGTH	1,997	143.72	148,340	51.69 %	
28206	C -19-30-351-029	407	1.00 Ac	Ranch	BC	20	65 %	04/28/2023	\$321,000	3-ARM'S LENGTH	1,997	160.74	153,100	47.69 %	
28206	C -19-30-351-051	407	1.00 Ac	Ranch	BC	20	65 %	11/21/2022	\$272,000	3-ARM'S LENGTH	1,955	139.13	151,010	55.52 %	
									\$1,192,000		7,699	\$154.83	590,900		
Total No. of Sales > 4															
									Avg. Sale Price >	\$298,000		Avg. Ratio	49.57 %		
Analysis for Area > 28210 E.C.F. Table 28210CranbrookChaseCon															
28210	C -19-28-303-001	407	1.00 Ac	Ranch	B	20	73 %	02/15/2024	\$580,000	3-ARM'S LENGTH	2,003	289.57	320,210	55.21 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
28210	C -19-28-303-013	407	1.00 Ac	Ranch	B	20	73 %	10/14/2022	\$700,000	3-ARM'S LENGTH	2,182	320.81	337,650	48.24 %	
28210	C -19-28-303-035	407	1.00 Ac	Ranch	B	20	74 %	06/21/2022	\$650,000	3-ARM'S LENGTH	2,017	322.26	340,280	52.35 %	
									\$1,930,000		6,202	\$311.19	998,140		
Total No. of Sales > 3															
									Avg. Sale Price >	\$643,333		Avg. Ratio		51.72 %	
Analysis for Area > 28220 E.C.F. Table 28220 OaklandHillsCond															
28220	C -19-28-451-027	407	1.76 Ac	Colonial/2Sty	B	20	64 %	09/25/2023	\$860,000	3-ARM'S LENGTH	2,504	343.45	405,850	47.19 %	
									\$860,000		2,504	\$343.45	405,850		
Total No. of Sales > 1															
									Avg. Sale Price >	\$860,000		Avg. Ratio		47.19 %	
Analysis for Area > 29100 E.C.F. Table 29100WingLk-Lkfrt(NWS)															
29100	C -19-29-301-019	401	0.84 Ac	Ranch	B	15	46 %	06/07/2023	\$1,210,000	3-ARM'S LENGTH	2,831	427.41	583,740	48.24 %	
29100	C -19-29-301-020	401	1.24 Ac	Colonial/2Sty	B	-10	50 %	10/11/2022	\$1,250,000	3-ARM'S LENGTH	4,979	251.05	736,330	58.91 %	
29100	C -19-29-301-041	401	0.98 Ac	Colonial/2Sty	B	30	77 %	04/22/2022	\$2,700,000	3-ARM'S LENGTH	5,780	467.13	1,311,280	48.57 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 3								\$5,160,000		13,590	\$379.69	2,631,350		
Avg. Sale Price >								\$1,720,000		Avg. Ratio		51.00 %		
Analysis for Area > 29110 E.C.F. Table 29110Wing Lk off Water														
29110	C -19-29-376-005	401	0.42 Ac	Ranch	B	5	48 %	05/24/2022	\$465,000	3-ARM'S LENGTH	2,516	216.68	391,650	84.23 %
29110	C -19-29-376-011	401	0.61 Ac	Ranch	B	5	58 %	05/17/2022	\$1,300,000	3-ARM'S LENGTH	3,466	375.07	597,630	45.97 %
29110	C -19-29-402-002	401	0.35 Ac	Ranch	B	5	48 %	11/30/2022	\$515,000	3-ARM'S LENGTH	2,497	206.25	312,790	60.74 %
29110	C -19-29-402-017	401	0.33 Ac	Colonial/2Sty	B	5	45 %	12/04/2023	\$756,000	3-ARM'S LENGTH	2,962	255.23	354,540	46.90 %
29110	C -19-29-402-020	401	0.23 Ac	Ranch	B	5	46 %	08/30/2022	\$480,000	3-ARM'S LENGTH	1,907	251.70	229,210	47.75 %
29110	C -19-29-402-041	401	0.46 Ac	Ranch	B	5	62 %	05/03/2023	\$1,500,000	3-ARM'S LENGTH	3,523	425.77	623,020	41.53 %
29110	C -19-29-452-004	401	0.31 Ac	Ranch	B	5	42 %	08/09/2023	\$390,000	3-ARM'S LENGTH	1,756	222.10	209,870	53.81 %
29110	C -19-29-452-006	401	0.45 Ac	Ranch	B	5	39 %	05/15/2023	\$465,500	3-ARM'S LENGTH	2,141	217.42	255,890	54.97 %
Total No. of Sales > 8								\$5,871,500		20,398	\$287.85	2,974,600		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$733,938	Avg. Ratio		50.66 %			
Analysis for Area > 29111				E.C.F. Table 29111WingLakeShoresNew										
29111	C -19-29-401-008	401	0.59 Ac	Colonial/2Sty	B	10	77 %	04/29/2022	\$1,500,000	3-ARM'S LENGTH	5,011	299.34	832,010	55.47 %
29111	C -19-29-402-038	401	0.39 Ac	Colonial/2Sty	B	15	56 %	03/25/2024	\$1,615,000	3-ARM'S LENGTH	3,953	408.55	497,110	30.78 %
Total No. of Sales > 2								\$3,115,000	8,964		\$347.50		1,329,120	
Avg. Sale Price >								\$1,557,500	Avg. Ratio		42.67 %			
Analysis for Area > 29112				E.C.F. Table 29112BroughtnPk;Geis;H										
29112	C -19-29-127-012	401	0.46 Ac	Colonial/2Sty	B	10	56 %	09/14/2022	\$600,000	3-ARM'S LENGTH	2,670	224.72	299,460	49.91 %
29112	C -19-29-127-013	401	0.42 Ac	Ranch	B	15	62 %	06/08/2022	\$1,050,000	3-ARM'S LENGTH	3,700	283.78	493,470	47.00 %
Total No. of Sales > 2								\$1,650,000	6,370		\$259.03		792,930	
Avg. Sale Price >								\$825,000	Avg. Ratio		48.06 %			
Analysis for Area > 29114				E.C.F. Table 29114Westwood Manor;Ac										

