

Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

5242 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-012-00	03/07/2023 4012	407	517,500	145,031	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	87	372,469	337,520	1.104



3903 CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-004-00	01/24/2023 4012	407	340,000	136,689	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	QUADPLEX	67	203,311	173,032	1.175



2179 HAMMOND PLACE CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-005-00	12/29/2022 4012	407	255,000	130,786	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	71	124,214	137,368	0.904



3671 COURTNEY PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-054-00	11/28/2022 4012	407	398,000	134,910	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	71	263,090	249,926	1.053



HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-122-024-00	11/18/2022 4012	401	328,000	112,624	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	74	215,376	163,727	1.315



2983 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-112-008-00	11/08/2022 4012	407	232,000	112,425	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	QUADPLEX	72	119,575	130,863	0.914



2078 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-021-00	11/03/2022 4012	407	320,000	149,316	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	81	167,012	151,677	1.101
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	3672	3335	1.101		



1500 KENT ST 7

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-017-00	10/28/2022 4012	407	388,500	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	81	297,402	232,760	1.278



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

3126 ASPEN BLF

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-316-051-00	10/19/2022 4012	407	430,000	63,086	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX	84	366,914	314,953	1.165



2993 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-112-002-00	10/17/2022 4012	407	295,000	112,425	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	QUADPLEX	72	182,575	130,863	1.395



1318 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-079-007-00	10/14/2022 4012	407	344,000	132,426	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	75	211,574	207,350	1.020



5235 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-002-00	10/07/2022 4012	407	479,000	145,129	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	89	333,871	338,264	0.987



FLORESTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-188-027-00	10/07/2022 4012	407	365,000	100,476	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	81	264,524	199,914	1.323



3814 RIDGEWAY PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-025-00	10/06/2022 4012	407	305,000	128,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	QUADPLEX	70	176,755	204,582	0.864



2820 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-112-037-00	09/21/2022 4012	407	275,000	112,302	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	QUADPLEX	73	162,698	115,470	1.409



2885 PRINCETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-085-017-00	09/15/2022 4012	401	342,500	85,717	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	49	256,783	123,444	2.080



Neighborhoods Used: 4012,4012 DUPLEX/TOWNHOUSES

1443 NEWPORT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-076-00	09/14/2022 4012	407	440,000	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Home	TWO-STORY	85	348,902	240,477	1.451



2090 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-018-00	09/07/2022 4012	407	335,000	150,432	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	81	180,176	136,803	1.317
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		4392	3335	1.317	



1199 TERRACE BLUFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-316-045-00	07/28/2022 4012	407	380,000	63,381	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	80	316,619	251,684	1.258



1466 NEWPORT ST 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-060-00	07/26/2022 4012	407	285,000	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	81	193,902	153,794	1.261



CHESTNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-014-00	07/26/2022 4012	407	418,000	146,302	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	83	271,698	284,027	0.957



1265 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-079-034-00	07/20/2022 4012	407	335,000	131,136	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	76	203,864	216,832	0.940



2055 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-053-00	07/15/2022 4012	407	565,000	154,764	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	1-1/2 STORY	87	406,277	342,259	1.187
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		3959	3335	1.187	



2839 BEECH TREE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-216-011-00	06/28/2022 4012	407	365,000	154,556	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	82	210,444	207,752	1.013



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

2106 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-044-00	06/10/2022 4012	407	335,000	149,419	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Home	RANCH	83	181,328	142,182	1.275
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	4253	3335	1.275		



1466 NEWPORT ST 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-052-00	06/06/2022 4012	407	289,000	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	81	197,902	195,599	1.012



3922 CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-012-00	05/25/2022 4012	407	450,000	136,458	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	68	313,542	231,835	1.352



2964 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-114-004-00	05/11/2022 4012	407	275,000	124,998	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	80	150,002	198,963	0.754



HILLSIDE TERRACE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-047-017-02	04/20/2022 4012	407	357,000	114,047	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	86	242,953	253,129	0.960



1310 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-079-010-00	04/15/2022 4012	407	365,000	131,474	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	74	233,526	212,256	1.100



3233 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-027-00	04/13/2022 4012	407	331,950	148,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	81	180,081	169,873	1.060
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	3535	3335	1.060		



2204 HAMMOND PLACE CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-040-00	04/01/2022 4012	407	290,000	138,128	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	72	151,872	137,624	1.104



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

2128 HAMMOND PLACE WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-011-00	03/18/2022 4012	407	256,650	138,435	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
ex	RANCH	71	118,215	129,992	0.909



3919 CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-002-00	03/03/2022 4012	407	259,500	132,090	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	63	127,410	132,474	0.962



1713 WOODWARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-192-010-00	02/17/2022 4012	407	230,000	101,633	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	87	128,367	117,342	1.094



2180 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-413-012-00	01/18/2022 4012	407	630,000	171,041	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	94	458,959	533,718	0.860



2 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-007-00	01/14/2022 4012	407	433,000	145,045	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	87	287,955	290,491	0.991



1748 LINDEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-340-019-00	01/10/2022 4012	401	392,000	121,973	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	76	270,027	225,508	1.197



