

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
14-070-013-021-01	CONRAD RD	11/02/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$77,661	\$2,339	\$4,839	0.483	AGRICULTURAL
14-070-018-016-01	70367 IRONWOOD DR	09/28/20	\$220,000	WD	22-OUTLIER	\$220,000	\$156,908	\$63,092	\$119,294	0.529	AGRICULTURAL
14-030-016-221-00	25500 JEFFERSON CENTER	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,027	\$83,973	\$104,245	0.806	AGRICULTURAL
14-010-011-195-01	WILLIAMSVILLE	01/20/21	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$24,674	\$104,226	\$136,034	0.766	AGRICULTURAL
14-060-008-136-01	20560 GRANGE	02/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,839	\$112,161	\$172,607	0.650	AGRICULTURAL
14-060-020-345-10	20875 OLD 205	01/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$9,182	\$140,818	\$170,433	0.826	AGRICULTURAL
14-120-004-006-80	13738 HARVEY ST	11/18/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$43,861	\$105,139	\$142,108	0.740	AGRICULTURAL
Totals:			\$992,900			\$992,900		\$611,748	\$849,560		

E.C.F. =>	0.720	
Ave. E.C.F. =>	0.686	AGRICULTURAL
USE ==>	0.720	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
14-070-610-036-00	71222 KESTREL DR	10/08/20	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$91,405	\$513,595	\$561,200	0.915	KESTREL HILLS
14-070-615-059-00	71344 KESTREL DR	12/04/20	\$667,000	WD	03-ARM'S LENGTH	\$665,000	\$98,923	\$566,077	\$509,364	1.111	KESTREL HILLS
14-070-615-064-00	71373 KESTREL DR	06/08/20	\$545,000	WD	03-ARM'S LENGTH	\$544,999	\$109,575	\$435,424	\$409,548	1.063	KESTREL HILLS
Totals:			\$1,817,000			\$1,814,999		\$1,515,096	\$1,480,113		

E.C.F. =>	1.024	
Ave. E.C.F. =>	1.030	KESTREL HILLS
USE ==>	1.020	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
14-070-620-042-00	71467 FOREST EAGLE LN	11/18/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$125,371	\$524,629	\$587,342	0.893	THE RESERVES
14-070-620-048-00	32822 OLD POST RD	05/11/22	\$1,000,000	WD	03-ARM'S LENGTH	\$999,800	\$135,945	\$863,855	\$955,784	0.904	THE RESERVES
14-070-620-056-00	71479 DEER RIDGE CT	10/31/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$101,090	\$618,910	\$584,800	1.058	THE RESERVES
14-070-620-063-00	71473 RIDGEWOOD CT	05/31/22	\$825,000	WD	03-ARM'S LENGTH	\$820,000	\$113,130	\$706,870	\$550,132	1.285	THE RESERVES
14-070-620-081-00	33192 OLD POST RD	12/15/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$116,873	\$533,127	\$434,628	1.227	THE RESERVES
14-070-620-099-00	33197 GLEN EAGLE CT	07/08/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$98,418	\$236,582	\$298,796	0.792	THE RESERVES
14-070-620-111-00	33035 LAKE FOREST CT	08/22/22	\$1,275,000	WD	03-ARM'S LENGTH	\$1,265,925	\$123,520	\$1,142,405	\$988,540	1.156	THE RESERVES
14-070-620-114-00	33055 LAKE FOREST CT	11/18/20	\$575,100	OTH	03-ARM'S LENGTH	\$572,293	\$98,895	\$473,398	\$553,538	0.855	THE RESERVES
14-070-620-131-00	33044 LAKE FOREST CT	08/15/22	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$107,528	\$917,472	\$835,635	1.098	THE RESERVES
14-070-620-131-00	33044 LAKE FOREST CT	03/04/22	\$878,000	WD	22-OUTLIER	\$878,000	\$107,528	\$770,472	\$835,635	0.922	THE RESERVES
Totals:			\$7,933,100			\$7,916,018		\$6,787,720	\$6,624,830		