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

Township of Bloomfield

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
29114	C -19-29-201-007	401	0.39 Ac	Ranch	B	5	58 %	10/06/2023	\$605,000	3-ARM'S LENGTH	2,115	286.05	304,730	50.37 %	
29114	C -19-29-202-006	401	0.41 Ac	Colonial/2Sty	B	5	58 %	10/20/2023	\$700,000	3-ARM'S LENGTH	2,782	251.62	299,760	42.82 %	
29114	C -19-29-202-016	401	0.40 Ac	Ranch	B	5	52 %	05/10/2023	\$515,000	3-ARM'S LENGTH	1,826	282.04	252,970	49.12 %	
Total No. of Sales > 3									\$1,820,000		6,723	\$270.71	857,460		
									Avg. Sale Price >	\$606,667		Avg. Ratio	47.11 %		
Analysis for Area > 29116 E.C.F. Table 29116LakeShores;WingLk															
29116	C -19-29-202-023	401	0.51 Ac	Ranch	A	-10	80 %	04/29/2022	\$2,315,000	3-ARM'S LENGTH	3,824	605.39	995,980	43.02 %	
29116	C -19-29-252-011	401	1.27 Ac	Colonial/2Sty	B	20	55 %	08/30/2022	\$1,512,000	3-ARM'S LENGTH	4,284	352.94	689,530	45.60 %	
Total No. of Sales > 2									\$3,827,000		8,108	\$472.00	1,685,510		
									Avg. Sale Price >	\$1,913,500		Avg. Ratio	44.04 %		
Analysis for Area > 29118 E.C.F. Table 29118Formans/SlyFarms															
29118	C -19-29-301-026	401	1.41 Ac	Ranch	B	20	44 %	04/22/2022	\$1,190,000	3-ARM'S LENGTH	4,506	264.09	374,760	31.49 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 1								\$1,190,000		4,506	\$264.09	374,760		
								Avg. Sale Price > \$1,190,000			Avg. Ratio		31.49 %	
Analysis for Area > 29120 E.C.F. Table 29120Foxcroft														
29120	C -19-29-226-023	401	0.39 Ac	TriLevel/Quad	B	10	50 %	06/20/2023	\$600,000	3-ARM'S LENGTH	2,582	232.38	279,340	46.56 %
29120	C -19-29-227-002	401	0.37 Ac	Ranch	B	10	45 %	02/06/2023	\$479,000	3-ARM'S LENGTH	1,878	255.06	194,740	40.66 %
29120	C -19-29-227-003	401	0.33 Ac	Ranch	B	10	51 %	10/24/2022	\$390,000	3-ARM'S LENGTH	1,708	228.34	206,330	52.91 %
29120	C -19-29-227-010	401	0.43 Ac	Ranch	B	10	42 %	08/11/2022	\$369,900	3-ARM'S LENGTH	1,844	200.60	186,240	50.35 %
29120	C -19-29-227-024	401	0.46 Ac	Colonial/2Sty	B	10	47 %	08/26/2022	\$410,000	3-ARM'S LENGTH	2,005	204.49	217,310	53.00 %
29120	C -19-29-252-023	401	0.78 Ac	Ranch	B	10	62 %	05/19/2022	\$540,000	3-ARM'S LENGTH	2,396	225.38	340,870	63.12 %
29120	C -19-29-428-008	401	0.56 Ac	Ranch	B	10	43 %	02/03/2023	\$385,000	3-ARM'S LENGTH	2,294	167.83	233,770	60.72 %
29120	C -19-29-428-015	401	0.46 Ac	Colonial/2Sty	B	10	55 %	02/24/2023	\$552,000	3-ARM'S LENGTH	2,810	196.44	300,780	54.49 %
29120	C -19-29-428-030	401	0.45 Ac	Ranch	B	10	43 %	07/01/2022	\$430,000	3-ARM'S LENGTH	1,697	253.39	180,390	41.95 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
29120	C -19-29-429-004	401	0.44 Ac	Ranch	B	10	42 %	08/23/2022	\$390,000	3-ARM'S LENGTH	1,894	205.91	196,980	50.51 %
29120	C -19-29-454-010	401	0.30 Ac	Ranch	B	10	52 %	08/17/2023	\$510,000	3-ARM'S LENGTH	1,688	302.13	208,690	40.92 %
Total No. of Sales > 11										\$5,055,900	22,796	\$221.79	2,545,440	
Avg. Sale Price >										\$459,627	Avg. Ratio		50.35 %	

Analysis for Area > 29200

E.C.F. Table 29200FoxcroftCondo

29200	C -19-29-476-053	407	1.00 Ac	Ranch	C	10	54 %	07/28/2022	\$208,000	3-ARM'S LENGTH	1,181	176.12	105,490	50.72 %
29200	C -19-29-476-058	407	1.00 Ac	Ranch	C	10	54 %	07/11/2023	\$215,000	3-ARM'S LENGTH	1,181	182.05	105,900	49.26 %
29200	C -19-29-476-059	407	1.00 Ac	Ranch	C	10	54 %	07/14/2023	\$235,000	3-ARM'S LENGTH	1,303	180.35	115,680	49.23 %
29200	C -19-29-476-070	407	1.00 Ac	Ranch	C	10	55 %	08/17/2023	\$230,000	3-ARM'S LENGTH	1,303	176.52	113,250	49.24 %
29200	C -19-29-476-071	407	1.00 Ac	Ranch	C	10	54 %	10/28/2022	\$207,000	3-ARM'S LENGTH	1,181	175.28	105,900	51.16 %
29200	C -19-29-476-077	407	1.00 Ac	Ranch	C	10	56 %	08/03/2022	\$224,900	3-ARM'S LENGTH	1,181	190.43	108,870	48.41 %
29200	C -19-29-476-079	407	1.00 Ac	Colonial/2Sty	C	20	55 %	10/11/2023	\$215,000	3-ARM'S LENGTH	1,498	143.52	106,980	49.76 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
29200	C -19-29-476-094	407	1.00 Ac	Ranch	C	10	55 %	08/24/2022	\$192,000	3-ARM'S LENGTH	1,181	162.57	108,260	56.39 %
29200	C -19-29-476-101	407	1.00 Ac	Ranch	C	10	54 %	06/09/2023	\$220,000	3-ARM'S LENGTH	1,181	186.28	105,880	48.13 %
29200	C -19-29-476-102	407	1.00 Ac	Colonial/2Sty	C	20	55 %	12/27/2022	\$215,000	3-ARM'S LENGTH	1,498	143.52	107,040	49.79 %
29200	C -19-29-476-107	407	1.00 Ac	Ranch	C	10	54 %	04/15/2022	\$257,200	3-ARM'S LENGTH	1,181	217.78	108,010	41.99 %
29200	C -19-29-476-112	407	1.00 Ac	Ranch	C	10	54 %	02/28/2023	\$245,000	3-ARM'S LENGTH	1,181	207.45	106,380	43.42 %
29200	C -19-29-476-118	407	1.00 Ac	Ranch	C	10	54 %	12/30/2022	\$214,000	3-ARM'S LENGTH	1,181	181.20	106,160	49.61 %
29200	C -19-29-476-124	407	1.00 Ac	Ranch	C	10	55 %	09/30/2022	\$200,000	3-ARM'S LENGTH	1,262	158.48	111,830	55.92 %
29200	C -19-29-476-128	407	1.00 Ac	Ranch	C	10	55 %	05/06/2022	\$182,000	3-ARM'S LENGTH	1,303	139.68	113,250	62.23 %
Total No. of Sales > 15										\$3,260,100	18,796	\$173.45	1,628,880	
Avg. Sale Price >										\$217,340	Avg. Ratio		49.96 %	

Analysis for Area > 29204

E.C.F. Table 29204CountryClubManorC

29204	C -19-33-101-021	407	1.00 Ac	Ranch	C		55 %	06/01/2023	\$149,900	3-ARM'S LENGTH	831	180.39	71,630	47.79 %
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
29204	C -19-33-101-028	407	1.00 Ac	Ranch	C	54 %	08/30/2022	\$177,000	3-ARM'S LENGTH	1,166	151.80	92,640	52.34 %	
29204	C -19-33-101-052	407	1.00 Ac	Ranch	C	54 %	08/05/2022	\$195,000	3-ARM'S LENGTH	1,166	167.24	92,640	47.51 %	
29204	C -19-33-101-056	407	1.00 Ac	Ranch	C	57 %	05/19/2023	\$200,000	3-ARM'S LENGTH	1,273	157.11	102,070	51.04 %	

\$721,900

4,436

\$162.74

358,980

Total No. of Sales > 4

Avg. Sale Price > \$180,475

Avg. Ratio

49.73 %

Analysis for Area > 29205

E.C.F. Table 29205CountryClubManorC

29205	C -19-33-101-029	407	1.00 Ac	Ranch	C	46 %	03/24/2023	\$185,000	3-ARM'S LENGTH	1,295	142.86	91,160	49.28 %	
29205	C -19-33-101-034	407	1.00 Ac	Ranch	C	46 %	05/05/2023	\$183,000	3-ARM'S LENGTH	1,295	141.31	91,890	50.21 %	
29205	C -19-33-101-038	407	1.00 Ac	Other	C	54 %	09/30/2022	\$140,000	3-ARM'S LENGTH	1,311	106.79	70,160	50.11 %	

\$508,000

3,901

\$130.22

253,210

Total No. of Sales > 3

Avg. Sale Price > \$169,333

Avg. Ratio

49.84 %

Analysis for Area > 30100

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

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
30100	C -19-30-103-008	401	0.70 Ac	Ranch	B	5	60 %	08/01/2022	\$550,000	3-ARM'S LENGTH	3,251	169.18	478,870	87.07 %
30100	C -19-30-154-009	401	0.84 Ac	Ranch	B		43 %	08/18/2023	\$480,000	3-ARM'S LENGTH	2,453	195.68	293,510	61.15 %
30100	C -19-30-376-014	401	1.81 Ac	Ranch	B		48 %	03/14/2024	\$849,000	3-ARM'S LENGTH	1,887	449.92	296,870	34.97 %
30100	C -19-30-376-016	401	1.37 Ac	Ranch	B	5	75 %	04/13/2023	\$1,375,000	3-ARM'S LENGTH	2,009	684.42	539,970	39.27 %
30100	C -19-30-376-018	401	0.79 Ac	Ranch	B		43 %	01/31/2024	\$479,500	3-ARM'S LENGTH	2,319	206.77	300,120	62.59 %
30100	C -19-30-452-008	401	0.97 Ac	Ranch	B		41 %	12/28/2023	\$465,000	3-ARM'S LENGTH	1,687	275.64	230,590	49.59 %
30100	C -19-30-452-012	401	1.38 Ac	Ranch	B		41 %	10/28/2022	\$560,000	3-ARM'S LENGTH	1,911	293.04	234,580	41.89 %
Total No. of Sales > 7										\$4,758,500	15,517	\$306.66	2,374,510	
										Avg. Sale Price >	\$679,786	Avg. Ratio	49.90 %	