3754 COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-111-010-00	01/07/2022 4012	407	492,500	154,852	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	76	337,648	328,157	1.029



1760 WOODWARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-188-043-00	12/17/2021 4012	407	276,000	100,889	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	82	175,111	191,483	0.914



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

3717 EASTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-035-00	11/29/2021 4012	407	400,000	134,672	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Home	QUADPLEX	67	265,328	223,205	1.189



1443 NEWPORT ST 9

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-079-00	11/23/2021 4012	407	275,900	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	85	184,802	203,288	0.909



2149 AVON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-063-00	11/15/2021 4012	407	415,000	153,780	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	QUADPLEX	92	258,813	358,668	0.722
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	2407	3335	0.722		



1199 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-122-045-00	11/05/2021 4012	401	270,000	112,153	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	77	157,847	150,559	1.048



AVON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-064-00	10/19/2021 4012	407	405,000	153,780	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	QUADPLEX	92	248,616	318,433	0.781
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	2604	3335	0.781		



1275 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-079-035-00	10/18/2021 4012	407	302,000	130,877	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	76	171,123	262,976	0.651



1748 LINDEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-340-019-00	10/05/2021 4012	401	299,500	121,973	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	76	177,527	225,508	0.787



3664 COURTNEY PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-057-00	09/30/2021 4012	407	295,000	135,391	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	76	159,609	187,130	0.853



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

3235 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-029-00	09/15/2021 4012	407	260,000	148,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Home	TWO-STORY	81	109,552	172,839	0.634
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	2114	3335	0.634		



3914 CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-011-00	09/03/2021 4012	407	350,000	141,453	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	64	208,547	244,637	0.852



5203 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-006-00	08/20/2021 4012	407	412,500	144,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	89	268,092	274,525	0.977



1427 NEWPORT ST 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-095-00	08/11/2021 4012	407	325,000	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	85	233,902	237,443	0.985



5 KENT ST 4

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-264-104-00	07/23/2021 4012	407	298,500	91,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	84	207,402	232,822	0.891



2193 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-058-00	07/12/2021 4012	407	273,500	128,695	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	66	144,805	125,582	1.153



1762 WOODWARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-188-044-00	06/23/2021 4012	407	235,000	98,755	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	80	136,245	187,608	0.726



3220 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-413-006-00	06/18/2021 4012	407	650,000	170,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
in Home	QUADPLEX	94	479,160	428,021	1.119



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

1346 TERRACE BLUFF DR
Parcel Number 05-316-017-00
Occupancy Duplex
Style DUPLEX
Valid Sale 06/10/2021 4012
Class 407
AdjSalePrice 349,500
LandValue 63,170
%Good 83
ResidualValue 286,330
CostByManual 318,514
E.C.F. 0.899



3621 COURTNEY PL
Parcel Number 05-317-081-00
Occupancy Duplex
Style RANCH
Valid Sale 05/21/2021 4012
Class 407
AdjSalePrice 270,000
LandValue 133,384
%Good 75
ResidualValue 136,616
CostByManual 187,455
E.C.F. 0.729



2228 CHELSEA LN
Parcel Number 05-413-007-00
Occupancy Town Home
Style QUADPLEX
Valid Sale 04/30/2021 4012
Class 407
AdjSalePrice 389,900
LandValue 167,534
%Good 92
ResidualValue 222,366
CostByManual 427,316
E.C.F. 0.520



1511 KENT ST 2
Parcel Number 05-264-022-00
Occupancy Town Home
Style TWO-STORY
Valid Sale 04/30/2021 4012
Class 407
AdjSalePrice 249,900
LandValue 91,098
%Good 81
ResidualValue 158,802
CostByManual 195,599
E.C.F. 0.812



4 TERRACE BLUFF DR
Parcel Number 05-316-029-00
Occupancy Duplex
Style RANCH
Valid Sale 04/29/2021 4012
Class 407
AdjSalePrice 272,500
LandValue 63,517
%Good 91
ResidualValue 208,983
CostByManual 254,213
E.C.F. 0.822



1285 TERRACE BLUFF DR
Parcel Number 05-316-005-00
Occupancy Duplex
Style DUPLEX
Valid Sale 04/27/2021 4012
Class 407
AdjSalePrice 248,000
LandValue 61,921
%Good 80
ResidualValue 186,079
CostByManual 205,706
E.C.F. 0.905



2196 HAMMOND PLACE WEST
Parcel Number 05-132-019-00
Occupancy Duplex
Style RANCH
Valid Sale 04/26/2021 4012
Class 407
AdjSalePrice 198,000
LandValue 129,407
%Good 71
ResidualValue 68,593
CostByManual 133,251
E.C.F. 0.515



1159 HEMINGWAY LN
Parcel Number 05-122-054-00
Occupancy Duplex
Style RANCH
Valid Sale 04/06/2021 4012
Class 401
AdjSalePrice 275,000
LandValue 118,676
%Good 78
ResidualValue 156,324
CostByManual 171,015
E.C.F. 0.914