E.C.F. =>	1.025	THE RESERVES &
Ave. E.C.F. =>	1.019	NEW SUBS
USE ==>	1.030	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
14-070-001-014-25	28815 RUNKLE ST	09/24/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$34,770	\$163,230	\$215,706	0.757	RRES	
14-070-002-005-01	29217 RUNKLE ST	09/15/20	\$175,000	WD	03-ARM'S LENGTH	\$163,000	\$77,336	\$85,664	\$83,145	1.030	RRES	
14-070-002-020-10	68323 BEEBE RD	12/07/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$87,552	\$202,448	\$261,097	0.775	RRES	
14-070-002-020-20	68383 BEEBE RD	06/26/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$90,402	\$264,598	\$304,260	0.870	RRES	
14-070-003-006-00	68039 BEEBE RD	12/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$41,902	\$188,098	\$185,760	1.013	RRES	
14-070-003-011-00	68162 BEEBE RD	04/27/20	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$41,593	\$56,907	\$68,988	0.825	RRES	
14-070-004-010-45	68694 ALICE LN	05/01/20	\$505,000	WD	03-ARM'S LENGTH	\$485,000	\$144,526	\$340,474	\$362,097	0.940	RRES	
14-070-004-014-02	68849 BOGEY LN	01/26/22	\$483,000	WD	32-SPLIT VACANT	\$483,000	\$60,838	\$422,162	\$354,154	1.192	RRES	
14-070-007-038-00	33764 JUDY LN	09/17/20	\$150,000	WD	21-NOT USED/OTHER	\$150,000	\$27,589	\$122,411	\$134,114	0.913	RRES	
14-070-008-016-00	32654 US 12	11/12/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$48,811	\$149,189	\$156,455	0.954	RRES	
14-070-009-018-31	69805 GUMWOOD RD	04/05/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$65,280	\$76,720	\$122,640	0.626	RRES	
14-070-010-004-30	69091 LEET RD	11/17/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$110,242	\$399,758	\$508,607	0.786	RRES	
14-070-011-026-00	69875 BRUSH RD	10/09/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$38,623	\$201,377	\$169,751	1.186	RRES	
14-070-014-005-10	70090 BRUSH RD	09/30/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$72,965	\$337,035	\$327,605	1.029	RRES	
14-070-014-026-06	29818 REDFIELD ST	12/20/21	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$135,250	\$114,750	\$127,019	0.903	RRES	
14-070-015-018-00	30954 US 12	08/21/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$20,008	\$113,992	\$123,029	0.927	RRES	
14-070-015-038-00	30296 REDFIELD ST	07/02/21	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$105,383	\$258,617	\$253,709	1.019	RRES	
14-070-018-001-10	33113 BERTRAND ST	06/09/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$46,936	\$124,064	\$111,355	1.114	RRES	
14-070-018-016-01	70367 IRONWOOD DR	09/28/20	\$220,000	WD	22-OUTLIER	\$220,000	\$196,906	\$23,094	\$42,267	0.546	RRES	
14-070-018-032-00	70262 IRONWOOD DR	08/27/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,102	\$149,898	\$140,936	1.064	RRES	
14-070-018-039-00	33822 BERTRAND ST	08/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$50,189	\$149,811	\$158,660	0.944	RRES	
14-070-018-057-00	33850 REDFIELD ST	04/23/20	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$26,862	\$97,638	\$122,442	0.797	RRES	
14-070-018-062-00	70462 IRONWOOD DR	10/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,783	\$85,217	\$85,969	0.991	RRES	
14-070-018-065-20	33620 BERTRAND ST	08/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$56,250	\$203,750	\$194,864	1.046	RRES	
14-070-018-084-00	70698 BATCHELOR DR	04/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$149,849	\$190,151	\$245,710	0.774	RRES	
14-070-022-011-01	71156 FIR RD	10/15/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$146,958	\$328,042	\$321,183	1.021	RRES	
14-070-023-008-42	71336 BONFIRE TRL	10/08/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$133,010	\$229,490	\$241,209	0.951	RRES	
14-070-150-016-00	33465 BELL ST	04/07/20	\$231,750	WD	03-ARM'S LENGTH	\$231,750	\$105,411	\$126,339	\$163,948	0.771	RRES	
14-070-150-026-30	69755 IRONWOOD DR	08/23/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$64,633	\$130,367	\$199,562	0.653	RRES	
14-070-500-002-00	70944 CARTER AVE	10/22/21	\$108,000	OTH	21-NOT USED/OTHER	\$108,000	\$20,523	\$87,477	\$126,610	0.691	RRES	
14-070-500-014-00	70927 CARTER AVE	07/03/20	\$165,000	WD	03-ARM'S LENGTH	\$164,900	\$25,603	\$139,297	\$128,905	1.081	RRES	
Totals:			\$7,955,250			\$7,923,150		\$5,562,065	\$6,041,754			
										E.C.F. =>	0.921	
										Ave. E.C.F. =>	0.909	RRES
										USE ==>	0.920	