Analysis for Area > 30101 E.C.F. Table 30101BraesOfBlmfld-new

30101	C -19-30-151-004	401	0.50 Ac	Colonial/2Sty	B	30	80 %	03/06/2024	\$1,300,000	3-ARM'S LENGTH	5,033	258.30	690,910	53.15 %
30101	C -19-30-153-003	401	0.82 Ac	Colonial/2Sty	B	30	81 %	10/06/2022	\$1,100,000	3-ARM'S LENGTH	3,902	281.91	591,490	53.77 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 2								\$2,400,000		8,935	\$268.61	1,282,400		
								Avg. Sale Price > \$1,200,000			Avg. Ratio		53.43 %	
Analysis for Area > 30110 E.C.F. Table 30110Kirkwood														
30110	C -19-30-127-032	401	0.37 Ac	Colonial/2Sty	C	55 %	10/24/2022	\$450,000	3-ARM'S LENGTH	2,946	152.75	270,090	60.02 %	
30110	C -19-30-128-003	401	0.39 Ac	Colonial/2Sty	C	54 %	12/07/2023	\$525,000	3-ARM'S LENGTH	2,752	190.77	270,650	51.55 %	
30110	C -19-30-128-005	401	0.37 Ac	Colonial/2Sty	C	56 %	09/30/2022	\$580,000	3-ARM'S LENGTH	2,970	195.29	288,970	49.82 %	
30110	C -19-30-128-013	401	0.37 Ac	Colonial/2Sty	C	53 %	08/21/2023	\$440,000	3-ARM'S LENGTH	2,380	184.87	256,380	58.27 %	
30110	C -19-30-176-015	401	0.43 Ac	Colonial/2Sty	C	63 %	01/26/2023	\$815,000	3-ARM'S LENGTH	3,438	237.06	379,190	46.53 %	
30110	C -19-30-176-017	401	0.42 Ac	Colonial/2Sty	C	54 %	08/18/2022	\$790,000	3-ARM'S LENGTH	3,334	236.95	342,750	43.39 %	
30110	C -19-30-176-038	401	0.37 Ac	Colonial/2Sty	C	49 %	03/29/2023	\$490,000	3-ARM'S LENGTH	2,880	170.14	239,990	48.98 %	
30110	C -19-30-201-011	401	0.38 Ac	TriLevel/Quad	C	53 %	06/01/2022	\$425,000	3-ARM'S LENGTH	2,749	154.60	231,360	54.44 %	
30110	C -19-30-202-003	401	0.39 Ac	Colonial/2Sty	C	38 %	07/21/2023	\$394,675	3-ARM'S LENGTH	2,646	149.16	186,580	47.27 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 9								\$4,909,675		26,095	\$188.15	2,465,960		
Avg. Sale Price >								\$545,519		Avg. Ratio		50.23 %		
Analysis for Area > 30112 E.C.F. Table 30112Balm.Orch;Brought														
30112	C -19-30-203-016	401	0.40 Ac	Colonial/2Sty	C	61 %	06/29/2023	\$616,000	3-ARM'S LENGTH	2,511	245.32	304,970	49.51 %	
30112	C -19-30-226-006	401	0.51 Ac	TriLevel/Quad	C	54 %	11/27/2023	\$415,000	3-ARM'S LENGTH	2,735	151.74	227,620	54.85 %	
30112	C -19-30-228-001	401	0.53 Ac	Colonial/2Sty	C	46 %	04/08/2022	\$560,000	3-ARM'S LENGTH	2,529	221.43	267,540	47.78 %	
30112	C -19-30-228-006	401	0.69 Ac	Ranch	B	70 %	05/15/2023	\$875,000	3-ARM'S LENGTH	3,073	284.74	462,790	52.89 %	
30112	C -19-30-228-011	401	0.56 Ac	Colonial/2Sty	C	20	53 %	02/01/2024	\$979,999	3-ARM'S LENGTH	4,757	206.01	484,070	49.39 %
30112	C -19-30-251-012	401	0.37 Ac	Colonial/2Sty	C	53 %	06/30/2023	\$475,000	3-ARM'S LENGTH	2,068	229.69	246,570	51.91 %	
30112	C -19-30-276-004	401	0.51 Ac	TriLevel/Quad	C	56 %	06/27/2023	\$572,400	3-ARM'S LENGTH	3,419	167.42	284,700	49.74 %	
Total No. of Sales > 7								\$4,493,399		21,092	\$213.04	2,278,260		
Avg. Sale Price >								\$641,914		Avg. Ratio		50.70 %		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 30120 E.C.F. Table 30120HenryCarlsnEvelyn														
30120	C -19-30-226-020	401	0.44 Ac	Colonial/2Sty	BC	10	71 %	11/29/2023	\$680,000	3-ARM'S LENGTH	3,070	221.50	426,610	62.74 %
30120	C -19-30-226-024	401	0.46 Ac	Colonial/2Sty	BC	10	60 %	07/05/2022	\$870,000	3-ARM'S LENGTH	3,729	233.31	408,510	46.96 %
Total No. of Sales > 2										\$1,550,000	6,799	\$227.97	835,120	
										Avg. Sale Price >	\$775,000	Avg. Ratio	53.88 %	
Analysis for Area > 30130 E.C.F. Table 30130Walden Pond														
30130	C -19-30-276-029	401	0.66 Ac	Colonial/2Sty	BC	20	53 %	11/30/2022	\$663,000	3-ARM'S LENGTH	3,054	217.09	319,680	48.22 %
Total No. of Sales > 1										\$663,000	3,054	\$217.09	319,680	
										Avg. Sale Price >	\$663,000	Avg. Ratio	48.22 %	
Analysis for Area > 30150 E.C.F. Table 30150SlyFarms-n.of Map														
30150	C -19-30-427-008	401	1.13 Ac	Ranch	B		37 %	06/16/2022	\$555,000	3-ARM'S LENGTH	2,593	214.04	263,150	47.41 %
30150	C -19-30-476-023	401	1.24 Ac	Ranch	B		35 %	03/29/2024	\$530,000	3-ARM'S LENGTH	3,165	167.46	283,320	53.46 %
30150	C -19-30-477-009	401	1.25 Ac	Ranch	B		44 %	04/27/2023	\$625,000	3-ARM'S LENGTH	2,024	308.79	306,800	49.09 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
30150	C -19-30-477-014	401	0.78 Ac	Colonial/2Sty	B	10	59 %	03/12/2024	\$730,000	3-ARM'S LENGTH	2,621	278.84	368,340	50.46 %	
									\$2,440,000		10,400	\$234.62	1,221,610		
Total No. of Sales > 4															
									Avg. Sale Price >	\$610,000		Avg. Ratio		50.07 %	
Analysis for Area > 30151 E.C.F. Table 30151SlyFarms-newer															
30151	C -19-30-427-001	401	0.78 Ac	Contemporary	A	-20	97 %	03/29/2024	\$2,525,000	3-ARM'S LENGTH	5,268	479.31	1,262,040	49.98 %	
									\$2,525,000		5,268	\$479.31	1,262,040		
Total No. of Sales > 1															
									Avg. Sale Price >	\$2,525,000		Avg. Ratio		49.98 %	
Analysis for Area > 30152 E.C.F. Table 30152SlyFarms3-s.ofMap															
30152	C -19-31-226-007	401	1.91 Ac	Ranch	B	5	59 %	10/31/2023	\$912,000	3-ARM'S LENGTH	3,664	248.91	427,890	46.92 %	
30152	C -19-31-276-006	401	1.29 Ac	Ranch	B		43 %	04/26/2023	\$450,000	3-ARM'S LENGTH	2,192	205.29	213,660	47.48 %	
30152	C -19-31-276-008	401	1.38 Ac	Ranch	B	5	52 %	07/07/2023	\$731,000	3-ARM'S LENGTH	2,878	254.00	339,550	46.45 %	
									\$2,093,000		8,734	\$239.64	981,100		

