

Glen Arbor Township

Assessing Officers Report January 2024

Sales Summary 2023 for the year 2024 Assessments:

County Equalization Ratio Studies come in as follows:

- Commercial: 45.56%, mark-to-market assessment increase \$78,922,200;
- Residential: 39.75%, mark-to-market assessment increase \$228,665,557;
 - Prior year's residential assessment increases:
 - **2023, 42.01%**; \$131,157,590;
 - **2022, 47.79%** \$31,275,611;
 - **2021, 48.94%** \$13,830,106.

The capped taxable value formula will limit taxable value increases to 5% of the inflation rate multiplier. The Headlee Rollback will reduce millage rates to limit revenue gains to the rate of inflation and new construction. In December 2023, US. Dept of Labor All Items CPI continues a downward trend, at 306.746. The Michigan Inflation Rate Multiplier is on a fiscal year using the average of Oct-22 to Sept-23 of 302.289 to the average Oct-23 to Sept-24, year to date at 307.156, putting the estimated 2025 Inflation Rate Multiplier at 1.6%.

We anticipate similar mark-to-market assessed value increases on the 2025 assessments because sales ratios remain in the 35% range. At the National level, average year-over-year resale gains will likely be 5% by this time next year. Millennials, the largest generation in U.S. history, will continue to put long-term pressure on inventory despite relative unaffordability. The CoreLogic National Home Price Index, measuring price change in repeat sales in 20 major U.S. cities, continues to trend upward. Their December 26th, 2023 report states, "U.S. home prices accelerated at their fastest annual rate of the year in October," with Detroit reporting the highest year-over-year gain among the 20 cities with an 8.1% increase in October, followed again by San Diego with a 7.2% increase. The U.S. National Index is up 312.95% from the year 2000 prices.

- \$885,000 on 11/1/2023 after selling for \$577,500 on 9/14/2018, 53% gain, 10% annually.
- \$265,000 9/1/2023 after selling for \$183,330 on 5/12/21, 45% gain, 19% annually.
- \$176,000 on 8/29/23 after selling for \$91,000 on 9/17/2020, 93% gain, 31% annually.
- \$395,000 on 9/8/2023 after selling for \$215,000 on 2/5/2021, 84% gain, 32% annually.
- \$260,000 on 2/13/2023 after selling for \$183,330 on 5/13/21, 42% gain, 23% annually.
- \$2,350,000 on 2/13/2023 after selling for \$2,175,000 on 7/2/2022, gain 8%, 13% annually.
- \$425,000 on 1/26/2023 after selling for \$130,000 on 1/12/2017, gain 227%, 37% annually.
- \$735,000 on 2/6/2023 after selling for \$549,00 on 6/15/2021, gain 34%, 20% annually.

The sales summary reports and projections presented here contain estimates intended to facilitate discussion of market trends. Sale and assessment details are available on the township website with the BS&A software link, the sale and assessment map, record cards, and valuation statements. This document does not replace official county-issued sales study Forms L-4015 and L-2793.

Permits:

- 21 houses are under construction. Building permits are active on 39 parcels
- Building permits issued in 2023 include 59 Building, 85 Electrical, 122 Mechanical, 43 Plumbing

Administration:

- Prevailing Lending Rates of Interest as of September 2023: Residential 7.20%, Commercial 5.38%. Freddie Mac reported that 30-year fixed-rate residential mortgages dropped to 6.62% as of January 4th.
- March Board of Review Schedule:
 - Tuesday, March 5th, 1 pm, Orientation Meeting;
 - Wednesday, March 13th, 3 pm to 6 pm;
 - Thursday, March 14th, 10 am to 4 pm.

Tim Cairns, MAAO(3) & Polly Cairns MMAO(4), Assessors

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	netAcres	liberpage
Commerical								
006-663-018-00	2/9/2023	6300 W STATE ST	1,990,000	Office/Storage Demo: MultiPIN	2,467	1980&demo	3.28	2023000541
006-122-005-00	1/23/2023	6548 W WESTERN AVE	1,475,000	B&B, Retail, Cottages	6,775	various	0.501	2023000394
006-740-073-10	12/21/2023	6671 W WESTERN AVE	1,475,000	Retail & 1.25 STORY	1,811	1991	0.27	PTA
006-662-010-50	2/28/2023	6365 W WESTERN AVE	775,000	2Apt&retail. fka School: MultiP	3,222	1930	0.569	2023001135
Lake Front Homes								
006-837-003-00	10/18/2023	3 WEST SHORE	4,250,000	1.5 STORY	2,706	1995	0.186	2023004580
006-121-004-00	7/7/2023	7510 W HARBOR HWY	3,900,000	1.5 STORY	5,347	1985	1.57	2023002890
006-700-015-00	10/16/2023	6607 S SUNSET DR	2,350,000	1 STORY	2,000	1957	1.014	2023004584
006-131-023-00	12/28/2023	7795 S DUNE HWY	2,350,000	1.25 STORY	1,924	1976	2.21	2023005593
006-610-031-00	2/10/2023	7625 W DAY FOREST RD	2,350,000	1.75 STORY	2,982	1972	0.872	2023000648
006-820-006-00	4/24/2023	7137 W DAY FOREST RD	2,095,000	1.5 STORY	2,011	1950	0.63	2023001679
006-740-012-50	1/5/2024	7276 W ARBOR PINES DR	1,975,000	1.5 STORY	1,203	1955	0.591	2024000111
006-134-033-00	9/13/2023	7646 S GLEN LAKE RD	1,495,000	1 STORY	1,918	1930	1.1	2023004048
006-136-004-00	8/22/2023	7242 S BROOKS RD	1,397,500	1 STORY	747	1915	0.12	2023003754
Residential Single Family Homes								
006-031-015-02	12/18/2023	3186 W BIG SKY TRL	1,149,000	2 STORY	3,860	1981	1	2023005551
006-031-015-00	4/19/2023	3209 W TRUMBULL RD	1,025,000	2 STORY	3,860	1981	24.064	2023001772
006-531-019-00	7/14/2023	6290 W LAKE WOOD DR	895,000	1 STORY	1,907	2004	0.452	2023003021
006-860-001-00	11/1/2023	1 PINE TRACE	885,000	1.25 STORY	2,715	2007	0	2023004873
006-860-028-00	10/5/2023	11 DEER PARK	845,000	1.25 STORY	2,349	2009	0	2023004529
006-030-003-40	2/6/2023	3245 W CHENEY RD	834,000	1+ STORY	1,718	2005	4.11	2023000582
006-860-067-00	2/8/2023	8 TWISTED OAK	805,000	1.25 STORY	2,521	2003	0	2023000585
006-860-066-00	3/24/2023	6 TWISTED OAK	760,000	1 STORY	2,346	2010	0	2023001480
006-530-006-00	3/17/2023	6206 S LAKE ST	750,000	1 STORY	1,772	2000	0.439	2023001218
006-127-049-03	6/15/2023	6104 S GLEN LAKE RD	745,000	1 STORY	1,512	1952	0.411	2023002736
006-860-068-00	2/6/2023	10 TWISTED OAK	735,000	1.5 STORY	2,601	2005	0	2023000622
006-697-001-00	1/5/2023	6493 S DUNNS FARM RD	720,408	1.5 STORY	1,886	2022	0.585	2023000114
006-530-002-00	4/7/2023	6144 S LAKE ST	712,300	1.5 STORY	1,512	1993	0.505	2023001652
006-726-009-00	8/4/2023	9 LOGGERS RUN SUBDIVISION	712,000	1.5 STORY	2,328	1978	0.312	2023003825
006-134-012-00	8/31/2023	7378 S ASHLAND AVE	505,000	2 STORY	1,524	1933	0.918	2023003812
006-030-010-20	1/20/2023	3177 W CHENEY RD	430,000	1 STORY	2,015	1980	3.992	2023000455