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
Total No. of Sales > 3															
Avg. Sale Price >								\$697,667		Avg. Ratio		46.88 %			
Analysis for Area > 30154				E.C.F. Table 30154SlyFarms4&5-s.Map											
30154	C -19-32-101-012	401	0.92 Ac	Ranch	B	-5	39 %	06/13/2023	\$442,000	3-ARM'S LENGTH	4,807	253.73	102,820	23.26 %	
30154	C -19-32-101-029	401	0.51 Ac	Ranch	C	20	71 %	12/08/2023	\$535,000	3-ARM'S LENGTH	1,832	292.03	203,620	38.06 %	
30154	C -19-32-151-010	401	1.02 Ac	Ranch	B	5	59 %	09/13/2023	\$720,000	3-ARM'S LENGTH	2,565	280.70	364,450	50.62 %	
30154	C -19-32-151-010	401	1.02 Ac	Ranch	B	5	59 %	04/27/2022	\$535,000	3-ARM'S LENGTH	2,565	208.58	364,450	68.12 %	
								\$2,232,000		8,704		\$256.43		1,035,340	
Total No. of Sales > 4															
Avg. Sale Price >								\$558,000		Avg. Ratio		46.39 %			
Analysis for Area > 30200				E.C.F. Table 30200Apple Grove Condo											
30200	C -19-30-351-064	407	1.00 Ac	Ranch	C	20	70 %	03/31/2023	\$415,000	3-ARM'S LENGTH	2,518	164.81	292,540	70.49 %	
30200	C -19-30-351-067	407	1.00 Ac	Ranch	C	20	70 %	08/14/2023	\$650,000	3-ARM'S LENGTH	2,533	256.61	324,580	49.94 %	
30200	C -19-30-351-068	407	1.00 Ac	Ranch	C	20	71 %	10/11/2022	\$725,000	3-ARM'S LENGTH	2,518	287.93	323,740	44.65 %	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 3										\$1,790,000	7,569	\$236.49	940,860	
Avg. Sale Price >										\$596,667	Avg. Ratio		52.56 %	
Analysis for Area > 31100 E.C.F. Table 31100Meadowlake Wtr Fr														
31100	C -19-31-128-002	401	0.74 Ac	TriLevel/Quad	C	20	58 %	04/22/2022	\$745,000	3-ARM'S LENGTH	2,844	261.95	379,750	50.97 %
31100	C -19-31-128-024	401	1.09 Ac	Ranch	BC		59 %	08/15/2022	\$998,900	3-ARM'S LENGTH	2,569	388.83	546,890	54.75 %
31100	C -19-31-128-035	401	0.50 Ac	Ranch	C	20	56 %	05/30/2023	\$975,000	3-ARM'S LENGTH	3,006	324.35	438,650	44.99 %
Total No. of Sales > 3										\$2,718,900	8,419	\$322.95	1,365,290	
Avg. Sale Price >										\$906,300	Avg. Ratio		50.21 %	
Analysis for Area > 31110 E.C.F. Table 31110MeadowlkFrms;Mapl														
31110	C -19-31-102-016	401	0.82 Ac	Ranch	C		43 %	11/04/2022	\$354,500	3-ARM'S LENGTH	2,364	149.96	203,300	57.35 %
31110	C -19-31-104-006	401	0.63 Ac	Ranch	C		54 %	04/06/2022	\$574,900	3-ARM'S LENGTH	2,115	271.82	234,970	40.87 %
31110	C -19-31-104-007	401	0.62 Ac	Ranch	C		50 %	12/30/2022	\$398,500	3-ARM'S LENGTH	1,669	238.77	176,370	44.26 %

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31110	C -19-31-127-002	401	1.44 Ac	Ranch	C	15	45 %	05/26/2022	\$572,000	3-ARM'S LENGTH	2,244	254.90	259,780	45.42 %
31110	C -19-31-151-001	401	0.53 Ac	Colonial/2Sty	C	5	49 %	04/07/2022	\$465,000	3-ARM'S LENGTH	2,389	194.64	248,780	53.50 %
31110	C -19-31-151-013	401	0.72 Ac	Ranch	C		44 %	08/19/2022	\$435,000	3-ARM'S LENGTH	2,329	186.78	201,120	46.23 %
31110	C -19-31-153-012	401	0.74 Ac	Ranch	C	10	50 %	04/08/2022	\$570,000	3-ARM'S LENGTH	2,198	259.33	260,780	45.75 %
31110	C -19-31-153-028	401	0.55 Ac	Ranch	C	5	54 %	05/05/2023	\$380,000	3-ARM'S LENGTH	1,820	208.79	203,570	53.57 %
31110	C -19-31-201-004	401	0.58 Ac	Ranch	C	20	57 %	08/24/2022	\$419,000	3-ARM'S LENGTH	1,754	238.88	241,380	57.61 %
31110	C -19-31-202-023	401	0.81 Ac	Colonial/2Sty	C	10	55 %	09/20/2023	\$800,000	3-ARM'S LENGTH	2,987	267.83	382,350	47.79 %
31110	C -19-31-301-010	401	0.52 Ac	Ranch	C	10	42 %	02/23/2023	\$440,000	3-ARM'S LENGTH	2,482	177.28	231,870	52.70 %
31110	C -19-31-301-013	401	0.42 Ac	Ranch	C	10	55 %	10/14/2022	\$411,000	3-ARM'S LENGTH	2,625	156.57	251,070	61.09 %
31110	C -19-31-302-002	401	0.82 Ac	Colonial/2Sty	BC	-10	56 %	08/01/2023	\$725,000	3-ARM'S LENGTH	3,001	307.59	482,300	66.52 %
31110	C -19-31-327-005	401	1.50 Ac	Colonial/2Sty	C		81 %	07/14/2023	\$875,000	3-ARM'S LENGTH	2,909	300.79	454,580	51.95 %
31110	C -19-31-351-001	401	0.64 Ac	Colonial/2Sty	C		46 %	05/31/2022	\$595,000	3-ARM'S LENGTH	2,732	217.79	240,840	40.48 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
31110	C -19-31-351-011	401	0.54 Ac	Ranch	C	10	51 %	02/10/2023	\$362,000	3-ARM'S LENGTH	1,852	195.46	198,840	54.93 %
31110	C -19-31-351-016	401	0.63 Ac	Colonial/2Sty	C	5	54 %	06/17/2022	\$540,000	3-ARM'S LENGTH	2,174	248.39	257,290	47.65 %
31110	C -19-31-352-009	401	0.63 Ac	Colonial/2Sty	C		63 %	05/08/2023	\$630,000	3-ARM'S LENGTH	2,959	212.91	354,650	56.29 %
										\$9,546,900	41,959	\$227.53	4,883,840	

Total No. of Sales > 18

Avg. Sale Price > \$530,383

Avg. Ratio

51.16 %

Analysis for Area > 31120

E.C.F. Table 31120Inner Wds Blmfd;

31120	C -19-31-377-001	401	0.66 Ac	Colonial/2Sty	A	-10	75 %	12/16/2022	\$1,165,000	3-ARM'S LENGTH	5,480	212.59	581,830	49.94 %
										\$1,165,000	5,480	\$212.59	581,830	