006-602-008-00	1/26/2023	7076 S DUNNS FARM RD	425,000	MODULAR	1,440	1970	0.689	2023000445
Condominium								
006-540-001-00	3/31/2023	17 BEACH COMBER	1,100,000	CONDOMINIUM	1,174	1979	0	2023001488
006-833-011-00	3/31/2023	11 VANTAGE PT	1,100,000	CONDOMINIUM	1,529	1987	0	2023001487
006-540-008-00	6/14/2023	16 BEACH COMBER	850,000	CONDOMINIUM	1,172	1979	0	2023002581
006-540-009-00	1/5/2024	13 BEACH COMBER	750,000	CONDOMINIUM	1,023	1979	0	PTA
006-550-015-00	7/10/2023	15 CRYSTAL BCH	715,000	CONDOMINIUM	848	1976	0	2023004167
006-705-022-00	6/30/2023	43 GREAT LKS	710,000	CONDOMINIUM	1,130	1976	0	2023002960
006-725-016-00	10/31/2023	28 LOGGERS RUN	700,000	CONDOMINIUM	1,275	1979	0	2023004874
006-725-006-00	10/20/2023	41 LOGGERS RUN	668,000	CONDOMINIUM	1,275	1979	0	2023004750
006-705-010-00	11/14/2023	19 GREAT LKS	665,000	CONDOMINIUM	880	1976	0	2023005009
006-550-002-00	5/30/2023	2 CRYSTAL BCH	610,000	CONDOMINIUM	859	1976	0	2023002573
006-763-006-00	9/27/2023	21 RIDGE TOP	550,000	CONDOMINIUM	1,040	1979	0	2023004330
006-763-003-00	7/31/2023	9 RIDGE TOP	532,000	CONDOMINIUM	1,040	1979	0	2023003298
006-840-036-00	9/8/2023	36 WILDERNESS	519,000	CONDOMINIUM	1,406	1973	0	2023003943
006-775-011-50	3/16/2023	23 SHIP WATCH	499,000	CONDOMINIUM	1,050	1978	0	2023001188
006-725-026-00	9/14/2023	5 LOGGERS RUN	475,000	CONDOMINIUM	1,050	1979	0	2023004095
006-818-022-00	6/16/2023	4 TALL TIMBER 4	412,000	CONDOMINIUM	643	1976	0	2023002636
006-715-047-00	9/8/2023	47 HAWKS NEST	395,000	CONDOMINIUM	804	1986	0	2023003981
006-818-020-00	6/7/2023	4 TALL TIMBER 3	359,030	CONDOMINIUM	465	1976	0	2023002734
006-803-017-00	9/30/2023	21 STONY BROOK LODGE	325,000	CONDOMINIUM	588	1998	0	2023004297
006-715-010-00	3/13/2023	10 HAWKS NEST	303,000	CONDOMINIUM	612	1986	0	2023001179
006-775-019-00	9/5/2023	37 SHIP WATCH	300,000	CONDOMINIUM	680	1978	0	2023004009
006-802-013-00	6/1/2023	13 SOUTH VLG	280,000	CONDOMINIUM	505	1980	0	2023002440
006-818-010-00	4/10/2023	2 TALL TIMBER 2	255,000	CONDOMINIUM	300	1976	0	2023001927
006-818-019-00	2/17/2023	4 TALL TIMBER 1	235,000	CONDOMINIUM	300	1976	0	2023001266
006-818-021-00	2/15/2023	4 TALL TIMBER 2	225,000	CONDOMINIUM	300	1976	0	2023000645
Fractional Shares								
006-779-003-60	12/18/2023	3 SHORESIDE NORTH	301,000	FRACTIONAL SHR	1,078	2021	0	2023005529
006-779-003-20	9/1/2023	3 SHORESIDE NORTH	265,000	FRACTIONAL SHR	1,078	2021	0	2023003953
006-779-003-10	8/24/2023	3 SHORESIDE NORTH	260,000	FRACTIONAL SHR	1,078	2021	0	2023003767
006-724-001-10	7/28/2023	5707 S LAKE ST 1B	250,000	FRACTIONAL SHR	2,236	2004	0	2023003232
006-724-008-70	5/10/2023	5707 S LAKE ST 8H	250,000	FRACTIONAL SHR	2,200	2022	0	2023002053
006-410-005-20	9/8/2023	5 BEALS HOUSE C	231,000	FRACTIONAL SHR	1,091	2002	0	2023003978
006-778-003-60	2/23/2023	3 SHORESIDE	225,000	FRACTIONAL SHR	1,078	2000	0	2023000816

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	netAcres	liberpage
006-410-003-40	8/4/2023	3 BEALS HOUSE E	220,000	FRACTIONAL SHR	1,068	2000	0	2023003532
006-724-006-00	6/5/2023	5707 S LAKE ST 6A	206,000	FRACTIONAL SHR	2,200	2004	0	2023002399
006-762-004-00	10/10/2023	4 PINNACLE PL	182,500	FRACTIONAL SHR	1,347	1986	0	2023004588
006-762-012-10	10/20/2023	12 PINNACLE PL	177,500	FRACTIONAL SHR	1,347	1986	0	2023004729
006-762-012-00	8/29/2023	12 PINNACLE PL	176,000	FRACTIONAL SHR	1,347	1986	0	2023003761
006-721-004-00	9/16/2023	4 THE INN A	175,000	FRACTIONAL SHR	1,178	2001	0	2023004579
006-762-010-00	11/20/2023	10 PINNACLE PL 10D	171,900	FRACTIONAL SHR	1,371	1986	0	2023005100
006-762-009-10	10/6/2023	9 PINNACLE PL 9C	160,000	FRACTIONAL SHR	1,368	1986	0	2023004413
006-546-029-20	6/23/2023	29 BROOK HILL C	160,000	FRACTIONAL SHR	1,467	1995	0	202300261
006-721-010-00	9/29/2023	10 THE INN	150,000	FRACTIONAL SHR	962	2001	0	2023004289
006-721-016-00	9/20/2023	16 THE INN A	139,000	FRACTIONAL SHR	816	2001	0	2023004097
006-546-026-10	3/9/2023	26 BROOK HILL B	127,000	FRACTIONAL SHR	1,467	1995	0	2023001226
006-721-010-10	6/28/2023	10 THE INN	115,000	FRACTIONAL SHR	962	2001	0	2023002877
006-546-020-10	12/13/2023	20 BROOK HILL B	99,000	FRACTIONAL SHR	776	1991	0	2023005450
006-549-001-25	12/1/2023	1 CAMP FIREFLY	96,000	FRACTIONAL SHR	908	2005	0	2023005296
006-549-002-00	6/29/2023	2 CAMP FIREFLY A	95,000	FRACTIONAL SHR	908	2005	0	2023002875
006-546-018-30	5/4/2023	18 BROOK HILL D	92,000	FRACTIONAL SHR	776	1991	0	2023002063
Land								
006-019-002-02	12/11/2023	S WHEELER RD	725,000	Land	-	0	80	2023005485
006-125-037-35	11/22/2023	S MILLER HILL RD	685,000	Land: MultipIN	-	0	2.089	2023005156
006-030-011-00	4/2/2023	S WHEELER RD	550,000	Land	-	0	40	2023001673
006-662-012-00	3/15/2023	S PINE ST	355,000	Land	-	0	0.5	2023001220
006-630-009-00	5/31/2023	S FOREST HAVEN DR	279,000	Land	-	0	0.921	2023002322
006-127-049-04	6/16/2023	S GLEN LAKE RD	260,000	Land	-	0	0.497	2023002735
006-126-017-60	8/11/2023	S GLEN WOODS DR	200,000	Land	-	0	2.41	2023003543
006-785-010-00	3/13/2023	10 SKIPPERS WOOD	165,000	Land	-	0	0.515	2023001269
006-786-046-00	4/21/2023	46 SKIPPERS WOODS SUB	150,000	Land	-	0	0.395	2023001853
006-121-004-40	7/19/2023	W HARBOR HWY	150,000	Land:50%interest	-	0	0.691	2023003142
006-860-079-00	6/21/2023	9 FROG POND	130,000	Land:SiteCondo	-	0	0	2023002634
006-861-005-00	12/22/2023	W KRULL CT	120,000	Land	-	0	0.797	2023005578
006-860-013-00	8/21/2023	13 PINE TRACE	110,000	Land:SiteCondo	-	0	0	2023003701
006-860-024-00	8/23/2023	7 DEER PARK	105,000	Land:SiteCondo	-	0	0	2023003694
006-860-029-00	7/19/2023	12 DEER PARK	105,000	Land:SiteCondo	-	0	0	2023003214
006-860-027-00	6/2/2023	10 DEER PARK	105,000	Land:SiteCondo	-	0	0	2023003296
006-031-013-01	11/7/2023	W TRUMBULL RD	100,000	Land	-	0	6.83	2023005418
006-860-015-00	8/25/2023	15 PINE TRACE	95,850	Land:SiteCondo	-	0	0	2023003834
006-860-065-00	9/13/2023	5 TWISTED OAK	91,000	Land:SiteCondo	-	0	0	2023004046
006-786-038-00	1/4/2023	38 SKIPPERS WOODS SUB	89,000	Land	-	0	0.436	202300077
006-547-003-00	2/17/2023	BROOK HILL COTTAGES	70,000	Land	-	0	0	2023000705
006-136-001-00	9/8/2023	S DUNNS FARM RD	40,000	Land	-	0	0.46	2023003954