Total No. of Sales > 1

Avg. Sale Price > \$1,165,000

Avg. Ratio

49.94 %

Analysis for Area > 31130

E.C.F. Table 31130Franklin Wds Mano

31130	C -19-31-327-014	401	0.52 Ac	Ranch	B	5	50 %	11/18/2022	\$453,750	3-ARM'S LENGTH	1,933	234.74	241,520	53.23 %
31130	C -19-31-327-014	401	0.52 Ac	Ranch	B	5	50 %	05/20/2022	\$475,000	3-ARM'S LENGTH	1,933	245.73	241,520	50.85 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
31130	C -19-31-376-009	401	0.54 Ac	Ranch	B	10	62 %	05/05/2022	\$750,000	3-ARM'S LENGTH	3,377	222.09	383,480	51.13 %
31130	C -19-31-401-014	401	0.69 Ac	TriLevel/Quad	B	30	60 %	04/28/2022	\$1,050,000	3-ARM'S LENGTH	7,031	149.34	552,960	52.66 %
31130	C -19-31-402-004	401	0.63 Ac	Ranch	B		39 %	09/25/2023	\$562,000	3-ARM'S LENGTH	1,667	337.13	179,710	31.98 %
31130	C -19-31-451-018	401	0.67 Ac	TriLevel/Quad	B	10	54 %	08/26/2022	\$468,000	3-ARM'S LENGTH	2,477	188.94	260,860	55.74 %
31130	C -19-31-451-028	401	0.53 Ac	TriLevel/Quad	B	10	55 %	04/08/2022	\$658,000	3-ARM'S LENGTH	3,100	212.26	266,670	40.53 %
Total No. of Sales > 7										\$4,416,750	21,518	\$205.26	2,126,720	
Avg. Sale Price >										\$630,964	Avg. Ratio		48.15 %	

Analysis for Area > 31140

E.C.F. Table 31140Franklin Ravines

31140	C -19-31-426-009	401	0.51 Ac	Colonial/2Sty	A	-10	72 %	08/15/2022	\$1,180,000	3-ARM'S LENGTH	4,391	268.73	456,680	38.70 %
31140	C -19-31-427-016	401	0.51 Ac	Colonial/2Sty	A	-10	66 %	01/05/2023	\$897,250	3-ARM'S LENGTH	5,182	173.15	535,840	59.72 %
31140	C -19-31-430-008	401	0.51 Ac	Colonial/2Sty	A	-10	72 %	01/12/2023	\$934,000	3-ARM'S LENGTH	5,014	186.28	511,020	54.71 %
Total No. of Sales > 3										\$3,011,250	14,587	\$206.43	1,503,540	

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$1,003,750	Avg. Ratio		49.93 %			
Analysis for Area > 31150 E.C.F. Table 31150Franklin Lk Hgts;														
31150	C -19-31-353-016	402	0.61 Ac		D	0 %	12/07/2023	\$477,000	3-ARM'S LENGTH	0	.00	4,280	.90 %	
Total No. of Sales > 1								\$477,000	0	\$.00	4,280			
Avg. Sale Price >								\$477,000	Avg. Ratio		0.90 %			
Analysis for Area > 31200 E.C.F. Table31200MeadowlakeHillsCondos														
31200	C -19-31-152-002	401	1.61 Ac	Ranch	B	15	93 %	06/15/2022	\$1,215,000	3-ARM'S LENGTH	2,483	489.33	573,770	47.22 %
31200	C -19-31-303-001	407	0.24 Ac	Ranch	B	15	97 %	04/06/2023	\$1,277,900	3-ARM'S LENGTH	2,491	513.01	636,070	49.77 %
31200	C -19-31-303-002	407	0.23 Ac	Ranch	B	15	97 %	02/24/2023	\$1,212,095	3-ARM'S LENGTH	2,468	491.12	629,220	51.91 %
31200	C -19-31-303-013	407	0.26 Ac	Ranch	B	15	97 %	04/01/2022	\$1,208,070	3-ARM'S LENGTH	2,499	483.42	627,040	51.90 %
31200	C -19-31-303-017	407	0.26 Ac	Ranch	B	15	97 %	03/06/2023	\$1,236,350	3-ARM'S LENGTH	2,479	498.73	601,280	48.63 %
Total No. of Sales > 5								\$6,149,415	12,420	\$495.12	3,067,380			

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Avg. Sale Price >								\$1,229,883	Avg. Ratio		49.88 %			
Analysis for Area > 32100 E.C.F. Table 32100Vachon														
32100	C -19-32-151-020	401	0.33 Ac	Colonial/2Sty	C	5	59 %	08/09/2023	\$544,000	3-ARM'S LENGTH	2,776	195.97	293,000	53.86 %
32100	C -19-32-151-021	401	0.36 Ac	Colonial/2Sty	C	5	64 %	02/03/2023	\$740,000	3-ARM'S LENGTH	2,756	268.51	340,040	45.95 %
32100	C -19-32-151-024	401	0.33 Ac	Ranch	C	5	59 %	04/05/2023	\$500,000	3-ARM'S LENGTH	2,290	218.34	236,970	47.39 %
32100	C -19-32-151-031	401	0.33 Ac	Colonial/2Sty	C	5	58 %	08/26/2022	\$580,000	3-ARM'S LENGTH	2,860	202.80	313,220	54.00 %
32100	C -19-32-151-037	401	0.38 Ac	Ranch	C	5	62 %	03/03/2023	\$480,000	3-ARM'S LENGTH	2,105	228.03	252,150	52.53 %
32100	C -19-32-152-010	401	0.35 Ac	Colonial/2Sty	C	5	58 %	08/24/2022	\$625,000	3-ARM'S LENGTH	2,668	234.26	295,750	47.32 %
Total No. of Sales > 6								\$3,469,000	15,455		\$224.46	1,731,130		
Avg. Sale Price >								\$578,167	Avg. Ratio		49.90 %			
Analysis for Area > 32110 E.C.F. Table 32110Sup.Plat #6														
32110	C -19-32-126-021	401	1.43 Ac	Ranch	B	10	72 %	03/17/2023	\$1,675,000	3-ARM'S LENGTH	6,423	260.78	753,140	44.96 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments	
32110	C -19-32-126-025	401	1.02 Ac	Ranch	C	20	38 %	03/14/2024	\$970,000	3-ARM'S LENGTH	3,900	390.34	414,170	42.70 %		
									\$2,645,000		8,908	\$296.92	1,167,310			
Total No. of Sales > 2																
									Avg. Sale Price >		\$1,322,500		Avg. Ratio		44.13 %	
Analysis for Area > 32120																
				E.C.F. Table 32120Birmingham Farms												
32120	C -19-32-201-012	401	0.31 Ac	TriLevel/Quad	C		52 %	05/31/2023	\$481,000	3-ARM'S LENGTH	2,279	211.06	196,170	40.78 %		
32120	C -19-32-201-017	401	0.35 Ac	TriLevel/Quad	C		53 %	03/08/2023	\$448,800	3-ARM'S LENGTH	2,625	170.97	223,240	49.74 %		
32120	C -19-32-202-027	401	0.35 Ac	TriLevel/Quad	C	10	53 %	05/04/2023	\$560,000	3-ARM'S LENGTH	2,363	236.99	220,360	39.35 %		
32120	C -19-32-202-033	401	0.30 Ac	Colonial/2Sty	C		52 %	01/06/2023	\$440,000	3-ARM'S LENGTH	2,749	160.06	248,710	56.53 %		
32120	C -19-32-204-003	401	0.32 Ac	Colonial/2Sty	C		56 %	08/30/2023	\$452,000	3-ARM'S LENGTH	2,169	208.39	237,980	52.65 %		
32120	C -19-32-204-025	401	0.32 Ac	TriLevel/Quad	C		53 %	06/27/2023	\$498,000	3-ARM'S LENGTH	2,458	202.60	209,640	42.10 %		
32120	C -19-32-204-036	401	0.29 Ac	Ranch	C		45 %	10/23/2023	\$355,000	3-ARM'S LENGTH	1,694	209.56	195,820	55.16 %		
32120	C -19-32-276-021	401	0.30 Ac	TriLevel/Quad	C		52 %	09/08/2023	\$506,400	3-ARM'S LENGTH	2,768	182.95	223,920	44.22 %		