Sales Ratio Summary 2023

Parcel	Class	LandTbl	SaleDate	Inst	2023AV	SalePrice	Ratio
006-740-012-50	401	4085	01/05/2024	WD	616,900	1,975,000	31.24
006-540-009-00	407	H540	01/05/2024	PTA	301,100	750,000	40.15
006-131-023-00	401	4083	12/28/2023	WD	591,300	2,350,000	25.16
006-861-005-00	V402	4122	12/22/2023	WD	52,000	120,000	43.33
006-740-073-10	201	2201	12/21/2023	PTA	260,000	1,475,000	17.63
006-779-003-60	401	H779	12/18/2023	WD	111,500	301,000	37.04
006-546-020-10	407	H5461	12/13/2023	WD	29,600	99,000	29.90
006-019-002-02	V402	4031	12/11/2023	WD	240,000	725,000	33.10
006-549-001-25	407	H549	12/01/2023	WD	41,700	96,000	43.44
006-762-010-00	407	H762	11/20/2023	WD	53,100	171,900	30.89
006-705-010-00	407	H705	11/14/2023	WD	254,200	665,000	38.23
006-860-001-00	401	H860	11/01/2023	WD	350,700	885,000	39.63
006-725-016-00	407	H725	10/31/2023	WD	240,400	700,000	34.34
006-725-006-00	407	H725	10/20/2023	WD	240,400	668,000	35.99
006-762-012-10	407	H762	10/20/2023	WD	55,200	177,500	31.10
006-837-003-00	401	H837	10/18/2023	WD	1,283,800	4,250,000	30.21
006-700-015-00	401	4080	10/16/2023	WD	941,100	2,350,000	40.05
006-762-004-00	407	H762	10/10/2023	WD	55,900	182,500	30.63
006-762-009-10	407	H762	10/06/2023	WD	53,100	160,000	33.19
006-860-028-00	401	H862	10/05/2023	WD	345,100	845,000	40.84
006-803-017-00	407	H803	09/30/2023	WD	105,000	325,000	32.31
006-721-010-00	407	H721	09/29/2023	WD	36,600	150,000	24.40
006-763-006-00	407	H763	09/27/2023	WD	218,300	550,000	39.69
006-721-016-00	407	H721	09/20/2023	WD	34,100	139,000	24.53
006-721-004-00	407	H721	09/16/2023	WD	55,500	175,000	31.71
006-725-026-00	407	H725	09/14/2023	WD	223,500	475,000	47.05
006-134-033-00	401	4080	09/13/2023	WD	359,200	1,495,000	24.03
006-860-065-00	V402	H861	09/13/2023	WD	42,500	91,000	46.70
006-136-001-00	V402	4031	09/08/2023	WD	15,400	40,000	38.50
006-715-047-00	407	H715	09/08/2023	WD	149,100	395,000	37.75
006-410-005-20	407	H410	09/08/2023	WD	80,800	231,000	34.98
006-840-036-00	407	H841	09/08/2023	WD	252,200	519,000	48.59
006-775-019-00	407	H775	09/05/2023	LC	155,500	300,000	51.83
006-779-003-20	401	H779	09/01/2023	WD	111,500	265,000	42.08
006-134-012-00	401	4122	08/31/2023	WD	218,100	505,000	43.19
006-762-012-00	407	H762	08/29/2023	WD	55,200	176,000	31.36
006-860-015-00	V402	H860	08/25/2023	WD	40,000	95,850	41.73
006-779-003-10	401	H779	08/24/2023	WD	111,500	260,000	42.88
006-860-024-00	V402	H862	08/23/2023	WD	25,000	105,000	23.81
006-136-004-00	401	4080	08/22/2023	WD	250,500	1,397,500	17.92
006-860-013-00	V402	H860	08/21/2023	WD	40,000	110,000	36.36
006-126-017-60	V402	4122	08/11/2023	WD	55,500	200,000	27.75
006-410-003-40	407	H410	08/04/2023	WD	74,000	220,000	33.64
006-726-009-00	401	H726	08/04/2023	WD	292,200	712,000	41.04
006-763-003-00	407	H763	07/31/2023	WD	209,400	532,000	39.36
006-724-001-10	407	4924	07/28/2023	WD	91,300	250,000	36.52
006-860-029-00	V402	H862	07/19/2023	WD	25,000	105,000	23.81
006-121-004-40	V402	4122	07/19/2023	WD	25,500	150,000	17.00
006-531-019-00	401	4122	07/14/2023	WD	443,000	895,000	49.50
006-550-015-00	407	H550	07/10/2023	WD	223,400	715,000	31.24
006-121-004-00	401	4085	07/07/2023	WD	1,621,500	3,900,000	41.58
006-705-022-00	407	H705	06/30/2023	WD	289,000	710,000	40.70
006-549-002-00	407	H549	06/29/2023	WD	41,700	95,000	43.89
006-721-010-10	407	H721	06/28/2023	WD	36,600	115,000	31.83
006-546-029-20	407	H5464	06/23/2023	WD	45,900	160,000	28.69
006-860-079-00	V402	H860	06/21/2023	WD	45,000	130,000	34.62
006-818-022-00	407	H818	06/16/2023	WD	139,100	412,000	33.76
006-127-049-04	V402	4122	06/16/2023	WD	67,200	260,000	25.85
006-127-049-03	401	4122	06/15/2023	WD	228,500	745,000	30.67

Sales Ratio Summary 2023

006-540-008-00	407	H540	06/14/2023	WD	306,600	850,000	36.07
006-818-020-00	407	H818	06/07/2023	WD	96,000	359,030	26.74
006-724-006-00	407	4924	06/05/2023	WD	90,700	206,000	44.03
006-860-027-00	V402	H862	06/02/2023	WD	25,000	105,000	23.81
006-802-013-00	407	H802	06/01/2023	WD	105,100	280,000	37.54
006-550-002-00	407	H550	05/30/2023	WD	234,400	610,000	38.43
006-724-008-70	407	4924	05/10/2023	WD	58,800	250,000	23.52
006-546-018-30	407	H5461	05/04/2023	WD	29,600	92,000	32.17
006-820-006-00	401	4083	04/24/2023	WD	478,700	2,095,000	22.85
006-786-046-00	V402	H785	04/21/2023	WD	40,000	150,000	26.67
006-031-015-00	401	4031	04/19/2023	WD	521,300	1,025,000	50.86
006-818-010-00	407	H818	04/10/2023	WD	73,500	255,000	28.82
006-530-002-00	401	4122	04/07/2023	WD	266,800	712,300	37.46
006-030-011-00	V402	4031	04/02/2023	WD	160,000	550,000	29.09
006-540-001-00	407	H540	03/31/2023	WD	381,400	1,100,000	34.67
006-833-011-00	407	H833	03/31/2023	WD	327,100	1,100,000	29.74
006-860-066-00	401	H861	03/24/2023	WD	241,400	760,000	31.76
006-530-006-00	401	4122	03/17/2023	WD	234,600	750,000	31.28
006-775-011-50	407	H775	03/16/2023	WD	181,300	499,000	36.33
006-785-010-00	V402	H785	03/13/2023	WD	50,000	165,000	30.30
006-715-010-00	407	H715	03/13/2023	WD	83,600	303,000	27.59
006-546-026-10	407	H5464	03/09/2023	WD	45,600	127,000	35.91
006-662-010-10	201	2201	02/28/2023	WD	335,700	775,000	43.32
006-778-003-60	407	H778	02/23/2023	WD	80,800	225,000	35.91
006-818-019-00	407	H818	02/17/2023	WD	61,400	235,000	26.13
006-547-003-00	V402	H547	02/17/2023	WD	32,500	70,000	46.43
006-818-021-00	407	H818	02/15/2023	WD	61,400	225,000	27.29
006-610-031-00	401	4083	02/10/2023	WD	563,900	2,350,000	24.00
006-663-007-02	201	2201	02/09/2023	WD	628,500	1,990,000	31.58
006-860-067-00	401	H861	02/08/2023	WD	236,900	805,000	29.43
006-860-068-00	401	H861	02/06/2023	WD	241,000	735,000	32.79
006-030-003-40	401	4031	02/06/2023	WD	264,700	834,000	31.74
006-602-008-00	401	4031	01/26/2023	WD	75,000	425,000	17.65
006-122-005-00	201	2201	01/23/2023	WD	564,800	1,475,000	38.29
006-030-010-20	401	4031	01/20/2023	WD	140,100	430,000	32.58
Totals					19,968,600	59,968,580	33%

2 Standard Deviation about the Median Range (Low) = 17.63162 (High) = 48.65932