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
32120	C -19-32-277-006	401	0.31 Ac	Colonial/2Sty	C	46 %	07/01/2022	\$460,000	3-ARM'S LENGTH	2,146	214.35	191,760	41.69 %	
32120	C -19-32-277-016	401	0.66 Ac	TriLevel/Quad	C	49 %	09/02/2022	\$410,000	3-ARM'S LENGTH	2,892	141.77	251,300	61.29 %	
32120	C -19-32-277-037	401	0.28 Ac	Ranch	C	62 %	04/08/2022	\$525,000	3-ARM'S LENGTH	1,578	332.70	246,540	46.96 %	
32120	C -19-32-278-001	401	0.30 Ac	Ranch	C	50 %	11/03/2023	\$460,000	3-ARM'S LENGTH	1,597	288.04	210,860	45.84 %	
32120	C -19-32-401-022	401	0.33 Ac	TriLevel/Quad	C	54 %	09/21/2023	\$435,000	3-ARM'S LENGTH	2,516	172.89	214,960	49.42 %	
32120	C -19-32-402-007	401	0.34 Ac	Colonial/2Sty	C	57 %	02/03/2023	\$580,000	3-ARM'S LENGTH	2,827	205.16	284,010	48.97 %	
32120	C -19-32-403-004	401	0.34 Ac	TriLevel/Quad	C	53 %	01/30/2024	\$750,000	3-ARM'S LENGTH	2,724	275.33	278,280	37.10 %	
32120	C -19-32-403-006	401	0.26 Ac	Colonial/2Sty	C	54 %	05/30/2023	\$625,000	3-ARM'S LENGTH	2,843	219.84	271,890	43.50 %	
32120	C -19-32-403-009	401	0.38 Ac	Ranch	C	53 %	03/15/2024	\$635,000	3-ARM'S LENGTH	1,793	354.16	255,780	40.28 %	
32120	C -19-32-426-005	401	0.33 Ac	TriLevel/Quad	C	56 %	08/31/2023	\$535,000	3-ARM'S LENGTH	2,437	219.53	246,640	46.10 %	
32120	C -19-32-451-009	401	0.32 Ac	TriLevel/Quad	C	54 %	12/14/2023	\$500,000	3-ARM'S LENGTH	2,992	167.11	231,700	46.34 %	
32120	C -19-32-451-016	401	0.32 Ac	Colonial/2Sty	C	54 %	05/17/2023	\$490,000	3-ARM'S LENGTH	2,751	178.12	260,430	53.15 %	

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
32120	C -19-32-451-025	401	0.39 Ac	Colonial/2Sty	C	57 %	09/14/2022	\$499,500	3-ARM'S LENGTH	2,496	200.12	275,450	55.15 %	
32120	C -19-32-451-026	401	0.32 Ac	Colonial/2Sty	C	57 %	09/07/2022	\$535,000	3-ARM'S LENGTH	3,121	171.42	296,820	55.48 %	
32120	C -19-32-452-021	401	0.33 Ac	Colonial/2Sty	C	48 %	04/20/2022	\$480,000	3-ARM'S LENGTH	2,306	208.15	213,270	44.43 %	
										\$11,660,700	56,124	\$207.77	5,485,530	

Total No. of Sales > 23

Avg. Sale Price > \$506,987

Avg. Ratio

47.04 %

Analysis for Area > 32130

E.C.F. Table 32130HillTop;OrchardVa

32130	C -19-32-303-017	401	0.67 Ac	Ranch	BC	48 %	05/09/2023	\$420,000	3-ARM'S LENGTH	1,046	401.53	197,170	46.95 %	
32130	C -19-32-304-002	401	0.61 Ac	Ranch	B -10	97 %	07/18/2023	\$1,350,000	3-ARM'S LENGTH	3,060	441.18	626,470	46.41 %	
32130	C -19-32-304-004	401	0.59 Ac	Colonial/2Sty	BC	60 %	07/07/2023	\$552,000	3-ARM'S LENGTH	2,835	194.71	296,260	53.67 %	
32130	C -19-32-305-008	401	0.82 Ac	Colonial/2Sty	BC	51 %	04/29/2022	\$519,200	3-ARM'S LENGTH	2,104	246.77	237,090	45.66 %	
32130	C -19-32-351-007	401	0.88 Ac	Ranch	BC	61 %	07/10/2023	\$547,500	3-ARM'S LENGTH	2,443	224.11	334,680	61.13 %	
										\$3,388,700	11,488	\$294.98	1,691,670	

Total No. of Sales > 5

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > 32140														
				E.C.F. Table 32140FranklinMill;Vill										
32140	C -19-32-351-022	401	0.52 Ac	Colonial/2Sty	BC	56 %	05/05/2023	\$787,000	3-ARM'S LENGTH	3,440	228.78	373,500	47.46 %	
32140	C -19-32-352-002	401	0.59 Ac	Ranch	C 10	57 %	05/09/2022	\$679,500	3-ARM'S LENGTH	2,853	238.17	380,050	55.93 %	
32140	C -19-32-376-002	401	0.54 Ac	Colonial/2Sty	BC	57 %	08/12/2022	\$775,000	3-ARM'S LENGTH	3,639	212.97	406,200	52.41 %	
Total No. of Sales > 3								\$2,241,500		9,932	\$225.68	1,159,750		
								Avg. Sale Price >	\$747,167		Avg. Ratio		51.74 %	
				Analysis for Area > 32145										
				E.C.F. Table 32145Millbrook/Acreage										
32145	C -19-32-326-020	401	1.26 Ac	Colonial/2Sty	BC 10	69 %	05/17/2022	\$782,500	3-ARM'S LENGTH	3,386	231.10	389,590	49.79 %	
Total No. of Sales > 1								\$782,500		3,386	\$231.10	389,590		
								Avg. Sale Price >	\$782,500		Avg. Ratio		49.79 %	
				Analysis for Area > 32150										
				E.C.F. Table 32150Spruce Hill										

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
32150	C -19-32-327-019	407	0.71 Ac	Colonial/2Sty	A	73 %	06/05/2023	\$1,395,000	3-ARM'S LENGTH	3,643	382.93	555,960	39.85 %	

\$1,395,000 3,643 \$382.93 555,960

Total No. of Sales > 1

Avg. Sale Price > \$1,395,000 Avg. Ratio 39.85 %

Analysis for Area > 32200

E.C.F. Table 32200 Brookside Village

32200	C -19-32-328-001	407	0.00 Ac	Colonial/2Sty	B	15	96 %	07/29/2022	\$1,900,000	3-ARM'S LENGTH	3,977	477.75	883,010	46.47 %
32200	C -19-32-328-002	407	0.00 Ac	Colonial/2Sty	B	15	97 %	06/30/2023	\$1,578,325	3-ARM'S LENGTH	4,002	394.38	836,140	52.98 %
32200	C -19-32-328-004	407	0.00 Ac	Colonial/2Sty	B	15	97 %	04/24/2023	\$1,630,000	3-ARM'S LENGTH	4,055	401.97	899,490	55.18 %
32200	C -19-32-328-006	407	0.00 Ac	Colonial/2Sty	B	15	97 %	08/12/2022	\$1,650,000	3-ARM'S LENGTH	4,013	411.16	880,070	53.34 %
32200	C -19-32-328-009	407	0.00 Ac	Colonial/2Sty	B	15	97 %	12/29/2023	\$2,061,769	3-ARM'S LENGTH	3,982	517.77	898,120	43.56 %

\$8,820,094 20,029 \$440.37 4,396,830

Total No. of Sales > 5

Avg. Sale Price > \$1,764,019 Avg. Ratio 49.85 %

Analysis for Area > 33100

E.C.F. Table 33100 O.H.CntryEst;Town

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
33100	C -19-33-151-020	401	1.12 Ac	Ranch	BC	-5	55 %	06/23/2023	\$750,000	3-ARM'S LENGTH	2,089	359.02	370,770	49.44 %

\$750,000

2,089

\$359.02

370,770

Total No. of Sales > 1

Avg. Sale Price > \$750,000

Avg. Ratio

49.44 %

Analysis for Area > 33110

E.C.F. Table 33110 O.H.CC S Course

33110	C -19-33-177-016	401	0.56 Ac	Ranch	C	5	56 %	07/20/2023	\$862,000	3-ARM'S LENGTH	3,057	281.98	436,890	50.68 %
33110	C -19-33-201-012	401	0.77 Ac	Ranch	C		46 %	01/26/2023	\$915,000	3-ARM'S LENGTH	3,417	267.78	386,090	42.20 %
33110	C -19-33-253-006	401	0.65 Ac	Ranch	C	-5	53 %	08/11/2022	\$550,000	3-ARM'S LENGTH	4,721	278.06	471,370	85.70 %

\$2,327,000

8,452

\$275.32

1,294,350

Total No. of Sales > 3

Avg. Sale Price > \$775,667

Avg. Ratio

55.62 %

Analysis for Area > 33120

E.C.F. Table 33120 BerkshrVilla;Glen

33120	C -19-33-302-031	401	1.08 Ac	Ranch	C	5	51 %	12/11/2023	\$585,000	3-ARM'S LENGTH	2,456	238.19	386,110	66.00 %
33120	C -19-33-401-015	401	0.83 Ac	Ranch	C	10	44 %	10/14/2022	\$720,000	3-ARM'S LENGTH	3,619	231.07	409,510	56.88 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
33120	C -19-33-402-011	401	0.86 Ac	Ranch	C	48 %	10/06/2023	\$642,000	3-ARM'S LENGTH	2,270	282.82	324,300	50.51 %	
33120	C -19-33-427-017	401	0.96 Ac	Colonial/2Sty	C	10	49 %	08/21/2023	\$499,500	3-ARM'S LENGTH	2,709	184.39	267,260	53.51 %
33120	C -19-33-452-001	401	0.99 Ac	Ranch	C	5	47 %	10/28/2022	\$740,000	3-ARM'S LENGTH	2,278	324.85	319,760	43.21 %
33120	C -19-33-452-013	401	0.98 Ac	Colonial/2Sty	C	5	43 %	07/08/2022	\$640,000	3-ARM'S LENGTH	4,415	144.96	325,730	50.90 %
33120	C -19-33-452-015	401	0.91 Ac	Colonial/2Sty	C		50 %	02/02/2024	\$575,000	3-ARM'S LENGTH	2,819	203.97	294,650	51.24 %
33120	C -19-33-452-017	401	0.86 Ac	Ranch	C	5	43 %	09/26/2023	\$778,000	3-ARM'S LENGTH	3,130	248.56	353,150	45.39 %
33120	C -19-33-477-004	401	0.98 Ac	TriLevel/Quad	C	5	43 %	05/09/2023	\$590,000	3-ARM'S LENGTH	2,682	219.99	249,530	42.29 %
33120	C -19-33-477-011	401	0.87 Ac	Colonial/2Sty	C	10	62 %	11/07/2023	\$1,000,000	3-ARM'S LENGTH	4,843	206.48	467,010	46.70 %
Total No. of Sales > 10								\$6,769,500		30,718	\$220.38	3,397,010		
								Avg. Sale Price > \$676,950			Avg. Ratio		50.18 %	

Analysis for Area > 33121

E.C.F. Table 33121BrkshrgIns/VlIs(N

33121	C -19-33-427-014	401	0.93 Ac	Colonial/2Sty	A	-10	78 %	06/20/2022	\$1,515,000	3-ARM'S LENGTH	5,047	300.18	881,710	58.20 %
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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class		% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
33121	C -19-33-451-002	401	0.85 Ac	Colonial/2Sty	B	10	82 %	03/07/2024	\$1,725,000	3-ARM'S LENGTH	4,553	378.87	731,540	42.41 %	
									\$3,240,000		9,600	\$337.50	1,613,250		
Total No. of Sales > 2															
									Avg. Sale Price >		\$1,620,000		Avg. Ratio		49.79 %
Analysis for Area > 34100 E.C.F. Table 34100Westchester Vlg															
34100	C -19-34-101-005	401	0.42 Ac	Ranch	C	5	43 %	02/24/2023	\$514,700	3-ARM'S LENGTH	1,465	351.33	239,100	46.45 %	
34100	C -19-34-101-006	401	0.42 Ac	Ranch	C	5	44 %	06/02/2023	\$450,000	3-ARM'S LENGTH	1,456	309.07	240,170	53.37 %	
34100	C -19-34-101-011	401	0.44 Ac	TriLevel/Quad	C	5	51 %	03/07/2024	\$655,000	3-ARM'S LENGTH	2,456	266.69	291,360	44.48 %	
34100	C -19-34-101-026	401	0.36 Ac	Ranch	C	5	53 %	02/02/2024	\$625,000	3-ARM'S LENGTH	1,704	366.78	265,930	42.55 %	
34100	C -19-34-102-023	401	0.37 Ac	Ranch	C	5	53 %	09/12/2023	\$442,000	3-ARM'S LENGTH	1,793	246.51	264,680	59.88 %	
34100	C -19-34-127-008	401	0.44 Ac	Ranch	C	5	55 %	06/24/2022	\$524,900	3-ARM'S LENGTH	1,849	283.88	315,100	60.03 %	
34100	C -19-34-127-010	401	0.49 Ac	TriLevel/Quad	C	5	52 %	02/23/2024	\$505,000	3-ARM'S LENGTH	2,629	192.09	314,370	62.25 %	
34100	C -19-34-151-003	401	0.44 Ac	Ranch	C	5	43 %	06/10/2022	\$435,000	3-ARM'S LENGTH	1,871	232.50	233,510	53.68 %	

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34100	C -19-34-152-013	401	0.50 Ac	TriLevel/Quad	C	5	55 %	11/30/2023	\$679,000	3-ARM'S LENGTH	2,922	232.38	365,440	53.82 %
34100	C -19-34-152-016	401	0.38 Ac	Ranch	C	5	47 %	03/17/2023	\$610,000	3-ARM'S LENGTH	2,658	301.53	330,750	54.22 %
34100	C -19-34-153-007	401	0.49 Ac	TriLevel/Quad	C	5	50 %	12/02/2022	\$770,000	3-ARM'S LENGTH	2,757	279.29	330,230	42.89 %
34100	C -19-34-177-003	401	0.43 Ac	Ranch	C	5	58 %	05/16/2022	\$615,000	3-ARM'S LENGTH	2,331	263.84	366,600	59.61 %
34100	C -19-34-180-003	401	0.43 Ac	Ranch	C	5	56 %	08/16/2022	\$825,000	3-ARM'S LENGTH	3,247	254.08	402,180	48.75 %
34100	C -19-34-202-008	401	0.41 Ac	Ranch	C	5	51 %	11/01/2022	\$561,900	3-ARM'S LENGTH	1,786	314.61	292,560	52.07 %
34100	C -19-34-251-002	401	0.49 Ac	Ranch	C	5	54 %	06/16/2023	\$685,000	3-ARM'S LENGTH	2,013	340.29	330,510	48.25 %
34100	C -19-34-253-006	401	0.39 Ac	Ranch	C	5	43 %	06/09/2022	\$760,000	3-ARM'S LENGTH	2,865	265.27	298,590	39.29 %
34100	C -19-34-253-014	401	0.36 Ac	Ranch	C	5	44 %	05/30/2023	\$640,000	3-ARM'S LENGTH	2,099	304.91	254,590	39.78 %
34100	C -19-34-254-004	401	0.36 Ac	Ranch	C	5	50 %	07/07/2022	\$445,000	3-ARM'S LENGTH	1,570	283.44	264,090	59.35 %
34100	C -19-34-276-020	401	0.45 Ac	Ranch	C	5	51 %	11/30/2022	\$475,000	3-ARM'S LENGTH	1,555	305.47	284,610	59.92 %
34100	C -19-34-277-004	401	0.36 Ac	Ranch	C	5	66 %	05/16/2022	\$847,100	3-ARM'S LENGTH	2,400	352.96	372,850	44.01 %

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34100	C -19-34-326-007	401	0.38 Ac	Colonial/2Sty	C	10	50 %	04/26/2023	\$650,000	3-ARM'S LENGTH	2,299	282.73	327,420	50.37 %
34100	C -19-34-326-010	401	0.38 Ac	Colonial/2Sty	C	10	50 %	05/27/2022	\$680,000	3-ARM'S LENGTH	2,359	288.26	331,240	48.71 %
34100	C -19-34-328-003	401	0.55 Ac	Ranch	C	5	51 %	07/13/2023	\$555,000	3-ARM'S LENGTH	0	353.73	142,440	25.66 %
34100	C -19-34-328-009	401	0.37 Ac	Colonial/2Sty	C	10	54 %	08/26/2022	\$690,000	3-ARM'S LENGTH	2,526	273.16	367,730	53.29 %
34100	C -19-34-328-012	401	0.39 Ac	Colonial/2Sty	C	10	53 %	04/15/2022	\$800,000	3-ARM'S LENGTH	2,778	287.98	382,900	47.86 %
Total No. of Sales > 25									\$15,439,600	54,322	\$284.22	7,608,950		
Avg. Sale Price >									\$617,584	Avg. Ratio		49.28 %		

Analysis for Area > 34101

E.C.F. Table 34101WestchestrVlg-new

34101	C -19-34-102-005	401	0.38 Ac	Colonial/2Sty	B		97 %	03/22/2023	\$1,800,000	3-ARM'S LENGTH	3,869	465.24	843,540	46.86 %
34101	C -19-34-103-024	401	0.38 Ac	Colonial/2Sty	B	10	97 %	09/27/2023	\$2,002,161	3-ARM'S LENGTH	3,939	508.29	962,800	48.09 %
34101	C -19-34-130-011	401	0.44 Ac	Colonial/2Sty	B		95 %	06/03/2022	\$1,650,000	3-ARM'S LENGTH	3,708	444.98	811,810	49.20 %
34101	C -19-34-152-006	401	0.40 Ac	Colonial/2Sty	B		98 %	01/10/2024	\$2,015,000	3-ARM'S LENGTH	4,015	501.87	891,180	44.23 %

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Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
34101	C -19-34-152-008	401	0.37 Ac	Colonial/2Sty	B	15	97 %	09/20/2022	\$1,675,000	3-ARM'S LENGTH	3,608	464.25	865,190	51.65 %
34101	C -19-34-176-018	401	0.39 Ac	Colonial/2Sty	B	-10	96 %	01/05/2024	\$1,700,000	3-ARM'S LENGTH	4,064	418.31	829,100	48.77 %
34101	C -19-34-176-018	401	0.39 Ac	Colonial/2Sty	B	-10	96 %	01/04/2024	\$1,700,000	3-ARM'S LENGTH	4,064	418.31	829,100	48.77 %
34101	C -19-34-178-004	401	0.36 Ac	Colonial/2Sty	BC		93 %	08/17/2022	\$1,347,000	3-ARM'S LENGTH	3,468	388.41	643,270	47.76 %
34101	C -19-34-180-002	401	0.44 Ac	Colonial/2Sty	B		97 %	06/06/2023	\$1,815,000	3-ARM'S LENGTH	3,726	487.12	804,090	44.30 %
34101	C -19-34-201-007	401	0.43 Ac	Colonial/2Sty	B	-10	88 %	08/30/2022	\$1,810,000	3-ARM'S LENGTH	4,943	366.17	959,000	52.98 %
34101	C -19-34-251-007	401	0.36 Ac	Colonial/2Sty	B	10	97 %	06/01/2022	\$1,681,696	3-ARM'S LENGTH	4,017	418.64	947,130	56.32 %
34101	C -19-34-253-005	401	0.39 Ac	Colonial/2Sty	B	10	97 %	06/08/2022	\$1,692,000	3-ARM'S LENGTH	3,868	437.44	981,060	57.98 %
34101	C -19-34-276-006	401	0.43 Ac	Colonial/2Sty	B	10	97 %	07/21/2022	\$1,650,000	3-ARM'S LENGTH	4,081	404.31	922,240	55.89 %
34101	C -19-34-276-021	401	0.43 Ac	Colonial/2Sty	B	-15	97 %	04/28/2023	\$1,625,000	3-ARM'S LENGTH	4,133	393.18	818,870	50.39 %
34101	C -19-34-328-001	401	0.49 Ac	Colonial/2Sty	B		97 %	02/28/2023	\$1,795,000	3-ARM'S LENGTH	3,786	474.12	925,870	51.58 %
34101	C -19-34-426-006	401	0.36 Ac	Colonial/2Sty	B		97 %	12/15/2022	\$1,792,000	3-ARM'S LENGTH	3,915	457.73	814,090	45.43 %

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Total No. of Sales > 16										\$27,749,857	63,204	\$439.05	13,848,340	
Avg. Sale Price >										\$1,734,366	Avg. Ratio		49.90 %	
Analysis for Area > 34110 E.C.F. Table 34110Blmfd Village #5														
34110	C -19-34-226-015	401	0.25 Ac	Ranch	C	-10	53 %	06/07/2022	\$415,000	3-ARM'S LENGTH	1,463	283.66	227,550	54.83 %
34110	C -19-34-226-026	401	0.24 Ac	Ranch	C	-10	51 %	01/09/2024	\$428,000	3-ARM'S LENGTH	1,489	287.44	226,590	52.94 %
34110	C -19-34-227-008	401	0.32 Ac	Ranch	C	-10	55 %	01/29/2024	\$475,000	3-ARM'S LENGTH	1,284	369.94	229,800	48.38 %
34110	C -19-34-228-009	401	0.23 Ac	Ranch	C	-10	51 %	02/03/2023	\$481,000	3-ARM'S LENGTH	1,845	260.70	245,470	51.03 %
34110	C -19-34-228-016	401	0.29 Ac	Ranch	C	-10	50 %	03/15/2024	\$522,500	3-ARM'S LENGTH	1,419	368.22	236,670	45.30 %
34110	C -19-34-229-001	401	0.28 Ac	Colonial/2Sty	B		52 %	05/12/2022	\$665,000	3-ARM'S LENGTH	2,509	265.05	357,720	53.79 %
34110	C -19-34-229-005	401	0.34 Ac	Ranch	C	-10	49 %	05/04/2022	\$500,000	3-ARM'S LENGTH	1,499	333.56	244,830	48.97 %
34110	C -19-34-230-003	401	0.23 Ac	Ranch	C	-10	51 %	05/11/2022	\$460,000	3-ARM'S LENGTH	1,512	304.23	221,940	48.25 %
34110	C -19-34-231-022	401	0.30 Ac	Ranch	C	-10	50 %	03/28/2024	\$558,500	3-ARM'S LENGTH	1,758	317.69	243,790	43.65 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
34110	C -19-34-232-013	401	0.24 Ac	Colonial/2Sty	C	-5	53 %	07/31/2023	\$457,500	3-ARM'S LENGTH	1,583	289.01	201,000	43.93 %
34110	C -19-34-277-029	401	0.24 Ac	Ranch	C	-10	48 %	07/20/2023	\$336,000	3-ARM'S LENGTH	1,420	236.62	207,050	61.62 %
										\$5,298,500	17,781	\$297.99	2,642,410	

Total No. of Sales > 11

Avg. Sale Price > \$481,682

Avg. Ratio

49.87 %

Analysis for Area > 34112

E.C.F. Table 34112Bassett Home Site

34112	C -19-34-226-005	401	0.28 Ac	Ranch	C		65 %	08/31/2023	\$615,000	3-ARM'S LENGTH	1,942	316.68	293,230	47.68 %
34112	C -19-34-226-005	401	0.28 Ac	Ranch	C		65 %	04/10/2023	\$562,050	3-ARM'S LENGTH	1,942	289.42	293,230	52.17 %
										\$1,177,050	3,884	\$303.05	586,460	

Total No. of Sales > 2

Avg. Sale Price > \$588,525

Avg. Ratio

49.82 %

Analysis for Area > 34120

E.C.F. Table 34120S P Berkshire For

34120	C -19-34-376-002	401	1.80 Ac	Ranch	BC		65 %	06/14/2023	\$1,800,000	3-ARM'S LENGTH	4,645	387.51	637,930	35.44 %
34120	C -19-34-376-003	401	3.61 Ac	Colonial/2Sty	BC	5	56 %	10/13/2022	\$918,000	3-ARM'S LENGTH	3,939	233.05	529,960	57.73 %

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Total No. of Sales > 2								\$2,718,000		8,584	\$316.64	1,167,890		
Avg. Sale Price >								\$1,359,000		Avg. Ratio		42.97 %		
Analysis for Area > 34121 E.C.F. Table 34121S.P.BrkshForst(ne														
34121	C-19-34-377-004	401	1.82 Ac	Colonial/2Sty	B	15	97 %	10/27/2022	\$1,950,000	3-ARM'S LENGTH	4,317	451.70	964,560	49.46 %
Total No. of Sales > 1								\$1,950,000		4,317	\$451.70	964,560		
Avg. Sale Price >								\$1,950,000		Avg. Ratio		49.46 %		
Analysis for Area > 34130 E.C.F. Table 34130Huntington Valley														
34130	C-19-34-451-002	401	0.96 Ac	Ranch	BC		52 %	10/18/2022	\$730,000	3-ARM'S LENGTH	2,654	275.06	363,590	49.81 %
Total No. of Sales > 1								\$730,000		2,654	\$275.06	363,590		
Avg. Sale Price >								\$730,000		Avg. Ratio		49.81 %		